



BUSINESS LITIGATION  
RECEIVERSHIP  
PROJECT DEVELOPMENT

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June 15, 2022

**Re: *Martin C. Nager v. Elisa S. Liberto, and Turtle Enterprises, LLC.***  
**C.A. No.: *KC-2021-0452***

***Property Located at 67 Jefferson Boulevard, Warwick, Rhode Island 02888***

To Whom It May Concern:

I am the Court-appointed Special Master of the real estate identified on the City of Warwick Tax Assessor's Map as Plat 284, Lot 0323 (the "Real Estate"). The Real Estate is located at 67 Jefferson Boulevard, Warwick, Rhode Island 02888.

The Real Estate consists of approximately 0.67 acres of land and is located within the "Industrial" (I-1) zoning district of the City of Warwick's Zoning Map.

Situated upon the Real Estate is an office building. The office building has approximately 9,651 square feet of space and consists of four (4) professional office units. Two (2) units are situated on the first floor, one (1) consisting of approximately 1,850 square feet ("1A") and one (1) consisting of approximately 2,059 square feet ("1B"). The second floor units consist of one (1) 2,152 square foot unit ("2A") and one (1) 1,615 square foot unit ("2B").

The Real Estate is currently seventy-five percent (75%) leased. Copies of the current lease agreements are included in the accompanying bid package materials. The Mastership is willing to consider lease contingencies.

Electricity for the Real Estate is 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 are available at [www.frlawri.com](http://www.frlawri.com), or can be e-mailed or mailed upon request. 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