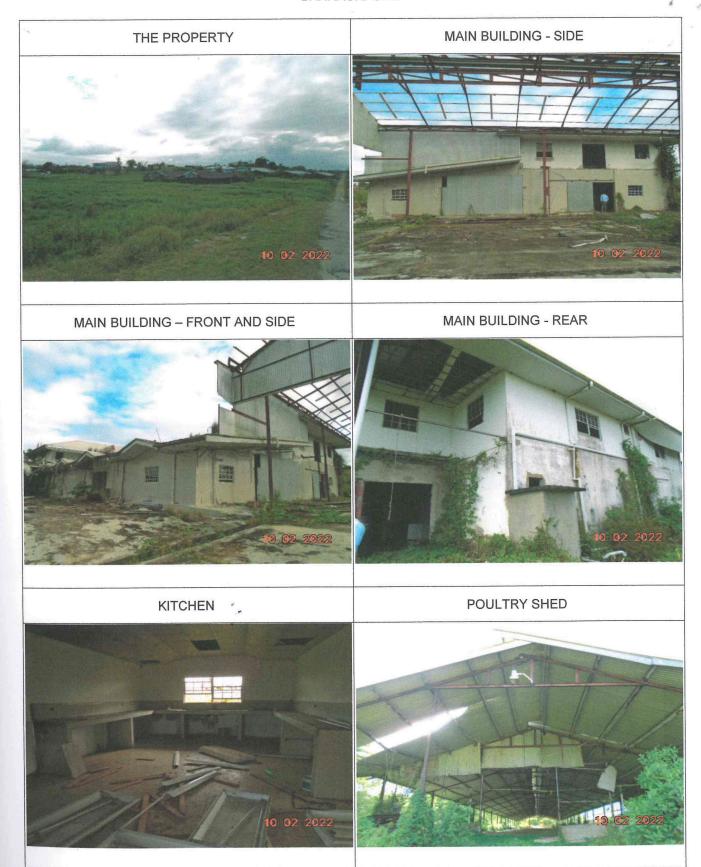


5 Acres of Freehold Land with Buildings thereon

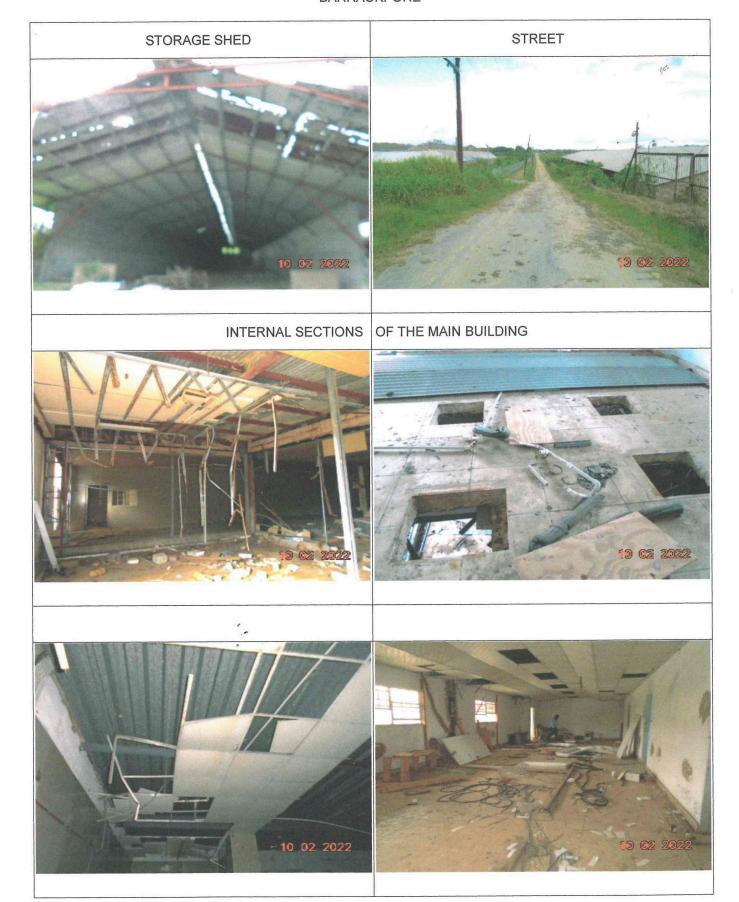
situated at: ¼ mm Floyd Trace, Off Cumuto Road North,

BARRACKPORE

PHOTOGRAPHIC VIEWS: PROPERTY AT FLOYD TRACE, BARRACKPORE



PHOTOGRAPHIC VIEWS: PROPERTY AT FLOYD TRACE, BARRACKPORE



CADASTRAL SURVEY PLAN: PROPERTY AT FLOYD TRACE, BARRACKPORE

Ration Manessar Lutchman Foread Scale: One inch to 9 Chs. PLAN of a Parcel of Land in the Ward of Saw Grande South containing Five acres Surveyed by me, with due authority, in Jan. 1318. for Manessar Entered 14/3/18 Sec. 5. 20/3/19 Reph S. Reca Sucron Surveyor Trinidad. 14. 3- 1018.	RVEY ORDER No. 500/17	WARD of Sav Grande South #23
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LOCATION

Barrackpore is more or less east of Debe and south of Princes Town in South Trinidad. The main arterial accesses are Rochard Douglas, Papourie and Rochard Roads.

The property is on the southern side of Floyd Trace about 225 metres east of Cumuto Road. Floyd Trace runs off the eastern side of Cumuto Road about 25 metres south of Paynter Trace and about 1.7 kilometres north of Rochard Douglas Road. Rochard Douglas Road intersects Cumuto Road about 1.1 kilometres east of Cunjal Road.

NEIGHBOURHOOD

Character:

Type:

Semi-rural

Village

Lower-middle

Percentage Developed:

25-50

Communal Amenities: Physical Trend:

Recreation Ground Stable

Income Group: Size:

Large

Density:

Low

Utilities: Infrastructure: Water, electricity and telephone mains. Oil-sand-paved roads; street lights.

Facilities:

Public transport, shopping, school, medical are within 7.0 kilometres

SITE CHARACTERISTICS

Frontage:

230.10 metres (755.0 feet)

Av. Plot Depth: 87.89 metres (288.4 feet)

Area:

20,234.3 m² (217,800 ft.²)

Gradient:

Sloping

%age Flat: -

Shape:

Regular

Prone to Flooding:

No known history

<u>Drainage:</u> Adequate

BUILDING

Data Source: Inspection and measurements taken with measuring tape and laser meter.

DESCRIPTION

Two-storied residential/commercial building – over 11 years old.

STRUCTURE:

Foundation:

Assumed to be adequate for a building of its size, type and use.

Framing:

Steel columns and beams.

Floors:

Reinforced concrete slabs mainly finished in ceramic tiles and partly in a cement

and sand screed.

Walls:

Plastered and painted blockwork; ceramic-tiled to places.

Roof:

Hipped steel-frame covered with corrugated galvanised-iron sheets.

Ceilings:

PVC panels; gypsum tiles; metal sheets to eaves.

Doors:

Panelled timber; steel-framed and plated.

Windows:

Aluminium-framed glazed "sash-type".

Staircases:

Internal: Two (2) reinforced concrete - one tiled.

ACCOMMODATION:

	Gr.	1st	2nd		Gr.	1st	2nd
Open-plan areas	3	1	-	Laundry	_	1	-
Processing area	1	-	-	Lunch Room	1	-	-
Living/Dining	-	1	-	Bathrooms	(1)	(5)	-
Kitchens	2	1	-	Bathtubs	-	5	-
Bedrooms	-	5	=	WC	1	4	-
Office	1	-		Shower	1	-	
-							

FITTINGS

Each kitchen fitted with ceramic-tiled concrete counter-tops and bedrooms with closets.

SERVICES

All the neighbourhood utilities were available nearby – all connections appeared to be disconnected. Sewerage via septic tank and soakaway.

SIZE:

IPMS 1 (External) which is the sum of the areas of each floor level of a Building measured to the outer perimeter of external construction features.

	Enclosed	Open-sided	Total
Ground	760.9 m ² (8,190ft. ²)	$0.0 \text{m}^2 (00 \text{ft.}^2)$	760.9 m ² (8,190ft. ²)
First	433.4 m ² (4,665ft. ²)	18.1 m ² (195ft. ²)	451.5 m ² (4,860ft. ²)
Second	$0.0 \text{ m}^2 (\text{Oft.}^2)$	$0.0 \text{ m}^2 (\text{Oft.}^2)$	$0.0 \text{ m}^2 (0\text{ft.}^2)$
Total	1,194.3 m ² (12,855ft. ²)	18.1 m ² (195ft. ²)	1,212.4 m ² (13,050ft. ²)