

Registered as No. 1667... of 1960:

T R I N I D A D:

Approved of on behalf
of the Vendors.

/s/ R. M. Sellier.
Conveyancer.

T H I S D E E D is made the Twenty-second day of NOVEMBER in the year of Our Lord One thousand nine hundred and Sixty Between ELLIOT CARLTON TEXIERA and RITA CARMEN DICK both of the City of Port of Spain, in the Island of Trinidad, Proprietors in their capacities as Legal Personal Representatives of the Estate of LILLIAN MARQUEZ also called LILLIAN MARQUES, deceased, (hereinafter called "the Vendors") of the one part and SHEIKH SAJARD HOSEIN of Nos: 56/58 Abercromby Street, in the City of Port of Spain, in the said Island of Trinidad, Proprietor, (hereinafter called "the Purchaser") of the other part.

W H E R E A S the said Lillian Marquez also called Lillian Marques (hereinafter referred to as "the Deceased") was at the date of her death seised and possessed in fee simple of the lands and hereditaments described in the Schedule hereunder written.

A N D W H E R E A S the Deceased departed this life on the 5th day of July, 1959, after having made and published her Last Will and Testament bearing date the 24th day of March, 1947, whereby she appointed the Vendors the Executors thereof.

A N D W H E R E A S the said Will was proved by
the /

the Vendors in the Supreme Court of Trinidad and Tobago on the 15th day of January, 1960, an authenticated copy whereof is registered in the Office of the Registrar General of this Territory as No. 120 of the Protocol of Wills for the year 1960.

A N D W H E R E A S the Vendors have agreed with the Purchaser for the sale to him of the said lands and hereditaments for an estate in fee simple free from encumbrances at the price or sum of SIXTY THOUSAND DOLLARS.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in CONSIDERATION of the sum of SIXTY THOUSAND DOLLARS paid by the Purchaser to the Vendors (the receipt whereof the Vendors hereby acknowledge) the Vendors as Legal Personal Representatives of the Deceased HEREBY CONVEY unto the Purchaser ALL AND SINGULAR the said lands and hereditaments described in the Schedule hereunder written TO HOLD the same unto and to the use of the Purchaser in fee simple.

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

This Deed was prepared by me,
/s/ Clarence Le Blanc.
Certificated Conveyancer.

THE SCHEDULE HEREINABOVE REFERRED TO:

ALL AND SINGULAR that certain messuage and lands known and assessed as NUMBER FIFTY FIVE (No. 55) PRINCE STREET, in the City of Port of Spain, in the Island of Trinidad, described in Deed registered as No. 3476 of 1917, as containing TWO LOTS and abutting on the North by Prince Street, on the South by Lot No. 39 Charlotte Street on the East by Lot No. 53 Prince Street and on the West by Lot No. 57 Prince Street AND ALSO described in Deed registered No. 561 of 1931, as measuring FORTY EIGHT FEET FIVE

INCHES (48 feet 5 inches) in front and ONE HUNDRED AND FIVE FEET NINE INCHES (105 feet 9 inches) in depth and abutting on the North upon Prince Street on the South upon No. 50 Henry Street on the East upon No. 53 Prince Street and on the West upon No. 57 Prince Street or howsoever the same may be butted bounded or designated together with the buildings thereon and the appurtenances thereto belonging.

SIGNED AND DELIVERED by the
within named ELLIOT CARLTON
TEIXERA and RITA CARMEN DEK
as and for their respective
act and deed in the presence
of

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/s/ Elliot Teixeira.
Rita C. Dick.

P. Jardine,
Petty Valley,
Diego Martin,
Stenographer.

And of me,

/s/ Robert Mathieu Bellier,
Conveyancer.

PRICE

SUMMARY & CERTIFICATE

Final Valuation Date	April 28, 2010	Current Market Value	TTS	\$12,200,000.00
Report Preparation Date	May 27, 2010			
Property Inspection Date	April 28, 2010			
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 registered as No. 16167 of 1960.

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 TWELVE MILLION, TWO HUNDRED THOUSAND DOLLARS (\$12,200,000.00).

Following is the definition of Market Value as interpreted by the R oyal Institution of Chartered Surveyors:

The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length 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 : \$12,200,000 as of April 28, 2010

	\$10,000,000	
	\$10,000,000	\$5,000,000
Value Attributable to Land		\$5,200,000
Value Attributable to Building(s) and Site Improvements		\$7,000,000
Current Monthly Rental Value		\$120,000
Recommended coverage for insurance (Reinstatement Cost New)		\$7,000,000

Kameel Khan FRICS Senior Valuer

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 three storey building. Photographs of the property are attached.

Property Type Retail

Attributes In City

Zoning Commercial

Land Area 5,120.00 sq.ft.

Site Dimensions: Frontage 48.42 feet

Topography Level

Depth 105.75 feet

Land Data Source Measurements in Deed

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 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. According to the Deed of Conveyance registered as No. 16167 of 1960 the land has a frontage of 48.42 feet, a lot depth of 105.75 feet and a deduced area of 5,120 square feet.

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 Prince Street on the north, Queen Street on the south, Henry Street on the west, and Charlotte Street on the east. More particularly, the property is situated on the southern side of Prince Street between Charlotte Street and Henry 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 lettable 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	

Distance in Miles to:

Elementary School

Secondary School

Light Industry

Heavy Industry

Shopping Facilities

Church

Town

Public Transportation

Comments: building appearance, quality and age:

Standing on the site is a three storey commercial building with the ground floor being a retail/display area and the other floors primarily used for storage of stock. A brief description of the structure, accommodation, area, and condition of the building is given hereunder.

Visual appeal of Property Excellent Good Average Fair Poor Unacceptable N/A

Quality of materials, equip & workmanship Excellent Good Average Fair Poor Unacceptable N/A

Functional utility and livability Excellent Good Average Fair Poor Unacceptable N/A

Adequacy of amenities Excellent Good Average Fair Poor Unacceptable N/A

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

Public acceptance and marketability Excellent Good Average Fair Poor Unacceptable N/A

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

Frame I section steel stanchions and beams.

Flooring Ground: reinforced concrete slab finished in terrazzo tiles. First and second: reinforced concrete slab finished in in-situ terrazzo, carpet, ceramic and porcelain tiles.

Exterior Walls Rendered and decorated hollow blockwork.

Interior Walls Rendered and decorated hollow blockwork, temporary partitioning and plywood.

Ceilings Suspended acoustic tiles and underside of upper floor toward storage areas.

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

Doors External: aluminum commercial hung, steel flush and wrought iron gate.
Internal: timber framed glazed panel, steel flush, hollow-core timber panel, and timber batten.

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

Staircase External: one (1) fire escape.
Internal: two (2) reinforced concrete.

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

BUILDING STRUCTURE

	Basement	Gnd Flr	1st Flr	2nd Flr	3rd Flr	Others	Total	
Oil Area	<input type="text"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>	
Perroom	<input type="text"/>	<input type="text" value="1"/>	<input type="text" value="2"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="3"/>	
Shroom	<input type="text"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="3"/>	
Storage Areas	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="1"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="1"/>	
Kitchen	<input type="text"/>	<input type="text" value="1"/>	<input type="text"/>	<input type="text" value="1"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>	
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>	
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Unfinished	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Gross External Area	<input type="text"/>	<input type="text" value="4,700"/>	<input type="text" value="4,700"/>	<input type="text" value="4,700"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="14,100"/>	<input type="text" value="sq.ft."/>
Net Internal Area	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="sq.ft."/>

Building Condition

The building has been partially refurbished and appears to be in good structural and fair decorative repair. However, it still requires some refurbishment works, the scope of which includes; upgrading floor and ceiling finishes throughout, upgrading doors and windows, replacement of the washrooms and kitchen to first and second floors, painting, and other works of a minor nature.

Washrooms	
2 Piece	<input type="text" value="1"/>
3 Piece	<input type="text"/>
4 Piece	<input type="text"/>
5 Piece	<input type="text"/>

Modernisation & Special Features including site improvements

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

