

TO: All Interested Parties**RE: *Stage Point Fund, LLC v. KQA 3217, LLC, et. al, C.A. No.: PC-2023-03006***

I am the Court-Appointed Receiver in the above-captioned matter regarding the properties located at:

- 6 Hawthorne Street, Providence, RI;
- 10 Hawthorne Street, Providence, RI;
- 623-625 Charles Street, Providence, RI;
- 147 Wentworth Avenue, Cranston, RI;
- 1354 Cranston Street, Cranston, RI;
- 428 Dexter Street, Central Falls, RI;
- 532 Roosevelt Avenue, Central Falls, RI;
- 63-65 Darling Street, Central Falls, RI;
- 80-82 & 88 Blackstone, Woonsocket, RI;
- 1965-1967 Smith Street, North Providence, RI;
- 20-22 Angell Avenue, North Providence, RI;
- 13 Safari Road, Chepachet, RI;
- 15-17 Kenyon Avenue, Pawtucket, RI;
- 25 Mendon Road, Pawtucket, RI; and
- 1 Cottage Street, Johnston, RI (collectively, the “Subject Properties”).

You have received this “bid package” because you have indicated an interest in purchasing the Subject Properties.

Any person who is interested in submitting an offer to the Receiver may do so by completing, signing, and delivering to the Receiver by regular mail or via e-mail at jdorsey@frlawri.com, an Offer to Purchase in substantially similar form to that enclosed, acceptable to the Receiver. A certified check payable to “John Dorsey, Receiver” as a deposit in the amount of five (5%) percent of the purchase price offered must be simultaneously submitted to the Receiver along with any such offer. Offers will not be accepted without a deposit check.

If you have any questions please do not hesitate to contact my office at the number listed above. In the event that your bid is accepted by the Receiver, any such sale or transfer is subject to higher or better bids and is expressly subject to the approval of the Court.

The Receiver has made an Electronic Bid Package available to view at www.flawfi.com. Should you wish to view the Subject Properties or require further information relating thereto, please contact me at 401-455-1000.

Very truly yours,



John A. Dorsey, Esquire
as and only as Receiver