

No. 39263

III

CERTIFICATE OF TITLE

BENJAMIN SAMUEL LANYOS

of Vetudamu, Salt Lake, Savaisavu, Lard Developer

Pursuant to Request 72152C No. 72152C now proprietor

subject to the provisions and reservations contained in Grant

No. 612 _____ and subject to such leases mortgages and encumbrances as are notified by memorial underwritten or endorsed hereon of _____ part of _____

that piece of land known as "Veterano" and containing
Four thousand and fifty two square metres

be the same a little more or less and situate in the Province _____ and being
of Cakandrove _____ in the Island of Vanua Lava _____

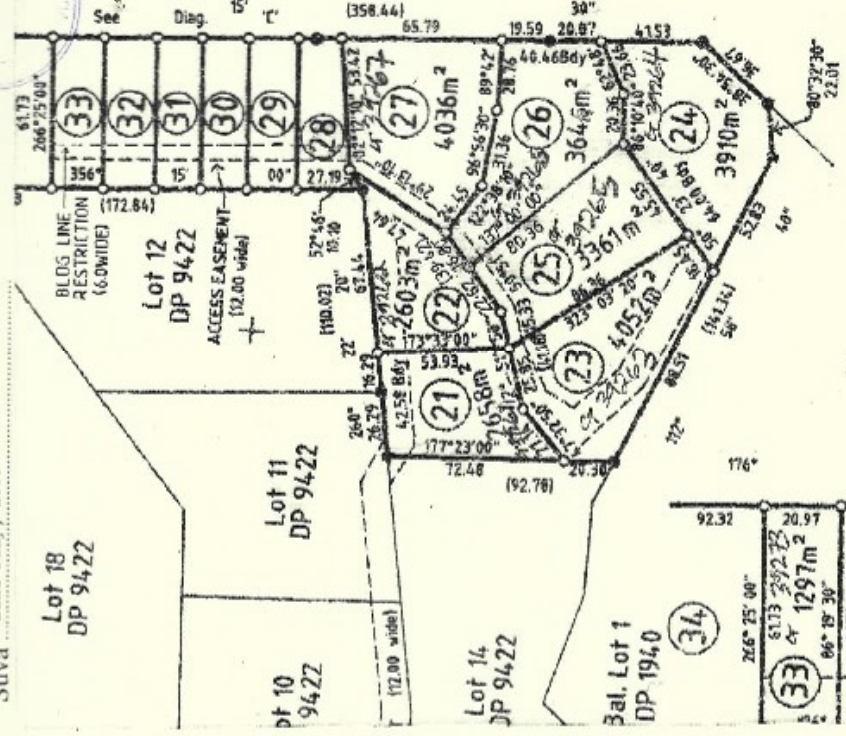
Lot 23 on deposit plan No. 9960 and shown in diagram hereon.

Suva 22nd July, 2009

Lot 18
DP 9422

Bal. Lot 2
DP 1940

Paraph
Registrar of Titles.



Scale chairs per inch. All measurements are in links.

2001

[See over]

RURAL VALUATION and SECURITY ASSESSMENT for Loan Purposes

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Organisation/Lender : Bank of Baroda/Westpac Bank

Clients Name : BENJAMIN SAMUEL LANYON

Title Details : Lot 23 DP 9960

Encumbrances : As therein stated on title

Site Area : 4052 square metres

LGA : Savusavu Rural

Main Building : Vacant Land

Built About : Nil

Garage Areas : no

Marketability : Good

Environmental Issues : Regular maintenance of Service Drains

Zoning/Instrument : Residential- Tourism

Current Use : undeveloped

Addition(s) : Car Accommodation : No

Heritage Issues : not applicable

RISK ANALYSIS – Must "comment" over page on any 4 or 5 Risk Ratings, or if three or more "3" Risk Ratings

Property Risk* Rating	1	2	3	4	5	Market Risk* Ratings	1	2	3	4	5
Location & Neighbourhood	☐	☒	☐	☐	☐	Reduced Value next 2-3yrs	☐	☒	☐	☐	☐
Land (incl. Planning, title.)	☐	☒	☐	☐	☐	Market Volatility	☐	☒	☐	☐	☐
Environmental Issues	☐	☒	☐	☐	☐	Local Economy Impact	☐	☒	☐	☐	☐
Improvements	☐	☐	☐	☐	☐	Market Segment Conditions	☐	☒	☐	☐	☐

* Risk Ratings : 1 = Low, 2 = Low to Medium, 3 = Medium, 4 = Medium to High, 5 = High

VALUATION & ASSESSMENTS SUMMARY

Interest Valued: Fee Simple vacant possession

Value Component	Current Market Value	Other Assessments
Land	FS\$450,000.00	
Market Value	FS\$450,000.00	

I, **Salacieli Lomaiviti** hereby certify that I personally inspected this property on the date below and have carried out the assessments above as at that date. Neither I, nor any member of this firm, have any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

This report is for the use only of the party to which it is addressed for mortgage purposes and is not to be used for any other purpose.

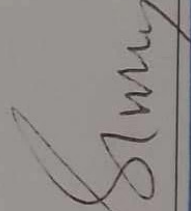
No responsibility is accepted or undertaken to third parties in respect thereof. This report does not constitute a structural survey.

This report is made in accordance with the Fiji Institute of Valuers and Estate Management guidelines.

Valuer : Salacieli Lomaiviti
 Qualification/Reg : BA (LMD) Registered Valuer (Fiji)
 Inspection : 12th May, 2016.

Firm : Land prop Valuations
 Address : Main Street, Savusavu,
 Mobile : 8677 591/7119760
 Email : slomai@yahoo.com

Authorised for Issue By :



SALACIELI TAGANE LOMAIVITI
 REGISTERED VALUER NO 74 (FIJI)
 BA (LMD) USP MIVEM (FIJI)