

19th October, 2020

BIB Property Owners Association, Inc.
bibhoaboard@gmail.com

RE: Being 100.74 acres situate along the Macal River, Water Hole Area, Cayo District, Belize, currently held in the name of BELIZE MOUNTAIN RESORT LIMITED.

TITLE INVESTIGATION

Dear Ms. Miller,

We have completed the title investigation as to the above captioned property and hereby submit our findings as follows:

12th July 1999

A Minister's Fiat Grant No. 645 of 1999 in the name of Alma Aguilar...as the grantee of 100.74 acres of lands situate along the Macal River, Water Hole Area, Cayo District bounded and described as shown in plan No. 645 of 1999...for the sum of \$11,085.00...

(Entered in the Crown Lands Book 'Grants' for 1999)

31st December 2000

A DEED OF CONVEYANCE made between Alma Aguilar (vendor) of the one part and Robert Grove (purchaser) of the other part.

WHEREAS the vendor was seized of the property by virtue of Minister's Fiat Grant No. 645 of 1999...

WITNESSED...in consideration of \$35,000.00 paid...the vendor as Beneficial Owner conveyed unto the purchaser:

ALL THAT LOT, piece or parcel of land being 100.74 acres of land situate along the Macal River, Water Hole Area, Cayo District as shown on Plan No. 645/99 lodged at the office of the Commissioner of Lands and Surveys, Belmopan.

TO HOLD the same unto the purchaser in fee simple in possession free from encumbrances.

(Vide: Deeds Book Volume 2 of 2001 at folios 129 to 134)

25th August 2010

A CONVEYANCE made between Robert Grove (vendor) of the one part and Robert Jay Frackman (purchaser) of the other part.

WHEREAS the vendor was the estate owner of the property by virtue of a Conveyance...recorded in Deeds Book Volume 2 of 2001 at folios 129 to 134.

19th October, 2020

Title Investigation on Belize Mountain Resort Limited, situate along the Macal River, Water Hole Area, Cayo District, Belize.

WITNESSED...in consideration of \$35,000.00 paid...the vendor as Beneficial Owner conveyed to the purchaser:

ALL THAT piece or parcel of land being 100.74 acres situate along the Macal River, Water Hole Area, Cayo District, and more particularly bounded and described as shown on Plan No. 645 of 1999 in the office of the Commissioner of Lands and Surveys, City of Belmopan.

(Vide: Deeds Book Volume 26 of 2010 at folios 783 to 792)

20th October 2010

A First Certificate of Title Volume 10 folio no. 58 in the name of Robert Jay Frackman as the registered proprietor of:

ALL THAT piece or parcel of land being 100.74 acres situate along the Macal River, Water Hole Area, Cayo District and more particularly bounded and described as shown on Plan No. 645 of 1999 in the Office of the Commissioner of Lands and Surveys, City of Belmopan.

(Vide: Land Titles Register Volume 10 Folio No. 58)

13th July 2015

A Transfer Certificate of Title Instrument No. TCT-201500094 effected by Robert Jay Frackman TO Belize Mountain Resort Limited...as the registered proprietor of:

ALL THAT PIECE OR PARCEL OF LAND being 100.74 ACRES situate along the Macal River, Water Hole Area, Cayo District and more particularly bounded and described as shown on Plan No. 645 of 1999 attached to Minister fiat Grant 645 of 1999 and shown on Entry 4005 register no. 2 lodge in the office of the Commissioner of Lands and Surveys, City of Belmopan Cayo District, Belize.

(Vide: Land Title Register Instrument No. TCT-201500094)

CHARGE OR INCUMBRANCES

The above-described land is free and clear of any liens, mortgages, charge or incumbrances of any kind whatsoever.

JUDGMENTS, SUITS, ETC.

A search of the records maintained by the Registrar of the Supreme Court revealed no record of any suits, decrees, orders, judgments or actions pending or otherwise against the owner of or involving the said land or any part thereof.

NOTES

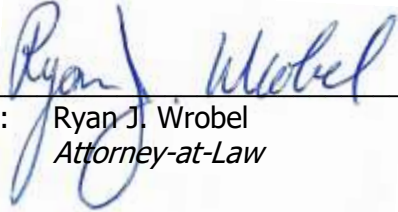
- The said Belize Mountain Resort Limited has not executed in favour of any person or persons or entity any instrument to effect transfer of the said land or any part thereof, and consequently it is still the registered proprietor of the said land or any part thereof.

19th October, 2020

Title Investigation on Belize Mountain Resort Limited, situate along the Macal River, Water Hole Area, Cayo District, Belize.

- Property Tax Statement attached.
- The land does not fall within a Compulsory Declared Area.
- The land is not subject to any Government Acquisitions.

WROBEL & CO., ATTORNEYS-AT-LAW



Per: Ryan J. Wrobel
Attorney-at-Law

PLAN SHOWING SURVEY OF A PARCEL OF LAND, SITUATE ALONG THE MACAL RIVER, WATER HOLE AREA, CAYO DISTRICT.

Survey requested by ALMA AGUILAR.

Permission granted by The Commissioner of Lands and Surveys. (Ref. No. 759/98)

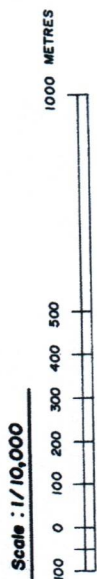
**MAPPING SECTION
SURVEY & LANDS
DEPARTMENT**

GRID UTM. ZONE 16 IN METRES

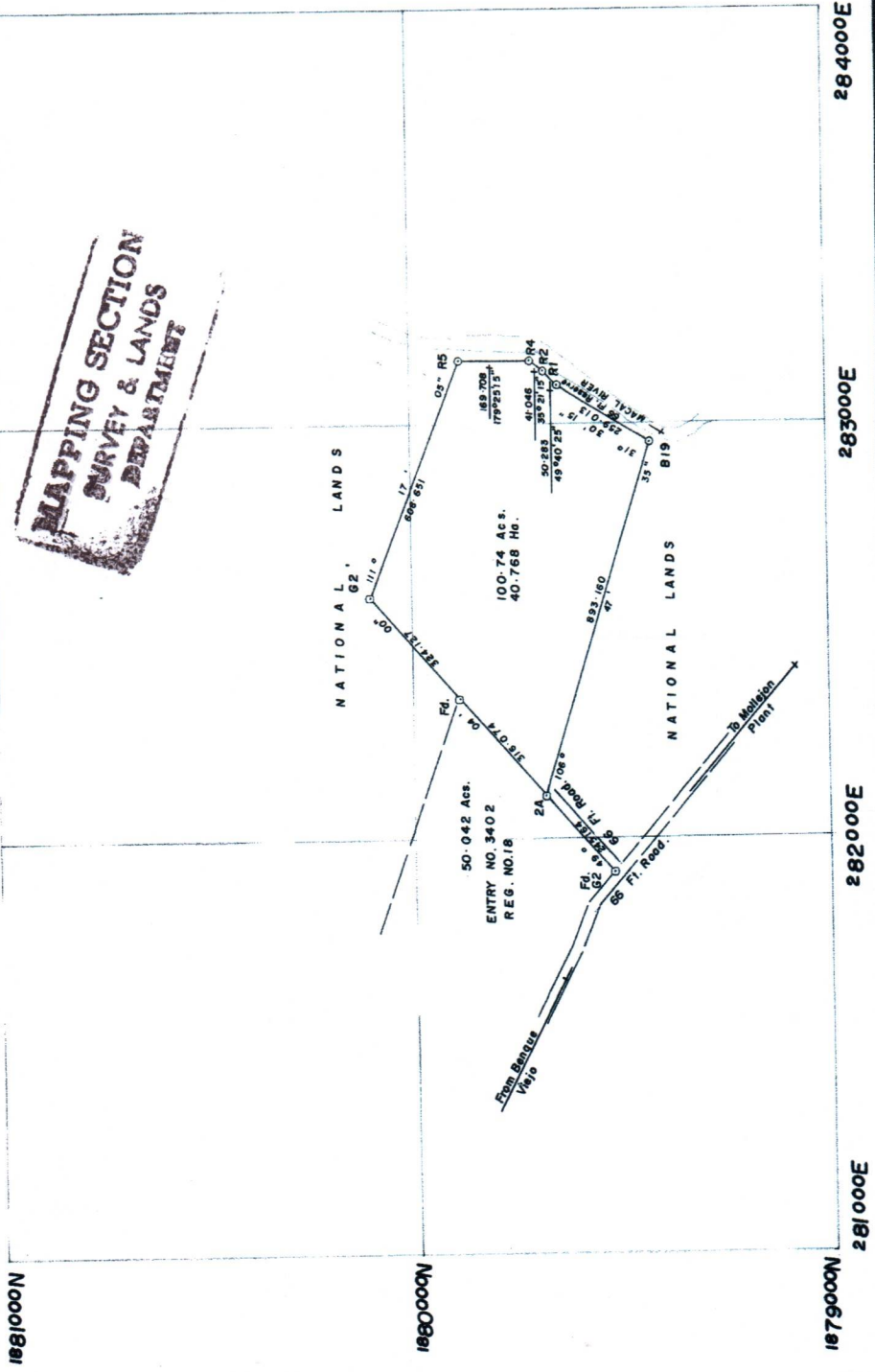
STATIONS	EASTINGS	NORTHINGS
F1 82	281 917.041	1879 519.502
2A	282 102.256	1879 680.129
G2	282 983.541	1880 028.513
R2	283 154.761	1879 708.534
R1	283 131.010	1879 675.457
B19	283 952.676	1879 642.917
	282 957.326	1879 422.062

NOTE:
 F1 DENOTES FOUND
 DENOTES WOODEN POST
 DENOTES CONCRETE PILLAR
 DISTANCES AND METRES AND DECIMALS OF A METRE
 SCALE FACTOR = 1.000191
 CONVERGENCE = 00° 35' 57" ENTRY 3402 REG. 18.
 ORIGIN OF BEARINGS = F1 G2 TO F1 G1, ENTRY 3402 REG. 18.

H.D. Flowers
 H.D. FLOWERS
 Licensed Land Surveyor
 DATE Aug 8th 98



REGISTRATION	AUTHENTICATION	DATE
DATE RECEIVED	EXAMINED BY <i>[Signature]</i>	12 th Aug 1998
FILE REFERENCE	APPROVED BY <i>[Signature]</i>	Aug 12, 1998
ENTRY NO. 4005 REG. NO. 2	AUTHENTICATED BY <i>[Signature]</i>	Aug 12, 1998
	Commissioner of Lands and Surveys	



**MAPPING SECTION
SURVEY & LANDS
DEPARTMENT**

**Department of Lands and Surveys
Ministry of Natural Resources**

Queen Elizabeth II Boulevard, Cohune Walk Area, Belmopan City, Belize C.A.
Tel: 802-2711, 802-2294, 802-2232 Fax: 802-2083

LAND TAX STATEMENT

Account Owner Name and Address:
BELIZE MOUNTAIN RESORT LIMITED
UNIT 14B, GARDEN CITY PLAZA, City of Belmopan,
CAYO DISTRICT, Belize

Date of Issue: 07-Oct-2020

Account No: REV-201800335

Parcel No.	E4005
Registration Section	Un-Declared Land - Cayo
District	CAYO DISTRICT
Block / Plan / Lot No.	
Location	ALONG MACAL RIVER, WATER HOLE AREA
Parcel Size	100.74 Acre(s)S
Title Reference	TRANSFER CERTIFICATE OF TITLE NO. TCT- 201500094 RECORDED
Unimproved Land Value	



Type	Date	Receipt No.	Description	Amount	Account Balance
Annual Tax Due	01-Apr-2017		ASSESSMENT - PAID BY PREVIOUS OWNER See REV-1960135091	\$0.00	\$0.00
Payment on Account	30-Jan-2018	CY-2018000360	Land Account Freehold Fee for year 2018 ending March 2019	-\$554.07	-\$554.07
Automated Interest	01-Feb-2018		Automated charge for interest: 01 Jan 2018 - 31 Jan 2018 Avg Daily Bal = -35.75	\$0.00	-\$554.07
Automated Interest	01-Mar-2018		Automated charge for interest: 01 Feb 2018 - 28 Feb 2018 Avg Daily Bal = -554.07	\$0.00	-\$554.07
Annual Tax Due	01-Apr-2018		ASSESSMENT	\$554.07	\$0.00
Automated Interest	01-Apr-2018		Automated charge for interest: 01 Mar 2018 - 31 Mar 2018 Avg Daily Bal = -554.07	\$0.00	\$0.00
Automated Interest	01-May-2018		Automated charge for interest: 01 Apr 2018 - 30 Apr 2018 Avg Daily Bal = 0.00	\$0.00	\$0.00
Automated Interest	01-Jun-2018		Automated charge for interest: 01 May 2018 - 31 May 2018 Avg Daily Bal = 0.00	\$0.00	\$0.00
Automated Interest	01-Aug-2018		Automated charge for interest: 01 Jul 2018 - 31 Jul 2018 Avg Daily Bal = 0.00	\$0.00	\$0.00
Automated Interest	01-Sep-2018		Automated charge for interest: 01 Aug 2018 - 31 Aug 2018 Avg Daily Bal = 0.00	\$0.00	\$0.00
Automated Interest	01-Oct-2018		Automated charge for interest: 01 Sep 2018 - 30 Sep 2018 Avg Daily Bal = 0.00	\$0.00	\$0.00
Automated Interest	01-Nov-2018		Automated charge for interest: 01 Oct 2018 - 31 Oct 2018 Avg Daily Bal = 0.00	\$0.00	\$0.00
Automated Interest	01-Dec-2018		Automated charge for interest: 01 Nov 2018 - 30 Nov 2018 Avg Daily Bal = 0.00	\$0.00	\$0.00
Automated Interest	01-Jan-2019		Automated charge for interest: 01 Dec 2018 - 31 Dec 2018 Avg Daily Bal = 0.00	\$0.00	\$0.00
Automated Interest	01-Feb-2019		Automated charge for interest: 01 Jan 2019 - 31 Jan 2019 Avg Daily Bal = 0.00	\$0.00	\$0.00
Automated Interest	01-Mar-2019		Automated charge for interest: 01 Feb 2019 - 28 Feb 2019 Avg Daily Bal = 0.00	\$0.00	\$0.00
Payment on Account	04-Apr-2019	CY-2019001482	Land Account Freehold Fee FOR YEAR 2019 ENDING MARCH 2020	-\$554.07	-\$554.07
			PRINCIPAL:	-\$554.07	

INTEREST:

\$0.00

BALANCE OWING:

-\$554.07

To Be Paid Immediately

Note:

Taxes are due on April 1st. Any outstanding amounts after April 30th are charged at 1% per month. The DLS land tax records have been computerized. Please compare listed arrears with your own record and if not correct, contact the Land Revenue Administrator at the Department of Lands & Surveys, Belmopan. Please, bring this bill when making payments and request an official receipt. You can pay at any of the following DLS offices countrywide on weekdays, between 8:30-12 noon and 1:00pm-4:00pm.

Belize City, Cor. Basra & West St. Tel: 207-0313
Coroza Town, 5th St. South; Tel: 402-2126
Orange Walk Town, 83 Otro Benque Rd.; Tel: 302-2313

Dangria, 10 St. Vincent St.; Tel: 502-2221
Punta Gorda, 41 A Prince St. Tel: 702-2041
San Ignacio, Buena Vista St.; Tel: 804-2021

Account Due

2020