



LEWIS, SIMON & PARTNERS
CONSULTING ENGINEERS

#43 Fort Road . P. O. Box 806 . St. John's. Antigua, W.I. . Phones: (268) 462-4586/7
E-mail : lsp@candw.ag Fax: (268) 462-4568

19th July 2019.

Dentons Delany
Suit #20
Jasmine Court
Friars Hill Rd.
St. Johns
Antigua

Dear Sir/Madam:

VALUATION ON A PARCEL OF LAND
ON BEHALF JEREMY AND FIONA BERNETT

We have prepared a valuation on a parcel of land, which is located at Jolly Harbour on behalf of Jeremy and Fiona Burnett.

Description

The parcel of land is registered under: **South West, BLOCK: 55-1186 A, Parcel #606** and has an area of **approximately .20 ac.**

It is bounded on the west by the access road, on the north by parcel #607, on the west by the water front and on the south by parcel #605.

The Jolly Harbour development is supplied with the basic utilities (water, electricity and telephones) and there is a centralized sewage facility with a sewage treatment plant. The development also has its own standby electricity generators and water desalting system which are capable of supplying the entire development.

The roads in the development are paved with adequate drainage facilities throughout.

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Valuation

We value this parcel of land at **US\$479,600.00**

We are of the opinion that this parcel of land is adequate for financing purposes. It should find a suitable buyer within four weeks, if placed on the open market, at a 'forced sale' value of **US\$431,640.00**

Yours sincerely,

.....
B.T. Lewis,
LEWIS, SIMON & PARTNERS.

Registration Section: South West
BLOCK: 55-1186A
Parcel: #606
Approximately: 0.20ac





25nd July 2019.

Dentons Delany
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St. Johns
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VALUATION ON A PARCEL OF LAND
ON BEHALF JEREMY AND FIOANA BERNETT

Note of Fee: #1

Job No: 04/2019/89

To all consultant charges for preparing Valuation/Inspection Report on the above	EC\$ 500.00
AMOUNT NOW DUE	<u>EC\$ 500.00</u>