



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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November 20, 2023

Re: City of Pawtucket v. One Parcel of Real Estate commonly known as 420 Newport Avenue, Plat 33, Lot 0588, an in-rem Respondent; Earlene Mara; and Ruth Marie Mara. C.A. No.: 23-002

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the City of Pawtucket Tax Assessor's Map as Plat 33, Lot 0588 (the "Subject Property"). The Subject Property is located at 420 Newport Avenue, Pawtucket, Rhode Island 02861.

The Subject Property consists of approximately 0.14 acres of land and is located within the Residential Zoning District (101) on the City of Pawtucket's Zoning Map.

Currently situated upon the Subject Property is a residential structure (the "Structure") that was built in 1938. The Structure was previously configured with 1,431 square feet of living space, consisting of six (6) total rooms, including three (3) bedrooms, one (1) full bathroom, and one (1) half bathroom.

Electric utilities are provided by Rhode Island Energy. Water utilities are provided by Pawtucket Water Supply Board and sewer services are provided by Narragansett Bay Commission.

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