



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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January 16, 2023

**Re: City of Warwick v. One Parcel of Real Estate Commonly Known as 70 John Wickes Ave, Plat 221, Lot 0040, an in rem Respondent, et al.,
Docket No.: PM2000280**

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 221, Lot 0040 (the "Real Estate"). The Real Estate is located at 70 John Wickes Avenue in Warwick, Rhode Island 02818.

The Real Estate consists of approximately .11 acres of land and is located within the "Land Use: 101 – Single Family" zone on the City of Warwick's Zoning Map.

Currently situated upon the Real Estate is a single-family residential structure that was built in 1900. The Structure was previously configured with 880 square feet of living space, consisting of five (5) total rooms, including three (3) bedrooms and one (1) full bathroom.

Electricity for the Real Estate is provided by Rhode Island Energy. Sewer services are provided by the Warwick Sewer Authority, and water is provided by the Kent County Water Authority.


The Receiver is currently seeing efforts for the abatement and acquisition of the Real Estate. 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 Real Estate 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