



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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June 27, 2022

Re: *City of Warwick v. Geraldine Gleavey; the Unknown Heirs of Geraldine Gleavey; and One Parcel of Real Estate commonly known as 163 Cottage Street, Plat 278, Lot 38, an in-rem Respondent. No.: PM-18000540*

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 278, Lot 38 (the "Subject Property"). The Subject Property is located at 163 Cottage Street, Warwick, Rhode Island 02886.

The Subject Property consists of approximately 0.29 acres of land and is located within the A-7 Zoning District (102) 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 1890. The Structure was previously configured with 1,933 square feet of living space, consisting of thirteen (13) total rooms, including eight (8) bedrooms and two (2) full bathrooms.

Electric utilities are provided by National Grid. Water utilities are provided by the Kent County Water Authority and sewer services are provided by the Warwick Sewer 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 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