



BUSINESS LITIGATION  
RECEIVERSHIP  
PROJECT DEVELOPMENT

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May 1, 2024

**Re: *City of Woonsocket v. 719 River Street, et al.; C.A. No. PM 2017-1167***

To Whom It May Concern:

I am the Court-appointed Special Master of the real estate located at 719 River Street (Map 8, Plat 37, Lot 2), 775 River Street (Map 8, Plat 58, Lot 4), 787 River Street (Map 8, Plat 5, Lot 5), and 0 River Street (Map 8, Plat 35, Lot 11) (collectively, the "Real Estate").

In total, the Real Estate is comprised of approximately 5.02 acres of land located in what is designated as the Light Industrial zoning district in the City of Woonsocket. Previously situated upon the Real Estate were several mill structures. The mill buildings consisted of a steel frame mill, a wood frame mill, and a brick mill building. Currently, the brick mill structure consisting of approximately 26,802 sq. ft. of space remains situated upon the Real Estate for re-development.

Any offer to purchase the Real Estate must be accompanied by a deposit in the amount of five percent (5%) of the proposed purchase price, as well as a proposed re-development plan for the abatement of the Real Estate. Any offer received will be subject to review by the Special Master and will be subject to higher and better offers, as well as court approval.

Comprehensive bid package materials and a sample abatement template are available for email delivery upon request at [www.frlawri.com](http://www.frlawri.com). As a 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