

May 25, 2018

Re: City of Warwick v. Property at 70 Van Buren Street, et al
Docket No.: 18000290

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 293, Lot 119 (the "Real Estate"). The Real Estate is located at 70 Van Buren Street in Warwick, Rhode Island ("Warwick").

Situated upon the Real Estate is a single-family residential structure (the "Structure"). The Structure is situated with one (1) above-grade level, a useable basement, and in total, is 1,872 square feet in size. The Structure is an "old-style" model dwelling with vinyl siding and an asphalt gable roof. The Structure is situated with three (3) bedrooms and one (1) full bathroom. There is also a separate structure situated upon the Real Estate, which is located behind the Structure.

The Real Estate is serviced by oil and has a steam heating system. Electricity for the Real Estate is provided by National Grid. Sewer services are provided by the Warwick Sewer Authority and water is provided by the City of Warwick.

The Real Estate is situated upon 0.11 acres and it is located in the "Residence A-7" district of the City of Warwick Zoning Map. The "Residence A-7" district allows for high density residential use, comprising not more than one single-family dwelling unit per lot area measuring a minimum of 7,000 square feet.

Comprehensive bid package materials and sample abatement plans are available at www.frlawri.com, or can be e-mailed or mailed upon request. As part of any bid to 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