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- ◆ CHARLES N. GARABEDIAN

— LAW OFFICES OF —
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 — L T D —
 THE FIRM THAT WROTE THE BOOK ON PERSONAL INJURY

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June 24, 2024

UPS OVERNIGHT

Town of Warren
 Town Council's Office
 514 Main Street
 Warren, RI 02885

TOWN CLERK OFFICE

JUN 25 2024

TOWN OF WARREN

RE: OUR CLIENT: DENISE PROCACCINI
 D/INCIDENT: 4/27/2024

Dear Honorable Town Council:

Pursuant to R.I.G.L., § 45-15-9, please be advised, and put on Notice, that the undersigned represents Mrs. Denise Procaccini, of 4 Christopher Drive, Bristol, RI 02809 for severe and believed to be permanent injuries she sustained on April 27, 2024, at approximately 7:30-7:45 p.m. More specifically, Denise Procaccini was walking down State Street in Warren, Rhode Island with her friend, Amanda Andrews, towards their vehicle that was parked on Water Street. As they were walking down State Street in front of 44 State Street, Warren, Rhode Island, Denise Procaccini was caused to trip and fall over a protruding step that was located at the front entrance of 44 State Street. The step was hidden and blended-in, as it was the same color as the sidewalk. Additionally, there were no visual cues warning Mrs. Procaccini of the protruding step directly in her path of travel. She struck the protruding step with her left foot causing her to stumble forward and land directly onto her right arm, which immediately dislocated the arm and shattered the right radial head of the elbow in 5 or 6 pieces requiring the arm to be set at the hospital with surgery following by Dr. Budaki, orthopedic surgeon at University Orthopedics. I am attaching a photograph taken on 6/24/24 of the scar that remains on Mrs. Procaccini's right arm, as well as a photograph of the bruising that still remains on her left foot from striking the dangerously protruding step.

Again, to be clear, this trip and fall took place in front of 44 State Street on the front stairs that meet the sidewalk and protrude directly into the sidewalk at this

365 EDDY STREET, 2ND FLOOR, PROVIDENCE, RHODE ISLAND 02903

41 MINK STREET, SEEKONK, MASSACHUSETTS 02771

● RHODE ISLAND * MASSACHUSETTS ◆ CONNECTICUT + FLORIDA △ WASHINGTON, D.C. ■ NEW YORK

◆ BOARD EXAMINER NATIONAL BOARD OF TRIAL ADVOCACY (1991) ◆ MASSACHUSETTS SENIOR ATTORNEY OF THE YEAR 2010

◆ RHODE ISLAND HALL OF FAME 2020

Page 2

RE: Denise Procaccini

Town of Warren

location. The trip occurred on the last step that is the same or similar color to the reconstructed sidewalk in front of 44 State Street, Warren, Rhode Island. According to the Tax Assessor website, the owner of that property is Dallaire Laurent, and/or Noreen Ann Trustee.

This Notice is being sent along with the Northeast Revaluation Group, LLC Tax Assessor information of the house in which this incident took place, google images showing the State Street street sign, and also, photographs of the general location of where the incident occurred on State Street on 4/27/24, and further close-ups of google images in front of 44 State Street, Warren, Rhode Island so the exact location can be identified by you consistent with RI Gen. Laws, 45-15-9.

It should be noted that the google imaged photographs do not contain the defective step at issue, because the step appears to have been installed sometime after August of 2019 (the date when google images took the photos), when the sidewalks were refigured. Attached, you will see recent photographs taken shortly after the fall by my client, which shows the defective step protruding into the sidewalk with no handrailing extending to that additional step, or other visual cue indicating that there is a protruding trip hazard in the designated walking area.

In each photograph taken by Mrs. Procaccini, we have circled the step and correct side of the step that she tripped, indicating with an arrow the directionality of her walking at the time this fall took place (again walking down State Street toward Water Street).

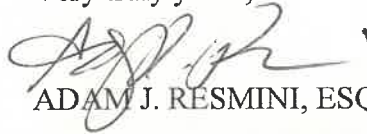
Please accept this correspondence as our Notice to the Town of Warren and the Honorable Town Council. Upon receipt and review of this letter notifying you of the injury, please contact the undersigned if there are any questions regarding the location of said defect and to notify us of your insured's contact information.

Also, kindly contact the undersigned and identify who the contractor was who performed the work on the sidewalk and/or front step at 44 State Street, Warren, Rhode Island, when the sidewalks were redone within the last 5 years so we may put them on notice.

Page 3
RE: Denise Procaccini
Town of Warren

Kindly forward this letter of notification to your designated representative to contact the undersigned.

Very truly yours,


ADAM J. RESMINI, ESQ.

AJR:gm

Enclosures (4) injury photographs (1 in the hospital, 2 of the right arm, and 1 of the left foot)

Revaluation Northeast Group LLC tax assessor of 44 State Street, Warren, RI

Google Image photographs 2

Photographs of where incident occurred and circled 11



Ken photo by Amanda Andrews





Falcon 6/24/24

taken 6/24/29





Talcom 6/24/24

44 State Street

Warren, Rhode Island
Google Street View
Aug 2019 See latest date



Image capture: Aug 2019 © 2024 Google

mp Kitchen and Drinks
Jam Shack Waterfront

Warren

114

Cole St



Warren, Rhode Island

Google Street View

Aug 2019 See latest date



44 State St area where street protruding into sidewalk. Google 2019 not image taken in Warren RI does current picture for this area

area of defect in front of 44 State St waiting

mp Kitchen and Drinks
Ham Shack
Waterfront

Warren
174
Cote St



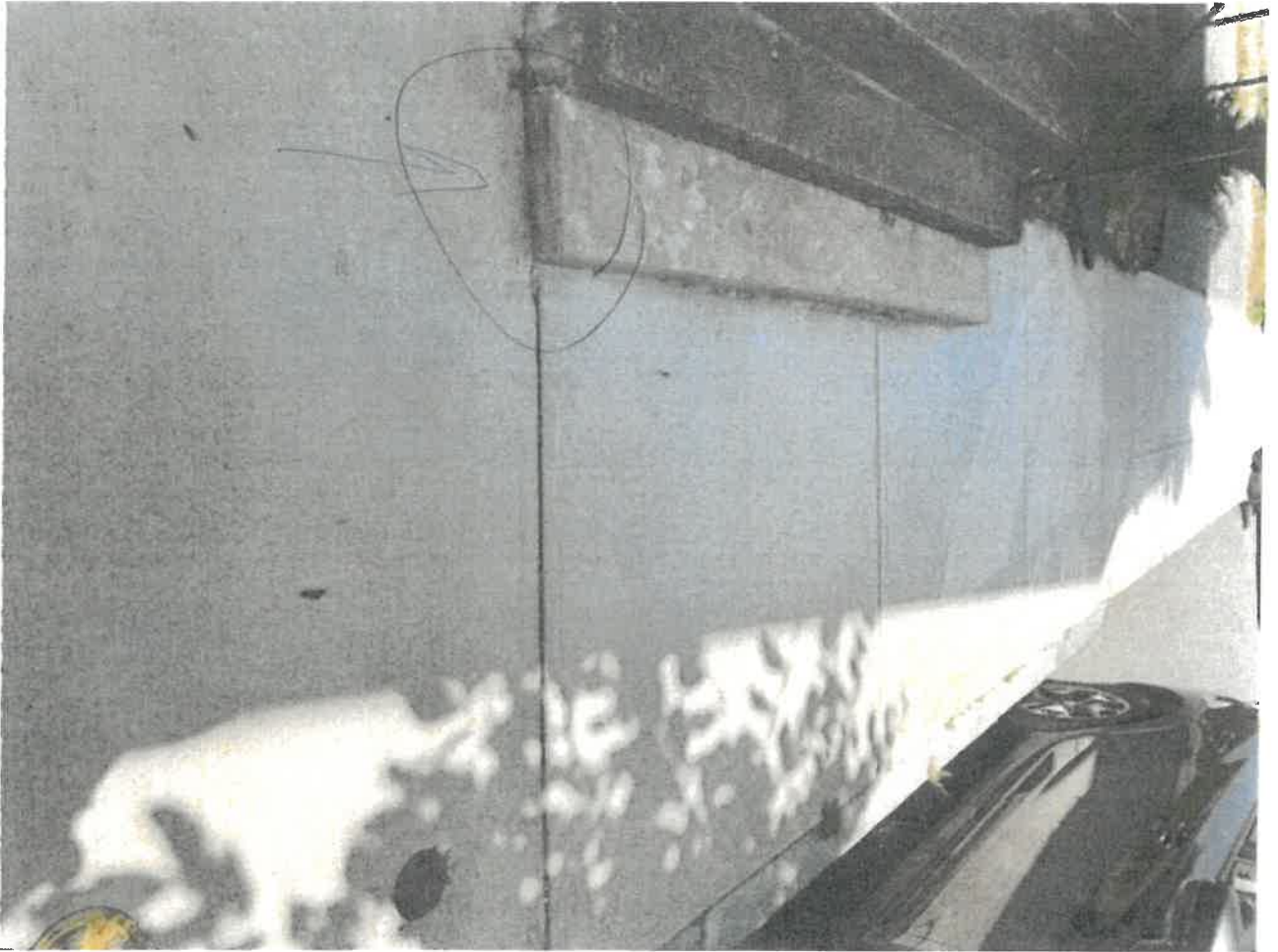
44 state st.
protruding step
onto side walk



Protruding step, walking toward water street.

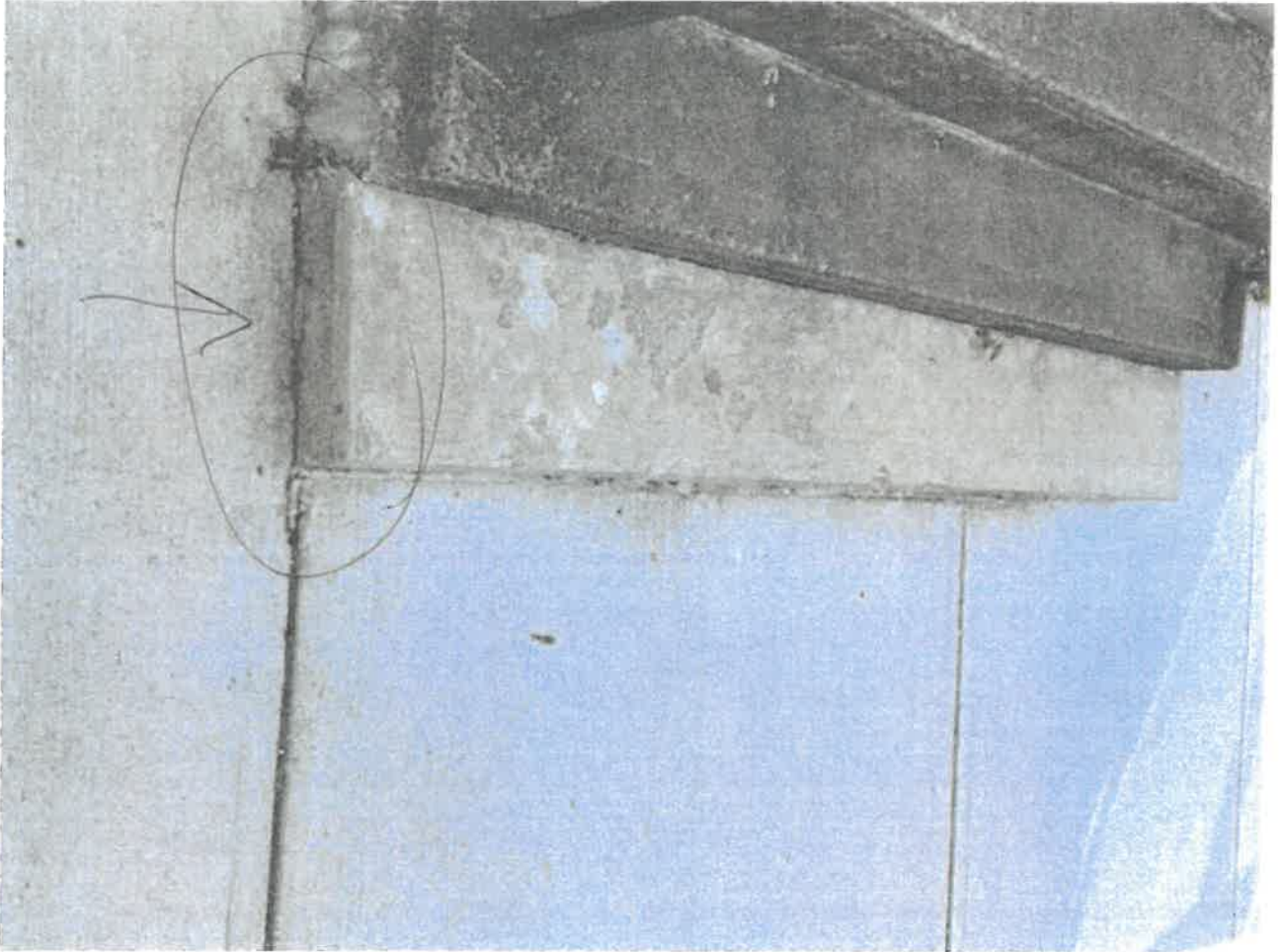
44 State Street







44
State
St
protruding
step

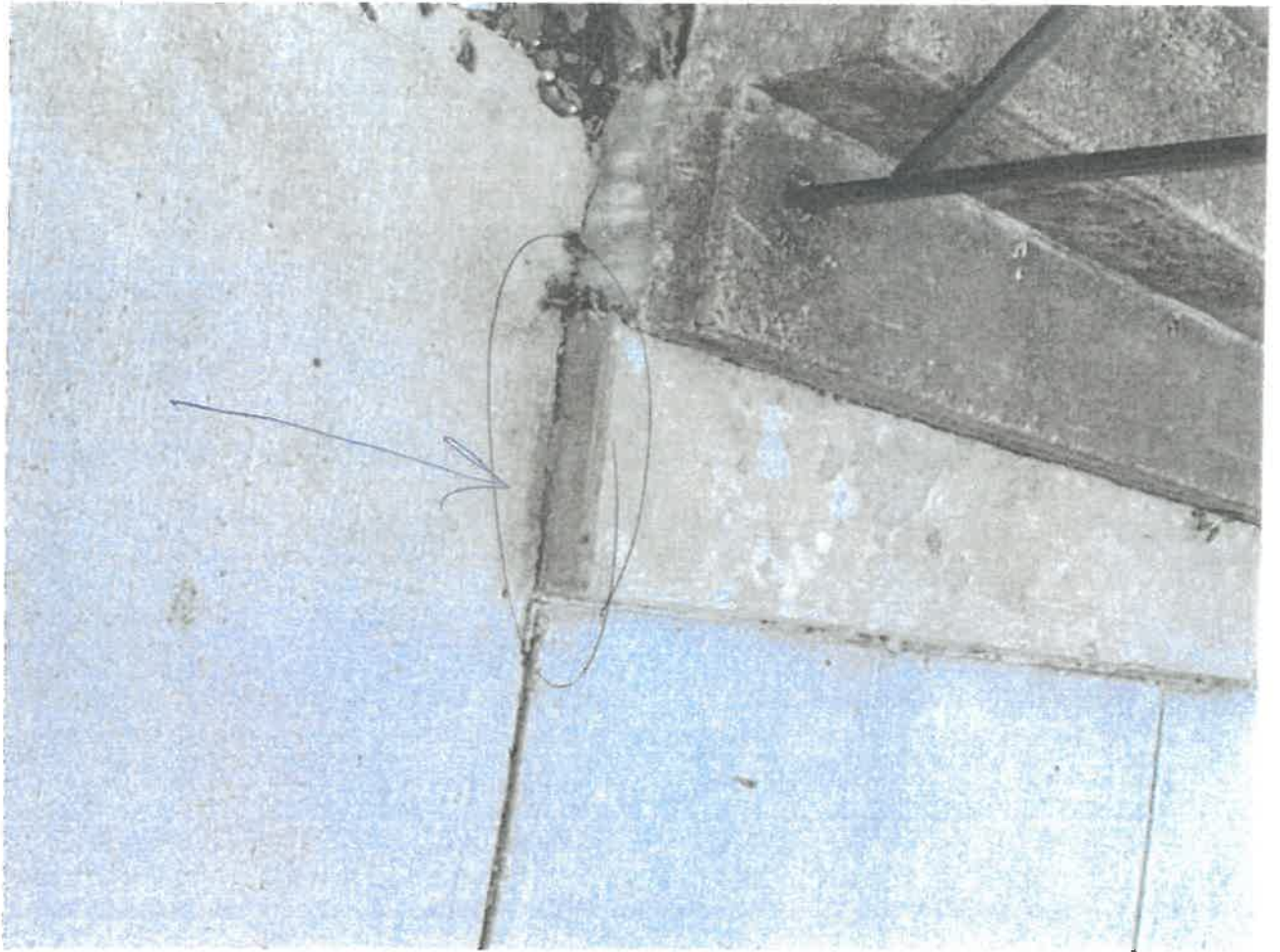


29
State
St.
prohibiting
stop

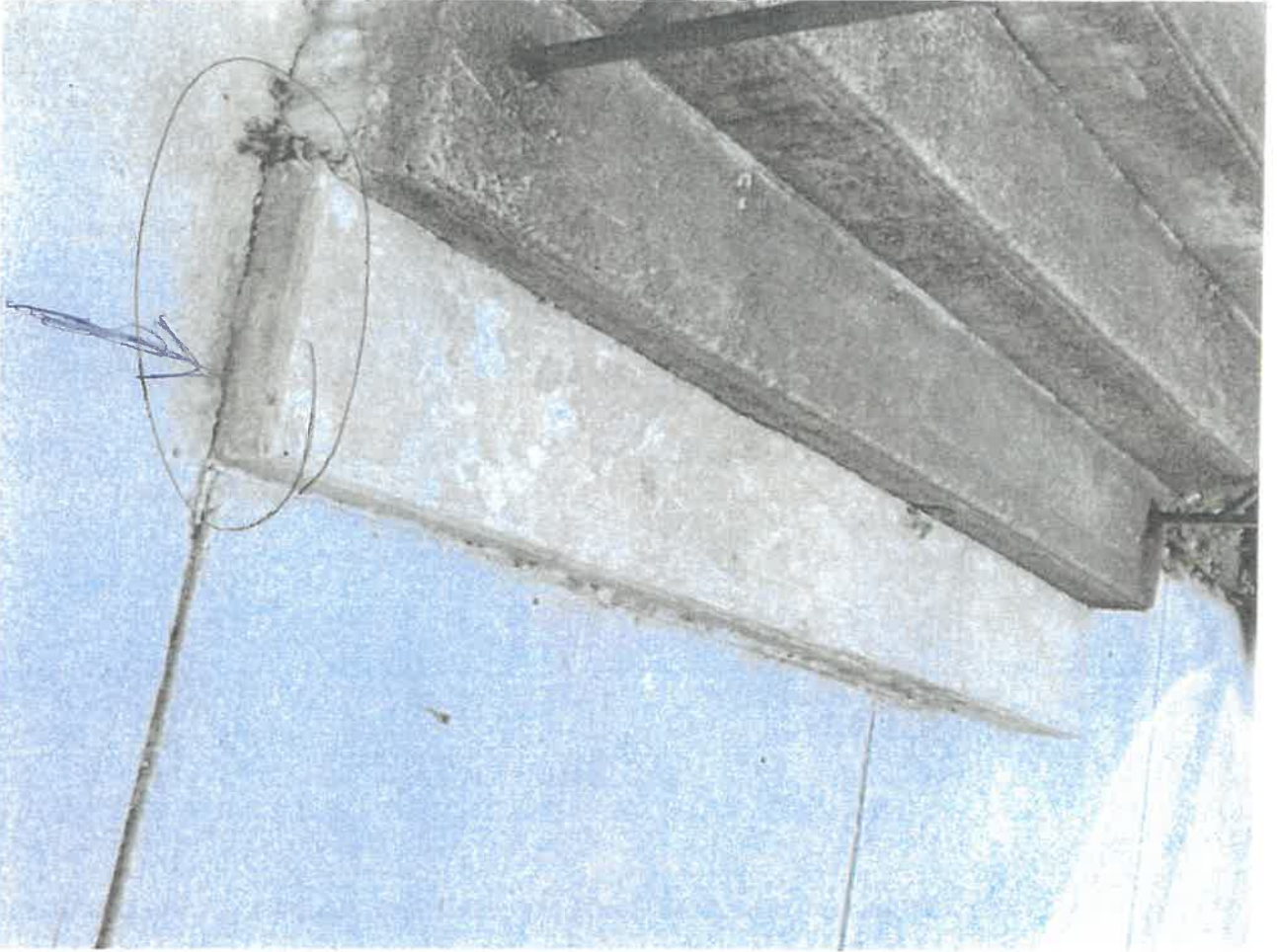


44
shape of
protruding steel.

44 State St. protruding stop



44 State Street protruding steel





Robbing street
steps front
concrete
fall,



Photo looking up
State street (The direction
she was walking from).
My state street is
behind photographer


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Disclaimer: This information is for tax assessing purposes and is not warranted



Parcel Identification

Map/Lot 4-99
 Account 496
 State Code 0200 - 2-5 Fam
 Card 1/1
 User Account 04-0117-00

Assessment

Land \$192,400
 Building \$274,700
 Card Total \$467,100
 Parcel Total \$467,100

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$192,400	\$274,700	\$0	\$467,100
2022	\$121,400	\$176,100	\$0	\$297,500
2021	\$121,400	\$176,100	\$0	\$297,500
2020	\$121,400	\$176,100	\$0	\$297,500
2019	\$97,200	\$159,400	\$0	\$256,600

Location and Owner

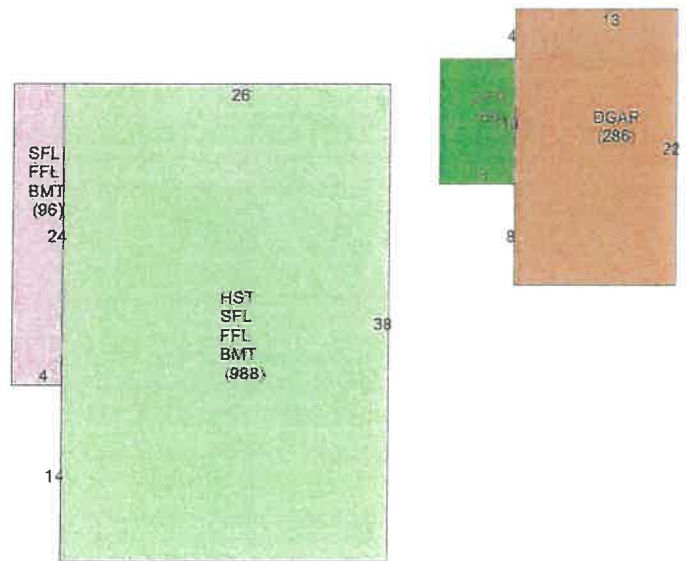
Location 44 STATE ST
 Owner DALLAIRE LAURENT
 Owner2 NOREEN ANN TRUSTEE
 Owner3
 Address 54 ARROWHEAD AVE
 Address2
 Address3 RIVERSIDE RI 02915

Building Information

Design 3 Family
 Year Built 1850
 Heat BB Hot Wtr
 Fireplaces 0
 Rooms 14
 Bedrooms 6
 Bathrooms 3 Full Bath
 Above Grade Living Area 2,662 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
05/29/2009	\$0	728-124	Other
06/30/2005	\$0	589-131	

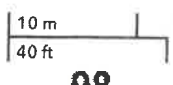
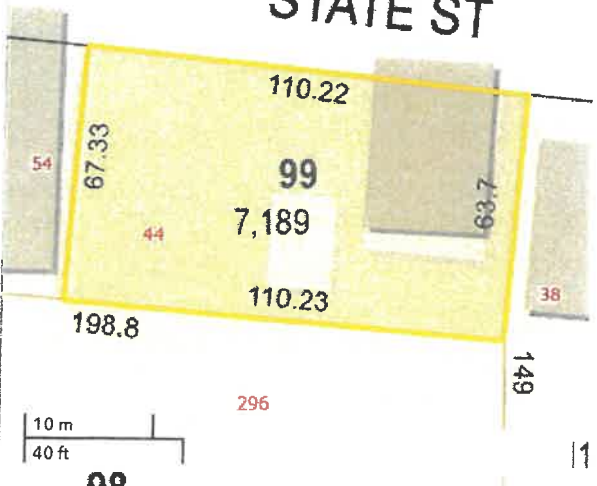


Building Sub Areas

Sub Area	Net Area
1st FLOOR	1,084 SF
2nd FLOOR	1,084 SF
BASEMENT	1,084 SF
DETACHED GARAGE	286 SF
HALF STORY	494 SF
OPEN PORCH	60 SF

120.9 41

STATE ST



Click To Open AxisGIS Maps

Land Information

Land Area	0.165 AC
Zoning	R6
View	WV - View
Neighborhood	A

Yard Item(s)