



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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June 20, 2023

Re: *City of Warwick v. Carolyn Mackinnon; James L. Mackinnon; and One Parcel of Real Estate commonly known as 106 Park Avenue, Plat 355, Lot 0635, an in-rem Respondent. No.: PM-22000273*

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the City of Warwick Tax Assessor's Map as Plat 355, Lot 0635 (the "Subject Property"). The Subject Property is located at 106 Park Ave, Warwick, Rhode Island 02889.

The Subject Property consists of approximately 0.11 acres of land and is located within the Residential District on the City of Warwick's Zoning Map.

Currently situated upon the Subject Property is a two-unit residential structure (the "Structure") that was built in 1895. The Structure was previously configured with 1,370 square feet of living space, consisting of seven (7) total rooms, including three (3) bedrooms and one (1) full bathroom.

Electric utilities are provided by Rhode Island Energy. Water utilities are provided by the Warwick Water Division and sewer services are currently being installed in the surrounding area by the Warwick Sewer Authority and are anticipated to be available for connection later this year.

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 Subject Property, offers must contain a proposed rehabilitation plan and timeline to abate the public nuisance issues present at the Subject Property 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 Subject Property.

Thank you.

Sincerely,

JOHN A. DORSEY