



**Registrar General's Department
Deeds and Documents Section**

RECORDING PAGE



Received From: **INGRAHAM LAW CHAMBERS INCORP.RT.HON.**

Volume/Page: **Volume 10446 Page 162 - 187**

Instrument Type: **Conveyance**



General Description: **Conveyance**

Recording Date/Time: **03 June 2008 13.11.35**

Instrument Number: **108988**

Control Number: **20279690**

Receipt Number: **454583**

Lodging Date/Time: **03 June 2008 13.11.35**

Consideration:

.

From/Of Parties:
(first entry)

Sandyport Development Company Limited

To Parties:
(first entry)

Sandyport Home Owners Association Limited

Land Details:
(first entry)

**New Providence Western District
Sub: SandyPort**

Entry Date/Time/User: **29 October 2008 14.09.56 NHUMES**

Received by Customer: _____ Date: _____

Document Scanned By: _____ Date: _____ Verified by: _____ Date: _____

Rec. Page Scanned By: _____ Date: _____ Verified by: _____ Date: _____





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(first entry) **Sandyport Development Company Limited**
To Parties:
(first entry) **Sandyport Home Owners Association Limited**
Land Details:
(first entry) **New Providence Western District
Sub: SandyPort**
Entry Date/Time/User: **29 October 2008 14.09.56 NHUMES**

Customer Copy



REGISTRAR GENERAL DEPARTMENT
RODNEY E. BAIN BUILDING
PARLIAMENT & SHIRLEY STREETS
#50 SHIRLEY STREET
NASSAU, THE BAHAMAS
TELEPHONE: (242) 322-3376-8
322-8038, 325-1251, 322-7841
FAX: (242) 322-5553

INSTRUMENT DATA FORM

This document should be completed and attached to each deed or document lodged for recording at the Office of the Registrar General. The purpose of this form is to provide the information required to create the index for the deed or document in the Registrar General's database. Therefore, it is extremely important that you accurately complete and confirm the information provided before submitting this form with your deed or document for recording. The Registrar General accepts no responsibility for the accuracy of the information provided in this form.

Date Document Submitted for Lodging 2nd June 2008

Date of Document: 21st May 2008

Person/company or firm submitting document:

Name: Ingraham Law Chambers Incorporating
Mr. Hon. Hubert A. Ingraham Chambers

Contact Person: Denise Williams

Address: No. 3 Cable Beach Court

Telephone: 327-0862

Email Address: ingrahamlaw@coralware.com

Document/Instrument Type (i.e. conveyance, mortgage, declaration): Conveyance of Common Areas

Number of pages of deed or document including affidavits, plans, backing sheet)* 26

Consideration: \$1100

From: Sandyport Development Co. Ltd

To: Sandyport Home Owners Assoc. Ltd

Island: New Providence

District: Western

Subdivision: Sandyport

Block:

Lot**:

Unit:

Name of Condominium:

Condominium Unit Number

☒ Check the Box if Plan Attached

* This form should not be counted in determining the number of pages in a deed or document. It is being provided for informational purposes only.

** Where there is no lot number or the space provided above is insufficient to describe the lot, please attach to this form a full description of the lot.



COMMONWEALTH OF THE BAHAMAS

New Providence

Dated this 21st day of May, A.D. 2008SANDYPORT DEVELOPMENT COMPANY
LIMITED

TO

SANDYPORT HOME OWNERS ASSOCIATION
LIMITED

CONVEYANCE OF THE COMMON AREAS

ALL THOSE pieces parcels or lots of land being the
Common Areas of the Gated Lots in the Sandyport
Development situate in the Western District of the
Island of New Providence.

Ingrahamlaw Chambers Incorporating
Rt. Hon. Hubert A. Ingraham Chambers
No.3 Cable Beach Court
West Bay Street
Nassau, Bahamas

For Use by Registrar General's Department only.

Lodged For Record by: Ingraham Law Ch. Incorp
Rt. Hon. Hubert A. Ingraham Chambers

This 3 Day of June A.D. 20 08
P. Munroe

(for) Registrar General

Receipt Number: 45458310446

COMMONWEALTH OF THE BAHAMAS

REGISTRAR GENERAL'S DEPARTMENT

I certify the within to be duly proved and recorded in
book pages 162 to 187 in
accordance with the provisions of the Registration
of Records Act, Chapter 187 this 3 day of
June 20 08



REGISTRAR GENERAL



COMMONWEALTH OF THE BAHAMAS

New Providence

BOOK 010446 PAGE 0163

I, GENEVA BOWE of the Western District of the Island of New Providence one of the Islands of the Commonwealth of The Bahamas, Assistant Secretary of SANDY PORT DEVELOPMENT COMPANY LIMITED make Oath and say that the Common Seal was affixed to the annexed Indenture in the presence of GARTH BUCKNER, a Director of the said Company and myself the said Seal having been hereunto affixed and the same signed and countersigned by us respectively as and for the Act and Deed of the said Company and for the purposes mentioned therein; and further that the said Seal was affixed and impressed thereto in our presence by the order and with the authority of the Board of Directors of the said Company and in conformity with the Articles of Association of the said Company.

SWORN to this day of)

A.D. 2008)

Before me,

NOTARY PUBLIC

COMMONWEALTH OF THE BAHAMAS

New Providence

BOOK 010446 PAGE 0164

I, Geneva Bowe

of the Western District of the Island of New Providence one of the Islands
of the Commonwealth of The Bahamas,
of SANDYPORT HOME OWNERS ASSOCIATION LIMITED make Oath
and say that the Common Seal was affixed to the annexed Indenture in
the presence of FREDERICK HUGH BUCKNER and LAWRENCE
GLINTON, Directors of the said Company and myself the said Seal having
been hereunto affixed and the same signed and countersigned by us
respectively as and for the Act and Deed of the said Company and for the
purposes mentioned therein; and further that the said Seal was affixed
and impressed thereto in our presence by the order and with the authority
of the Board of Directors of the said Company and in conformity with the
Articles of Association of the said Company.

SWORN to this day of)

A.D. 2008)

Before me,

NOTARY PUBLIC

COMMONWEALTH OF THE BAHAMAS
New Providence

BOOK 010446 PAGE 0165

THIS INDENTURE OF CONVEYANCE is made the 21st day of May
A.D. 2008 BETWEEN **SANDY PORT DEVELOPMENT COMPANY
LIMITED** a company incorporated under the laws of the Commonwealth of The
Bahamas and carrying on business within the said Commonwealth (hereinafter
called "the Vendor") of the first part and **SANDYPORT HOME OWNERS
ASSOCIATION LIMITED** a company incorporated under the laws of the
Commonwealth of The Bahamas and carrying on business within the said
Commonwealth (hereinafter called "the Purchaser") of the second part.

WHEREAS:-

(A) The Vendor is seised for an estate in fee simple in possession free
from incumbrances of certain parcels of land on the Southern Side of West Bay
Street (hereinafter called the "Common Areas") comprising portions of the
development known as Sandypart (hereinafter called the "Sandypart
Development") in the Western District of the Island of New Providence aforesaid
such Common Areas consist of roadways common parking areas paths waterways
swimming pools tennis courts security guard houses walls garbage collection
points canals sewerage plant pipes lift stations water pipes electricity telephone
and cable tv conduits wires meters switches lights and other apparatus plant and
all equipment pertaining thereto and are referred to in the conveyance and license
of each owner of a residential lot or house in the Sandypart Development as either
the common areas or the amenity areas;

(B) The Purchaser is at the date hereof a wholly owned subsidiary of
the Vendor and was formed on the 24th day of May, A.D. 1990 for the purposes
hereafter described and the Purchaser has been carrying out the various functions
and obligations hereafter described and receiving the various payments therefor;

(C) The Vendor has laid out upon that portion of the Sandypart
Development shown coloured green on **Plan "A"** attached hereto gated

Govt Stamp	Amount	Payable	Date	Signature
	\$10.00	72598	22/5/08	

*Attest at Sandypart
Bahamas.*

residential lots forming several sub-divisions and town house developments to the intent that each single family lot, house, townhouse and condominium (hereinafter a "Gated Lot" and collectively the "Gated Lots") should form a part of an estate to be developed according to a general building scheme and that the owner or occupier for the time being of each Gated Lot should be bound by the stipulations and restrictions set forth in the Schedule contained in each conveyance of a Gated Lot (hereinafter called the "Said Restrictions") and each conveyance of a Gated Lot has contained a covenant by the Purchaser thereof to observe and perform the Said Restrictions;

(D) The Vendor has agreed with the Purchaser for the sale to the Purchaser for the price hereinafter appearing of the Common Areas together with such easements and otherwise as hereinafter appear for an estate in fee simple subject to the Said Restrictions and subject to such easements as hereinafter appear but otherwise free from incumbrances;

(E) The Vendor and each individual owner of a Gated Lot (hereinafter the "Owners") sold by the Vendor at various times from the inception of the project on or about 1988 to the date hereof entered into three agreements i) a Sale and Purchase Agreement ii) Conveyance and iii) License (hereinafter the "Agreements"). In the Agreements the Vendor and the Owners individually agreed that upon substantial completion of the Gated Lots the Vendor would convey and transfer the common areas and the management thereof to a company formed for such purpose and cause the company to issue shares to each Owner of property situate in and forming a part of the Gated Lots to the intent that the said owners shall be the beneficial owners of all of the issued shares of the said company on completion of the Sandyport Development or such part or parts thereof as the Vendor shall in its absolute discretion substantially complete. It was agreed that the conveyance or conveyances of the said common areas by the Vendor to the said company shall reserve such easements and rights of way as the Vendor shall determine necessary for the benefit and protection of those parts of the Sandyport Development not hereby granted and conveyed (hereinafter called

the "Sandyport Property" shown hatched in green on **Plan B** hereto for identification purposes only) and shall not include the beach area which shall continue to be used and enjoyed by the Owners pursuant to a license granted by the Vendor and further that the rights and obligations of the Vendor under the Agreements should be transferred to the Purchaser.

(F) The Vendor and the Owners agreed in individual Sale and Purchase Agreements of various dates that the Owners would pay for the land and development costs of the common areas (therein called "the common areas payment") such common area payment was set out separately in each Sale and Purchase Agreement in Item 2 of the Schedule thereto and the Owners did so pay and stamp tax thereon was paid at the time of each sale.

(G) The Parties requested an appraisal of the Common Areas from an Independent Licensed Appraiser of repute doing business in Nassau who reported in writing that the Common Areas of Sandyport hold no market value since there is no commercial value to them, due to there being no achievable income.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of the said agreement and in consideration of the sum of One dollar (\$1) in the currency of the said Commonwealth now paid to the Vendor by the Purchaser and other good and valuable consideration (the receipt whereof the Vendor hereby acknowledges) the Vendor AS BENEFICIAL OWNER hereby grants conveys and confirms unto the Purchaser ALL THOSE pieces parcels or lots of land being the Common Areas of the Gated Lots which said pieces parcels or lots of land have such position boundaries shape marks and dimensions as are shown on **Plan C** coloured brown and blue for identification purposes only and on the detailed identification **Plan D** for the purpose of identifying the detailed plans only and on the detailed **Plans E to L** attached hereto and are delineated on those parts which are shown hatched in RED TOGETHER WITH the appurtenances thereunto belonging

1.1 AND TOGETHER (in common with all others entitled thereto) WITH full and free running and passage of water soil and electricity through and

along such parts of the main water and other pipes sewers drains tubes and wires leading to or from and serving the said Common Areas as pass through any part of the Sandypoint Property AND TOGETHER WITH the right for the Purchaser and his successors in title the owner or owners from time to time of the said Common Areas at all reasonable times with or without servants and workmen to enter upon the parts of the Sandypoint Property so far as may be necessary for the purposes of repairing maintaining reinstating or renewing the said pipes sewers drains tubes and wires the Purchaser and his successors in title doing no unnecessary damage by or in the course of such entry repair maintenance reinstatement or renewal and making good to the full extent thereof all damage done thereby or in the course thereof

1.2 AND TOGETHER WITH the further right for the Purchaser and his successors in title the owner or owners from time to time of the said Common Areas and for the Purchaser on behalf of all Gated Lot owners on a non-exclusive basis with or without motor vehicles to enjoy the road through the Sandypoint Property joining the east end of Sandypoint Drive to West Bay Street and as pedestrians only shall enjoy the Beach Lane path to the west ocean beach SUBJECT NEVERTHELESS to the right of the Vendor at any time and from time to time to substitute for such right such other right of way as will afford the same facilities and further regarding the road through the Sandypoint Property joining the east end of Sandypoint Drive to West Bay Street and following the completion by the Vendor of the works in Sandypoint Subdivision Phase 5 SUBJECT to and conditional upon the payment by the Purchaser or its successors in title to the Vendor or its successors in title of a proportion of the reasonable direct costs of the maintenance repairs and replacement thereof such proportion to be calculated from time to time by the Vendor and to be agreed by the Purchaser but not to be recalculated more than once per year based the proportions set by a traffic count obtained by a method to be agreed by the parties and the division of costs shall be that direct proportion that the number of vehicle axles passing through the main gate directly into the Purchaser's security gate to the east access

to Sandyport Drive bears to the total number of vehicle axles entering the main gate. Bicycles and pedestrians shall be excluded. Thereafter if either party should demand it the apportionment exercise may be repeated at intervals of not less than one year. The cost of the first count shall be borne by the Vendor and thereafter borne by both parties equally

1.3 AND TOGETHER ALSO WITH the right to enforce for the benefit of the said Common Areas all covenants entered into by the Owners with the Vendor as defined in the Agreements for the USES relating to the Indenture Charge and for the observance of conditions and Said Restrictions AND TOGETHER WITH the right for the Purchaser and its successors in title owners from time to time of the Purchaser's property to exercise those rights as exist in the Agreements at all reasonable times and with or without servants and workmen to enter upon the Gated Lots as set out therein for the purpose of repairing maintaining reinstating or renewing the said pipes sewers drains tubes wires and the seawall or beach (if the Gated Lots are situate on the canal forming a part of the Common Areas) the Purchaser and its successors in title aforesaid doing no unnecessary damage by or in the course of such entry repair maintenance reinstatement or renewal and making good to the full extent thereof all damage done thereby or in the course thereof

1.4 TOGETHER (by way of exception and reservation) WITH the right for the Vendor and its successors in title owners from time to time of the Sandyport Property WITH full and free running and passage of water soil electricity telephone and cable TV through and along such parts of the main water and other pipes sewers drains tubes and wires leading to or from and serving the said Common Areas as pass through any part of the Common Areas and the Gated Lots together with the right at the Vendors expense to maintain the well pipes and well water supply for the Sandyport Property swimming pools which are supplied from a ground water well field on the southern boundary of the Common Areas at all reasonable times and with or without servants and workmen to enter upon the said Common Areas and the Gated Lots for the purpose of

repairing maintaining reinstating or renewing the said pipes sewers drains tubes and wires the Vendor and its successors in title aforesaid doing no unnecessary damage by or in the course of such entry repair maintenance reinstatement or renewal and making good to the full extent thereof all damage done thereby or in the course thereof

1.5 AND EXCEPTING AND RESERVING out of that portion of the waterways located in the Common Areas hereby being conveyed to the Purchaser as is shown on Plan B as connects those waterways being retained by the Vendor shown on Plan B with the ocean (hereinafter called the "Entrance Waterway") full and free right and liberty for the Vendor and its successors in title from time to time of the Sandyport Property shown on Plan B and their servants agents tenants visitors and licensees (in common with the Purchaser and all others who have or may hereafter have the like right) between the hours of 7.30 am and 1 hour after sunset on any day with or without boats barges and other water craft of whatsoever type for all purposes connected with the use and enjoyment of the Sandyport Property or any part or parts thereof for whatever purpose the same may be from time to time lawfully used and enjoyed to go pass and re-pass over and along the Entrance Waterway SUBJECT TO and conditional upon the payment by the Vendor to the Purchaser or its successors in title of a proportion of the reasonable direct costs of the maintenance repairs and replacement thereof such proportion to be calculated from time to time by the Purchaser and to be agreed by the Vendor but not to be recalculated more than twice per year based upon the square feet of dwelling house apartment or condominium of those owners of both the Vendor and the Purchaser who have rights to have boats on the waterways. If the Entrance Waterway shall not be kept open and navigable by the Purchaser then the Vendor has the right but not the obligation with or without servants and workmen to enter upon the said Common Areas for the purpose of repairing maintaining reinstating or renewing the said Entrance Waterway the Vendor and its successors in title aforesaid doing no unnecessary damage by or in the course of such entry repair maintenance reinstatement or renewal and making

good to the full extent thereof all damage done thereby or in the course thereof subject as aforesaid and the Vendor shall then charge the Purchaser for a proportion of the costs involved calculated as is set out above and such charge shall be immediately due and payable

subject as aforesaid TO THE USE of the Purchaser and its assigns in fee simple EXCEPTING AND RESERVING as aforesaid. For the avoidance of doubt any property in the Gated Lots that is not specifically owned by a Lot Owner shall be considered to form part of the Common Areas and should any conflict exist between these plans and property shown on a Lot Owner's conveyance plan to belong to that Owner shall be resolved in favour of the Lot Owner.

2. The Vendor hereby assigns and transfers to the Purchaser and the Purchaser hereby accepts all of the Vendor's rights title interests benefits obligations and powers including without prejudice to the generality of the foregoing the Indenture Charge and the Maintenance Charge as defined in the Agreements and the obligations towards the Common Areas and to and from each and every Owner as set out in each of the Agreements between the Vendor and the Owner as it pertains to the Common Areas and the painting of the buildings on the Lots and landscape maintenance of the Lots and both the Vendor and the Purchaser hereby represent and warrant each to the other that they have the full power and capacity to enter into and effect this assignment and the Vendor further represents and warrants that it has not assigned any right title or interest in and to the Common Areas which are owned free and clear of all mortgages charges security interests liens and encumbrances other than described herein but benefits from the rights from and is subject to the obligations to the Owners as set out in the Agreements.

3. The Vendor conveys the Common Areas to the Purchaser with the intent that they shall be held and maintained by the Purchaser for the joint benefit of the Owners and such that Sandypoint remains a high standard residential community whose property values are protected.

4. The Purchaser hereby covenants with the Vendor that it will keep the Entrance Canal open for all water traffic and, when such canal becomes closed due to the action of the sea to take all reasonable steps to open it as soon as possible and the Purchaser further covenants that it will maintain at its cost the security wall between the Sandypoint Property and the Common Areas at Jacaranda Close.

5. The Purchaser hereby further covenants with the Vendor that it will keep the sewerage plant in good operating condition and will not stop or prevent in any way the flow of sewerage from the Sandypoint Property to the sewerage plant its processing there and the return of processed water to the Sandypoint Property. It is further agreed that each party is responsible for the upkeep of all pipes and lift stations on its own property but with the sewer pipe and return water pipe under the Grand Canal from the Sandypoint Property to the north to Water Colour Cay remaining the responsibility of the Vendor. This right is SUBJECT TO and conditional upon the monthly payment by the Vendor to the Purchaser or its successors in title of a proportion of the reasonable direct costs without overhead of the maintenance repairs and replacement of the sewerage plant together with the lift station at Water Colour Cay and the pipe connecting from Water Colour Cay to the sewerage plant thereof such proportion to be calculated from time to time by the Purchaser and to be agreed by the Vendor but not more than twice per year based upon the proportions of water usage as shown by the gallons of water purchased from the Water and Sewerage Corporation as determined by the two main incoming meters. Such payment to be charged as so much per gallon of water. For the avoidance of doubt each party shall have unlimited access to the treated sewerage water for landscaping. If a shortage of such water should occur then each party hereby agrees to install meter(s) and the water available shall be apportioned on the basis of the incoming fresh water as measured by the Water and Sewerage Corporation at the two main incoming meters.

6. The Purchaser hereby agrees that the Vendor and its assigns servants agents visitors and licensees shall have access to the Common Areas hereby demised both by land and water for the purpose of showing the Sandyport Development to buyers bankers or others in connection with the promotion of the Vendor's businesses.

7. The Purchaser hereby acknowledges and agrees that neither the granting and conveying of the said Common Areas nor any other thing or matter contained in these presents shall grant create or imply or have the effect of granting creating and implying in favour of the Purchaser any easements or other rights except as specifically granted or created in these presents.

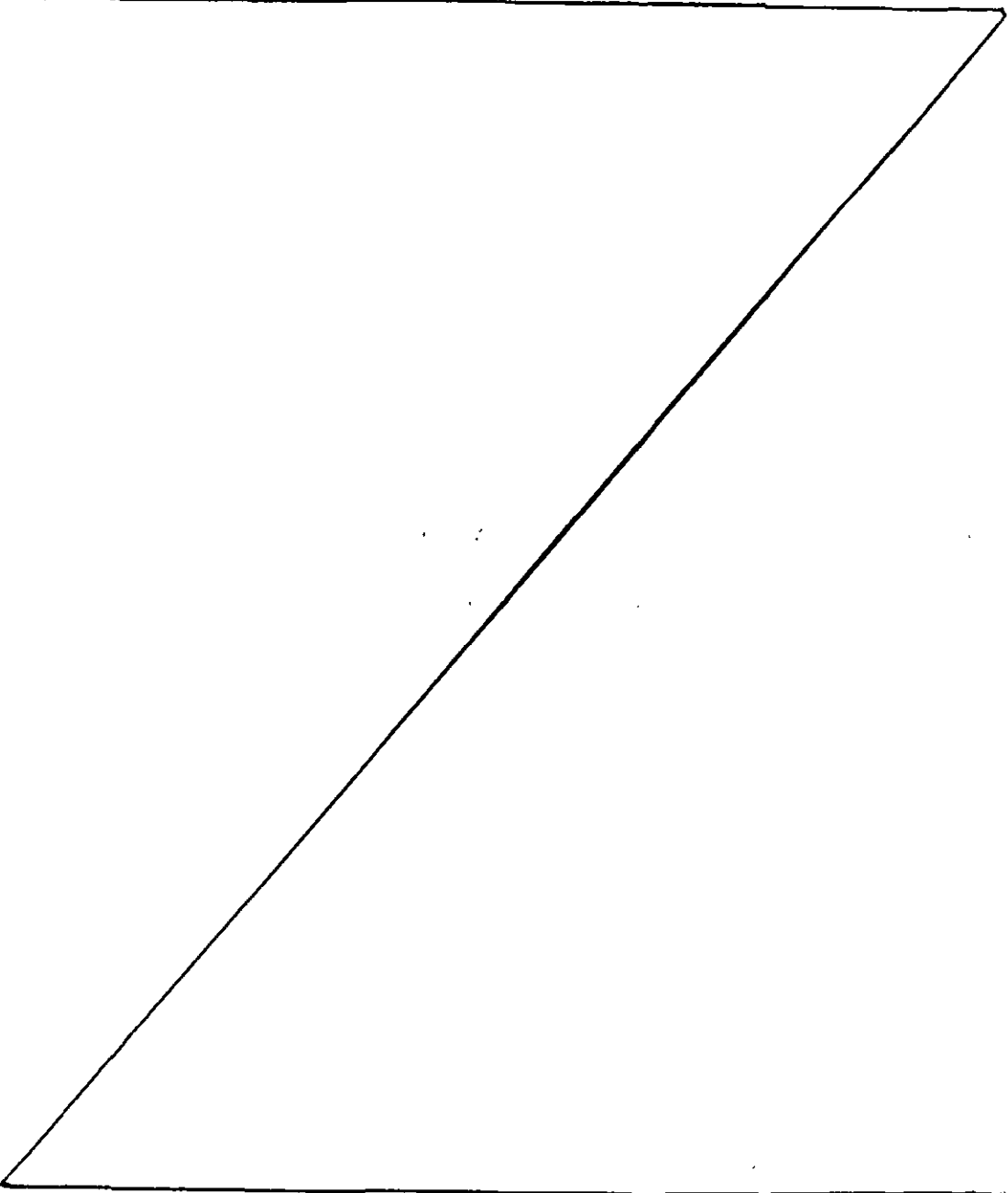
8. The Vendor hereby acknowledges the right of the Purchaser at the expense of the Purchaser to production and delivery of copies of the documents of title retained by the Vendor relating to the Sandyport Property. The Vendor hereby gives an undertaking to the Purchaser for the safe custody of the said documents.

9. In the interpretation of these presents words importing persons shall include corporations the masculine gender shall include the feminine gender and words importing the singular number shall include the plural number and vice versa.

10. Any notice to be served hereunder on the Purchaser shall be served by delivering the same to the Registered Office of the Purchaser in the Commonwealth or by sending the same by prepaid registered mail to the Registered Office of the Purchaser in the Commonwealth or to such other address or addresses as may be from time to time notified by the Purchaser to the Vendor in writing and in the case of the Vendor shall be sufficiently served on the Vendor by delivering the same at the Registered Office of the Vendor in the City of Nassau or by sending the same by prepaid registered mail to the Registered Office of the Vendor in the City of Nassau or to such other address or addresses as may be from time to time notified by the Vendor to the Purchaser in writing. Any notice posted in the Commonwealth of The Bahamas to an address outside the

Commonwealth of The Bahamas or any notice posted outside the Commonwealth of The Bahamas to an address in the Commonwealth of The Bahamas shall be sent by Air Mail. Any notice sent by post shall be deemed to be given at the time when in due course of post it would be delivered at the address to which it is sent.

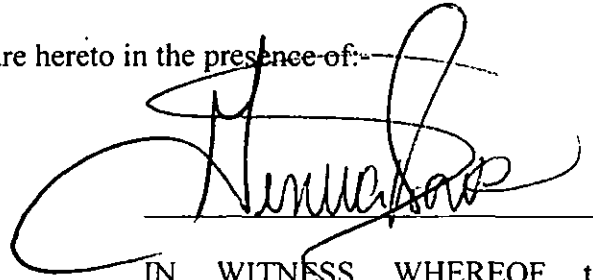
11. The Vendor and the Purchaser are constituent members of the same group of companies under common ultimate ownership which ownership shall remain unchanged as a result of the transfer contemplated hereby and no person other than the Purchaser will acquire an interest in the said hereditaments as a result thereof. Accordingly, pursuant to the Third Schedule to the Stamp Act (Chapter 370 Revised Statute Laws of The Bahamas, 2000 Edition) the transactions contemplated hereby are exempt from the payment of stamp duty.



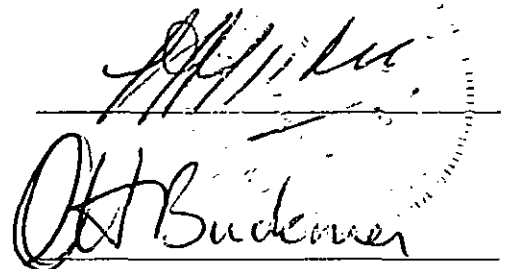
IN WITNESS WHEREOF the
Vendor has caused its Common Seal
to be hereunto affixed the day and
year first hereinbefore written.



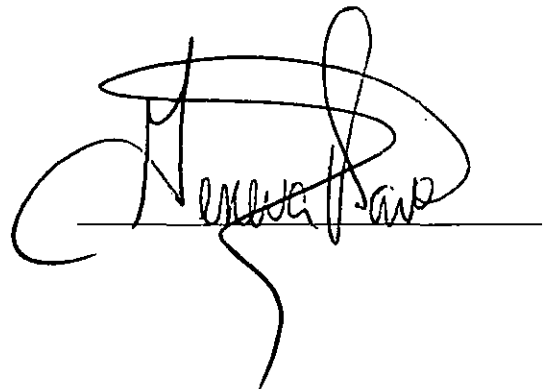
The Common Seal of SANDY PORT DEVELOPMENT COMPANY LIMITED
was affixed hereto by Garth Buckner a Director of the said Company and the said
Garth Buckner affixed his signature hereto in the presence of:-

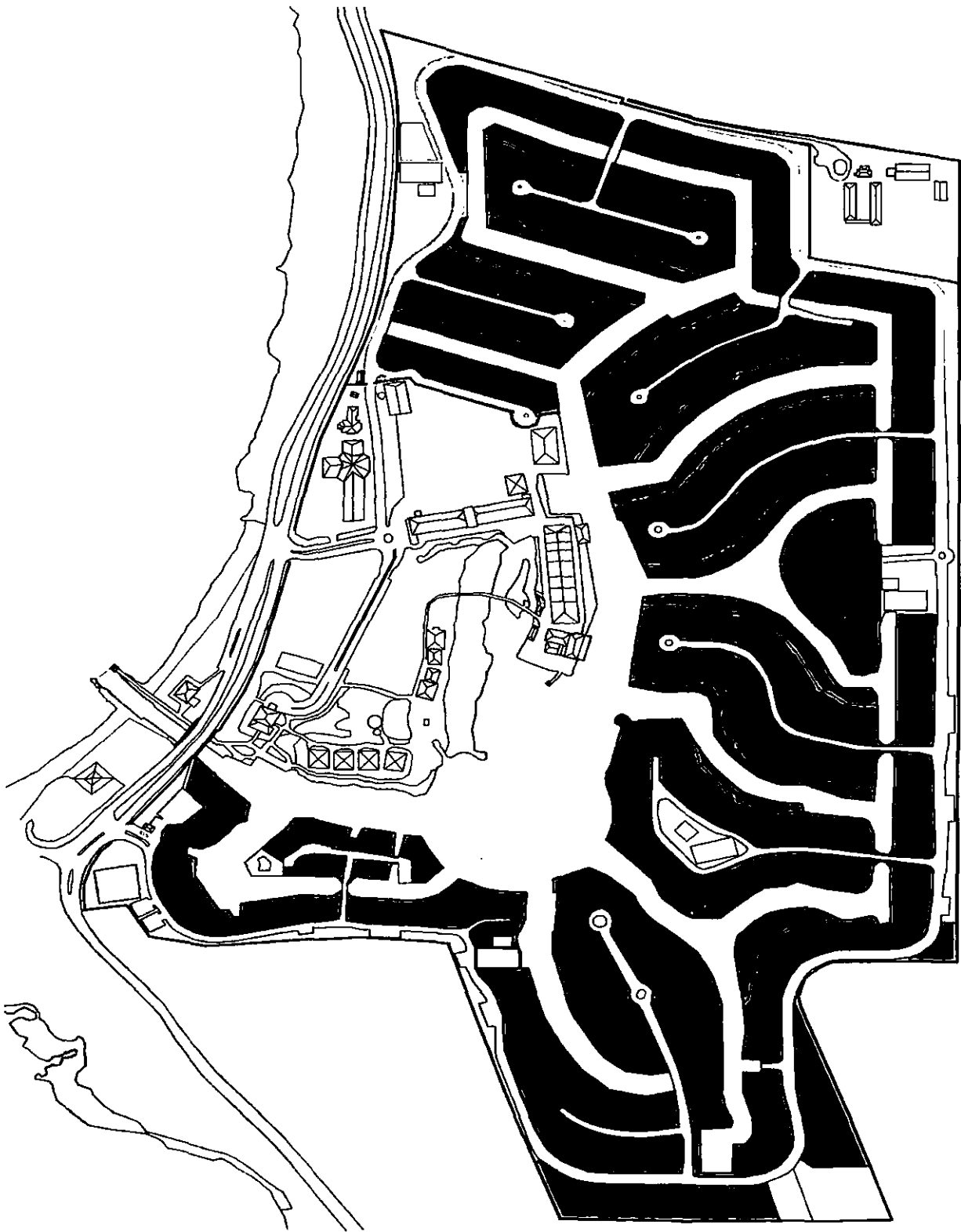


IN WITNESS WHEREOF the
Purchaser has caused its Common
Seal to be hereunto affixed the day
and year first hereinbefore written.



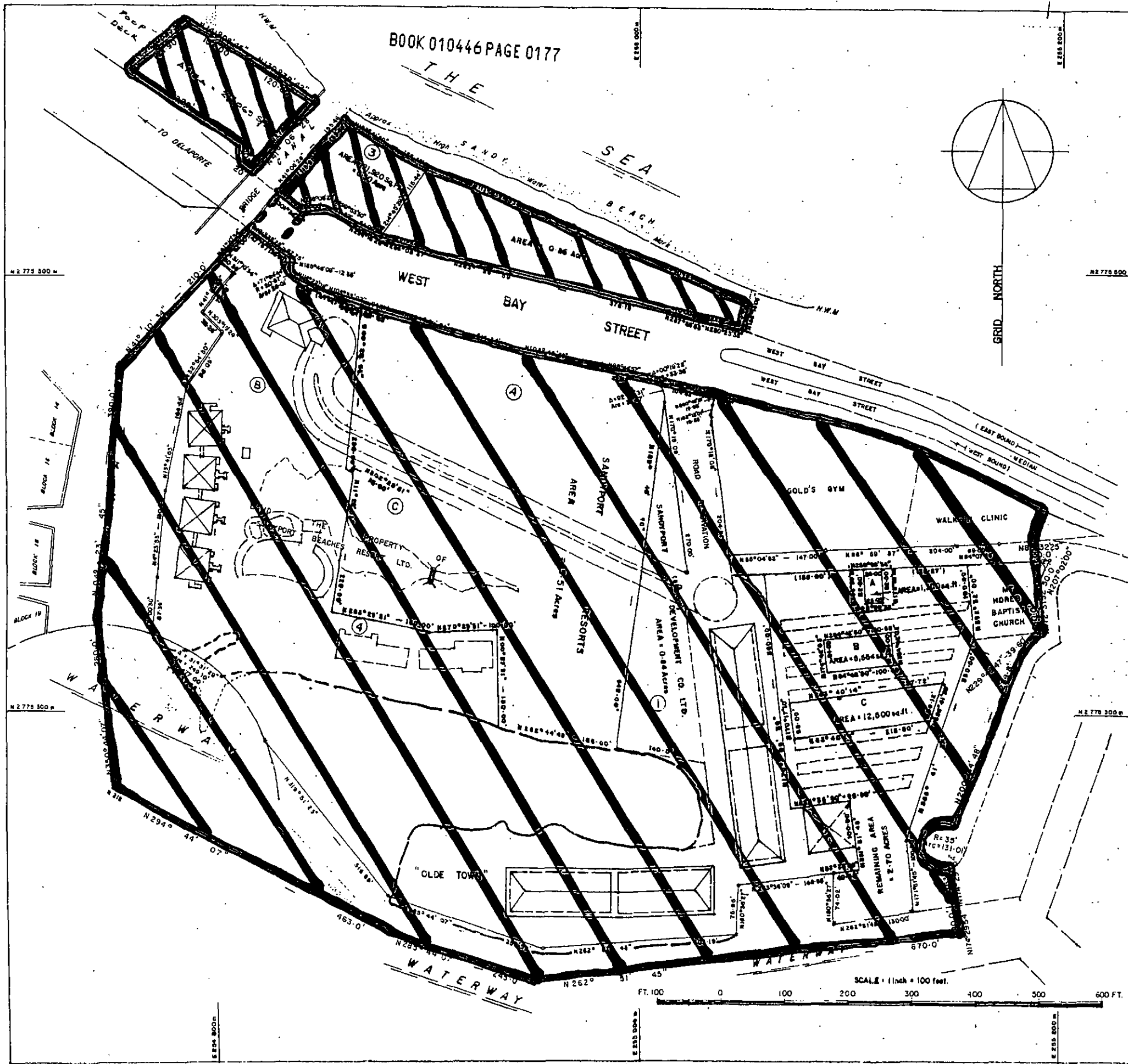
The Common Seal of SANDYPORT HOME OWNERS ASSOCIATION
LIMITED was affixed hereto by FREDERICK HUGH BUCKNER and
LAWRENCE GLINTON, Directors of the said Company and the said
FREDERICK HUGH BUCKNER and LAWRENCE GLINTON affixed their
signatures hereto in the presence of:-





PLAN A
coloured green for identification only

Plan
B



STAFFORD D. COAKLEY & ASSOC.
SURVEYORS:
REGISTERED LAND - VALUATION - CADASTRAL
ENGINEERING - ESTATE PLANNING
GENERAL CONSTRUCTION
P.O. BOX N-5144 PHONE (242) 326-6733
NASSAU, BAHAMAS Fax 322-2811
322-4235

Recorded in the Dept. of Lands and Surveys in accordance with section 3 of the Land Surveyors Act, 1975, as Plan No: N.P. This day of 1999.

Acting Surveyor General

SURVEYOR'S CERTIFICATE
I, Stafford Coakley, a surveyor registered and licensed in the Bahamas, hereby certify that this plan has been made from surveys executed by me, or under my personal supervision that both the plan and survey are correct, and have been made in accordance with the Land Surveyors Act, 1975 and the Land Surveyors Regulations, 1975, made thereunder.

(Signature)
Stafford D. Coakley

Registration No: 009

CHECKED BY: _____

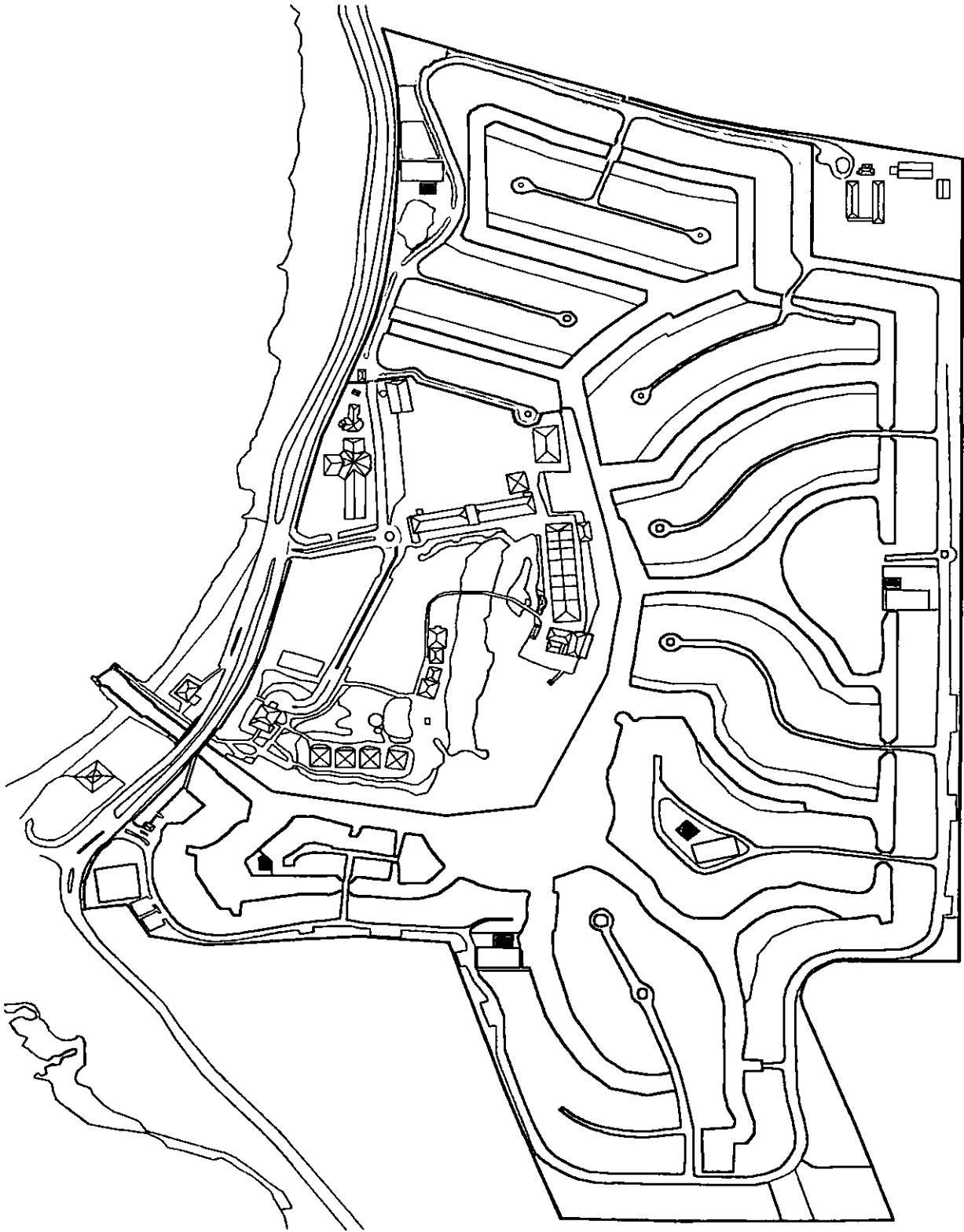
APPROVED BY: _____

LEGEND:
Survey monument set
found
Retaining Wall

NOTES:
Reference was made to D.L.S. Plan No. 1889 N.P., 2117 N.P. & 2544 N.P.
Grid connection was made to D.L.S. Plan No. 2117 N.P. & 2544 N.P.

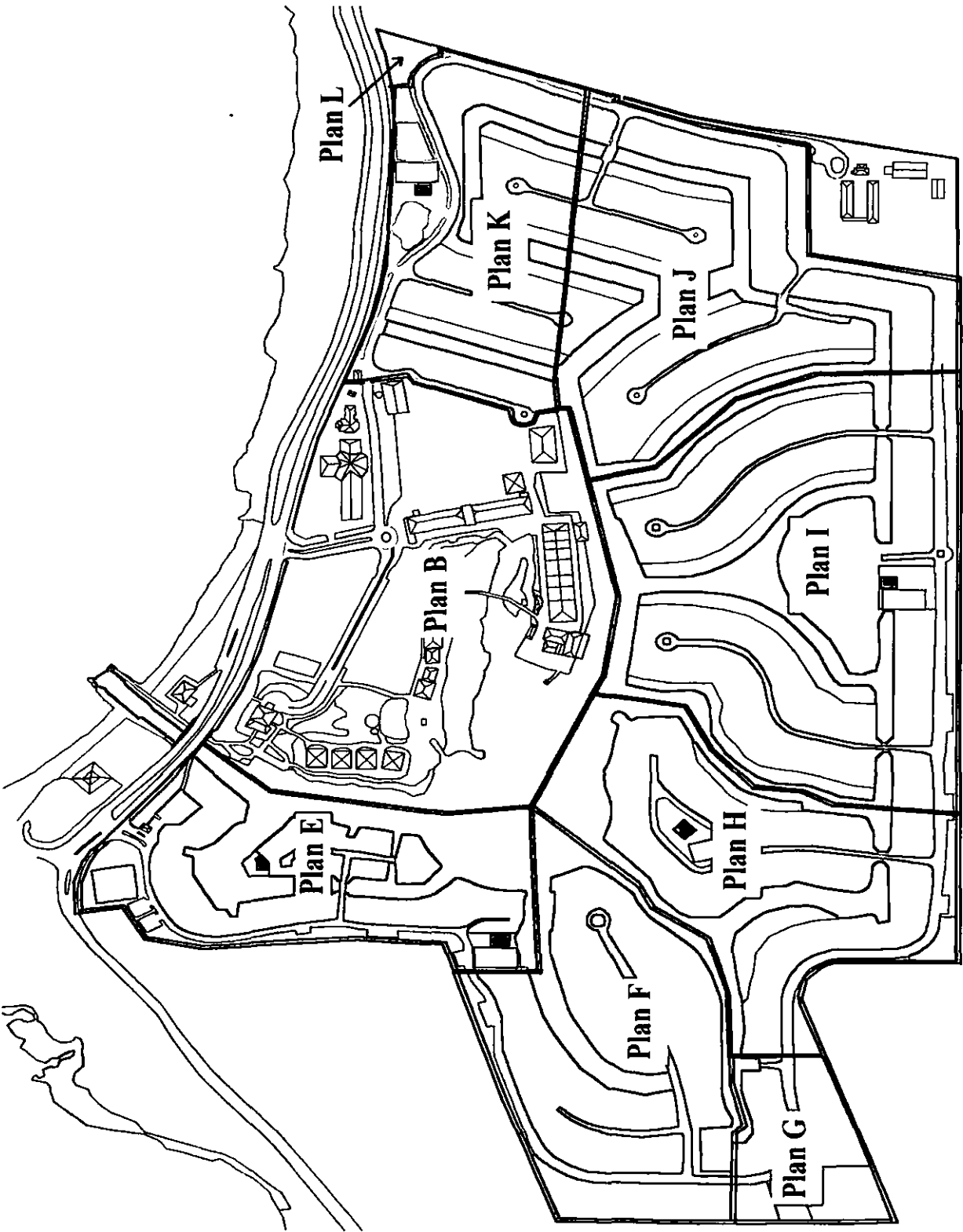
SCHEDULE OF PARCELS OF LAND
(1) SANDPORT DEVELOPMENT CO. LTD. = 3.84 ACRES INCLUDING PARCEL (2) 8,298 SQ. FT.
(2) BEACH RESTAURANT (SANDPORT DEV. CO. LTD.) = 0.50 ACRES
(3) SANDPORT BEACHES RESORT LTD. TOTAL AREA = 5.31 ACRES

SURVEY PLAN
SHOWING
SEVERAL PARCELS OF LAND
LOCATED AT
"SANDPORT"
SITUATE
ON THE NORTH AND SOUTH SIDE OF WEST BAY STREET
NEAR DELAPORTE POINT, IN THE WESTERN DISTRICT OF
THE ISLAND OF
NEW PROVIDENCE - BAHAMAS
Surveyed at the instance of Sandport Development Co. Ltd.
SCALE: 1 inch = 100 feet. DATE: April 1999
REVISED 4th AUGUST 2004/2007



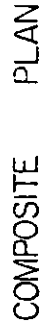
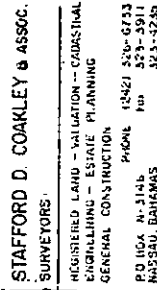
SANDYPOINT

PLAN C



Identification Plan D

SANDYPORT



SHOWING

BEACHLANE, BLOCK N^os 001 THROUGH TO 013, TENNIS COURTS
CLIPPER ISLAND AND THAT PORTION OF SANDYPORT DRIVE

"SANDY PORT"

IN THE WESTERN DISTRICT OF THE ISLAND OF

NEW PROVIDENCE — BAHAMAS

Prepared at the instance of Sandysport Development Co. Ltd

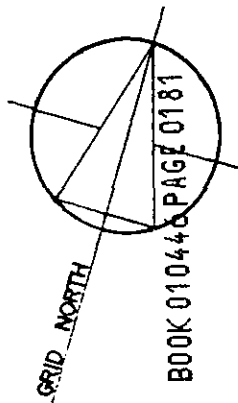
SCALE: 1 inch = 40 feet.

DATE: November 22, 2017

BOOK 010446 PAGE 0180

Plan E

Plan F



" SANDYPORT FARMS "

NEW PROVIDENCE -- BAHAMAS

SURVEYORS' CERTIFICATE

I, Bartholomew D. Coakley, a Surveyor Registered and Licensed in the Commonwealth, hereby certify that this plan has been made from surveys executed by, or under or pursuant to, supervision of, both the plan and survey are correct, and have been made in accordance with the Land Surveyors' Act, 1975, and the Land Surveyors' Regulations, 1975, except otherwise.

Adm. & M.O.
Sgt. W. E. Conley Registrations N° 008

Recorded in the Dept of Lands & Surveys in accordance with section 3 of the
Land Surveyors Act, 1975, on Plan 149 This day of 1994

REPORT (Continued)

CHECKED BY : _____

APPROVED BY: _____

See
Plan C

SECTION 'C'

* NOW OR FORMERLY THE PROPERTY OF THE CAVES COMPANY LTD. *

SCALE: 1 inch = 50 feet

NOTE:
DRAWING AMENDED APRIL 1986 TO REFLECT AMENDMENTS
ON SOUTHERN BOUNDARY.

LEGEND

[illegible]

NOTES :

Performance was in the Dept of "Headquarters Subdivision" awarded
7. On D.L.S. Plan #2537 R.R.

Brif summary: L.S. Plan #2537 JSP

SECTION 1
SECTION 2

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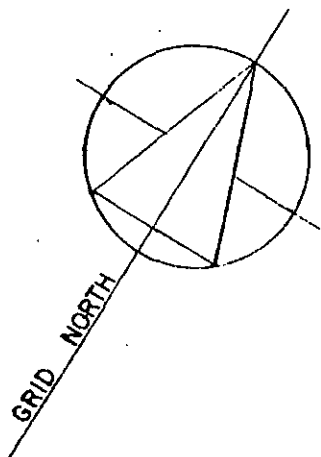
(375) JSP

(376) JSP

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STAFFORD D. COAKLEY & ASSOC.
SURVEYORS:
REGISTERED LAND - VALUATION - CADASTRAL
ENGINEERING - ESTATE PLANNING
GENERAL CONSTRUCTION
P.O. BOX 4-3148 NASSAU, BAHAMAS PHONE (242) 332-6315 FAX (242) 332-2811

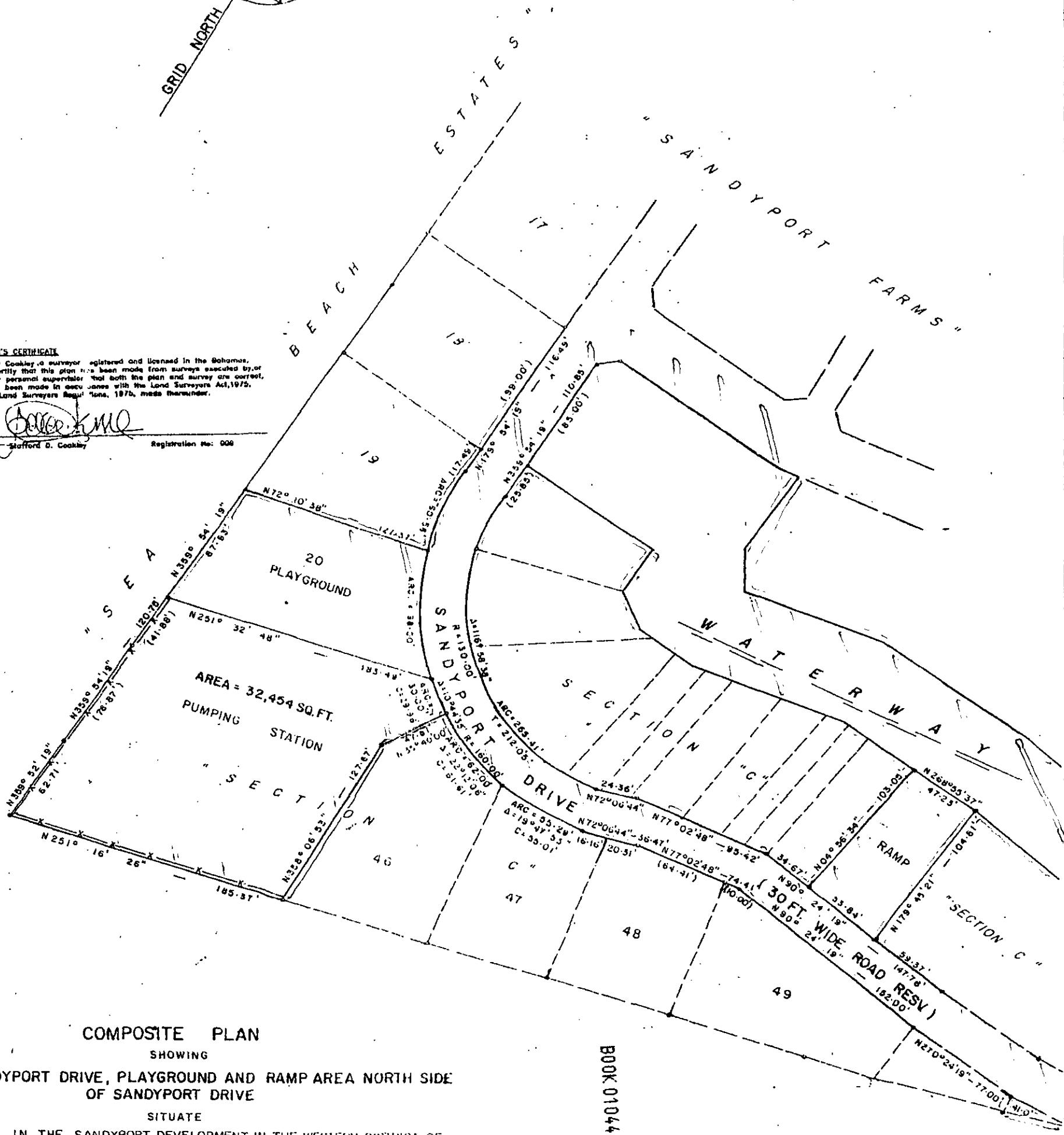


SURVEYOR'S CERTIFICATE

I, Stafford Coakley, a surveyor registered and licensed in the Bahamas, hereby certify that this plan has been made from surveys executed by, or under my personal supervision, that both the plan and survey are correct, and have been made in accordance with the Land Surveyors Act, 1975, and the Land Surveyors Regulations, 1975, made thereunder.

Stafford D. Coakley
Stafford D. Coakley

Registration No: 008



COMPOSITE PLAN

SHOWING

SANDYPORT DRIVE, PLAYGROUND AND RAMP AREA NORTH SIDE
OF SANDYPORT DRIVE

SITUATE

IN THE SANDYPORT DEVELOPMENT IN THE WESTERN DISTRICT OF
THE ISLAND OF

NEW PROVIDENCE — BAHAMAS

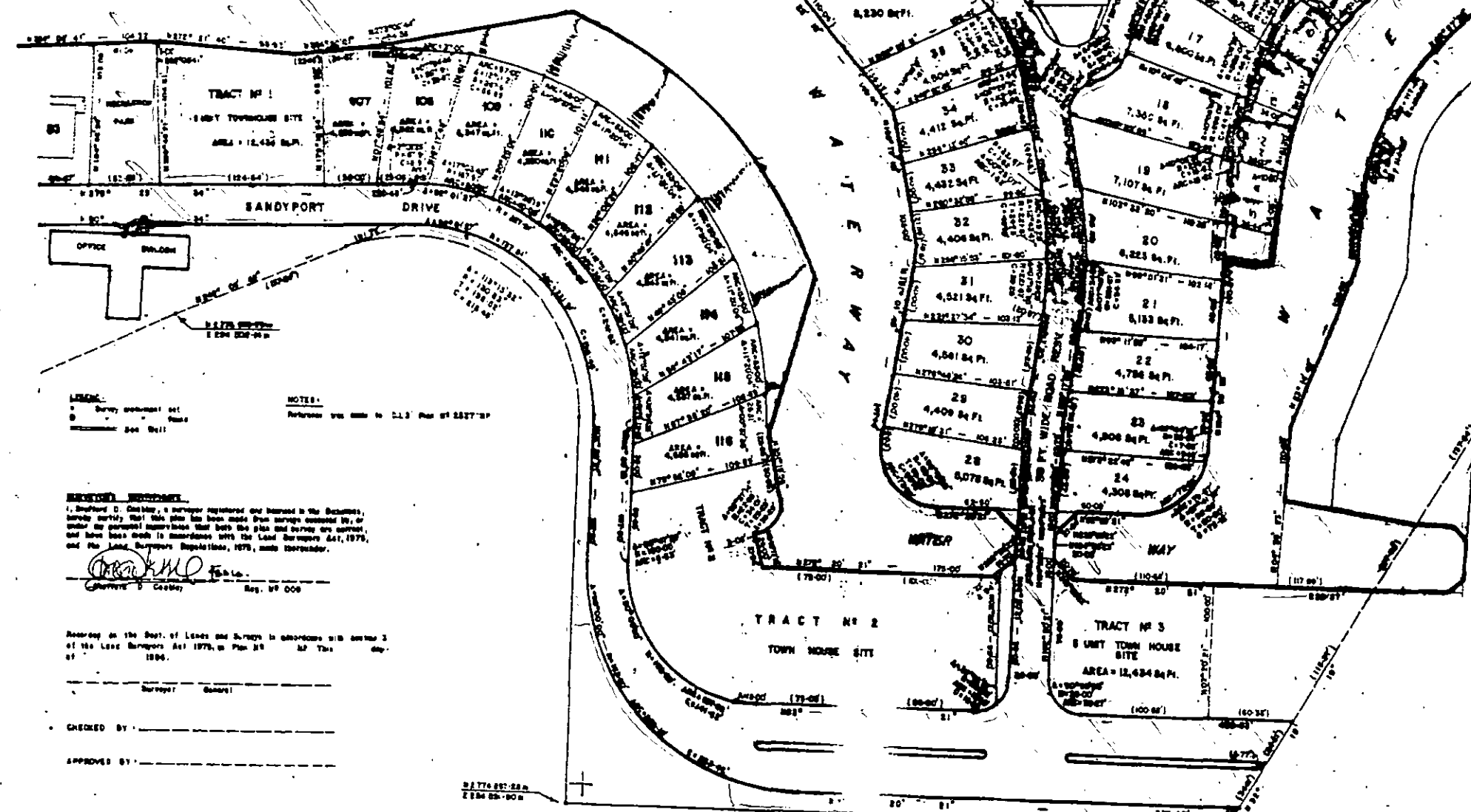
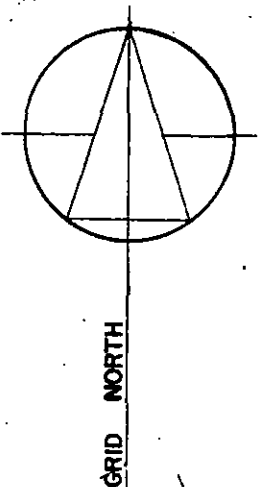
Prepared at the instance of Sandypoint Development Co.Ltd.

SCALE: 1 inch = 50 feet.

DATE: December 2007.

BOOK 010446 PAGE 0182

Plan



LEGEND:
Survey monument set
Boundary line
Survey line

NOTES:
Reference was made to DLS Plan of 2277-87

STATEMENT OF SURVEYOR:
I, Stafford D. Coakley, a person registered and licensed in the Bahamas, hereby certify that this plan has been made from surveys conducted by, or under my personal supervision that both the plan and survey are correct, and have been made in accordance with the Land Surveys Act, 1979, and the Land Surveys Regulations, 1979, made thereunder.

Approved on the part of Land and Surveys in accordance with section 3 of the Land Surveys Act 1979, on this 27 day of August 1996.

CHECKED BY: _____

APPROVED BY: _____

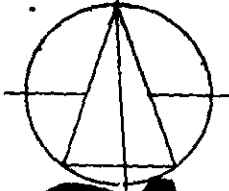
BOOK 010446 PAGE 0183

SURVEY PLAN
SHOWING
THAT TRACT OF LAND
KNOWN AS
"GOVERNORS CAY"
SITUATE
AT SANDYPORT, WEST BAY STREET
IN THE WESTERN DISTRICT ON THE ISLAND OF
NEW PROVIDENCE - BAHAMAS
Laid out at the instance of SANDYPORT DEVELOPMENT CO. LTD.
Scale: 1 inch = 50 feet
DATE: August, 1996.



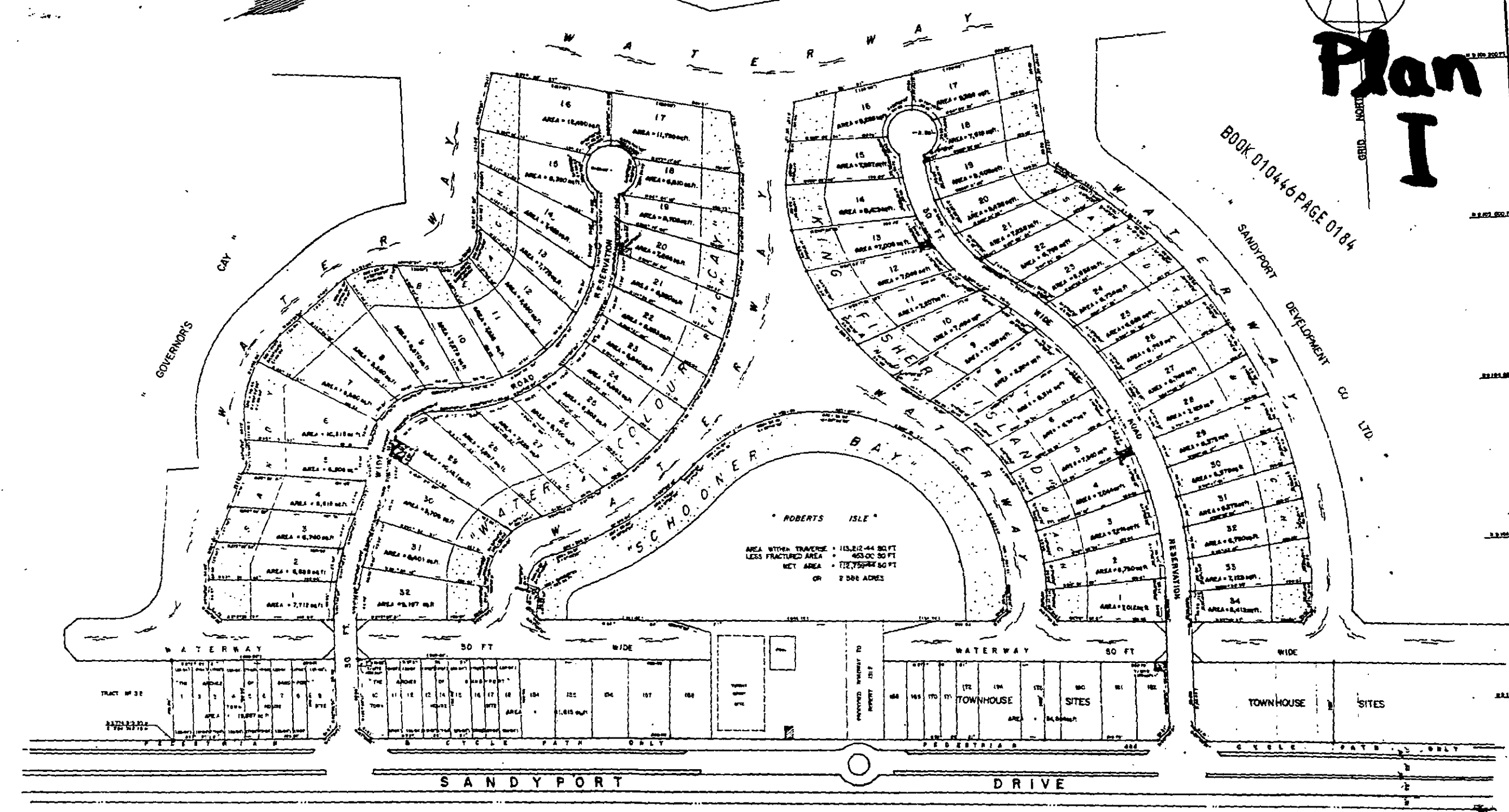
Plan
H

see Plan B



Plan I

BOOK 010445 PAGE 0184



APPROVED FOR THE RECORD BY THE LAND SURVEY DEPARTMENT OF THE BAHAMAS GOVERNMENT ON 11/11/97
BY: [Signature]
DATE: 11/11/97

Surveyed by: [Signature]
Checked by: [Signature]
DLS FILE NO. 010445

SURVEY PLAN
SHOWING
THAT PORTION OF A DEVELOPMENT
KNOWN AS
"SANDYPORT SUBDIVISION FOUR"
SITUATE
AT SANDYPORT IN THE WESTERN DISTRICT OF
THE ISLAND OF
NEW PROVIDENCE - BAHAMAS
Prepared at the instance of Sandyport Development Co. Ltd. DATE: Dec. 1997.

SCALE: 1 inch = 50 feet.

- NOTES:**
- (1) —■— DENOTES B.E.C. TRANSFORMER PLINTH SITE (10X16')
 - (2) THERE IS A SERVICE EASEMENT 50 FT WIDE AROUNDING THE ROAD RESERVATION, HENCE AN EFFECTIVE ROAD RESERVE WIDTH OF 40 FEET
 - (3) DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO ADJUSTMENT ON FINAL SETTING OUT

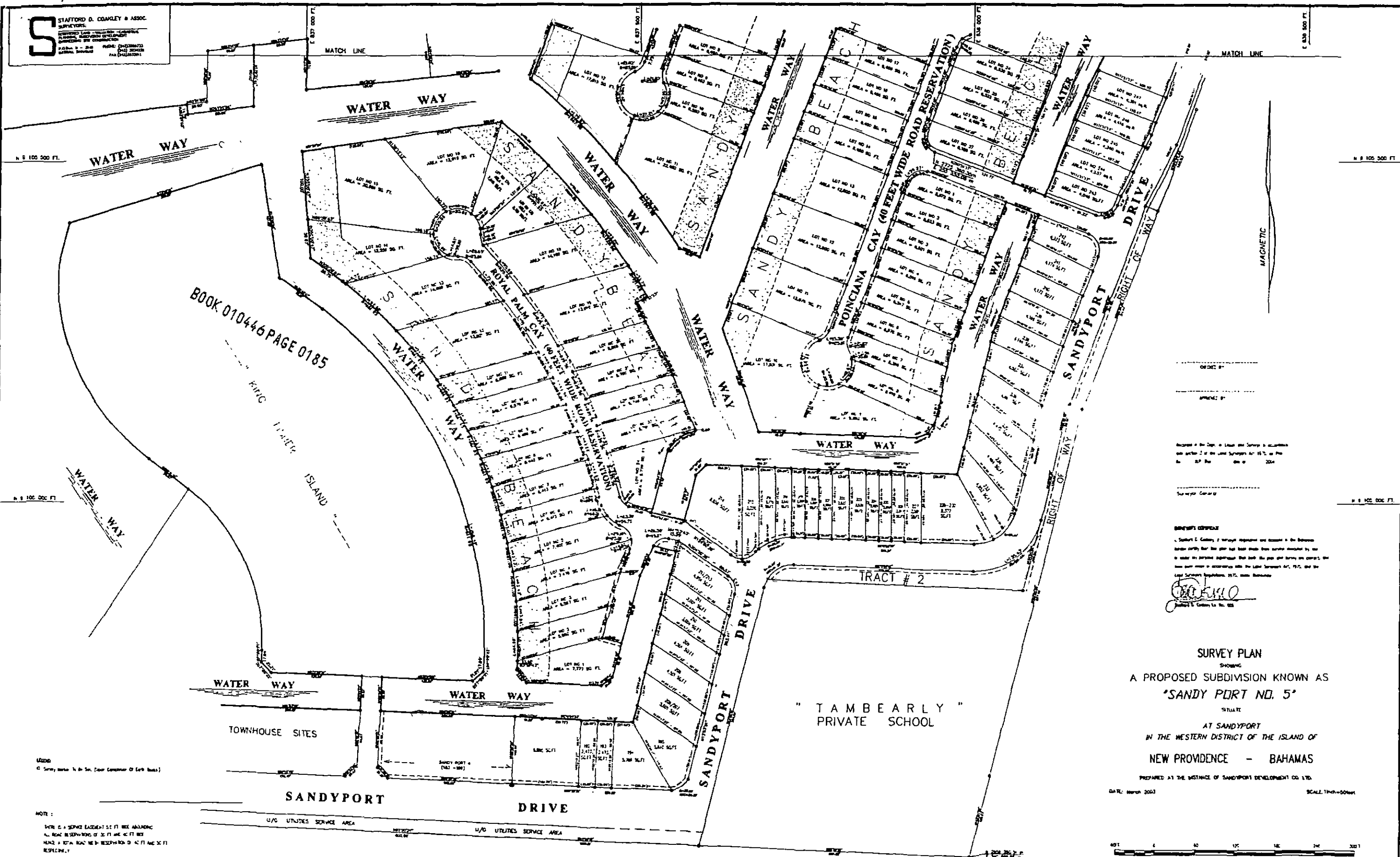
TOWN HOUSE

TOTAL OF TOWNHOUSE	12.423 ACRES
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RECREATIONAL

RECREATION	0.97 ACRES
BOATWAY	0.16 ACRES
TOTAL	1.13 ACRES

S STAFFORD D. COAKLEY & ASSOC.
SURVEYORS.
PROPOSED LAND SUBDIVISION - CONDOMINIUM
PLANNING, ENGINEERING DEVELOPMENT
DRAWING NO. 010446 PAGE 0185
DATE: 10/10/2003
BY: SDC/STC



Plan
J

SURVEY PLAN

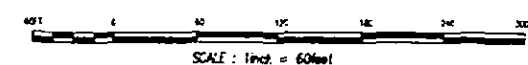
SHOWING
A PROPOSED SUBDIVISION KNOWN AS
'SANDY PORT NO. 5'

SITUATE
AT SANDYPORT
IN THE WESTERN DISTRICT OF THE ISLAND OF
NEW PROVIDENCE - BAHAMAS

PREPARED AT THE INSTANCES OF SANDYPORT DEVELOPMENT CO. LTD.

DATE: March 2003

SCALE: 1 inch = 50 feet



NOTE:
THERE IS A SERVICE EASEMENT 5 FT WIDE ALONG THE
ALL ROAD RESERVATION OF 30 FT AND 40 FT WIDE
HENCE A TOTAL ROAD RESERVATION OF 40 FT AND 50 FT
RESPECTIVELY.
REFERENCE WAS MADE TO C.L.S. PLAN NO. 1770 OF 1976 AND
1771 OF 1976.

TOTAL AREA
SUBDIVISION SITE: 4.20 ACRES
RESERVED SITE: 1.11 ACRES
TOTAL AREA: 5.31 ACRES

C.S. AND P.L. NO. 7 / 2004

(R.F.)

BOOK 010446 PAGE 0186

See Plan L

TRACT NO 6
PRESERVED POND & RECREATION AREA
AREA = 2.072 ACRES

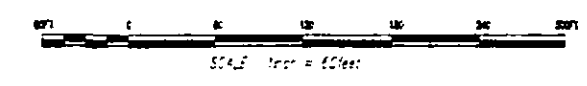
Plan K

SURVEY PLAN
SHOWING
A PROPOSED SUBDIVISION KNOWN AS
'SANDY PORT NO. 5'
SITUATE

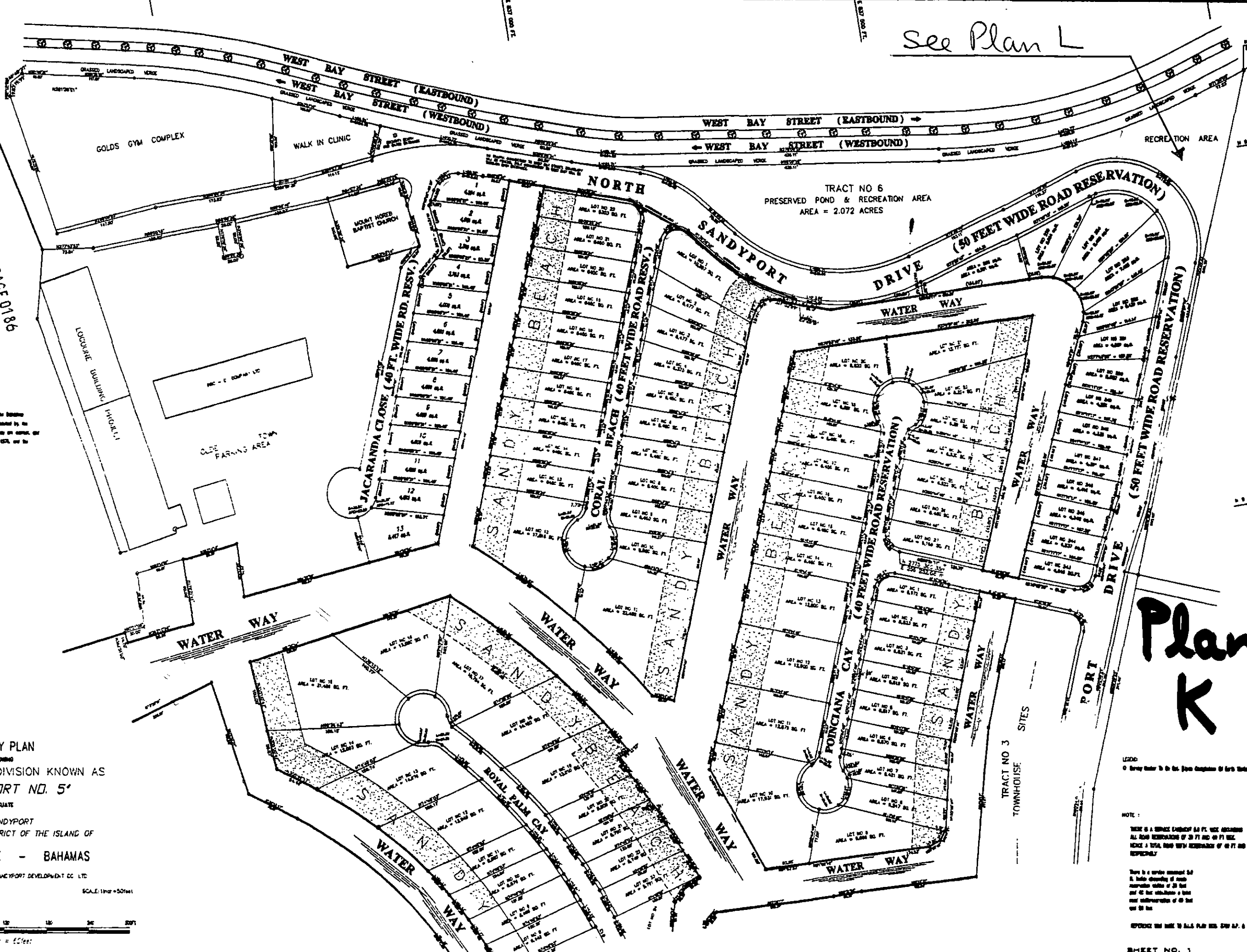
AT SANDYPORT
IN THE WESTERN DISTRICT OF THE ISLAND OF
NEW PROVIDENCE - BAHAMAS

PREPARED AT THE INSTANCE OF SANDYPORT DEVELOPMENT CO. LTD.

DATE: March 2003 SCALE: 1 inch = 50 feet



SCALE: 1 inch = 50 feet



LEGEND:
Survey Station to be set (from description of North Arrow)

NOTE:
THERE IS A SERVICE EASEMENT 60 FT. WIDE ALONG THE
ALL ROAD RESERVATIONS OF 30 FT. AND 40 FT. WIDE.
HENCE A TOTAL ROAD WITH RESERVATIONS OF 40 FT. AND 30 FT.
RESPECTIVELY.

There is a service easement 60 ft. wide along the
all road reservations of 30 ft. and 40 ft. wide.
Hence a total road with reservations of 40 ft. and 30 ft.
respectively.

REFERENCE THIS DRAWING TO ALL PLANS AND SPEC. MAP. & SPEC. MAP.

SHEET NO. 1



STAFFORD D. COAKLEY & ASSOC.
SURVEYORS:

REGISTERED LAND - VALUATION - CADASTRAL
ENGINEERING - ESTATE PLANNING
GENERAL CONSTRUCTION

P.O. BOX N-3146
NASSAU, BAHAMAS

PHONE (242) 326-6733
Fax 323-3911
323-4235

WEST BAY STREET

GRASSED

$\Delta = 4^{\circ} 12' 00''$
ARC = 60.00'

AREA
N 251° 20' 03" - 77.23'

BOOK 010446 PAGE 0187

AREA = 15,958 Sq. Ft.

Plan
L

SANDYPORT

DRIVE

$\Delta = 44^{\circ} 12' 20''$

ARC = 91.58'

42.55'
N 110° 59' 22"

N 20° 59' 22"

LEGEND :

○ Survey monument set

NOTES :

Reference was made to D.L.S Plan N° 3789NP

SURVEYOR'S CERTIFICATE

I, Stafford Coakley, a surveyor registered and licensed in the Bahamas, hereby certify that this plan has been made from surveys executed by, or under my personal supervision that both the plan and survey are correct, and have been made in accordance with the Land Surveyors Act, 1975, and the Land Surveyors Regulations, 1975, made thereunder.

Stafford D. Coakley

Stafford D. Coakley

Registration No: 009

SURVEY PLAN

SHOWING

A PARCEL OF LAND COMPRISING 15,958 SQ. FT.

SITUATE

THE NORTH-EAST CORNER OF SANDYPORT SUBDIVISION N° 5
IN THE WESTERN DISTRICT OF THE ISLAND OF

NEW PROVIDENCE — BAHAMAS

Surveyed at the instance of Sandyport Development Co.

SCALE: 1 inch = 30 feet.

DATE: January 2008