

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Regional Director, Northeast Region, Bureau of Outdoor Recreation, with offices at the Federal Building, Room 9310, 600 Arch Street, Philadelphia, Pennsylvania, pursuant to authority delegated by the Secretary of the Interior, and as authorized by the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 91-485 (84 Stat. 1084), and regulations and orders promulgated thereunder (hereinafter referred to as Grantor), for and in consideration of the use and maintenance of the property herein conveyed exclusively for public park or public recreation purposes in perpetuity by the State of Rhode Island (hereinafter referred to as Grantee), does hereby remise, release and quitclaim to Grantee, its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter set forth, all right, title and interest of the Grantor in and to the following described property situated on Gould Island, Narragansett Bay, County of Newport, State of Rhode Island, and more particularly described as follows:

Beginning at a point in the westerly shoreline of Gould Island, said point being the most northwesterly corner of the herein described plot or parcel of land and also a most southwesterly corner of land remaining of these grantors. Thence southerly by and with the westerly shoreline of said Gould Island 1090 feet, more or less, to a corner; thence N 79° 39' E, bounding southerly on other land of these grantors 125.0 feet, more or less, to a corner; thence continuing easterly at a straight angle, bounding southerly on other land of these grantors 705 feet, more or less, to a corner in the easterly line of said Gould Island; thence northerly, by and with, the easterly shoreline 890 feet, more or less, to a corner, land remaining of these grantors; thence N 88° 59' 59" W, 98.0 feet, more or less, to a corner; thence S 60° 20' 59" W, 160.50 feet to a corner; thence N 29° 56' 16" W, 269.0 feet to a corner; thence S 60° 27' 14" W, 176.85 feet to a corner; thence N 60° 23' 46" W, 190.0 feet, more or less, to the point or place of beginning. The last five (5) courses bounding northerly, northwesterly, northeasterly, northwesterly and northeasterly on land remaining of these grantors.

The property herein conveyed contains 16.9 acres, more or less, and was formerly a portion of the Naval Underwater Systems Center, Gould Island Site, N-RI-468, under the administrative jurisdiction of the Department of the Navy, an agency of the United States Government.

TOGETHER WITH the appurtenances and improvements thereon; except for Building 43, and all the estate and rights of the Grantor in and to said premises.

SUBJECT TO any and all outstanding reservations, easements and rights-of-way, recorded and unrecorded, for public roads, railroads, pipelines, drainage ditches, sewer mains and lines, and public utilities affecting the property herein conveyed.

TO HAVE AND TO HOLD the above premises, subject to the easements, reservations, exceptions, restrictions, conditions, and covenants herein enumerated and set forth, unto the Grantee, its successors and assigns, forever.

There are excepted from this conveyance and reserved to the Grantor all oil, gas, and other minerals in, under, and upon the lands herein conveyed, together with the right to enter upon the land for the purpose of mining and removing the same.

There are further reserved to the Grantor 30-foot wide rights-of-way and easements of ingress and egress over, under and across the above described property for the purpose of using, operating, maintaining, replacing and repairing existing underground electric distribution lines and water mains. The locations of such rights-of-way and easements are more particularly set forth in the descriptions of easements numbered 1 through 4, as shown on Map entitled "Gould Island, Jamestown, Rhode Island, Parcel A, Area to be Declared Excess, Metes and Bounds" prepared by the Department of the Navy, Naval Facilities Engineering Command, Public Works Center, Newport, Rhode Island.

There are excepted and reserved from this conveyance the physical properties of the above mentioned utilities together with all structures and appurtenances thereto.

The Grantor further reserves a right of unrestricted vehicular ingress and egress to and from retained property via "E" Street.

The Grantor also excepts from this conveyance and reserves all right, title, and interest in and to Building 43, the contents thereof, and the land upon which said building is situated. The Grantor further reserves the right of exclusive use and occupancy of said building, together with the right of ingress and egress to and from said building over the property herein conveyed.

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, the General Services Administration determined the property to be surplus to the needs of the United States of America and assigned the property to the Department of the Interior for conveyance to the State of Rhode Island.

It is understood and agreed by and between the Grantor and Grantee, and Grantee by acceptance of this deed does acknowledge that it fully understands the terms and conditions set forth herein and does further covenant and agree for itself, and its successors and assigns, forever, as follows:

1. The property shall be used and maintained exclusively for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application submitted by Grantee on the 19th day of December 1972, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall within 12 months of the date of this deed erect at its own expense security fences separating the property herein conveyed from property retained by the Grantor, including Building 43. Said fences shall be constructed and installed according to the specifications of the Department of the Navy.

3. The Grantee shall within 6 months of the date of this deed erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreational area and has been acquired from the Federal Government for use by the general public.

4. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

5. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding two-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

6. If at any time the United States of America shall determine that the premises herein conveyed, or any part thereof, are needed for the national defense, all right, title and interest in and to said premises, or part thereof determined to be necessary to such national defense, shall revert to and become the property of the United States of America.

7. As part of the consideration for this deed, the Grantee covenants and agrees for itself, its successors and assigns, that (1) the program for or in connection with which this deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior as in effect on the date of this deed (43 CFR Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant; and (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its successors or assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other persons shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns.

8. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect:

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 28<sup>th</sup> day of March, 1975.

UNITED STATES OF AMERICA

BY

*Anthony M. Corsicaro*

DEPUTY Regional Director  
Northeast Region  
Bureau of Outdoor Recreation  
Federal Building, Room 9310  
600 Arch Street  
Philadelphia, Pennsylvania

STATE OF Pennsylvania )  
 ) SS  
COUNTY OF Philadelphia )

On this 28<sup>th</sup> day of March, 1975, before me, the subscriber, personally appeared Anthony M. Corsicaro, to me known and known to me to be the Regional Director, Northeast Region, Bureau of Outdoor Recreation, of the United States Department of the Interior, a governmental agency of the United States of America, with offices at the Federal Building, Room 9310, 600 Arch Street, Philadelphia, Pennsylvania, and known to me to be the same person described in and who executed the foregoing instrument as such Regional Director aforesaid, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary, and he acknowledged that he executed the foregoing instrument for and on behalf of the United States of America, for the purposes and uses therein described.

*Carol Ann Beecher*  
NOTARY PUBLIC



My Commission expires:  
CAROL ANN BEECHER, NOTARY PUBLIC  
PHILADELPHIA, PHILADELPHIA COUNTY  
MY COMMISSION EXPIRES OCT. 14, 1978  
Member, Pennsylvania Association of Notaries

The foregoing conveyance is hereby accepted and the undersigned agrees, by this acceptance, to assume and be bound by all the obligations, conditions, covenants and agreements therein contained.

STATE OF RHODE ISLAND

BY

*Philip W. Wood*  
*Governor*  
TITLE

STATE OF RHODE ISLAND )

) SS

COUNTY OF

*Providence* )

On this the *9th* day of *April*, 19 *75*,  
before me, *Philip W. Wood*, the undersigned officer,  
personally appeared *Shannon*, of the State of Rhode  
Island, known to be the person described in the foregoing instrument, and acknowl-  
edged that he executed the same in the capacity therein stated and for the purposes  
therein contained.

In witness whereof, I have hereunto set my hand and official seal.

*L. R. McLaughlin*  
*Notary Public*  
TITLE

Received for record in Jamestown, R. I.  
April 16, 1975 at 10:25 A.M.

*Rosemond A. Tapp* Town Clerk