



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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June 30, 2022

**Re: City of East Providence v. Jose C. Lemos & Maria E. Lemos, and One Parcel of Real Estate
Commonly Known as 275 Brown Street, Map 307, Block 33, Parcel 014.
No.: RP-22-2**

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the City of East Providence Tax Assessor's Map as Map 307, Block 33, Parcel 014 (the "Subject Property"). The Subject Property is located at 275 Brown Street in East Providence, Rhode Island 02914.

The Subject Property consists of approximately 0.18 acres of land and is located within the "Residential One-Family Zone" (R3) of the City of East Providence's Zoning Map.

Currently situated upon the Subject Property is a single-family residential structure (the "Structure") that was built in 1968. The Structure is configured with 1,064 square feet of living space, consisting of six (6) total rooms, including three (3) bedrooms, and one (1) full bathroom. The Structure also features a wood deck which has a total of 140 square feet and a garage which has a total of 312 square feet.

Electricity for the Subject Property is provided by National Grid. Sewer services are provided by the East Providence Water Utilities Division, and water is provided by the East Providence Water District.

The Subject Property is being administered through the Court-supervised Receivership Proceedings to effectuate an abatement of the Subject Property in parallel with a foreclosure auction sale process that is proceeding in parallel with the Receivership Proceedings. Comprehensive bid package materials and a sample abatement template are available at www.frlawri.com, or can be e-mailed or mailed upon request.

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 Subject Property.

Thank you.

Sincerely,



JOHN A. DORSEY