



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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June 13, 2022

Re: *City of East Providence v. Raymond J. Rabidoux, Jr., Rebecca A. Rabidoux, and One Parcel of Real Estate commonly known as 61 Wampanoag and located at Map 309, Block 07, Parcel 012, Respondent. No.: RP-21-1*

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 309, Block 07, Parcel 012 (the "Subject Property"). The Subject Property is located at 61 Wampanoag Trail in East Providence, Rhode Island 02915.

The Subject Property consists of approximately 0.19 acres of land and is located within the "Residential One-Family Zone" (R3) of the City of East Providence's Zoning Map.

Currently situated upon the Subject Property is a single-family residential structure (the "Structure") that was built in 1932. The Structure was previously configured with 1,404 square feet of living space, consisting of six (6) total rooms, including three (3) bedrooms, one (1) full bathroom, and one (1) half bath. The Structure also features a garage which has a total of 180 square feet.

Electricity for the Subject Property is provided by National Grid. Sewer services are provided by the East Providence Water Utilities Division, and water is provided by the East Providence Water District.

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