



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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May 7, 2025

Re: *Town of Warren v. One Parcel of Real Estate commonly known as 13 Kelly Street, Map 1, Block 24, an in-rem Respondent, et al., C.A. No.: HC 25-10*

To Whom It May Concern:

I am the Court-appointed Receiver of the property identified on the Town of Warren Tax Assessor's Map as Map 1, Block 24 (the "Subject Property"). The Subject Property is located at 13 Kelly Street, Warren, Rhode Island 02885.

The Subject Property consists of approximately 0.21 acres of land and is located within the "R6 Residence District" of the Town of Warren's Zoning Map.

Currently situated upon the Subject Property is a legal nonconforming use commercial structure that was built in 1966 (the "Structure"). The Structure has 4,336 square feet of above grade living area, including two half bathrooms.

Electricity and gas utilities for the Subject Property are provided by Rhode Island Energy. Sewer services are provided by the Warren Sewer Department. Water utilities at the Subject Property are provided by Bristol County Water Authority.

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,

A handwritten signature in blue ink, appearing to be "JD", written over the printed name.

JOHN A. DORSEY, ESQ.