



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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June 22, 2023

Re: *City of East Providence v. One Parcel of Real Estate Commonly Known as 100 Wampanoag Trail, Map 408, Block 10, Parcel 024-00, et al.,*
Docket No.: RP-23-1

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the City of East Providence Tax Assessor's Map as Map 408, Block 10, Parcel 024-00 (the "Subject Property"). The Subject Property is located at 100 Wampanoag Trail in East Providence, Rhode Island 02915.

The Subject Property consists of approximately 1.50 acres of land and is located within the "Residential One-Family Zone" (R3) of the City of East Providence's Zoning Map.

Situated upon the Subject Property is a structure (the "Structure"), which was built in 1962. The Structure has a total of 17,742 square feet of gross building area. The building was previously configured to accommodate approximately fifty-seven (57) nursing home residents in approximately thirty (30) nursing home residential units. In turn, the Structure was previously operated as a nursing home facility.

As part of said configurations, there are a number of rooms, bathrooms, utility rooms, and other office spaces throughout the Structure. As explained further, in order to re-develop the Subject Property, the instant sale process has been designated to effectuate a rehabilitation and abatement of the Subject Property.

As part of said re-development of the Subject Property, the Receiver is amenable to offers which propose resurrecting the prior or a similar use of the Subject Property, or conversion of the Subject Property to residential units, or other uses which may be proposed as part of a bid for the acquisition and abatement of the Subject Property.

Electricity for the Subject Property is provided by Rhode Island Energy. Sewer services are provided by the East Providence Water Utilities Division, and water is provided by the East Providence Water Department.

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.

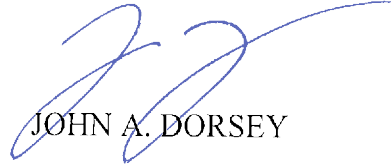
Site visits can be scheduled at any time by calling our office at the number listed above.

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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