

## **APPENDIX K**

### Conveyance from Robin Rug

**HARBOR AND MARINE RIGHTS BARGAIN AND SALE DEED**

ROBIN INDUSTRIES, INC., as Grantor, hereby grants and conveys to the TOWN OF BRISTOL, as Grantee, without covenants:

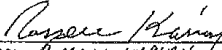
Any and all right, title and interest of Grantor in and to any marine, harbor and water way rights grantor may have in Bristol Harbor, Narragansett Bay, State of Rhode Island and Providence Plantations (the "Waterway Area"), westerly of Grantor's property identified as Assessor's Plat 10, Lots 42, 60, 61, 62 and 73, in the office of the Assessor in the Town of Bristol (the "Landward Area"). Both the Waterway Area and the Landward Area are more fully shown on the plan attached hereto and made a part hereof as Exhibit A.

The foregoing conveyance by Grantor to the Town of Bristol is made subject to the following:

1. Grantor hereby retains, on behalf of itself, its successors and assigns, in perpetuity, any and all rights it may have to all coastal features of Grantor's real property and develop thereon improvements, fixtures, structures and embankments, including, without limitation sea walls, riprap secured foundations and boardwalks, wharfs, walkways, gazebos, pergolas and other amenities relating to Grantor's and/or the public's rights along said coastal features; provided that Grantee shall have pedestrian access from the public property along the shore north and south of the Waterway Area, across and over said boardwalks, wharfs and walkways to the public marina (as defined herein).
2. Grantor hereby retains on its behalf and on behalf of its successors and assigns, in perpetuity, and the Town of Bristol, by accepting and recording this Deed, hereby grants to Grantor, on its behalf and on behalf of its successors and assigns, subject to the Public Trust and subject to any requirements of the Coastal Resources Management Council or any successor governmental agency with jurisdiction over the Waterway Area, the right to lease, license, acquire or own or in any other manner utilize any recreational slips, docks, wharfs, piers or moorings developed, built, owned and operated by the Town of Bristol or on behalf of the Town of Bristol or its successors and assigns in the Waterway Area as may be developed by the Town of Bristol or its successors and assigns as a public marina (the "public marina"); provided, however, that grantor's rights herein shall not exceed the greater of 20% of any such slips, docks, wharfs, piers and/or moorings, proportionately distributed, or a maximum total in the aggregate of 15 of such slips, docks, wharfs, piers and/or moorings.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of this  
22 day of July, 2010.

ROBIN INDUSTRIES, INC.

  
Name: RUSSELL KABIN  
Title: PRESIDENT

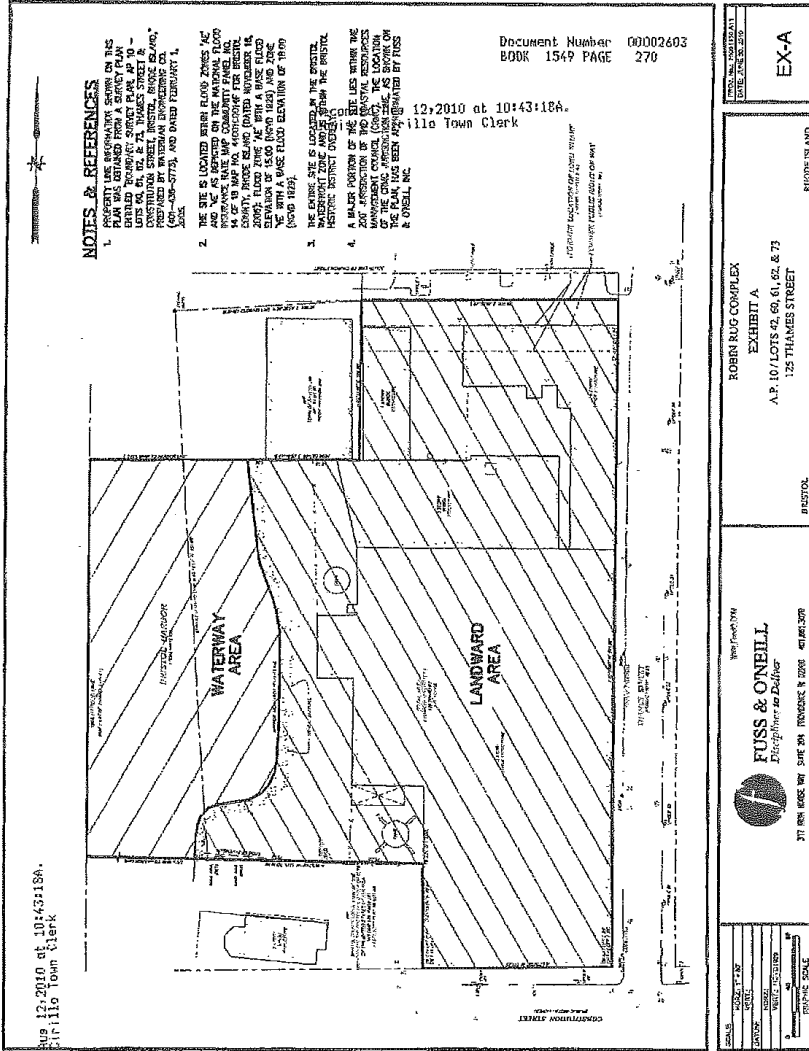
STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE

In Providence, in this 22<sup>nd</sup> day of July, 2010, before me personally appeared RUSSELL KABIN, to me known and known by me to be the PRESIDENT of Robin Industries, Inc. and the party executing the foregoing instrument on behalf of Robin Industries, Inc., and he acknowledged said instrument, by him executed to be his free act and deed and the free act and deed of Robin Industries, Inc.

  
Notary Public ROBERT I. STOLZMAN  
My Commission Expires: 6/22/13

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**NOTES & REFERENCES**

- PROPERTY LINE REVISIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORD PLANS FOR LOTS 60, 61, 62, & 73, THAMES STREET & BRISTOL STREET, BRISTOL, RI, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, BRISTOL, RI, (200-438-5773), AND DATED FEBRUARY 1, 2008.
- THE SITE IS LOCATED WITHIN FLOOD ZONES ACROSS THE ENTIRE SITE. THE FLOOD ZONE INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR FLOOD INSURANCE RATE MAP NUMBER 190001C0010, BRISTOL, RI, DATED FEBRUARY 1, 2008. THE FLOOD ZONE INFORMATION IS BASED ON A FLOOD ELEVATION OF 15.00 (FIRM 1623) AND ZONE VE WITH A USE FLOOD ELEVATION OF 16.00 (USE 1623).
- THE SITE IS LOCATED WITHIN THE BRISTOL HISTORIC DISTRICT OVERLAY ZONE.
- A MAJOR PORTION OF THE SITE LIES WITHIN THE 200' APPROPRIATION OF THE BRISTOL RESOURCES AND PROTECTION DISTRICT. THE LOCATION OF THE DISTRICT BOUNDARY IS SHOWN ON THE PLAN. THE PLAN HAS BEEN APPROVED BY FUSS & ONEILL, INC.

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12-2010 at 10:43:18A.  
 Bristol Town Clerk

12-2010 at 10:43:18A.  
 Bristol Town Clerk

PLANNING BOARD DATE: 12/15/10 TIME: 10:00 AM		EX-A
ROBINS RUG COMPLEX EXHIBIT A A.P. 10/LOTS 60, 61, 62, & 73 125 THAMES STREET BRISTOL, RI		
FUSS & ONEILL Planners & Builders 371 ONE CROSS WAY SUITE 204 BRISTOL RI 02809-4300		BRISTOL