

Exhibit A
03-11-19.

03-11-19.

[illegible]

The outside music on The Water Front is Too Loud

November 2018

Joe Delmar 88 King St
Josh Williams 78 King St

(401) 263 0746

Rafael Santos 100 Post Rd 1 088-8225
Rafael Santos 100 Post Rd 1 088-8225

Dylan West 26 Wine St 858 695 4990

Chris Feisthauer 24 Bicknell Ave 401-226-7588

Melanie Place 24 Bicknell Ave 401-575-1787

Carson Cambre 17 Bicknell Ave 401-884-0499

Ami Cambre 17 Bicknell Ave 401-884-0499

Ami Cambre

Michael M Brown 78 King Street 401-474-2861

Christopher/Kennedy 63 King St. Apt. 3 401-465-3945

James 24 Exchange St 263.9060

03-11-19

Jeffrey H. Gladstone
(401) 861-8242
jhg@psh.com

May 11, 2018

Stephen M. Litwin, Esq.
One Ship Street
Providence, RI 02903

Re: Issues Raised By The Gelineaus

Dear Stephen:

I am writing on behalf of our client, Blu On The Water ("Blu") in response to your recent communications regarding the Gelineaus sound issue concerns.

As you know, the owners and management of Blu have continuously and repeatedly met with the Gelineaus over the past years to understand their concerns. Blu has taken appropriate action addressing the Gelineaus' concerns dating back to Blu's first summer of operation in 2012. By way of background, it appears that Mr. Gelineau was, at first, satisfied with the manner that Blu management was operating. Mr. Gelineau, at the end of the 2012 season told Blu managers that they were doing a very good job unlike the prior management, with whom Mr. Gelineau had repeated altercations. Mr. Gelineau did indicate that he did not like the horns in the band, Brass Attack, who played regularly at Blu.

In response to Mr. Gelineau's complaint Blu's management ended Brass Attack's weekly Sunday booking for the 2013 season. Instead, Brass Attack's performances were reduced from 15 to only 4 for the 2013 season. It should be noted that Brass Attack was a popular band that drew a larger crowd for many years. Blu's customers continue to request that Brass Attack return on a regular basis. Blu's management limited its regular booking of Brass Attack solely because of the Gelineaus' complaints.

Unfortunately, Mr. Gelineau continued to complain about Brass Attack through the 2014 season, despite the reduced bookings from 15 weekly performances down to 4 for the entire season. Again, in an attempt to address Mr. Gelineau's concerns, Blu's management team completely removed Brass Attack from Blu's entertainment lineup. Blu took this step, as a good neighbor, solely to satisfy the Gelineaus' concern, despite the negative impact on the members of Brass Attack and the complaints of Blu's customers.

On May 5, 2015, Blu's management engaged an audio/acoustic consultant to design and install a new sound system to further address Mr. Gelineau's stated concerns. Blu next added a "wall" of acoustic rubber in a further attempt to address Mr. Gelineau's complaints.

Ultimately, Mr. Gelineau, the audio/acoustic consultant and Blu's management agreed that the wall of acoustic rubber had no impact, and it was removed.

The audio/acoustic consultant's other changes apparently did improve the situation for Mr. Gelineau in light of the fact that on July 12, 2015 Mr. Gelineau sent a text message to Blu's consultant stating:

Good morning Mr. Conti sorry to bother you just wanted to let you know that the music at Blu Friday and Saturday night was in an acceptable range for us. Thank you Joe Gelineau

At this time, all appeared to be satisfactory except for an occasional aberration. On July 29, 2015 Mr. Gelineau wrote the following text message to Blu's sound/acoustic consultant stating, in part, that:

Hey Mr. Conti Hope all is well with you. The bass from the music at Blu was intrusive last night. The music over the weekend was in an acceptable level but last night the bass was at a level that we could hear in the house. Not sure why. Up to last night we were very positive.

On July 30, 2015, Mr. Gelineau again wrote to Blu's sound/acoustic consultant suggesting that the sound was not a problem stating:

Good morning Mr. Conti. Music was no problem last night. Thank you Joe Gelineau

Apparently, the sound issue continued to be addressed to Mr. Gelineau's satisfaction for most of August of 2015 except for the night of August 22, 2015 when Mr. Gelineau complained that the music was too loud. Yet, even on this occasion, Mr. Gelineau was satisfied with the quick response he received from Blu's management.

Based on the foregoing history, it appears that Mr. Gelineau's concerns were addressed. Even on the rare occasion that Mr. Gelineau did complain about the music, Blu took immediate actions to address Mr. Gelineau's concerns. It is essential to note that despite the many sound measurements taken by the Town at the behest of the Gelineaus, not a single one was found to violate the Town's noise ordinance. I have spoken with the East Greenwich Town Solicitor about the issue and he confirmed that Blu has always operated within the Town's standards and in accordance with the Town's zoning regulations.

In 2016, Blu again went above and beyond its obligations under the Town's ordinances and, being a good neighbor, purchased and installed additional soundproofing to the

entire roof and walls surrounding the stage. The work was completed under the oversight and direction of Blu's sound/acoustic consultant. A new sound system was also purchased and professionally installed, again under the direction and control of Blu's sound/acoustic consultant. The speakers were positioned so as to direct a majority of the sound out towards the bay, away from the direction of the Gelineaus' property.

Blu's investment in sound mitigation again appeared to have addressed Mr. Gelineau's concerns. In fact, on a Saturday afternoon in August of 2017, Mr. Gelineau invited one of Blu's managers into his home. Mr. Gelineau stated that Blu had been great all season. Mr. Gelineau did indicate that on slower afternoons he could hear a slight thumping from the bass. Mr. Gelineau attributed this to there not being enough bodies to absorb the sound.

Unfortunately, despite Blu's repeated and ongoing attempts to address Mr. Gelineau's complaints, he apparently remains unsatisfied. Following almost two full seasons of relative calm, Blu started receiving communications from the Gelineaus' legal counsel in late August and September of 2017 reiterating the same complaints that were made before Blu undertook the substantial remedial measures set forth above.

On April 9 2018, before Blu even opened for the season, an attorney's letter was received again reiterating the same complaints that Blu had been addressing for the past five seasons. I also understand that, despite there being no violations of any Town ordinance or statutes, you have attempted to involve the Town. There have been zero sound violations against Blu. Blu monitors all aspects of its business on a regular basis in order to ensure that it is in compliance with all applicable standards and requirements. Blu is a responsible Town resident and a good neighbor.

It is unfortunate that the Gelineaus continue to be bothered by "noise" issues but we must not lose sight of all the surrounding circumstances. In addition to Blu, there are two other restaurants in close proximity that play live music. There are also hundreds of boats with powerful sound systems that add to the cacophony of sounds surrounding the Gelineaus' property. The Gelineaus are located within feet of a railroad bridge that is part of the railroad line between Boston and New York. The Gelineaus' property is uniquely located, by itself, in the heart of the busiest commercial zone in East Greenwich during the summer season, and one of the busiest summer destinations in Rhode Island.

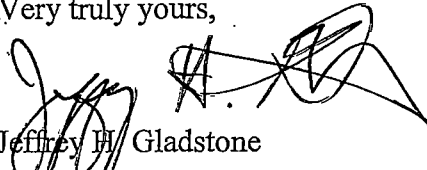
That being said, Blu has continued to take steps to address Mr. Gelineau's concerns including increasing the height of its newly installed fence. For the 2018 season, Blu is also planning on eliminating Saturday daytime bands. These steps are being taken in Blu's continued attempt to address Mr. Gelineau's issues and to continue to be a good, responsible and responsive neighbor.

Stephen M. Litwin, Esq.
May 11, 2018
Page 4

PARTRIDGE SNOW & SHAHN LLP

At this time, there does not appear to be a constructive purpose for a meeting. Of course, we welcome any specific suggestions you wish to make on behalf of your client. Blu's management will consider any reasonable suggestion. If you have any questions or concerns or want to discuss any issues raised in this letter, please telephone me at your earliest convenience.

Very truly yours,



Jeffrey H. Gladstone

JHG:amz

3302552.1/15857-2