



BUSINESS LITIGATION  
RECEIVERSHIP  
PROJECT DEVELOPMENT

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March 22, 2024

**Re: *Town of Warren v. One Parcel of Real Estate commonly known as 36 Kinnicut Avenue, Map 20, Block 330, an in-rem Respondent, et al., C.A. No.: WHC 2020-21; WHC 2019-41***

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 20, Block 330 (the "Real Estate"). The Real Estate is located at 36 Kinnicut Avenue in Warren, Rhode Island 02885.

The Real Estate consists of approximately 1.47 acres of land and is located within the "R6 Residence district" of the Town of Warren's Zoning Map.

Currently situated upon the Real Estate is a single-family residential structure that was built in 1977 (the "Main Residence"). The Main Residence has 1,672 square feet of living space, consisting of eight (8) total rooms, including three (3) bedrooms, four (4) full bathrooms, and one (1) half bathroom. Located behind the Main Residence is an accessory dwelling unit (the "Accessory Unit"). The Accessory Unit has approximately 728 square feet of livable space.

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 at the Real Estate is provided by a well.

Comprehensive bid package materials and a sample abatement template are available at [www.frlawri.com](http://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, ESQ.