

February 25, 2021

Re: *Town of South Kingstown v. One Parcel of Real Estate Commonly Known as 3436 Kingstown Road, Map 22-4, Lot 35 an In Rem Respondent, Docket No.: 2020-0509*

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the Town of South Kingstown Tax Assessor's Map as Map 22-4, Lot 35 (the "Subject Property"). The Subject Property is located at 3436 Kingstown Road in South Kingstown, Rhode Island 02892.

The Subject Property consists of approximately 0.89 acres of land and is located within the "Residential Multi-House Zone" (R20) of the Town of South Kingstown's Zoning Map. The Subject Property is near R.I. Rt. 138 and in close proximity to Thirty Acre Pond. The Subject Property is also a short distance from the University of Rhode Island.

There are two residential structures currently situated upon the Subject Property. The primary residential structure on the Subject Property is a multi-story, single family, "Conventional" style structure that was built in 1925. The primary structure was previously configured to include approximately 1,238 square feet of living space, consisting of six (6) total rooms, including three (3) bedrooms, and one (1) full bathroom.

The second structure situated on the Subject Property is a single family, "Ranch" style, residential structure that was built in 1925. The structure has approximately 500 square feet of living space, consisting of three (3) total rooms, including one (1) bedroom, and one (1) full bathroom.

Located beside the structures is an off-street, paved driveway with parking available for multiple vehicles. In addition, the Subject Property has a garage structure with approximately 720 square feet of usable space.

Electric utilities are provided by National Grid. Water utilities for the Subject Property are provided by a well system. Potential bidders should note that after diligence it has not been undetermined whether the Subject Property has a septic system or a cesspool. However, the Subject Property is eligible to connect to municipal sewer services. In turn, there is a \$3,600.00 impact fee (\$1800 per unit) plus a \$60.00 inspection and permit fee. In addition, an owner would be responsible for excavator services by a licensed contractor.

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 Real Estate. Thank you.

Sincerely,



JOHN A. DORSEY

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