

LAND REGISTRY  
Recording Page

Return To:

BARBADOS LAND REGISTRY  
BLOCK B,  
THE GARRISON  
ST. MICHAEL

Index DEED BOOK

Book 00424 Page 0931

No. Pages 0017

Instrument CONVEYANCE

Date : 7/30/1987

Time :

Control # 198707300025

INST# RD 1987 006605

ADJ #

Employee ID BKORENE

KINGSLAND ESTATES LIMITED

BARBADOS MUTUAL LIFE ASSURANCE  
SOCIETY

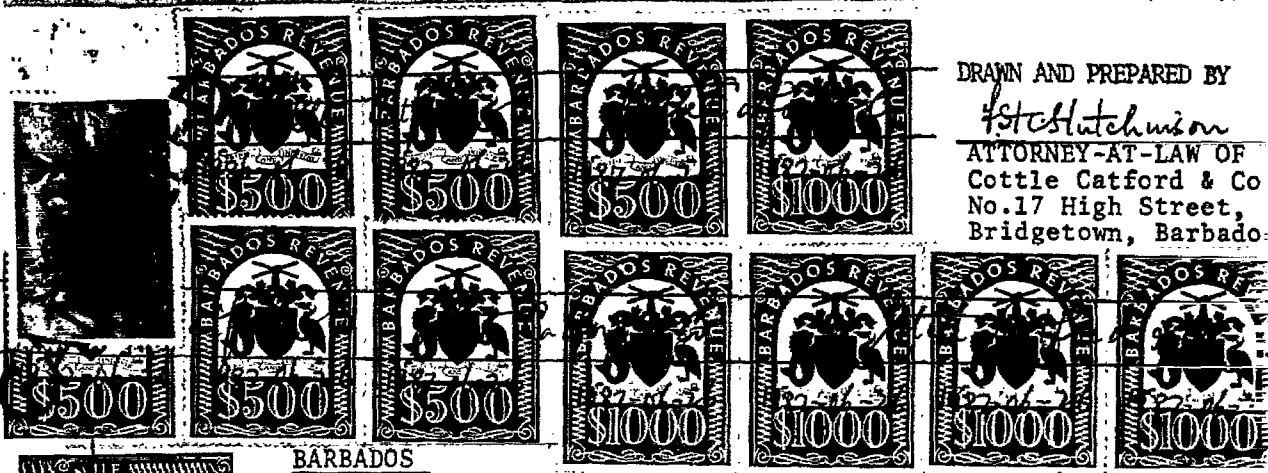
	\$	.00
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Total:	\$	.00

ST. MICHAEL BARBADOS  
LAND REGISTRY

Michael S. Alleyne



198707300025



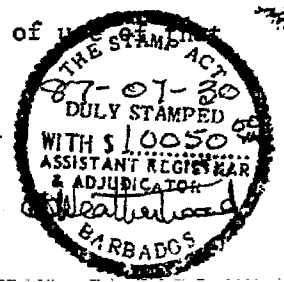
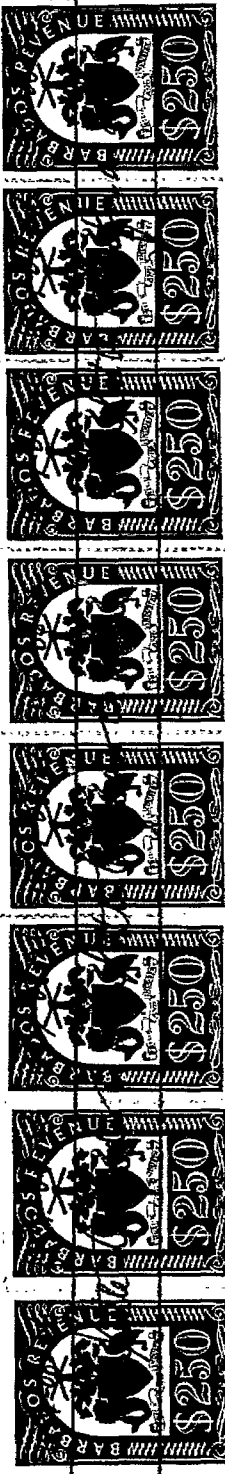
DRAWN AND PREPARED BY  
*St. Hutchinson*  
ATTORNEY-AT-LAW OF  
Cottle Catford & Co  
No.17 High Street,  
Bridgetown, Barbado.

BARBADOS

THIS CONVEYANCE is made the *26<sup>th</sup>* day of  
*June* 1987 BETWEEN KINGSLAND ESTATES LIMITED a former  
Act Company as described in the Companies Act Chapter  
308 of the Laws of Barbados and continued under the  
provisions of the said Companies Act Chapter 308 as Company  
No. 1654 and having its Registered Office situate at  
Kingsland in the parish of Christ Church in Barbados  
(hereinafter called "the Vendor") of the ONE PART and  
THE BARBADOS MUTUAL LIFE ASSURANCE SOCIETY a Company  
incorporated by Statute in Barbados and having its principal  
place of business at Collymore Rock in the parish of Saint  
Michael in Barbados (hereinafter called "the Purchaser")  
of the OTHER PART:

WHEREAS the Vendor is the estate owner in  
fee simple absolute in possession of the lands of the  
plantation called or known as Hanson (as the same is at  
present constituted) situate in the parish of Saint Michael  
in Barbados:

AND WHEREAS the Purchaser with the consent of  
the Vendor by Application made by its agent Richard Gill  
Associates Limited dated the 4th day of April 1984 and  
bearing Reference No. 594/4/84B (hereinafter referred to as  
"the said Application") applied to the Chief Town Planner of  
Barbados for the subdivision of an area of land from the lands  
of the said Hanson Plantation and the change of use of



area for residential purposes and upon the submission of the said Application to the Minister of Housing and Lands and on a hearing thereof in accordance with Section 19 (6) of the Town and Country Planning Act Chapter 240 of the Laws of Barbados the Minister granted permission for the said subdivision of the said area for residential purposes as is evidenced by the Letter dated the 22nd day of December 1986 and bearing Reference No. 3064/18/15/84 (hereinafter referred to as "the said Permission") addressed by the Permanent Secretary of the Ministry of Housing and Lands to the said Richard Gill Associates Limited as agent for the Purchaser but subject to the two Conditions stipulated thereby and including the submission to and approval by the said Chief Town Planner of a Sworn Surveyor's plot or plots of the subdivision:

AND WHEREAS the Vendor for the purpose of complying with the first of the said two Conditions mentioned in the said Permission submitted to the said Chief Town Planner a Plan of 18.671 hectares of land (being the land to which the said Application referred) which Plan (hereinafter referred to as "the said Plan") had been certified by D.C. "Vallan Franklin" Land Surveyor of Franklin & Franklin on the 27th day of February 1987 and was approved by the said Chief Town Planner on the 22nd day of December 1986:

AND WHEREAS the said Application the said Permission and the said Plan are all hereto annexed:

AND WHEREAS the Vendor has agreed with the Purchaser for the sale to the Purchaser of the fee simple absolute in possession of and in the said 18.671 hectares of land which is

hereinafter described free from encumbrances for the price of One million and four thousand eight hundred and eighty-four dollars (\$1,004,884.00):

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the sum of One million and four thousand eight hundred and eighty-four dollars (\$1,004,884.00) paid to the Vendor by the Purchaser (the receipt whereof the Vendor hereby acknowledges):-

1. The Vendor as beneficial owner hereby CONVEYS unto the Purchaser ALL THAT land (being part of the lands of the said Hanson Plantation hereinbefore referred to in recital) situate at Hanson in the parish of Saint Michael in Barbados containing by admeasurement 18.671 hectares or thereabouts and ABUTTING AND BOUNDING towards the East on other lands of the said Hanson Plantation in the area of which is included portions of a road the continuation of which connects with the public road hereinafter mentioned and on lands of the Government of Barbados towards the South on lands also of the Government of Barbados towards the West on lands also of the Government of Barbados being the lands of the Pine Plantation on lands of sundry owners and on lands of one Gibbons and towards the North on lands of Etheline Hall on lands of Estelle Merritt and on other lands of the said Hanson Plantation in the area of which is included a portion of an existing plantation road 4.88 metres wide which connects with the proposed right of way 7.92 metres wide the continuation of which leads to the public road known as Highway 5 or however else the same may abut and bound (which said land and the said

roads and more particularly the outlines of the said proposed right of way leading to Highway 5 are delineated and shown on the said Plan) Together with full and free right of way liberty and licence for the Purchaser and its successors in title and all of the owners and occupiers of the said land hereby conveyed and every part thereof and its and their tenants agents and servants and all other persons authorised by it or them in that behalf at all times in common with the Vendor and all other the owners and occupiers for the time being and from time to time of the other lands of the said Hanson Plantation (as the same is now constituted) and any buildings thereon and with all other persons who may now or at any time hereafter have the like right at all times and for all purposes connected with the use and enjoyment of the said land hereby conveyed with or without animals of burden and vehicles of all kinds laden or unladen to go return pass and repass over along and upon all those portions or areas of all the roads delineated and shown on the said Plan and particularly the said proposed right of way 7.92 metres wide and the entire continuation thereof as outlined on the said Plan leading to Highway 5 - - which are included in the area of the said other lands of Hanson Plantation so as at all times to have free access to and from the said land (or any part thereof) hereby conveyed from and to the said Highway 5 and to use the gutters thereof and any drainage (suck wells and culverts) established or which may hereafter be established in connection therewith for taking off rain and storm water (but not any right

run any foul or bath water therein) Together also with full and free right liberty and licence to make up and repair the said portions or areas of the said roads and particularly the said proposed right of way 7.92 metres wide and the entire continuation thereof as outlined on the said Plan leading to Highway 5 and to break up and lay thereunder any gas or water pipes or conduits cables or mains or those of any public utility or other service and the right to erect at the sides of but within the verges (if any) of all of the said roads any poles for carrying electric or telephone cables or wires or those of any public utility or other service and at all times to repair and replace any such pipes conduits poles cables or wires the person or persons exercising any such rights making good any damage done to any of the said roads or the verges (if any) in the exercise of any such rights and restoring the same to their former state and condition with as little delay as possible EXCEPT AND RESERVING NEVERTHELESS in fee simple unto the Vendor and its successors in title or other the owner or owners for the time being and from time to time of the said other lands of Hanson Plantation or any part thereof intended to be benefited thereby the same and similar rights of way liberties and licences as those hereinbefore defined described and conveyed along over upon and under all those portions or areas of any of the said roads and the verges (if any) which are contained in the area of the land hereby conveyed as are hereinbefore granted to the Purchaser its successors in title over along upon and under the portions or areas of the said roads and the verges (if any) shown on the said Plan which are not contained in the area of the land hereby conveyed TO HOLD the same unto the Purchaser in fee simple SUBJECT ONLY to Condition 2 mentioned in the said Permission:

2. The Vendor acknowledges the right of the Purchaser to the production of the documents and writings specified in the Schedule hereto and at the cost of the Purchaser to delivery of copies thereof and undertakes with the Purchaser for the save custody thereof:

And it is hereby certified that the consideration hereinbefore stated for the transfer of the land hereby conveyed represents the fair market value thereof:

And the Vendor hereby attests and declares (as is testified by its being party to and executing these presents) that the Vendor is resident in Barbados within the meaning of the Exchange Control Act of Barbados (as amended) and is a Company controlled by Citizens of Barbados and as such is a Citizen of Barbados within the meaning of the Property Transfer Tax Act of Barbados (as amended):

And the Purchaser hereby attests and declares (as is testified by its being party to and executing these presents) that the Purchaser is resident in Barbados within the meaning of the Exchange Control Act of Barbados (as amended) and is a Corporation controlled by Citizens of Barbados and as such is a Citizen of Barbados within the meaning of the Property Transfer Tax Act of Barbados (as amended):

IN WITNESS whereof this Conveyance has been executed under Seal the day and year first hereinbefore written.

THE SCHEDULE TO THE FOREGOING CONVEYANCE

1. Conveyance dated 2nd July 1958, E.E.Deane, et al to Kingsland Estates Limited, recorded 3rd July 1958, 807/503.

2. Mortgage dated 2nd July 1958, E.E. Deane et al to G.B. Evelyn, recorded 4th July 1958, 807/525, with Reconveyance and Release dated 1st February 1961, G.B. Evelyn to Kingsland Estates Limited, recorded 2nd February 1961, 843/581, endorsed thereon.
3. Mortgage dated 1st February 1961, Kingsland Estates Limited to Barbados Mutual Life Assurance Society, recorded 2nd February 1961, 862/5.
4. Reconveyance and Release dated 30th July 1964, Barbados Mutual Life Assurance Society to Kingsland Estates Limited, recorded 31st July 1964, 924/193.
5. Equitable Mortgage by way of Memorandum of Deposit of Deeds dated 30th June 1977, Kingsland Estates Limited to Barclays Bank International Limited, recorded 22nd July 1977 as No.4862 of 1977.
6. Release dated 18th April 1979, Barclays Bank International Limited to Kingsland Estates Limited, recorded 25th April 1979, as No.2643 of 1979.

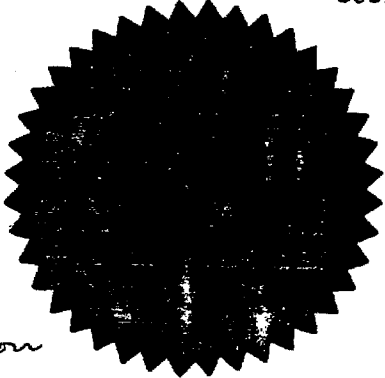
THE COMMON SEAL of Kingsland Estates Limited was hereto set and affixed by Eric Ashby Bentham Deane its Chairman and Owen Basil Keith Deane its Secretary in the presence of:-



Signature of witness:- *F Stutchinson*  
 Name:- FREDERICK STCLAIR HUTCHINSON  
 Abode:- No.53 Atlantic Shores, Christ Church  
 Calling or description:- Attorney-at-law

*W.D. Deane*  
 .....  
 Chairman  
  
*Owen Basil Keith Deane*  
 .....  
 Secretary

THE COMMON SEAL of The Barbados Mutual Life Assurance Society was hereto set and affixed by Steven Roger Stoute the Secretary thereof by order of the Board of Directors in the presence of:-



*D Wallan*  
 \_\_\_\_\_  
  
 Signature of witness:- *F Stutchinson*  
 Name:- FREDERICK STCLAIR HUTCHINSON  
 Abode:- No.53 Atlantic Shores, Christ Church  
 Calling or description:- Attorney-at-law

*[Signature]*  
 Countersigned  
 Secretary

BARBADOS LAND REGISTRY  
 DEPARTMENT  
  
 JUL 10 2007  
  
 ASST. REGISTRAR OF TITLES  
 CERTIFIED A TRUE COPY



BARBADOS

I FREDERICK StCLAIR HUTCHINSON, Attorney-at-Law, of No. 17 High Street in the City of Bridgetown in Barbados do hereby DECLARE that to the best of my knowledge information and belief the within named Vendor as well as the within named Purchaser are both controlled by Citizens of Barbados and as such are both Citizens of Barbados within the meaning of the Property Transfer Tax Act of Barbados (as amended) and are both resident in Barbados within the meaning of the Exchange Control Act of Barbados (as amended).

Dated this 26th day of June 1987.

*F. Stclair Hutchinson*  
.....  
Attorney-at-Law.

PROPERTY  
TRANSFER TAX ACT 1969  
PROPERTY TRANSFER TAX OF \$ 50,244 XX  
CHARGED UNDER SECTION 5(1) IN RESPECT  
OF THE TRANSFER WAS PAID ON 01/07-30

LAND TAX ACT CAP 78A ISSUED ON  
4/07/87  
CERTIFICATE No. 22 BY COLLECTOR OF TAXES  
07-06-22 88-03-31  
AND VALID UNTIL 08-03-31  
AND A COPY OF NOTIFICATION OF CHANGE OF  
POSSESSION OF PROPERTY HEREIN TRANSFERRED  
WERE PRODUCED TO ME ON THE 07-07-30  
AND I AM SATISFIED AS TO THE MATTER STATED  
OF THE ABOVE MENTIONED DOCUMENTS  
*F. Stclair Hutchinson*  
Assistant Registrar

PROPERTY  
TRANSFER TAX ACT  
Certificate No. 2003/87 issued on  
the 07-07-30 by the Commissioner  
of Inland Revenue stating that the re-  
quirements of Section 12A of this Act  
have been complied with in respect of  
this sale was presented to me on the  
07-07-30  
*F. Stclair Hutchinson*  
Assistant Registrar

PROPERTY  
TRANSFER TAX ACT 1969  
PROPERTY TRANSFER TAX IS NOT CHARGEABLE  
UNDER SECTION 5(3) IN RESPECT OF THE  
TRANSFER  
*F. Stclair Hutchinson*  
REGISTRAR

LAND DEVELOPMENT DUTY ACT, CAP. 78  
CERTIFICATE OF LOCATION  
CERTIFICATE REF. NO. 02-01-01-001 part of  
ISSUED ON 07-07-29 by  
THE COMMISSIONER OF LAND TAX STATING  
THAT THE LAND TRANSFERRED IS NOT SITUATED  
IN A SPECIAL DEVELOPMENT AREA AND THAT  
NO DEVELOPMENT DUTY IS PAYABLE IN RESPECT  
THEREOF, WAS PRESENTED TO ME ON 07-07-30  
*F. Stclair Hutchinson*  
Assistant Registrar

BARBADOS LAND REGISTRY  
DEPARTMENT  
JUL 10 2007  
*F. Stclair Hutchinson*  
ASST. REGISTRAR OF TITLES  
CERTIFIED A TRUE COPY

REVISED (1983)

No. 594/4/84B

Date received 34-04-85

TOWN AND COUNTRY DEVELOPMENT PLANNING OFFICE
Town and Country Development Planning Act, Cap. 240

Application for Permission to Develop Land

(the attention of applicants is drawn to the directions appended to this form)

TO THE CHIEF TOWN PLANNER:

I/WE HEREBY make an application for permission to carry out the development described hereunder and on the attached plans and drawings.

(\*delete where inapplicable. See paragraph 4 of Directions).

(Signed) [Signature]

CERTIFIED THAT THIS IS TRUE COPY OF THE APPLICATION PLAN TO WHICH THE MINISTER OF HOUSING AND LANDS PERMISSION/REFUSAL REF. NO. 594/4/84B NAME & ADDRESS OF APPLICANT (in block letters) DATED 3.6.85 RELATES (State whether Mr., Mrs., Miss) RICHARD GILL ASSOCIATES LTD ASSURANCE SOCIETY CHIEF TOWN PLANNER (Postal Address) College Road, St. Michael. 27-27-20-19

Telephone Number 426 4177

If signed by an Agent on behalf of the applicant:

RICHARD GILL ASSOCIATES LTD NAME & ADDRESS OF AGENT PRINCE PARK HOUSE ST. JAMES

RECEIVED 1987-07-30 IN VOL. in the Registrar's Office Barbados. Assistant Registrar

Telephone Number 425 1486

Date April 4, 1984

**PARTICULARS OF APPLICATION**

(the word "land" includes any buildings thereon)

(1) (i) Particulars of the applicant's interest in the land (e.g., free holder, lessee, prospective purchaser,) etc. .... Prospective purchaser

(ii) If the applicant is a prospective purchaser or lessee of the land, state whether the vendor or lessor has consented to the proposed development -

..... Yes .....

<p>(2) Address or location of the land to be developed.</p>	<p>(2) <u>Hanson Plantation Near Fort George St. Michael.</u></p>
<p>(3) Describe briefly the proposed development, including the purpose for which the land and/or buildings are to be used. If they are to be used for more than one purpose, give details.</p>	<p>(3) <u>Subdivision of land from other lands of Hanson Plantation and change of use to residential purposes.</u></p>
<p>(4) State the purpose for which the land and/or buildings are now used, and if used for more than one purpose, give details.</p>	<p>(4) <u>Vacant non-arable (rab) land.</u></p>
<p>(5) State whether the proposed development involves the construction of a new, or the alteration of an existing vehicle access, to or from a public highway. If so state the purpose for which the new or altered access is required.</p>	<p>(5) <u>Improvement of an existing access from Highway 5.</u></p>

<p>(6) Does the land form part of a subdivision plan approved or permitted by -</p> <p>(a) The General Board of Health; or</p>	<p>(6)</p> <p>(a) No.</p>
<p>(b) Chief Town Planner</p>	<p>(b) No.</p>
<p>If so, state the reference number and date of approval or permission.</p>	
<p>(7) If the land is to be used wholly or partly for industrial or commercial use, state:-</p> <p>(i) the nature of the proposed industry or business, including, if for industrial use, a brief description of the type of processes to be carried on;</p>	<p>(7) N/A</p> <p>(i)</p>
<p>(ii) If for industrial use -</p>	<p>(ii) N/A</p>
<p>(a) the means of disposal of any trade refuse or trade effluents.</p>	<p>(a)</p>
<p>(b) estimated water requirements in gallons per day.</p>	<p>(b)</p>
<p>(c) estimated electricity requirements in Kilowatts.</p>	<p>(c)</p>
<p>(d) estimated number of persons to be employed.</p>	<p>(d)</p>
<p>(8) Where appropriate state -</p>	<p>(8)</p>
<p>(i) Source of water supply -</p>	<p>(i)</p>
<p>(a) existing</p>	<p>(a) -</p>
<p>(b) proposed</p>	<p>(b) Government mains</p>
<p>(ii) Means of waste water and sewage disposal -</p>	<p>(ii) N/A</p>
<p>(a) existing</p>	<p>(a)</p>
<p>(b) proposed</p>	<p>(b)</p>
<p>(9) Where appropriate state building materials -</p>	<p>(9) N/A</p>
<p>(i) Walls</p>	<p>(i)</p>
<p>(ii) Roof covering</p>	<p>(ii)</p>
<p>(iii) Roof supports</p>	<p>(iii)</p>

No. 3064/18/15/84  
In Replying, the above Number  
and Date of this Letter should  
be quoted.



Ministry of Housing & Lands,  
Marino House,  
Hastings,  
Christ Church,  
Barbados.

December 22, 1986

Messrs. Richard Gill Associates Ltd.  
Town Planning & Development Consultants  
Prior Park House  
ST. JAMES.

Dear Sirs,

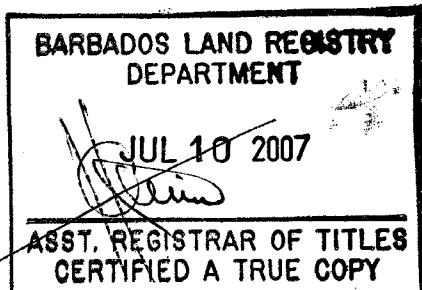
Re: Application No. 594/4/84B: Request for  
Review of Decision for Land at Hanson  
Plantation, St. Michael

I refer to this Ministry's notification of 12th March, 1986, on the arrangements for a hearing on the above application, as provided for in Section 19(6) of the Town and Country Planning Act, CAP. 240.

On recommendation of this case and having regard to the location of the site in question, the Minister has decided that permission should be given on Application No. 594/4/84B for your clients, Barbados Mutual Life Assurance Society to subdivide approximately 10.1 hectares (25 acres) of land from other lands of Hanson Plantation, near Fort George, St. Michael, and change the use of this land to residential.

This Permission is however subject to the Conditions set out below and which have been imposed to ensure the proper development of the land:

1. The submission to and approval by the Chief Town Planner of a sworn surveyor's plot or plots of the subdivision.
2. No further development of the land shall be carried out without the prior grant of permission by the Chief Town Planner on an application made in that behalf.



Messrs. Richard Gill Associates Ltd.

December 22, 1986

- 2 -

I am also directed to advise that your clients should consult the Barbados Water Authority and the Chief Town Planner prior to preparation of detailed plans for the development.

It is to be noted that in view of the above decision it is not proposed to proceed with a formal hearing.

Yours faithfully



A.R. NICHOLLS  
for Permanent Secretary

c.c. Chief Town Planner

6607

RECEIVED 1987-07-30
AND RECORDED UNDER SAME DATE
IN VOL.....
.....in the Registration Office
Barbados.
Kd
Assistant Registrar



RELEASE  
SUPPLEMENTAL TO THE FOREGOING CONVEYANCE

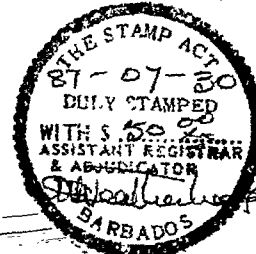


DRAWN & PREPARED  
*A. Steinhilber*  
ATTORNEY-AT-LAW  
COTTLE CATFO.  
NO. 17 HIGH STR  
BRIDGETOWN, B.

BARBADOS

BARBADOS NATIONAL BANK a body corporate incorporated under and by virtue of the Barbados National Bank Act Chapter 322A of Barbados and having its Head Office situate at 11 James Street in the City of Bridgetown in Barbados (hereinafter called "the Bank") at the request of KINGSLAND ESTATES LIMITED (hereinafter referred to as "the Company") the Vendor named in the foregoing Conveyance which is dated the *26th* day of *June* 1987 and is made between the Company of the One Part and The Barbados Mutual Life Assurance Society (as purchaser therein) of the Other Part hereby RELEASES unto the said The Barbados Mutual Life Assurance Society in fee simple the land conveyed to it by the said Conveyance freed and absolutely discharged of and from all moneys principal interest and otherwise which on the date of the execution of this Release are in anywise due or owing to or secured to the Bank by or under or by virtue of any charge lien or Certificate of Loan in favour of the Bank howsoever created or arising upon or against the said land being part of the lands of the plantation called or known as Hanson which is mentioned and referred to in the said Conveyance and of and from any such charge lien or Certificate of Loan and of and from any action suits reckonings claims demands and liability in anywise relating to any such moneys charge lien Certificate of Loan or premises:

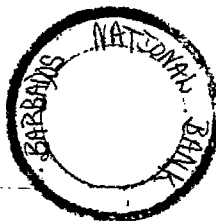
PROVIDED ALWAYS that nothing herein contained shall operate to prejudice or affect the security of the Bank under or by virtue of any Certificate of Loan charge or lien as aforesaid in respect of the remaining lands of the said plantation or any other property



charged by the said Certificates of Loan charges or liens as aforesaid as is not hereby released from the payment to the Bank of the moneys principal and interest remaining due and owing to the Bank under and by virtue of the said securities:

IN WITNESS whereof the Bank and the Vendor have executed this Release under Seal this 26<sup>th</sup> day of June 1987.

THE COMMON SEAL of Barbados National Bank was hereto set and affixed by Winston Rudolph Beckles the Secretary thereof by order of the Board of Directors in the presence of:-

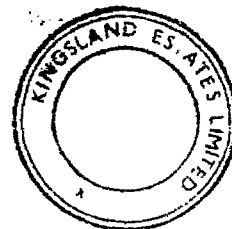


A.W. de la Cruz  
E. A. ... } Directors

Signature of witness:- [Signature]  
Name:- ERIC E. MANTINDALE  
150 SANDY LANE  
Abode:- ST. JAMES  
ATCOCKLYN HILL

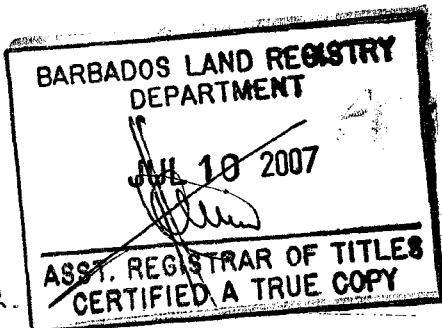
Countersigned  
W.R. Beckles  
Secretary

Calling or description:-  
THE COMMON SEAL of Kingsland Estates Limited was hereto set and affixed by Eric Ashby Bentham Deane its Chairman and Owen Basil Keith Deane its Secretary in the presence of:-



Signature of witness:- [Signature]  
Name:- FREDERICK STCLAIR HUTCHINSON  
Abode:- No. 53 Atlantic Shores, Christ Church  
Calling or description:- attorney-at-law

[Signature]  
Chairman  
[Signature]  
Secretary





24.33 2/11/87 1987.

36 Jos #28.80

Appln 14608) #11.20

Letter 6 Jos # 4.80

Plan (Copy) • 10.00

KINGSLAND ESTATES LIMITED

6605 - 6609

27-07-30

- TO -

THE BARBADOS MUTUAL LIFE ASSURANCE SOCIETY

CONVEYANCE

6609  
Dated 26<sup>th</sup> June 1987.  
9 Jos #7.20  
Barbados National Bank

- to -

The Barbados Mutual Life Assurance Society

Release

Cottle Catford & Co.

RECEIVED. 1987-07-30  
AND RECORDED UNDER SAME DATE  
IN VOL..... of page  
..... in the Registrar's Office  
Barbados  
Xd  
Assistant Registrar

COTTLE CATFORD & CO.