



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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January 18, 2024

Re: City of Warwick v. James Earl Stone; Edward Howard Stone; and One Parcel of Real Estate commonly known as 59 Keller Avenue and located at Plat 350, Lot 0480

Docket No.: PM23000330

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 350, Lot 0480 (the "Subject Property"). The Subject Property is located at 59 Keller Avenue, Warwick, Rhode Island 02889.

The Subject Property consists of approximately 0.48 acres of land and is located within the Residential 102 Zone of the City of Warwick's Zoning Map.

Currently situated upon the Subject Property is a two-family residential structure that was built in 1925. The Structure was previously configured with 1,940 square feet of living space, consisting of eight (8) total rooms, including four (4) bedrooms and three (3) full baths.

Electric and gas utilities for the Subject Property are provided by Rhode Island Energy. Sewer services are available to be connected by the Warwick Sewer Authority, and water is provided by the Warwick Water Division.

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 Real Estate, 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