



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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April 10, 2025

Re: *Town of South Kingstown v. One Parcel of Real Estate Commonly Known as 316 Kenyon Avenue, Map 57-4, Lot 212 an In Rem Respondent, Docket No.: SKHC-2024-021*

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the Town of South Kingstown Tax Assessor's Map as Map 57-4, Lot 212 (the "Subject Property"). The Subject Property is located at 316 Kenyon Avenue, South Kingstown, Rhode Island 02879.

The Subject Property consists of approximately 0.28 acres of land and is located within the "Medium High Density Residential Zone (R10)" of the Town of South Kingstown's Zoning Map.

Currently situated upon the Subject Property is a five-unit pre-existing non-conforming use residential structure that was built in 1890. The structure was previously configured to include approximately 2,664 square feet of living space, consisting of fourteen (14) total rooms, including six (6) bedrooms, and five (5) full bathrooms.

Electric utilities are provided by Rhode Island Energy. Water utilities for the Subject Property are provided by Veolia Water, and the Subject Property is tied into the Town of South Kingstown's sewer services.

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 Real Estate. Thank you.

Sincerely,



JOHN A. DORSEY