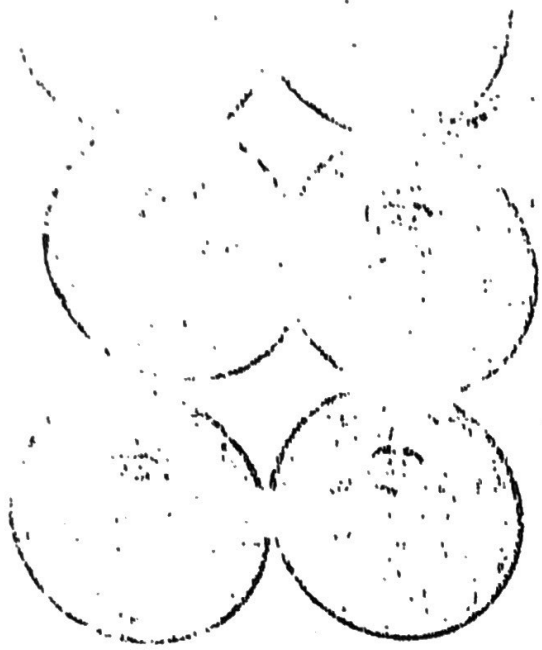
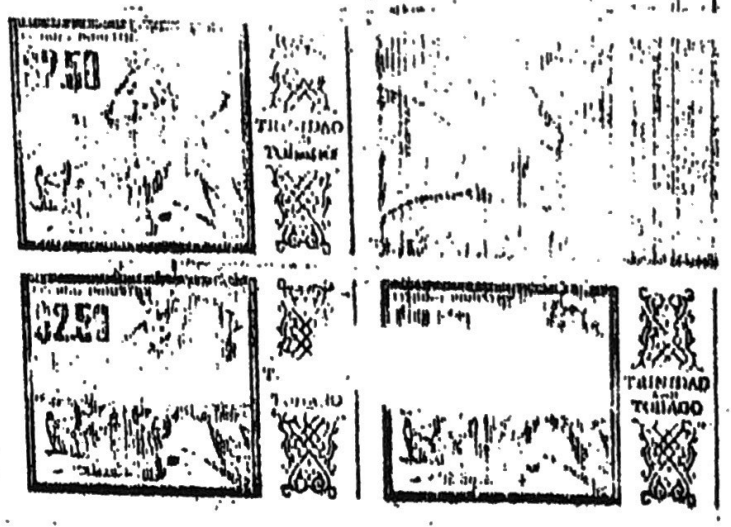


REGISTERED



658



This Deed was prepared by me,
J. Alston Charles
Barrister-at-Law.

THIS DEED made this *nineteenth* day of November in the year of Our Lord One Thousand Nine Hundred and Seventy-five Between JOHN ATTIN of 6a Victoria Avenue in the City of Port of Spain in the Island of Trinidad, Proprietor (hereinafter called "the Vendor") of the One Part And HUMMING BIRD ENTERPRISES LIMITED a company incorporated under the laws of Trinidad and Tobago having its registered office at No. 100 Henry Street, Port of Spain aforesaid (hereinafter called "the Company which expression shall where the context so admits include its successors and assigns) of the Other Part;

WHEREAS the Vendor is seized and possessed in unencumbered fee simple of the lands and hereditaments described in the Schedule hereto (hereinafter referred to as "the said hereditaments") and has agreed with the Company for the sale to it of the said hereditaments for the like estate at and for the price or sum of One Hundred and Fifteen Thousand Dollars in fee simple free from encumbrances

NOW THIS

14 Paid
9.31 am

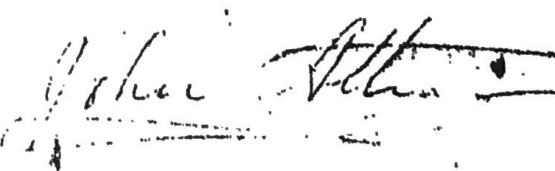
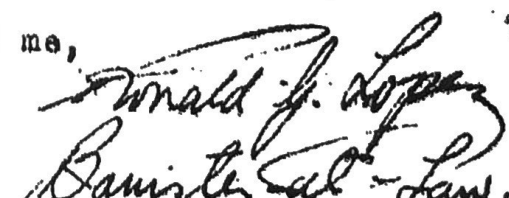
NOW THIS DEED, WITNESSETH that in pursuance of the said agreement and in consideration of the sum of ONE HUNDRED AND FIFTEEN THOUSAND DOLLARS paid by the Company to the Vendor on or before the execution of these presents (the receipt of which sum the Vendor hereby acknowledges) the Vendor as Beneficial Owner HEREBY CONVEYS unto the Company ALL AND SINGULAR the said hereditaments described in the Schedule hereto TO HOLD the same unto and to the use of the Company in fee simple.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

ALL AND SINGULAR that certain messuage and parcel of land situate in the City of Port of Spain in the Island of Trinidad, formerly known as NUMBER TWENTY THREE "A" (23a) HENRY STREET but now re-numbered and known as NUMBER ONE HUNDRED HENRY STREET and abutting on the North upon No. 102 Henry Street on the South upon No. 98 Henry Street on the East upon No. 1 Charlotte Street and on the West upon Henry Street together with the buildings thereon and the appurtenances thereto belonging.

SIGNED AND DELIVERED by the within named JOHN ATTIN as and for his act and deed in the presence of:


And of me,

Barrister at Law.

I, Angela Petty of 99 Queen Street in the City of Port of Spain in the Island of Trinidad, Law Clerk, do hereby certify and say that I was personally present on the 19th day of November, 1975 together with Ronald Giles Lopez, Barrister at Law at Port of Spain aforesaid and did then witness the signing of a deed of two parts made between the said John Attin of the one part and Humming Bird Enterprises of the other part sign and deliver the same as and for his act and deed and that the signature "John Attin" thereon is his true and proper signature.

the etc /

No. 100 Henry Street

Ref# T17767



Instructions We have been instructed to give an opinion on the current market value of the real property described in this report.

The Property The property consists of a parcel of land upon which stands a two storey building. Photographs of the property are attached.

Property Type Retail **Attributes** In City

Zoning Commercial

Land Area 3,120.00 sq.ft.

Site Dimensions: Frontage 26 feet

Topography Level

Depth 120 feet

Land Data Source On-site Dimensions

Configuration Roughly Rectangular

Does Present use Conform Yes No

Dwelling for Area Good Fair Poor

Water Mains	<input checked="" type="radio"/> Connected <input type="radio"/> Available <input type="radio"/> Nearby <input type="radio"/> None
Electric Mains	<input checked="" type="radio"/> Connected <input type="radio"/> Available <input type="radio"/> Nearby <input type="radio"/> None
Sewerage Mains	<input checked="" type="radio"/> Connected <input type="radio"/> Available <input type="radio"/> Septic Tank <input type="radio"/> Latrine <input type="radio"/> None
Telephone Mains	<input checked="" type="radio"/> Connected <input type="radio"/> Available <input type="radio"/> Nearby <input type="radio"/> None
Road	Asphalt paved in good condition.
Sidewalk	<input checked="" type="radio"/> Concrete Pavement <input type="radio"/> Asphalt Pavement <input type="radio"/> Grass Verge <input type="radio"/> None
Additional Info	<input checked="" type="checkbox"/> Curbs <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Cablevision <input checked="" type="checkbox"/> Fire Hydrants <input type="checkbox"/> Gas
Landscaping	<input type="radio"/> Excellent <input type="radio"/> Good <input type="radio"/> Average <input type="radio"/> Fair <input type="radio"/> Poor <input checked="" type="radio"/> None
Drainage	<input type="radio"/> Excellent <input checked="" type="radio"/> Good <input type="radio"/> Average <input type="radio"/> Fair <input type="radio"/> Poor <input type="radio"/> None

Covenants

We have assumed that any covenants which may apply will not adversely impact on use, enjoyment and marketability.

Site Description

The site appears to be rectangular in shape, flat in topography and well drained. In the absence of any authoritative documentation indicating the land area we have been guided by our on site tape measurements. According to our on site tape measurements the land has a frontage of 26 feet, a lot depth of 120 feet, and an area of 3,120 square feet. We wish to emphasize that we have not conducted a land survey and we therefore reserve the right to review our opinion should a land survey reveal an area which is significantly different from that given in this report.

Location Summary, including adverse influences in the area

The property is situated in the heart of the city of Port of Spain and is bounded by the city block of Park Street on the north, Duke Street on the south, Henry Street on the west, and Charlotte Street on the east. More particularly, the property is situated on the eastern side of Henry Street about midway between Duke Street and Park Street. A plan showing the location of the property is attached. This section of Port of Spain is mainly characterized by commercial retail use and there is a good demand for ~~ecable~~ space in this area.

Neighbourhood Type	<input type="checkbox"/> Residential <input type="checkbox"/> Mixed Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Rural
Trend of District	<input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Deteriorating <input type="checkbox"/> Transition
Neighbourhood Built Up	<input type="checkbox"/> 0% <input type="checkbox"/> 25% <input type="checkbox"/> 50% <input type="checkbox"/> 75% <input checked="" type="checkbox"/> 100%
Supply	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
Demand	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor

	Basement	Gnd Flr	1st Flr	2nd Flr	3rd Flr	Others	Total
Retail Area	<input type="checkbox"/>	<input type="checkbox" value="1"/>	<input type="checkbox" value="1"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="2"/>
Storeroom	<input type="checkbox"/>	<input type="checkbox" value="1"/>	<input type="checkbox" value="2"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="3"/>
Storage Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="1"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="1"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="1"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="1"/>
Washroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="2"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="2"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="0"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Gross External Area	<input type="checkbox"/>	<input type="checkbox" value="3,120"/>	<input type="checkbox" value="3,120"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="6,240"/>	<input type="checkbox" value="sq.ft."/>
Net Internal Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="sq.ft."/>

Building Condition
 The building appears to be in good structural and fairly good decorative repair. However, it still requires some refurbishment works, the scope of which includes; upgrading floor and ceiling finishes throughout, upgrading washrooms, and other works of a minor nature.

Washrooms	
2 Piece	<input type="checkbox" value="2"/>
3 Piece	<input type="checkbox"/>
4 Piece	<input type="checkbox"/>
5 Piece	<input type="checkbox"/>

Modernisation & Special Features including site improvements

Bathroom Details	
WC's	<input type="checkbox" value="2"/>
Showers	<input type="checkbox"/>
Wash Basins	<input type="checkbox" value="2"/>
Jacuzzis	<input type="checkbox"/>
Urinals	<input type="checkbox"/>
Bidets	<input type="checkbox"/>
Bathtubs	<input type="checkbox"/>

Distance in Miles to:

Elementary School

Secondary School

Light Industry

Heavy Industry

Shopping Facilities

Public Transportation

Comments: building appearance, quality and age:

Standing on the site is a two storey commercial building, the ground floor of which is used as a display area and the other floor primarily used for storage of stock. A brief description of the structure, accommodation, area, and condition of the building is given elsewhere.

Visual appeal of Property Excellent Good Average Fair Poor Unacceptable

Quality of materials, equip't & workmanship Excellent Good Average Fair Poor Unacceptable

Functional utility and livability Excellent Good Average Fair Poor Unacceptable

Adequacy of amenities Excellent Good Average Fair Poor Unacceptable

Conformity & protection re. land use Excellent Good Average Fair Poor Unacceptable

Public acceptance and marketability Excellent Good Average Fair Poor Unacceptable

Foundations Assumed to be adequate for the size, type and age of structure under review.

Frame Reinforced concrete columns and beams.

Flooring Ground: reinforced concrete slab finished in-situ terrazzo and vinyl tiles.
First: reinforced concrete slab finished in in-situ terrazzo.

Exterior Walls Rendered and decorated hollow blockwork.

Interior Walls Rendered and decorated hollow blockwork and plywood.

Ceilings Ground: suspended acoustic tiles.
First: suspended acoustic tiles and plywood.

Roofing Single pitched, steel framed covered with pre painted aluminium standing seam sheets.

Doors External: aluminum commercial hung.
Internal: timber panel, hollow-core flush plywood and wrought iron gate.

Windows Aluminum framed glazed fixed lights, sliding and louvre with wrought iron grille work over

Staircase Internal: One (1) reinforced concrete and one (1) steel framed.

Plumbing Lines Copper Galvanised Pvc Other...

Electrical Breakers Fuses **Electric Voltage**

Breaker Capacity amps

Water Heater Electric Gas Solar

Water Heater Capacity

Air Conditioning Central Unit Split Units Window Units None

FEATURES OF PROPERTY

BUILDING STRUCTURE

Final Valuation Date	July 30, 2013	Current Market Value	TTS	<i>Listed Price</i> \$6,200,000.00 \$2,000,000
Report Preparation Date	August 6, 2013			
Property Inspection Date	July 30, 2013			
Attachments	<input type="checkbox"/> Additional Sales	<input checked="" type="checkbox"/> Limiting Con./Certification	<input checked="" type="checkbox"/> Photo Addendum	<input type="checkbox"/> Sketch Addendum
	<input type="checkbox"/> Building Plans	<input checked="" type="checkbox"/> Location Plan	<input type="checkbox"/> Plan Addendum	
	<input type="checkbox"/> Deed/Lease	<input type="checkbox"/> Narrative Addendum	<input type="checkbox"/> Plot Plan	

Final estimate of value & comments on reasonable exposure time:

The tenure to the property is Freehold - According to the Deed of Conveyance dated the 19th November, 1975.


Based on evidence of the market we are of the opinion that the current market value of the unencumbered freehold interest in the subject property with vacant possession in its existing condition is in the order of SIX MILLION, TWO HUNDRED THOUSAND DOLLARS (\$6,200,000.00).

ing is the definition of Market Value as interpreted by the Royal Institution of Chartered Surveyors:

timated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In our opinion the Current Market Value of this property is : **\$6,200,000** as of **July 30, 2013**

Value Attributable to Land	\$2,500,000
Value Attributable to Building(s) and Site Improvements	\$3,700,000
Current Monthly Rental Value	\$65,500
Recommended coverage for insurance (Reinstatement Cost New)	\$3,750,000



 Kameel Khan FRICS Senior Valuer