

Case Number :DOMHCV2024/0213



Submitted Date:13/12/2024 17:20

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IN THE EASTERN CARIBBEAN SUPREME COURT  
IN THE HIGH COURT OF JUSTICE  
COMMONWEALTH OF DOMINICA

DOMHCV 213 OF 2024

IN THE MATTER OF THE BAIL ACT # 20 OF 2020, SECTION 4(3), (4)

AND

IN THE MATTER OF AN APPLICATION FOR BAIL BY JONATHAN LEHRER THAT  
BAIL BE GRANTED TO HIM WITH OR WITHOUT CONDITION

BETWEEN

JONATHAN LEHRER

CLAIMANT

AND

CHIEF OF POLICE

FIRST DEFENDANT

DIRECTOR OF PUBLIC PROSECUTIONS SECOND DEFENDANT

**CERTIFICATE IDENTIFYING EXHIBIT**

These are the copies of the documents referred to in the Affidavit of Rhoda Joseph produced, exhibited and marked as:

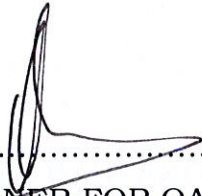
**“RJ1”** - Copy of the Share Certificate, referred to at paragraph 7;

“RJ2” - Copy of the Certificate of Title X21 Folio 75 and Valuation by Kevin Seaman, referred to at paragraph 11;

Sworn at the Roseau )  
in the parish of St. George )  
this 13<sup>th</sup> day of December, 2024)

*Joseph*  
.....  
RHODA JOSEPH  
D/L # 011235-00935289

Before me:



.....  
COMMISSIONER FOR OATHS

*Leroy Peters*  
COMMISSIONER FOR OATHS  
COMMONWEALTH OF DOMINICA

IN THE EASTERN CARIBBEAN SUPREME COURT

"RJI"

Company **BC NORTH, INC.**

**Share Certificate**

**Transfer Details**

Certificate # 002 - Class: ordinary - No. of Shares: - Par Value: \$

From \_\_\_\_\_

Authorized Share Capital: 1000

To \_\_\_\_\_

Register Number 2023/C00088

Received Certificate Number \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_



"RJ2"



**Geomatic Technologies**  
Land Surveying | Property Evaluation | Real Estate

**Kevin Seaman**  
Licensed Surveyor / Certified Valuer  
P.O.Box 693  
Roseau  
Commonwealth of Dominica

Mobile. 767.612.4790 | 767.245.4790  
Office. 767.448.4790 767.617.4790  
Email. geomatictech@gmail.com

November 29<sup>th</sup>, 2024

The Registrar of the High Court  
Registry  
Dame Eugenia Charles Boulevard  
**ROSEAU**



**VALUATION REPORT**

**PROPERTY OF BC NORTH, INC AT BOIS COTLETTE ESTATE**  
**INTENDED TO BE TRANSFERRED TO RHODA JOSEPH**

As requested by Platinum Law Chambers acting for and on the behalf of Rhoda Joseph ("the Client"), the property known as a portion of land, part of Bois Cotlette Estate in the Parish of St. Mark was inspected with a view to offering an opinion of market value for registration (transfer) purposes.

The property is a freehold agricultural property.

**1.0 BASIS OF VALUATION**

This valuation is based on market value, which is defined by the International Valuation Standards Council (IVSC) as: -

*The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

**2.0 VALUATION DATE**

The effective date of this valuation is November 29<sup>th</sup>, 2024.

**3.0 DATE OF INSPECTION AND EXTENT OF VALUER'S INVESTIGATIONS**

The subject property was inspected on Friday November 29<sup>th</sup>, 2024. This inspection was completed to the required extent necessary to produce a valuation, which is professionally adequate for its purpose. The valuer has taken reasonable steps to verify the nature of the information relied upon in the preparation of the report and states the sources.

#### 4.0 SUBJECT PROPERTY

##### 4.1 TITLE

The subject property is registered in Book of Titles X21 Folio 75e with BC North, Inc as registered proprietor and is intended to be transferred to Rhoda Joseph.

##### 4.2 LOCATION

The property is located at Bois Cotlette Estate, ¾ mile east of the Soufriere village and in the vicinity of Petite Coulibri. The area is mixed zoned as agricultural/commercial in a rural setting with average size lots. Social services and public amenities namely school, church, health centre and localized shopping are available in Soufriere with major amenities in the Capital of Roseau.

##### 4.3 THE LAND

The subject property is a vacant agricultural portion of land containing 13.20 acres and is bounded legally as follows:

North: Soufriere Estate;  
East: A public Road;  
South: Remainder of Bois Cotlette Estate;  
West: Soufriere Estate.

LAND INFORMATION	
Land Area	13.20 acres
Land Data Source	Certificate of Title
Topography	Steep to moderate to gentle slope
Configuration	Roughly rectangular
Zoning	Agricultural
Access	Paved public road
Services	Water, Electricity, Telephone and Cable Television
Cultivation	Tertiary forest and scattering of unkempt fruit trees

The portion of land is roughly rectangular in shape. The three (3) acres of land to the west is steep slope with stony and rocky outcrops and the remainder of the land slopes moderately to gently towards the eastern with average 12% gradient. Access to the lot is via paved village road for ¾ mile from Soufriere and also has direct road access along its eastern boundary with frontage of 400 feet. There is also a well-cut road partly tarnished running through the eastern part of the land, emanating from the public road. There are no apparent encroachments or adverse easements.

##### Environmental Issues

The property is not located within a neighbourhood with past or present contamination or potential contaminative uses. The property is not located in an area prone to flooding or in an area with any seismic activity.

**5.0 VALUATION APPROACH AND ANALYSIS**

**VALUATION APPROACH**

The sales comparable approach is the most reliable method of site evaluation in this instance and has been utilized to arrive at an opinion of market value.

**ANALYSIS**

The land value is based on a review of the recent registered sales of comparable lots in the area that are within 1/2 mile radius of the subject property.

Based on comparable sales, and making adjustments for market conditions, the subject's location, physical characteristics (size, shape, access etc.) and proximity to major public amenities and services, a value has been applied to the land area as indicated.

VALUATION				
		Rate (per acre.)		
Land Area	10.20 acres	\$120,000.00	Land Value	\$1,224,000.00
	3.00 acres	\$10,000.00		\$ 30,000.00
			Indicated Value	\$1,254,000.00

**INDICATED VALUE**

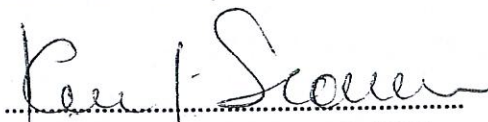
Based on comparable sales and making adjustments for location, physical characteristics, and general market conditions, the sales comparable approach provides an indication of value of **\$1,254,000.00**.

**6.0 OPINION OF VALUE AND FINAL COMMENTS**

In arriving at an opinion of market value reliance has been placed on the sales comparable approach and appraiser's judgement.

Hence, in my opinion, the Market Value of the subject property at the valuation date is **\$1,254,000.00 (One million Two Hundred Fifty-Four Thousand Dollars)**.

The valuation figures have concluded represents honest judgement based on the evidence available and represents an opinion of the prices that could be achieved on the valuation date.



Date: November 29<sup>th</sup>, 2024

**KEVIN J. SEAMAN – BSc. (HONS)  
LICENSED SURVEYOR  
CERTIFIED VALUER**

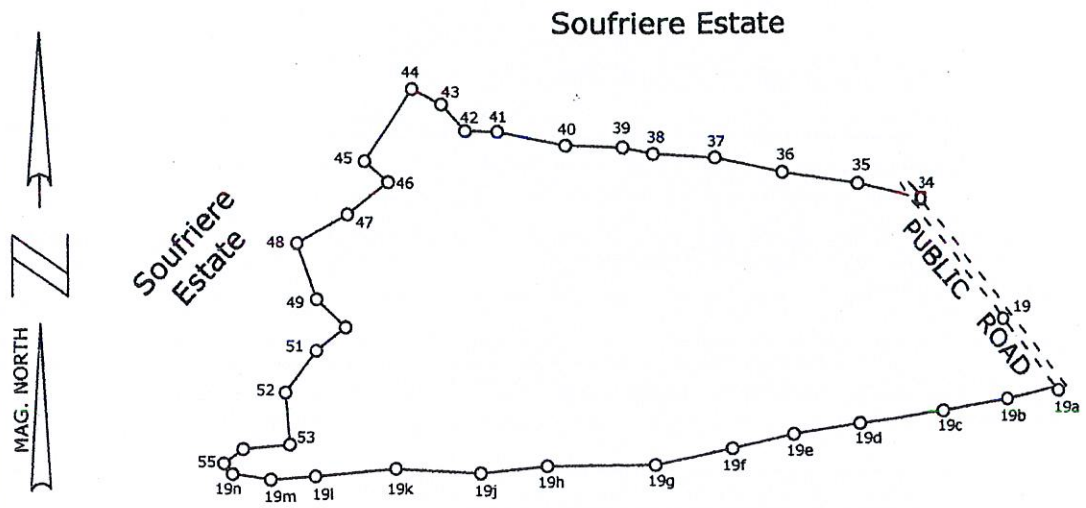
*Mr. Seaman is acting as an external valuer and there are no conflicts of interest. The valuer has no past, present or prospective interest in the subject property. The valuer has sufficient current local knowledge of the market, and the skills and understanding to undertake the valuation competently.*

"RJ2"

**PLAN** of a Portion of Land Part of Bois Cotlette Estate  
Situated In The Outskirts of Soufriere

In the Parish of St. Mark Containing 13.20 Acres

Copied for: **BC NORTH, INC.**



Remainder of Bois Cotlette Estate

FR.	TO	COURSE	DIST.
35	36	278 14	132.7
36	37	282 14	119.3
37	38	273 36	107.4
38	39	282 29	53.1
39	40	271 59	98.6
40	41	281 14	120.7
41	42	270 32	55.9
42	43	317 50	60.7
43	44	297 51	57.2
44	45	214 09	149.9
45	46	131 02	54.1
46	47	232 10	2
47	48	241 31	1.1
48	49	160 10	111.6
49	50	134 14	6
50	51	232 23	107.7
51	52	214 20	91.7
52	53	175 25	89.4
53	54	262 13	83.3
54	55	233 34	41.8
19j	19k	272 10	148.1
19k	19l	266 11	140.7
19l	19m	265 30	78.1
19m	35	266 30	70.0
35	34	103 17	118.2
19a	19b	269 00	81.7
19b	19c	266 10	140.7
19c	19d	262 15	153.2
19d	19e	267 15	117.1
19e	19f	257 07	109.5
19f	19g	258 00	135.9
19g	19h	269 12	156.6
19h	19j	269 50	112.7

**BOUNDARIES**

- North: Soufriere Estate
- East: A Public Road
- South: Remainder of Bois Cotlette Estate
- West: Soufriere Estate

Copied from Plan Annexed to Liber **P14 Folio 89**

By  
*Robert Seaman*  
 14/6/2023

LICENSED SURVEYOR

SURVEYED AND DRAWN BY

(sgd) A. Toussaint  
 Nov. 2000

LICENSED SURVEYOR

SCALE: 5 CHAINS TO 1 INCH

No. 513 of 2023

Entered in Current Volume at 10:21 o'clock AM.,

On the 23d day of August 2023

Charge in favor of the Government for  
Land Tax now due or hereafter becoming  
due

*[Signature]*  
Registrar of Titles

*As fund of  
\$3,500.00  
#13, #123  
12/1/23*



# DOMINICA.

Title by Registration Act

## CERTIFICATE OF TITLE

Land Titles.

Register Book X21 fol. 75

I know all men to whom these Presents shall come, that

**BC NORTH, INC.**

is the REGISTERED PROPRIETOR of a portion of land at Bois Cotlette Estate in the Parish of St. Mark in the Commonwealth of Dominica containing 13.2 Acres and bounded as follows:

- North: Soufriere Estate
- East: A Public Road
- South: Remainder of Bois Cotlette Estate
- West: Soufriere Estate

all as the same are delineated and set forth on the Plan thereof by G.A. Toussaint Licensed Surveyor annexed hereto ~~Subject~~ ~~Notwithstanding~~ to the Mortgages and Incumbrances which are noted on the Margin hereof or endorsed hereon-- In Faith and Testimony whereof I have hereunto subscribed my name and affixed the Seal of my Office

this ~~thirty first~~ day of ~~August~~ Two Thousand ~~Twenty Three~~



*[Signature]*  
Registrar of Titles.

### CERTIFICATE OF TITLE IN FAVOUR OF

*Michael Jackson*  
*Registered Proprietor*

..... cancelled in accordance with

Memo of Transfer dated *20 July 2023*

and filed in Book of Land Titles, Folio *89*

See Liber *Plata*, Folio *89*

*[Signature]*  
REGISTRAR OF TITLES



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AND

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FIRST DEFENDANT

DIRECTOR OF PUBLIC PROSECUTIONS

SECOND DEFENDANT

**CERTIFICATE IDENTIFYING EXHIBIT**



.....

LENNOX LAWRENCE

PLATINUMLAW CHAMBERS

LEGAL PRACTITIONER FOR THE CLAIMANT