



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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April 16, 2024

Re: *Town of Warren v. One Parcel of Real Estate commonly known as 94 Canario Drive, Map 15A, Block 186, an in-rem Respondent, et al., C.A. No.: HC 23-173*

To Whom It May Concern:

I am the Court-appointed Receiver of the property identified on the Town of Warren Tax Assessor's Map as Map 15A, Block 186 (the "Subject Property"). The Subject Property is located at 94 Canario Drive in Warren, Rhode Island 02885.

The Subject Property consists of approximately 0.23 acres of land and is located within the "R10 Residence District" of the Town of Warren's Zoning Map.

Currently situated upon the Subject Property is a single-family residential structure that was built in 1965 (the "Structure"). The Structure has 1,040 square feet of living space, consisting of five (5) total rooms, including three (3) bedrooms, and one (1) full bathroom.

Electricity and gas utilities for the Subject Property are provided by Rhode Island Energy. Sewer services are provided by the Warren Sewer Department. Water utilities at the Subject Property are provided by Bristol County Water Authority.

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 Subject Property, 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, ESQ.