

SANT ANN-CARDIFF HALL COMMERCIAL LOT

THE CARDIFF HALL COMMERCIAL LOT

Location

The Cardiff Hall Commercial Lot is located approximately 1.5 kilometers to the east of the Runaway Bay Town Centre. The property is located to the left along the Ricketts Drive Main Road on entering from the North Coast Highway. The Commercial Lot is identified as Lot A and Lot B in the survey plan attached.

Description of Property

The Cardiff Hall Commercial Lot features approximately 3,701.348 squared meters (39,826.51 sq.ft.) of prime undeveloped lands. The vegetation comprises of grass and shrubs and the terrain is generally flat. There is easy access to food, transportation services, public utilities, sewage, water, and civic services.

The properties are designated for commercial and office use. Its location supports commercial activity as the properties are bounded by a supermarket, other commercial shops, and large scale residential developments in surrounding communities.

Table 3 - Cardiff Hall Lot A and B

<u>Location</u>	<u>Title Reference</u>	<u>Size</u>	<u>Value</u>
Cardiff Hall Lot A and B	Volume 965 Folio 468	3,701.348 squared meters (39,826.51 sq.ft.)	J\$14,400,000

Cardiff Hall, Saint Ann- Commercial Lot



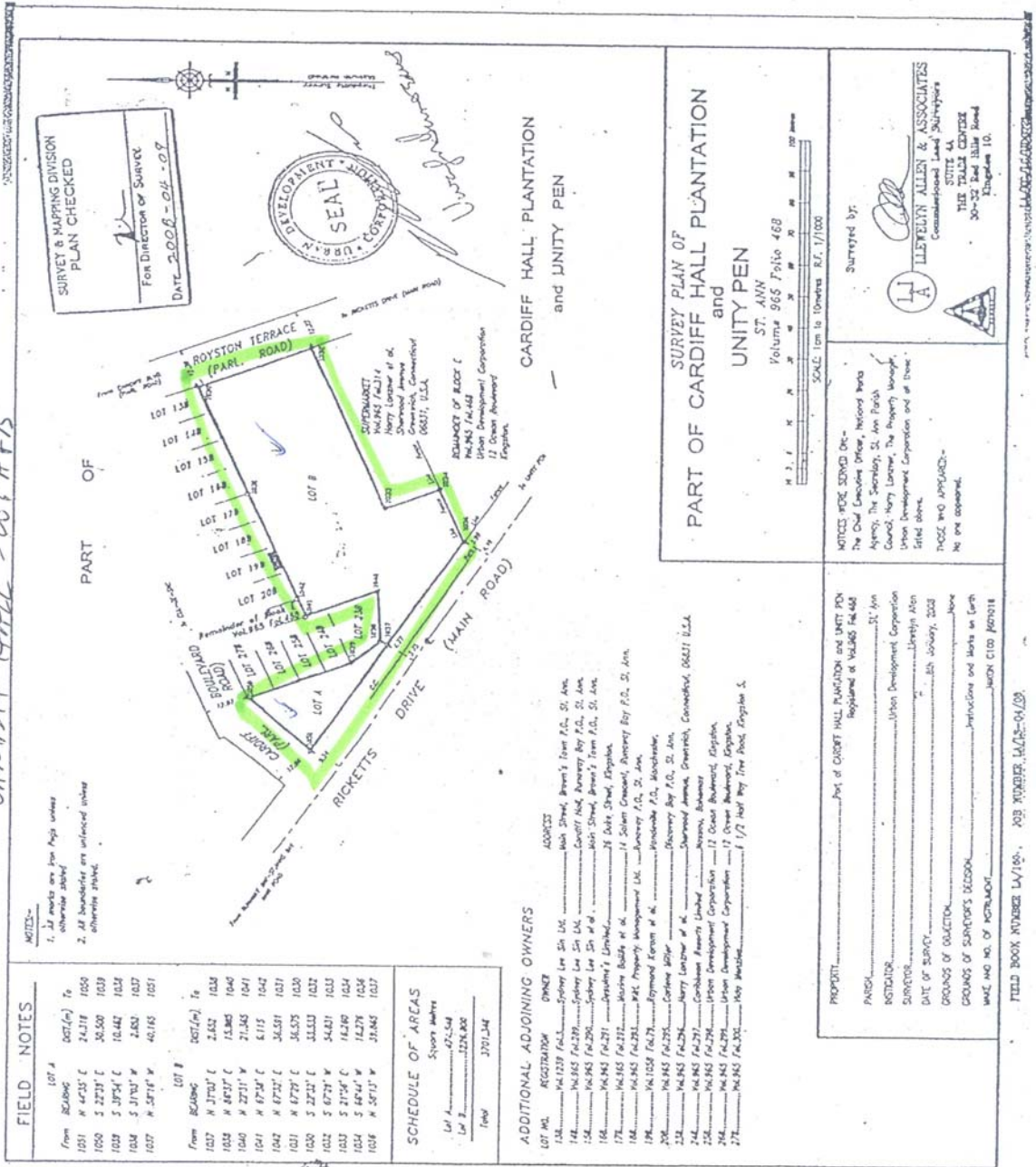
View of lot



View of Lot

SAINT ANN-CARDIFF HALL COMMERCIAL LOT

PROJ: 89,500,100
 STG: 39,826.51 Syft
 CARDIFF HALL - LOT A+B



FIELD NOTES

LOT #	REGISTRATION	OWNER
1001	N 47131 C	24,118 1000
1000	S 2231 C	30,500 1039
1044	S 31704 C	16,442 1034
1044	S 31704 W	2,882 1037
1027	N 57114 W	46,165 1051

LOT #	REGISTRATION	OWNER
1027	N 31707 C	2,652 1036
1028	N 48117 C	15,865 1046
1040	N 22111 W	21,345 1041
1041	N 47247 C	4,115 1042
1042	N 47247 C	34,581 1031
1031	N 47247 C	36,575 1030
1020	S 2231 C	31,153 1027
1022	S 6724 W	54,821 1033
1023	S 21704 C	16,269 1034
1024	S 47414 W	14,276 1035
1026	N 57114 W	35,845 1037

SCHEDULE OF AREAS

Lot #	Spots	Area
Lot 1	27,548	324,806
Lot 2	224,806	370,134

ADDITIONAL ADJOINING OWNERS

LOT NO.	REGISTRATION	OWNER
138	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
140	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
142	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
144	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
146	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
148	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
150	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
152	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
154	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
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266	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
268	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.
270	N 41219 F4-3	Wich Street, Brent's Town P.O., St. Ann.

PROPERTY..... Part of Cardiff Hall Plantation and Unity Pen Registered at Vol 865 Fol 442

PARCEL..... St. Ann

INSTRUMENT..... Union Development Corporation

SURVEYOR..... Henry Allen

DATE OF SURVEY..... 25th January, 2008

BOUNDARY OF SURVEYOR'S SECTION.....

SCALE AND NO. OF INSTRUMENT.....

FIELD BOOK NUMBER LA/10, A/B NUMBER LA/28-94/08

SURVEY PLAN OF PART OF CARDIFF HALL PLANTATION and UNITY PEN

ST. ANN
 Volume 865 Folio 468

SCALE 1cm to 10metres R.F. 1/1000

Surveyed by:

 HENRY ALLEN & ASSOCIATES
 SUITE 4A
 THE TRADE CENTRE
 30-32 East Hill Road
 Fingholm 10.

NOTICE HERE SHOWN ON:
 The Chief Executive Officer, National Parks Agency, The Secretary, St. Ann Parish Council, Henry Llewellyn, The Property Manager, Union Development Corporation and of those stated above.

THOSE WHO APPROVED:
 No one approved.

PE:327331

COMPUTING OFFICE
 214468

COMPUTING OFFICE