



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

John A. Dorsey
jdorsey@frlawri.com

207 Quaker Lane | Suite 301 | West Warwick, RI 02893
401.455.1000 | www.frlawri.com

August 15, 2024

Re: *City of Pawtucket v. One Parcel of Real Estate commonly known as 297 Lafayette Street, Plat 63, Lot 0760, an in-rem Respondent; and the Estate of Raymond W. Heroux. C.A. No.: 23-00815; 24-00096; 24-00160; 24-00236; 24-00739*

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the City of Pawtucket Tax Assessor's Map as Plat 63, Lot 0760 (the "Subject Property"). The Subject Property is located at 297 Lafayette Street, Pawtucket, Rhode Island 02860.

The Subject Property consists of approximately 0.26 acres of land and is located within the RT Zoning District (115) on the City of Pawtucket's Zoning Map.

Currently situated upon the Subject Property are two (2) residential structures (the "Structures") that were built in 1925. The first structure (the "First Structure") is a two-family residence previously configured with 1,298 square feet of living space, consisting of fifteen (15) total rooms, including five (5) bedrooms and three (3) full bathrooms.

The second structure (the "Second Structure") is a two-family residence previously configured with 990 square feet of living space, consisting of six (6) total rooms, including two (2) bedrooms and two (2) full bathrooms.

Electric and gas utilities are provided by Rhode Island Energy. Water utilities are provided by Pawtucket Water Supply Board and sewer services are provided by Narragansett Bay Commission.

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