

LAND REGISTRY
Recording Page

Return To:

BARBADOS LAND REGISTRY
BLOCK B,
THE GARRISON
ST. MICHAEL

KINGSLAND ESTATES LIMITED

CARIBBEAN COMMERCIAL TRUST
COMPANY LIMITED

Index DEED BOOK

Book 00345 Page 0413

No. Pages 0016

Instrument CONVEYANCE

Date : 1/24/1990

Time :

Control # 199001240005

INST# RD 1990 000703

ADJ #

Employee ID BDAWN

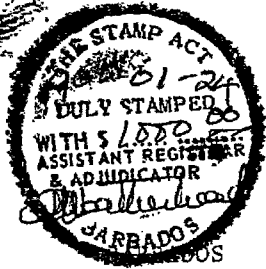
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	\$.00
Total:	\$.00

ST. MICHAEL BARBADOS
LAND REGISTRY

Michael S. Alleyne



199001240005



CERTIFICATE NO. 13406
THE 28-05-18 BY COLLECTOR R. TAYLOR
AND VALID UNTIL THE 29-03-21
AND A COPY OF NOTIFICATION OF CHANGE
OF POSSESSION RE PROPERTY HEREBY
TRANSFERRED WERE PRODUCED TO ME ON
THE 29-03-21 AND I AM
SATISFIED AS TO THE MATTERS STATED
OF THE ABOVE MENTIONED DOCUMENTS.
ASSISTANT REGISTRAR

DRAWN & PREP
ATTORNEY-AT-LAW
GOTTE CATFORD &
NO. 17 HIGH STREET
BRIDGETOWN, BARBADOS

THIS CONVEYANCE is made the 26th day of March 1989
BETWEEN KINGSLAND ESTATES LIMITED a former Act Company as described
in the Companies Act CAP 308 of Barbados and continued under the
provisions of said Act 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
CARIBBEAN COMMERCIAL TRUST COMPANY LIMITED a Company incorporated
under the Companies Act CAP 308 of Barbados as Company No. 1099
and having its Registered Office situate at Colonial Life Building
White Park Road in the City of Bridgetown in Barbados (hereinafter
called "the Purchaser") of the OTHER PART:



WHEREAS the Vendor is the estate owner in fee simple in
possession of the lands of the plantation called or known as Wotton
(as at present constituted) situate in the parish of Christ Church
in Barbados:

AND WHEREAS the Vendor by Application made by its Agent
Leonard E. St. Hill and bearing date the 8th day of July 1985 and
Reference No. 1398/7/85D applied to the Chief Town Planner of
Barbados for the subdivision of 3.6 Acres (approximately) of land
of the said Plantation into 27 lots for residential commercial and
recreational purposes and upon the submission to the Minister of
Housing and Lands of the said Application for decision in accordance
with Section 18 of the Town and Country Planning Act CAP 240 the
Minister granted permission for the said development subject to the
conditions stipulated thereby and including the submission to and
approval by the Chief Town Planner of a certified Surveyor's plot
or plots of the subdivision:

AND WHEREAS the Vendor submitted for approval by the Chief
Town Planner a perimeter plan of the said development being a plan
of 1.607 hectares of land certified by Roger N. Parravicino, Land



Surveyor on the 17th day of July 1985 and the said Plan was approved by the said Chief Town Planner on the 6th day of February 1987:

AND WHEREAS the said Application and the letter addressed by the Permanent Secretary, Ministry of Housing and Lands to the said Leonard E. St.Hill, Agent for the Vendor which bears date the 16th day of January 1986 and reference 3064/30 T. 43 and whereby the said permission was granted and the aforesaid perimeter plan (which is hereinafter referred to as "the said plan") are hereto annexed:

AND WHEREAS the Vendor has agreed with the Purchaser for the sale to the Purchaser of the said 1.607 hectares of land which is hereinafter described subject as hereinafter appears but otherwise free from encumbrances for the price of \$100,000.00:

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the sum of \$100,000.00 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 (part of the lands of Wotton Plantation) situate at Kendal Hill in the parish of Christ Church in Barbados containing by admeasurement 1,607 hectares (16071 square metres) or thereabouts (in which area is included 998 square metres of a right of way 4.88 metres wide) and abutting and bounding towards the South along and immediately within which boundary the said right of way runs upon lands now or late of George Lowe of one Cronney of I.Cox and of Enid Jackman towards the west on the public Road known as Kendal Hill but sometimes as the Industrial Estate Access Road and towards the North on the road now to be established and at one time to be called the Industrial Estates Access Road

PROPERTY

PROPERTY
TRANSFER TAX ACT 1969
PROPERTY TRANSFER TAX IS NOT CHARGEABLE
UNDER SECTION 5(3) IN RESPECT OF THE
TRANSFER
W. Leathhead
REGISTRAR

TRANSFER TAX ACT 1969
Property Transfer Tax is Waived/Charged of _____
under Sec 6(2) in respect of this Transfer.
Reference No. 5100/5/1 T2 Dated
88-01-26 Ministry of Finance
W. Leathhead, asst REGISTRAR
90-01-16

PROPERTY
TRANSFER TAX ACT 1969
PROPERTY TRANSFER TAX OF \$ 5000
CHARGED UNDER SECTION 5(1) IN RESPECT
OF THE TRANSFER WAS PAID ON 1990-01-24
W. Leathhead
REGISTRAR # 04437

but now to be known as the Airport to West Coast Highway or however else the same may abut and bound (which land and roads are delineated on the said plan which is hereto annexed) TO HOLD the same unto the Purchaser in fee simple subject to the conditions hereinbefore mentioned in recital and subject as to the 998 square metres thereof which are contained in the said right of way 4.88 metres wide to the rights liberties and licenses in along over and under the same which at present exist for the benefit of any lands which may abut thereon or have access thereto along any existing road.

2. The Purchaser as to the land hereby conveyed and for the benefit and protection of the Vendor and the other lands of the said Wotton Plantation and every part thereof hereby covenants with the Vendor that the Purchaser and the Purchaser's successors in title will observe and perform the conditions attached or attaching to the Permission hereinbefore mentioned in recital in so far as such conditions are to be observed and performed by the owners for the time being and from time to time of the said land hereby conveyed and are still in force and capable of taking effect and will save the Vendor and its successors and assigns harmless and indemnified against any actions suits or other proceedings in respect of the said conditions but so that the Purchaser and the persons deriving title under the Purchaser shall not be liable for any breach occurring on the said land hereby conveyed or any part or parts thereof after the Purchaser or any person deriving title under the Purchaser shall have parted with all interest therein.

3. The Vendor acknowledges the right of the Purchaser to the production of the documents and records specified in the Schedule hereto and to delivery of copies thereof and undertakes with the Purchaser for the safe custody thereof.

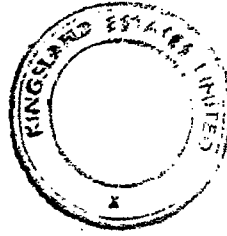
4. It is hereby certified that the consideration hereinbefore stated for the transfer of the land hereby conveyed represents the fair market value thereof.
5. The Vendor hereby attests and declares (as is testified by its being party to and executing this deed) that it is resident in Barbados for the purposes of the Exchange Control Act of Barbados (as amended) and is a Company controlled by Citizens of Barbados and accordingly is a Citizen of Barbados for the purposes of the Property Transfer Tax Act of Barbados (as amended).
6. The Purchaser hereby attests and declares (as is testified by its being party to and executing these presents) that it is resident in Barbados for the purposes of the Exchange Control Act of Barbados (as amended) and further that by letter dated the 12th day of February 1986 recorded in the Registration Office for Barbados on the 15th February 1988 under reference No. 1619 a certified copy of which is hereto annexed the Minister of Finance waived the tax payable under Section 5 (3) of the Property Transfer Tax Act CAP 84A of Barbados (as amended).

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

SCHEDULE TO THE FOREGOING CONVEYANCE

1. Conveyance dated 10th December 1952 (recorded 5th January 1953 - 720/136) Lady Margaret Collymore et al to Wotton Estates Limited.
2. Declaration of Trust and Deed of Arrangement dated 1st July 1961 (recorded 6th July 1961 - 868/77) Wotton Estates Limited et al to Kingsland Estates Limited et al.
3. Grant and Release dated 12th November 1962 (recorded 15th November 1962 - 883/489) Wotton Estates Limited et al to Kingsland Estates Limited.
4. Memorandum of Deposit of Deeds dated 14th November 1973 (recorded 23rd December 1973 as Deed 4520 of 1973) Kingsland Estates Limited to Barclays Bank International Limited.
5. Release dated 18th April 1979 (recorded 25th April 1979 as Deed 2640 of 1979) Barclays Bank International Limited to Kingsland Estates Limited.

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:-



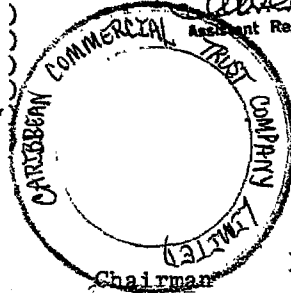
E. Ashby Bentham Deane
Chairman

Owen Basil Keith Deane
Secretary

Witness: *S. C. R. F.*
Name: *Louise Colledge Armstrong*
Abode: *Rockley Hill Road, Christ Church*
Calling or description: *Attorney-at-law*

LAND DEVELOPMENT DUTY ACT, CAP. 78
CERTIFICATE OF LOCATION
CERTIFICATE REF. NO. *90-04-01-001*
ISSUED ON *29-03-30* 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 *90-01-1*
D. Weatherhead
Assistant Registrar

THE COMMON SEAL of Caribbean Commercial Trust Company Limited was hereto set and affixed by *Lawrence A. Bullock* its Chairman and *Heritage Trust Company Limited* its Secretary in the presence of:-



HERITAGE TRUST CO. LIMITED
AS SECRETARY
Per *James Blandford*
Secretary

Witness: *Stephen J. Francis*
Name: *STEPHEN JOHN FRANCIS*
Abode: *STEPNEY ST GEORGIE*
Calling or description: *ATTORNEY AT LAW*

PROPERTY
TRANSFER TAX ACT
Certificate No. *1582/89* issued on
the *29-04-19* 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
29-01-16
D. Weatherhead
Registrar

BARBADOS

I, Allan StClair Watson, Attorney-at-Law do hereby Declare and Certify that Kingsland Estates Limited the Vendor named in the foregoing Conveyance is resident in Barbados for the purposes of the Exchange Control Act of Barbados (as amended) and is a Company controlled by Citizens of Barbados and is accordingly a Citizen of Barbados for the purposes of the Property Transfer Tax Act of Barbados (as amended).

Dated this day of 1989

Allan StClair Watson
Attorney-at-Law

RECEIVED	1990-01-24	.....
AND RECORDED	DATE	.....
IN VOL. ....	.....	at page
.....	LAND REGISTRY	Barbados.
Xd		
	.....	of Titles

703

704

REVISED (1983)

No. 1398/7/85D

Date received 85-07-17

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)

RECEIVED
AND RECORDED UNDER
PL VOL. 1990-01-2
in the LAND I...
Parishes. XI
Registrar of T. L.

TO THE CHIEF TOWN PLANNER:

I/WE HEREBY make an * application for permission to carry out the development
outline application

described hereunder and on the attached plans and drawings.

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

(Signed) [Signature]

NAME & ADDRESS OF APPLICANT (in block letters).

CERTIFIED THAT (State whether Mr., Mrs., Miss) CARIBBEAN COMMERCIAL TRUST CO. Ltd.
THE APPLICATION ~~IS~~ IS TRUE COPY OF
MINISTER OF HOUSING ~~AND~~ TO WHICH THE
PERMISSION/ ~~REF. NO~~ REF. NO 1398/7/85
DATED. 86-01-16 RELATES. BRIDGETOWN
Telephone Number
CHIEF TOWN PLANNER
86-02-03
If signed by an Agent on behalf of the applicant:

NAME & ADDRESS OF AGENT Leonard St. Hill

9 Bamboo Ridge, Holders, St. James.

Telephone Number 432-1947

Date July 8, 1985

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) WOTTON PLANTATION KENDAL HILL ROAD, CHRIST CHURCH. (Entrance to Evelyn Concrete Works) (off Kendal Hill Road.)</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) SUBDIVISION OF 3.6 Acres (Approx) into 27 lots as follows: Residential purposes 24 lots; Commercial purpose 1 lot ; Social Centre 1 lot ; Open Space 1 lot .</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) VACANT LAND.</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) YES: To form access to Commercial lot.</p>

(6) Does the land form part of a sub-division plan approved or permitted by -	(6)
(a) The General Board of Health; or	(a) NO.
(b) Chief Town Planner	(b) NO.
If so, state the reference number and date of approval or permission.	Not Applicable.
(7) If the land is to be used wholly or partly for industrial or commercial use, state:-	(7)
(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;	(i) NEIGHBOURHOOD SHOPPING CENTRE
(ii) if for industrial use -	(ii)
(a) the means of disposal of any trade refuse or trade effluents.	(a) Not Applicable
(b) estimated water requirements in gallons per day.	(b) Not Applicable
(c) estimated electricity requirements in Kilowatts.	(c) Not Applicable
(d) estimated number of persons to be employed.	(d) Not Applicable
(8) Where appropriate state -	(8)
(i) Source of water supply -	(i)
(a) existing	(a) PUBLIC MAINS
(b) proposed	(b) PUBLIC MAINS
(ii) Means of waste water and sewage disposal.-	(ii)
(a) existing	(a) NONE
(b) proposed	(b) SEPTIC TANKS & EFFLUENT TO WELLS
(9) Where appropriate state building materials -	(9)
(i) Walls	(i) Not appropriate
(ii) Roof covering	(ii) Not appropriate
(iii) Roof supports	(iii) Not appropriate

No. 3064/30 T.43

In Replying, the above Number
and Date of this Letter should
be quoted.



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

1986-01-16

Mr. Leonard St. Hill
9 Bamboo Ridge
Holders
ST. JAMES

Dear Sir:

Re: Town and Country Planning Application
No. 1398/7/85D - Wotton Plantation, Christ Church

Please refer to your application made on behalf of Caribbean Commercial Trust Company Limited and which was submitted to the Ministry for consideration in accordance with Section 18(1) of the Town and Country Planning Act, CAP. 240.

Having assessed the proposal contained in Application No. 1398/7/85D and other relevant factors, the Minister has given approval for your client to subdivide approximately 1.45 hectares (3.6 acres) of land at Wotton Plantation, Christ Church (near to Evelyn Concrete Works off Kendal Hill Road), into twenty-seven (27) lots for residential, commercial and recreational use as well as an open space.

This Permission is subject however, to the strict adherence to the Conditions appended hereunder -

1. The submission to and approval by the Chief Town Planner of a revised plan making provision in particular for -
 - (i) contours of the general area;
 - (ii) an overall drainage plan for the development.
2. All building and engineering operations in connection with -
 - (i) roads;
 - (ii) accesses;

including the means of drainage thereof; shall be carried out in accordance with an approved specification and shall be completed to the

/... ..

satisfaction of the Chief Town Planner prior to the occupation of any building erected on the land in accordance with the terms of this permission.


3. All roads shall be named to the satisfaction of the Chief Town Planner.
4. No lot may be sold, leased or otherwise disposed of prior to the provision of adequate services to the satisfaction of the Chief Town Planner.
5. The submission to and approval by the Chief Town Planner of a certified surveyor's plot or plots of the subdivision.
6. 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.
7. Condition No. 6 relates to the non-residential portions of the development.

The reasons for imposing these conditions are -

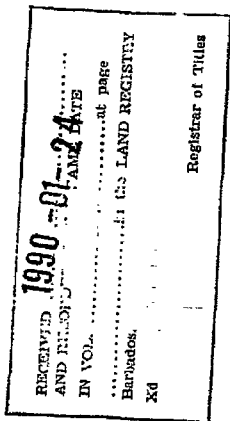
1. (i) & (ii) To ensure proper engineering standards.
2. To ensure proper engineering practice.
3. To ensure easy identification of lots within the development.
4. To ensure an adequate supply of essential services.
5. To ensure the proper development of the land in accordance with the approved plan.
6. To ensure the proper development of the land.
7. To ensure the proper development of the land.

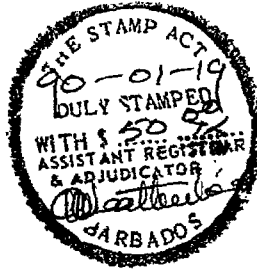
I wish also to advise that a fee of fifty (\$50.00) dollars is payable to the Chief Town Planner for inspection of the commencement of building works.

Yours faithfully


 A. R. NICHOLLS
 for Permanent Secretary

c.c. Chief Town Planner





DRAWN & PREPARED BY
[Signature]
ATTORNEY-AT-LAW OF
COTTE CATFORD & CO
NO. 17 HIGH STREET
BRIDGETOWN, BARBADOS

RELEASE

Supplemental to the foregoing Conveyance

BARBADOS



CAN

BARBADOS NATIONAL BANK a body corporate incorporated under and by virtue of the Barbados National Bank Act Cap 322A of Barbados and having its Head Office situate at 11 James Street in the City of Bridgetown in Barbados having by virtue of the said Act inter alia assumed the functions conferred on and exercisable by the Sugar Industry Agricultural Bank whereby all property rights and obligations vested in and held by the said Sugar Industry Agricultural Bank were by the said Act therein vested and transferred (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 *20th* day of *March* 1989 and is made between the Company of the One Part and Caribbean Commercial Trust Company Limited (as Purchaser) of the Other Part hereby RELEASES unto the said Caribbean Commercial Trust Company Limited 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 as part of the lands of the plantation called or known as Wotton 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;

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 owing to it.

IN WITNESS whereof the Bank has executed this Release under its Common Seal this *28th* day of *March* 1989

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:-)



[Handwritten signature]
Directors

Countersigned
[Handwritten signature]
Secretary

Witness: *[Handwritten signature]*

Name: Ruth Elizabeth Marshall-Sam
Abode: St. Lawrence, Christ Church

Calling or description: Corporate Assistant

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



[Handwritten signature]
Chairman
[Handwritten signature]
Secretary

Witness: *[Handwritten signature]*
Name: *[Handwritten signature]*
Abode: *[Handwritten signature]*
Calling or description: *[Handwritten signature]*

BY A COMMISSIONER OF PROBATES

BARBADOS

Appeared before me this day Ruth Elizabeth Marshall-Sam Corporate Assistant one of the subscribed witnesses to the execution of the foregoing Release and made oath that she was present and saw the Common Seal of Barbados National Bank one of the executing parties thereto duly affixed by Winston Rudolph Beckles the Secretary thereof in the presence of Amory James Navarro Phillips and Luther Garfield Francis, Directors and also that she saw the said Amory James Navarro Phillips and Luther Garfield Francis as Directors sign and the said Winston Rudolph Beckles as Secretary Countersign the same.

Given under my hand this *15th* day *January* of 19*90*

Alvin H. Thomas

COMMISSIONER OF PROBATES

1990-01-24

RECORDED	.....
AND INDEXED	.....
IN VOL. ....	.....
.....
Barbados.	.....
Xd	.....
Reg	.....

206A

BARBADOS LAND REGISTRY
DEPARTMENT

NOV 08 2007

[Signature]

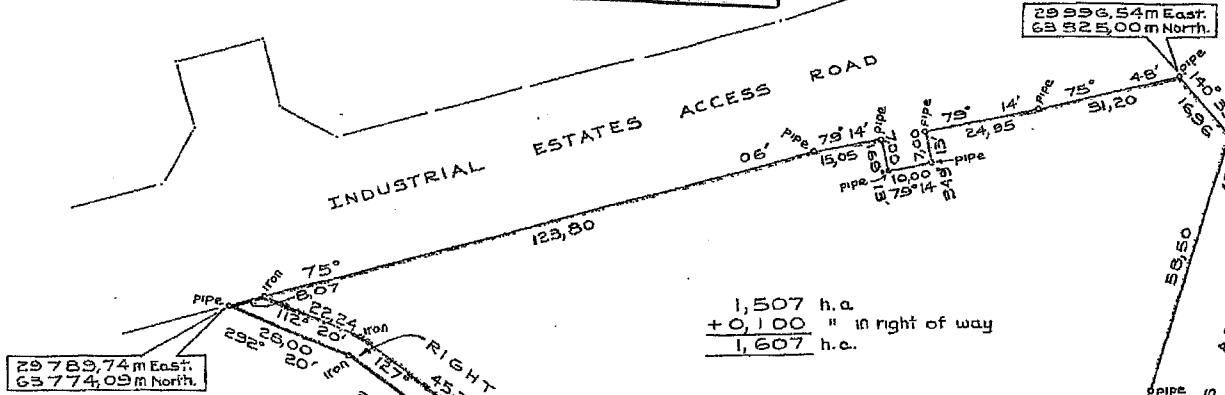
ASST. REGISTRAR OF TITLES
CERTIFIED A TRUE COPY

NOV 24 (311)

BARBADOS LAND REGISTRY
DEPARTMENT

NOV 08 2007

ASST. REGISTRAR OF TITLES
CERTIFIED A TRUE COPY



29 789.74 m East.
63 774.09 m North.

1,507 h.a.
+ 0,100 " in right of way
1,607 h.a.

706

RECEIVED 1990-01-24
AND RECORDED UNDER SAME DATE
IN VOL. at page
Barbados. in the LAND REGISTRY

Barbados

PLANNED LAND

at KINGSLAND, CHRIST CHURCH
containing 1,507 h.a. 15073 m²
+ 0,100 " in right of way + 998 " in right
1,607 h.a. 16071 m² of way

surveyed for KINGSLAND ESTATES LTD.
Certified 17th July 1985

SCALE 1:1000

i.e. bearings in degrees
bear. gs are referred to Grid North
derived from D.L.S. Control
559 & T800A

For Lands and Surveys Dept. only



4.88m WIDE
CRONEY
I. COX
ENID JACKMAN

TOWN & COUNTRY DEVELOPMENT
PLANNING OFFICE
APPROVED ON BEHALF OF
MIN. OF Housing and Lands

1986-01-16
1398/7/85

DATE 1987-02-06

CHIEF TOWN PLANNER (ag)

29 967.72 m East.
63 680.18 m North.

Dated 28th March 1989

23715 \$18.40

16pp1. 14715 \$11.20

Perm 6715 \$4.80 Plan Copy \$10.00 2590-01-24

Kingsland Estates Limited

703 - 706
- to -

Caribbean Commercial Trust
Company Limited

CONVEYANCE

Dated 28th March 1989

16715 \$8.00

Prob. \$2.00 290-01-24

Barbados National Bank

706 A - to -

Caribbean Commercial Trust
Company Limited

RELEASE

REGISTERED	1990-01-24
ALL ENTRIES UNDER SAME DATE	
IN VOLUME	.....at page
.....	.....in the LAND REGISTRY
.....
NO	
	Registrar of Titles

Cottle Catford & Co.