



TOGETHER
for a sustainable future

OCCASION

This publication has been made available to the public on the occasion of the 50th anniversary of the United Nations Industrial Development Organisation.



TOGETHER
for a sustainable future

DISCLAIMER

This document has been produced without formal United Nations editing. The designations employed and the presentation of the material in this document do not imply the expression of any opinion whatsoever on the part of the Secretariat of the United Nations Industrial Development Organization (UNIDO) concerning the legal status of any country, territory, city or area or of its authorities, or concerning the delimitation of its frontiers or boundaries, or its economic system or degree of development. Designations such as “developed”, “industrialized” and “developing” are intended for statistical convenience and do not necessarily express a judgment about the stage reached by a particular country or area in the development process. Mention of firm names or commercial products does not constitute an endorsement by UNIDO.

FAIR USE POLICY

Any part of this publication may be quoted and referenced for educational and research purposes without additional permission from UNIDO. However, those who make use of quoting and referencing this publication are requested to follow the Fair Use Policy of giving due credit to UNIDO.

CONTACT

Please contact publications@unido.org for further information concerning UNIDO publications.

For more information about UNIDO, please visit us at www.unido.org

19807

GUYANA STOCKFEEDS LIMITED

**REVALUATION OF
SITE, BUILDINGS, & STRUCTURES
at**

Farm East Bank Demerara

Ruimveldt East Bank Demerara

Belmont East Coast Demerara

FINAL REPORT

July 1992

Client

Divestment Unit,
PUBLIC CORPORATION SECRETARIAT,
Barrack Street,
Kingston,
Georgetown,
GUYANA.

Consultant

c.a. liburd and associates,
ENGINEERING AND
SURVEYING SERVICES,
61 Hadfield and Cross Streets,
Georgetown,
GUYANA.

427

10/1/92

REVALUATION OF ASSETS

GUYANA STOCKFEEDS LIMITED
(FARM, EAST BANK: RUIIMVELDT, EAST BANK)
AND BELMONT, EAST COAST)

- LIST OF CONTENTS -

| SECTION | DESCRIPTION | PAGE NO. |
|---------|--|----------|
| 1 | THE BRIEF | |
| 2 | BASIS OF VALUATION | |
| 3 | <u>INFORMATION AND GENERAL DESCRIPTION</u> | |
| | 1) FARM, EAST BANK DEMERARA | 1/2 |
| | 2) RUIIMVELDT, EAST BANK DEMERARA | 3 |
| | 3) BELMONT, EAST COAST DEMERARA | 4 |
| | <u>APPENDICES</u> | |
| | 1 FARM, EAST BANK | 1-12 |
| | 1(a) RUIIMVELDT, EAST BANK | 1-9 |
| | 1(b) BELMONT, EAST COAST | 1-7 |

c.a. liburd and associates
Georgetown, GUYANA

July 1992

SECTION 1

THE BRIEF

THE BRIEF

At the invitation of the Head of the Divestment Unit of the Public Corporations Secretariat, a proposal was submitted by the consulting firm, C.A.Liburd and Associates and accepted by the Divestment Unit for the Revaluation of the Assets of Guyana Stockfeeds Limited at the following locations -

| | | |
|------------------------------|---|-------------------|
| Farm, East Bank Demerara | - | Site and Building |
| Ruimveldt, Georgetown | - | Site and Building |
| Belmont, East Coast Demerara | - | Site and Building |

The assessment is to be done in accordance with the undermentioned Brief -

- Inspect these assets and assess their condition
- Prepare a present-day valuation of these assets based on current replacement value
- Prepare a Revaluation of the sites and structures, including supporting infrastructure on site, based on the above data

SECTION 2

BASIS OF VALUATION

VALUATION OF SITE, BUILDINGS AND STRUCTURES

GUYANA STOCKFEEDS LIMITED

BASIS OF VALUATION -

The valuation has been based on the replacement cost of all buildings and structures at current prices of materials, labour and plant.

The replacement cost was adjudged on detailed measurement and sketches and the application of current market prices.

During the early life of buildings, depreciation is usually assumed at a low percentage rate which accelerates as their age increases. Moreover, inadequate maintenance increases the percentage depreciation. The formula used for deriving the present value however, is the straight line method, based on the life span of the particular structure, actual years of life and an expert assessment of a \pm m factor derived from the maintained condition of the structure. The accepted life span for buildings in Guyana is -

40 years for timber construction

50 years for concrete construction

80 years for steel construction

All values have been quoted in Guyana dollars.

VALUATION RELATIONSHIP TO MARKET BASED VALUES -

Consideration must be given to the constraints peculiar to the disposal of assets constructed for dedicated purposes. Such assets will have different values to different purchasers, depending on the purpose for which they are intended to be utilised.

In the valuation of the assets of specialised industries, there are a number of units, constructed for specific purposes which may not be suitable for adaptation. For example, expensive dedicated reinforced concrete foundations will only be of value to a purchaser who is interested in re-construction of the original units. To any other purchaser such foundations have no value whatsoever and additionally, could incur considerable demolition costs.

Obviously, the best price will be obtained from purchasers interested in resuscitation of the original process or operation and efforts should be made to locate such interested parties in the first instance.

The Divestment Unit may however have to take some fall back positions on value, in the event that such a buyer is not found. Decisions will therefore have to be taken on the scrap or other residual value of items unsuitable for adaptation to other use. Adjustment can then be made to produce a figure closer to the value the market will bear. To facilitate such an exercise, the following items can be considered as "for dedicated use" -

| | | |
|---------------|---|------------------------------|
| APPENDIX 1 | - | ITEMS 12, 17, 25 |
| APPENDIX 1(a) | - | ITEMS 10, 18, 19, 20, 22, 25 |
| APPENDIX 1(b) | - | ITEMS 10, 12, 15, 18, 19 |

SECTION 3

INFORMATION AND GENERAL DESCRIPTION

VALUATION OF SITES, BUILDINGS AND STRUCTURES

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

INTRODUCTION -

This property was surveyed on the 9th, 10th, 11th and 16th November 1991 and the valuation was prepared on data obtained during these visits. No 'as built' drawings were available and actual field measurements were taken of all buildings and structures.

GENERAL DESCRIPTION -

This complex consists of a plot of land along the East Bank of Demerara, approximately five miles from Georgetown. An approach road branches off from the main East Bank Road and services the Stockfeed Complex, the Edible Oil Factory and other industrial concerns. The site is completely fenced.

Internal bitumen-surfaced roads of concrete pavements allow movement of personnel, customers and vehicles within the grounds and facilitate delivery of raw materials and finished products.

The Complex is comprised of a main building of concrete and block work, to which a steel structure housing the factory is connected. Several other small additions, either of timber or concrete construction are attached to these structures.

The Administrative Offices are located at the front of the main building; the windows carry security grill work and the walls are double-panelled. The roof is of timber covered with industrial profile aluminium sheets. There are also several small structures located around the main and factory buildings, i.e. -

Guard Huts, Car Shed, Sanitary Facilities, Silos, Water
Tanks, Diesel Tanks, Molasses Store and Garbage Bins

All buildings are painted with oil or emulsion paint and the walls of the offices are lacquered. The general condition of all structures is excellent. This complex was completed in early 1987.

VALUATION OF SITES, BLDGS., ETC.

FARM, EAST BANK DEMERARA (CONT'D)

A valuation of the Complex was carried out by the firm of Rodrigues and Cox, Architects, in June 1989. They listed three (3) Silos and foundations for one (1) additional Silo. There are now four (4) complete Silos on site. They had also listed foundations for two (2) 1,200-gln Water Tanks: these completed tanks are now in place. Additionally, there are four (4) other Water Tanks each of 400-gln capacity, situated at various locations on the site. These were not mentioned in the Rodrigues/Cox Valuation as they probably did not exist at that date.

Different life spans were applied to buildings of varying types of construction of which steel was the longest, followed by concrete and then timber. Consequently, percentages of depreciation vary according to type, age and present condition.

The cost of labour did not increase at the same rate as the devaluation of the Guyana dollar, e.g. -

1988 - 33 to 1

1991 - 120 to 1

Therefore, the price of materials and the price per unit cost of building, did not increase proportionately.

Guyana Pharmaceutical Corporation wholly owned by Government, presently holds title to the lands on which the buildings and structures of Guyana Stockfeeds Company Limited are situated. Information received from the Divestment Unit of the Public Corporations Secretariat states that arrangements are in progress for the transfer of lands to this company.

(See Appendix 1)

/3... RUIIMVELDT, EAST BANK DEMERARA

INTRODUCTION

This property was surveyed on 31st October, 4th, 7th and 11th November 1991 respectively. No 'as built' drawings were available and actual field measurements were taken of all buildings and structures. Title to this site was issued to Guyana Stockfeeds Limited - T1367/67 on 8th July 1967 and to British Guiana Stockfeeds Limited - T1189/62 on 24th February 1962.

GENERAL DESCRIPTION

This complex is located at Lot 1 Ruimveldt, Greater Georgetown, approximately 1 mile south of Parliament Building, on a plot of land about 1.2 acres. This site is adequately drained, extensively paved with concrete and fenced with chainlink mesh and barbed wire on galvanised pipe stanchions and steel rails; the southern and part of the eastern boundaries are fenced with galvanised corrugated zinc sheets.

This lot is located along the western side of the East Bank Public Road and ingress and egress is by two (2) concrete bridges along its eastern boundary, with another entrance along the northern fence, from a secondary roadway which runs along the northern boundary.

The erection consists of a reinforced concrete and blockwork one-storey structure with a mezzanine floor. The roof is steel framed, divided into three bays with valleys between two bays and covered with industrial aluminium sheeting. There is a steel frame within the building for supporting the processing plant.

On the southern side of the site, there are four silos linked by a covered conveyor system. Further south, there is a workshop construction on a reinforced concrete base. The walls are part timber and part corrugated aluminium sheeting.

Various other minor structures are located on the site. All buildings are painted with oil/or emulsion paint.

The general condition of the main building is fair, but that of the workshop is poor and needs immediate maintenance. This complex is well over six years old.

(See Appendix 1(a))

INTRODUCTION -

This property was surveyed on the 25th, 28th October and 11th November 1991 respectively. The valuation was prepared from data obtained during these visits. No 'as built' drawings were available and actual field measurements were taken of all buildings and structures. Title to this site is held by Guyana Stockfeeds Limited - T1368/79 dated 21st July 1979

GENERAL DESCRIPTION -

The property consists of a plot of land approximately 1.98 acres, fenced with wallaba posts and concrete to a height of 3'0" and topped by chainlink fencing on three sides: the south boundary is of wallaba posts and chainlink mesh. There are two galvanised pipe gates for ingress and egress. The lot is situated along the southern side of the East Coast Road, 33 miles from Georgetown.

The erections on this plot of land consist of a one-storey factory building - 129' x 76', with concrete floor and blockwork walls and a timber frame covered with aluminium sheeting. Part of the outer wall is clad with industrial profile aluminium sheeting. There are no structures, plant or equipment within the building; these were dismantled and removed.

There is one office building of concrete and blockwork with timber roof frame, and two security huts of timber construction on the site.

Foundations exist for four (4) 18-ft diameter Silos and a Workshop; there is a sanitary facility building which is not in use as all the fittings have been stolen or broken. There is also a non-functioning Weighbridge.

A portion of the compound is paved with concrete. The general condition of the buildings is poor and in need of urgent attention.

All buildings are painted with oil/or emulsion paint. The general condition of the factory building is poor, and that of the office is fair. This complex was completed in November 1969.

(See Appendix 1(b))

A P P E N D I C E S -

- 1 FARM, EAST BANK DEMERARA
- 2 RUIMVELDT, EAST BANK DEMERARA
- 3 BELMONT, MAHAICONY, EAST COAST DEMERARA

VALUATION OF SITE, BUILDINGS AND STRUCTURES

- GUYANA STOCKFEEDS LIMITED: PLANTATION FARM, EAST BANK DEMERARA -

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 1 | <p><u>L A N D</u> -</p> <p>The plot is bounded by 487' to the North, 432' to the East, 468 to the South and 427' to the West - approximately 4.76 acres. It has been filled above the original level to prevent flooding. The present elevation coincides with the road level (See plan by R.I. Choo-Shee-Nam, S.L.S., dated 25.10.88). The dimensions given above have been obtained from actual measurements on site</p> | - | 4.76 acres | 10,700,000.00 | - | - | 10,700,000.00 |
| 2 | <p><u>INTERNAL ROADS</u> -</p> <p>There are 9,982 sq. ft. of internal roads, surfaced with asphalt and in fairly good condition</p> | - | 9,982 sq. ft. | 1,311,934.00 | 20 | 262,387.00 | 1,049,547.00 |
| | TO SUMMARY | | | 12,011,934.00 | | | 11,749,547.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------------------|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 3 | <u>DRAINS</u> - There are 543 lin. ft. of mass concrete drains, 1'0" wide x 9" deep, and in good condition | - | 543 lin.ft. | 170,593.00 | 20 | 34,119.00 | 136,474.00 |
| 4 | <u>FENCING</u> - Fences consist of 1814 feet of 6-ft chainlink attached to greenheart runners and wallaba posts, topped by 3 strands of barbed wire | - | 1814 lin.ft. | 591,364.00 | 20 | 118,273.00 | 473,091.00 |
| 5 | <u>MAIN BUILDING</u> - This building is 198' x 61' x 22' high to plate level. It is of reinforced concrete columns with blockwork infill walls. The roof is of timber covered with industrial profile corrugated aluminium sheeting under which are offices, stores, workshop and finished product storage. The building adjoins the Mill Building and Loading Bay and is in very good condition except for settlement of a small portion of the floor where it adjoins the Mill Building | 1 | 12078 sq.ft. | 26,830,614.00 | 8 | 2,146,449.00 | 24,684,165.00 |
| TO SUMMARY | | | | 27,592,571.00 | | | 25,293,730.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

| item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------------------|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 6 | <u>GROUND FLOOR OFFICES</u> - Attached to the front of the main building are offices of reinforced concrete, external blockwork walls rendered on both sides and timber internal walls; with Entrance Lobby, Administrative Offices, Accounts, Records, Management Accountant's Office and Sales Office. The building is in excellent condition | 1 | 2501 sq.ft. | 6,623,632.00 | 8 | 529,891.00 | 6,093,741.00 |
| 7 | <u>FIRST FLOOR OFFICES</u> - Timber construction with double-panelled interior walls, consisting of Reception Area, General Manager's Office, Boardroom, Computer Room, other offices, Wash-rooms and Pantry | 1 | 2501 sq.ft. | 4,248,492.00 | 8 | 339,879.00 | 3,908,613.00 |
| 8 | <u>LOADING BAY</u> - Open-sided timber shed structure adjoining main building, with concrete floor slab, timber rafters and purline, and covered with corrugated aluminium sheeting | 1 | 4628 sq.ft. | 2,043,969.00 | 8 | 163,518.00 | 1,880,451.00 |
| TO SUMMARY | | | | 12,916,093.00 | | | 11,882,805.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|--------------------------------|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 9 | <p><u>MAINTENANCE WORKSHOP, STORES AND OFFICES</u> -</p> <p>An area under roof of main building separated by timber walls to a height of 5'8" with chainlink on top extending the height of the wall to 11'4"; used for maintenance purposes and stores, and also accommodates baths, lavatories and urinals. Offices for the Production Manager and Maintenance Supervisor are also housed here</p> | 1 | 3728 sq.ft. | 851,375.00 | 8 | 68,110.00 | 783,265.00 |
| 10 | <p><u>MAIN STORES</u> -</p> <p>An area under roof of main building separated for storage of spares, consisting of two floors; the first of timber construction and the ground floor of concrete. The timber walls are 5'8" high with chainlink extension to a height of 11'4"</p> | 1 | 2980 sq.ft. | 868,603.00 | 8 | 69,488.00 | 799,115.00 |
| 11 | <p><u>LUNCHROOM</u> -</p> <p>Separate building of timber elevated 3'9" above ground level, covered with galvanised corrugated sheets</p> | 1 | 432 sq.ft. | 362,334.00 | 8 | 28,987.00 | 333,347.00 |
| /5... 12. <u>MILL BUILDING</u> | | | | TO SUMMARY | 2,082,312.00 | | 1,915,727.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------------------|---|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 12 | <p><u>MILL BUILDING</u> -</p> <p>The building is steel-framed on piled foundations; 60' long x 69' wide with a projection of 40' x 13'6" bringing the overall height to approximately 105'. It is comprised of 4 storeys, with steel beams and checkered steel plate decking; steel-framed roof and covered with industrial profile aluminum sheeting. This building is connected to the side of the main building, and the milling equipment is located therein.</p> | 1 | 4680 sq.ft. | 49,682,598.00 | 5 | 2,481,430.00 | 47,201,168.00 |
| 13 | <p><u>CONTROL ROOM</u> -</p> <p>The room housing control panels is constructed of reinforced concrete columns with blockwork infill rendered on both sides, reinforced concrete perimeter beam at ceiling level, and reinforced concrete floor with ducts for electrical cables. The ceiling is of plywood with corrugated aluminum sheeting on timber roof frame. (Control panels not included)</p> | 1 | 711 sq.ft. | 2,543,583.00 | 8 | 203,487.00 | 2,340,096.00 |
| TO SUMMARY | | | | 52,226,181.00 | | | 49,541,264.00 |

/6... 14. ELECTRICAL SWITCHGEAR ROOM

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|---------------------------------|---|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 4 | <p><u>ELECTRICAL SWITCHGEAR ROOM</u> -</p> <p>Reinforced concrete columns with 6" block work infill rendered on both sides and reinforced concrete perimeter beam at ceiling level. Floor is of reinforced concrete with cable ducts; and the laboratory, of timber construction is located on the first floor over this building. (Heavy elec. switchgear not included)</p> | 1 | 917 sq.ft. | 2,687,148.00 | 8 | 214,972.00 | 2,472,176.00 |
| 5 | <p><u>LABORATORY AND ACCESS</u> -</p> <p>Constructed of timber and located on first floor above Electrical Switchgear room. Access is through the ground floor and serves the Switchgear & Generator rooms, as well as the Laboratory. The roof is covered with aluminium sheets, while the timber floor is finished with vinyl tiles. Cupboards & Shelves provided</p> | | 1000 sq.ft. | 2,149,454.00 | 10 | 214,945.00 | 1,934,509.00 |
| 6 | <p><u>GENERATOR ROOM</u> -</p> <p>Reinforced concrete structure with concrete floor and block walls rendered on both sides, and aluminium roof sheeting. The floor carries ducts for electrical cables and there is a pedestal for the generator</p> | 1 | 597 sq.ft. | 2,077,781.00 | 8 | 166,222.00 | 1,911,559.00 |
| TO SUMMARY | | | | 6,914,383.00 | | | 6,318,244.00 |
| /7... 17. CONVEYORS & ELEVATORS | | | | | | | |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------|---|------------------|---------------|-------------------------------|----------------|------------------|-------------------|
| 7 | <u>CONVEYORS AND ELEVATORS</u> - Conveys raw materials to processing plant and then to finished-product bay. All steel construction driven by electrical motors | | | | | | |
| | a) Screw-type Conveyors | 2 | 85 lin.ft. | 924,926.00 | 15 | 138,739.00 | 786,187.00 |
| | b) Bucket Elevator | 1 | 95 lin.ft. | 827,566.00 | 15 | 124,135.00 | 703,431.00 |
| | c) Chain type Conveyor | 1 | 100 lin.ft. | 730,205.00 | 15 | 109,531.00 | 620,674.00 |
| 8 | <u>RECEIVING OFFICE AND STORES</u> - Metal containers with electricity supply. One use as an office is located on paved area | | | | | | |
| | | 3 | 480 sq.ft. | 81,120.00 | 20 | 16,224.00 | 64,896.00 |
| 9 | <u>RECEIVING SHED</u> - Steel-framed structure 22'6" x 36'8" Roof and walls covered and clad with industrial profile sheeting. Floor is of concrete with height to ridge approximately 28'0" | | | | | | |
| | | 1 | 832 sq.ft. | 752,400.00 | 10 | 75,240.00 | 677,160.00 |
| | | TO SUMMARY | | 3,316,217.00 | | | 2,852,348.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------------------|---|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 20 | <u>RAW MATERIAL STORAGE BUILDING</u> - Steel-framed structure, clad and covered with industrial profile aluminium sheets, with reinforced concrete floor slab | 1 | 6898 sq. ft | 23,736,019.00 | 5 | 1,186,801.00 | 22,549,218.00 |
| 21 | <u>MOLASSES STORAGE SHED</u> - Open-sided timber structure with galvanised roof covering and concrete floor slab | 1 | 345 sq. ft. | 83,511.00 | 10 | 8,351.00 | 75,160.00 |
| 22 | <u>DIESEL STORE</u> - Two circular tanks with total capacity of 2400 glns, supported on steel frame. One manual and one electric pump provided, protected by 4" thick concrete bund wall | 1 | 2400 glns | 425,730.00 | 8 | 34,058.00 | 391,672.00 |
| 23 | <u>MOLASSES STORE</u> - Steel framing supports 800-gln circular steel tank, 3' above concrete ground slab. Two 7.6 hp pumps are attached | 1 | 800 glns | 87,252.00 | 10 | 8,725.00 | 78,527.00 |
| TO SUMMARY | | | | 24,332,512.00 | | | 23,094,577.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------|--|---------|------------------|-------------------------------|----------------|------------------|-------------------|
| | <u>WATER TANKS</u> - | | | | | | |
| | Two circular tanks with a capacity of 1200 glns each are supported by 7' high concrete foundation plinths | 2 | 2400 glns | 322,894.00 | 8 | 25,831.00 | 297,063.00 |
| | One square galvanised tank of 400 glns capacity is elevated on a trestle near the offices, with four other 400-gln tanks at various locations on the site | 4 | 2000 glns | 84,000.00 | 20 | 16,800.00 | 67,200.00 |
| | <u>S I L O S</u> - | | | | | | |
| | There are four 500-ton capacity circular silos, 32' high of curved corrugated galvanised plates riveted and bolted to supporting mild steel angles. The floor slab is of concrete placed on foundation piles | 4 | 2000 tons | 13,368,809.00 | 10 | 1,336,881.00 | 12,031,928.00 |
| | <u>CAR PORT</u> - | | | | | | |
| | Timber shed with open sides covered with industrial profile aluminium sheeting. Floor is of asphaltic concrete | 1 | 1287 sq.ft. | 277,393.00 | 10 | 27,739.00 | 249,654.00 |
| | | | TO SUMMARY | 14,053,096.00 | | | 12,645,845.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------|---|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 27 | <u>PUBLIC SANITARY CONVENIENCE</u> - One WC and one Urinal provided. Concrete floor and walls with timber roof covered with corrugated galvanised sheets | 1 | 114 sq. ft. | 119,909.00 | 10 | 11,991.00 | 107,918.00 |
| 28 | <u>GUARD HUTS</u> - 6'4" x 6'4" timber structure on concrete plinths with louvre windows and galvanised roof covering is located at entrance gate | 1 | 39.7 sq. ft. | 62,537.00 | 10 | 6,254.00 | 56,283.00 |
| | 4'3" x 4'3" timber structure on concrete plinths with louvre windows and galvanised roof covering is located at delivery gate | 1 | 18.0 sq. ft. | 19,819.00 | 10 | 1,982.00 | 17,837.00 |
| | 4'4" x 4'4" timber structure with galvanised roof covering located at south side of site | 1 | 18.5 sq. ft. | 18,747.00 | 15 | 2,812.00 | 15,935.00 |
| | 5'0" x 5'0" timber structure with galvanised roof is elevated on timber trestle, 21'0" from the ground and located at the western boundary | 1 | 25.0 sq. ft. | 21,000.00 | 20 | 4,200.00 | 16,800.00 |
| | TO SUMMARY | | | 242,012.00 | | | 214,773.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------------------|---|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 29 | <u>GARBAGE BINS</u> - Immovable garbage bins constructed of 3'6" high brick walls on concrete flooring | 2 | 192 sq. ft. | 46,145.00 | 20 | 9,230.00 | 36,915.00 |
| TO SUMMARY | | | | 46,145.00 | | | 36,915.00 |

/12... SUMMARY

VALUATION OF SITE, BUILDINGS AND STRUCTURES

GUYANA STOCKFEEDS LIMITED
FARM, EAST BANK DEMERARA

- S U M M A R Y -

| SHEET NO. | REPLACEMENT VALUE G\$ | PRESENT VALUE G\$ |
|-----------|--------------------------|----------------------|
| 1 | 12,011,934.00 | 11,749,547.00 |
| 2 | 27,592,571.00 | 25,293,730.00 |
| 3 | 12,916,093.00 | 11,882,805.00 |
| 4 | 2,082,312.00 | 1,915,727.00 |
| 5 | 52,226,181.00 | 49,541,264.00 |
| 6 | 6,914,383.00 | 6,318,244.00 |
| 7 | 3,316,217.00 | 2,852,348.00 |
| 8 | 24,332,512.00 | 23,094,577.00 |
| 9 | 14,053,096.00 | 12,645,845.00 |
| 10 | 242,012.00 | 214,773.00 |
| 11 | 46,145.00 | 36,915.00 |
| TOTAL G\$ | 155,733,456.00 | 145,545,775.00 |

Georgetown, GUYANA

July 1992

APPENDIX 1(a)

RUIMVELDT, EAST BANK DEMERARA

VALUATION OF SITE, BUILDINGS AND STRUCTURES

- GUYANA STOCKFEEDS LIMITED: RUIMVELDT, EAST BANK DEMERARA -

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------|--|---------|------------------|-------------------------------|----------------|------------------|-------------------|
| 1 | <p><u>LAND</u> -</p> <p>This plot of land, situated along the main East Bank Public Road at Ruimveldt, is bounded on the north by 164', 181' on the south, 296' on the east and 310' on the west. It is well drained and paved with concrete at the front. The fence is of mild steel angles and galvanised pipe posts with chainlink fencing and barbed wire. Access is by 2 reinforced concrete bridges linking the property to the main road. There is also a third entrance on the northern side where a secondary roadway passes.</p> | 1 | 1.2 acres | 3,978,000.00 | - | - | 3,978,000.00 |
| 2 | <p><u>FENCE</u> -</p> <p>The land is fenced on the west and south with 1-1/2" x 1-1/2" mild steel angle posts and 5' chainlink fencing topped with 3 strands of barbed wire; on the east with 1-3/4" dia. galvanised pipe posts with 7'6" x 6'0" welded mesh panels and on the north with 1-3/4" dia galvanised pipe posts with 8' high chainlink, topped with 2 rows of barbed wire. The northern side of the factory is connected to the fence at both ends. Posts are fixed in concrete</p> | - | 698 lin.ft. | 417,984.00 | 40 | 167,194.00 | 250,790.00 |
| | | | TO SUMMARY | 4,395,984.00 | | | 4,228,790.00 |
| 2 | 3 FACTORY BUILDING | | | | | | |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED -
RUIMVELDT, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------------------|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 3 | <p><u>FACTORY BUILDING</u> -</p> <p>Houses factory, milling section and storage areas. It is a steel-framed one-storey building with reinforced concrete columns on the perimeter at the eastern and northern sides between which are concrete hollow blocks rendered and painted. The western and southern sides carry industrial profile aluminium sheet cladding. The steel frame is divided into 3 bays with a "Vee" roof spanning each bay with valley gutters between. Columns are at 12'6" centres and along the length & height to eaves are 20'0" columns</p> | - | 17,812 sq.ft. | 31,877,144.00 | 25 | 7,969,286.00 | 23,907,858.00 |
| 4 | <p><u>MAZZANINE FLOOR & GROUND FLOOR OFFICES</u></p> <p>Located along the northern side of the factory building and under the same roof. On the ground floor are workshop, lunchroom, locker room, sales area and toilet facilities. The Manager's office, General Office and other offices pantry & toilet facilities, are housed on the first floor. Ground floor construction is concrete, reinforced concrete columns with hollow concrete blocks infill & Louvre windows</p> | - | | | | | |
| TO SUMMARY | | | | 31,877,144.00 | | | 23,907,858.00 |

/3...The first floor

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFOODS LIMITED -
RUIMVELDT, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------|--|----------|------------------|-------------------------------|----------------|------------------|-------------------|
| 4 | <p><u>MEZZANINE FLOOR, ETC. (Cont'd) -</u></p> <p>The first floor external walls are part timber and part blockwork with louvre windows. Internal walls are of double-panelled timber construction, with the floor of timber. Blockwork has been rendered and painted on both sides with emulsion paint. Woodwork has been painted with oil paint and some internal walls are lacquered</p> | 2 floors | 2600 sq.ft.ea. | 3,538,749.00 | 25 | 884,687.00 | 2,654,062.00 |
| 5 | <p><u>MAINTENANCE WORKSHOP -</u></p> <p>A timber-framed structure cladged partly with corrugated aluminium sheeting and partly with timber is located along the southern boundary. Some spaces are secured with No.65 B.R.C. fabric. The ground floor is of concrete and there is a mezzanine timber floor. The roof is covered with corrugated aluminium sheeting. Part of the building houses offices, toolroom and washroom</p> | 1 | 1968 sq.ft. | 2,722,637.00 | 40 | 1,089,055.00 | 1,633,582.00 |
| | | | TO SUMMARY | 6,261,386.00 | | | 4,287,644.00 |

/4... 6. TRANSFORMER ROOM

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED -
RUIMVELDT, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------------------------------|---|------------|---------------|----------------------------------|----------------|---------------------|----------------------|
| 6 | <u>TRANSFORMER ROOM</u> - Attached to the south wall of the factory building, is a timber-framed room with concrete floor and chainlink fencing on the sides with corrugated aluminium sheets on the roof | 1 | 181 sq.ft. | 125,977.00 | 50 | 62,988.00 | 62,989.00 |
| 7 | <u>SWITCHGEAR ROOM</u> - Adjoining Transformer Room, timber frame building with corrugated aluminium sheeting on roof, concrete floor, hollow block curb walls 3' high with chainlink fencing on top forming wall | 1 | 179 sq.ft. | 178,218.00 | 50 | 89,109.00 | 89,109.00 |
| 8 | <u>STOREROOM</u> - Adjoining Switchgear Room, timber framed building with corrugated aluminium sheeting on roof, concrete floor, hollow block curb wall 3' high topped with welded mesh nailed to frame forming wall | 1 | 279 sq.ft. | 204,359.00 | 50 | 102,179.00 | 102,180.00 |
| 9 | <u>BOILER ROOM</u> - Adjoining Storeroom. Concrete floor and hollow block curb wall 3' high, topped with welded mesh nailed to timber roof, covered with corrugated aluminium roof sheets | 1 | 614 sq.ft. | 385,337.00 | 50 | 192,668.00 | 192,669.00 |
| /5... 10. <u>SILOS, ETC.</u> | | TO SUMMARY | | 893,891.00 | | | 446,947.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED -
RUIIMVELDT, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 0 | <u>SILOS, FOUNDATIONS & SUPPORTING STRUCTURE</u> | | | | | | |
| | 4 Silos each 17' diameter x 45' high, made up of curved corrugated galvanised plates, riveted and bolted to mild steel stanchions; bottoms are conical. Bottom and top of 1 silo have been removed. The silos are linked by a screw-type conveyor system at pavement level. There is a covered walkway above the roof and a conveyor system linking the 4 silos. Foundations are reinforced concrete on greenheart piles. General condition fair, except for conveyors which will have to be replaced | 4 | 2800 tons | 17,066,072.00 | 40 | 6,826,429.00 | 10,239,643.00 |
| 11 | <u>GENERATOR ROOM</u> - Reinforced concrete base with plinths for generator. Timber frame without walls or roof | 1 | 399 sq.ft. | 344,202.00 | 30 | 103,261.00 | 240,941.00 |
| 12 | <u>CONCRETE DRAINS</u> - 616 lin.ft. internal concrete drains within the compound, in good condition | - | 616 lin.ft. | 235,741.00 | 40 | 94,297.00 | 141,444.00 |
| | TO SUMMARY | | | 17,646,015.00 | | | 10,622,028.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED -
RUIMVELDT, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 3 | <u>BULK FEED BIN SUPPORT</u> - Steel-framed structure for bulk feed bin. Bin has been removed, but the structure is in good condition | 1 | | 765,130.00 | 35 | 267,796.00 | 497,334.00 |
| 4 | <u>OPEN-SIDED SHEDS</u> - 2 open-sided sheds of timber construction covered with galvanised zinc sheets; probably to house conveyor - In good condition | 2 | 294 sq.ft. | 105,352.00 | 30 | 31,606.00 | 73,746.00 |
| 5 | <u>CONCRETE PAVING</u> - Front and part of south side of the property are paved with 6" thick concrete. Paving in good condition | - | 12,000 sq.ft. | 3,105,000.00 | 30 | 931,500.00 | 2,173,500.00 |
| 6 | <u>REINFORCED CONCRETE BRIDGE</u> - Bridge to facilitate delivery of materials for processing. Reinforced concrete abutments and deck | 1 | 357 sq.ft. | 615,406.00 | 30 | 184,622.00 | 430,784.00 |
| | <u>REINFORCED CONCRETE BRIDGE</u> - Exit for collection of finished product. Reinforced concrete abutments and deck | 1 | 600 sq.ft. | 1,558,781.00 | 30 | 467,634.00 | 1,091,147.00 |
| | TO SUMMARY | | | 6,149,669.00 | | | 4,266,511.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED -
RUIMVELDT, EAST BANK DEMERARA

| Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| <p><u>WEIGHBRIDGE</u> -</p> <p>Weighbridge platform of steelwork frame and concrete deck over a reinforced concrete pit. There is no weighing equipment; condition poor</p> | 1 | 435 sq.ft. | 1,116,632.00 | 60 | 669,979.00 | 446,653.00 |
| <p><u>WEIGHING CONTROL ROOM</u> -</p> <p>Reinforced concrete floor with hollow block walls plastered on both sides. The building has no roof frame or covering. Floor and walls sound. Weighing equipment has been removed</p> | 1 | 146 sq.ft. | 202,870.00 | 70 | 142,009.00 | 60,861.00 |
| <p><u>RAMP</u> -</p> <p>Steel framed with 3" decking bolted to frame. Situated over reinforced concrete and inclined at about 30° to the horizontal with dumps for adjusting angle. Condition poor</p> | 1 | 330 sq.ft. | 577,820.00 | 50 | 288,910.00 | 288,910.00 |
| <p><u>GUARD HUTS</u> -</p> <p>2 Guard Huts of timber construction with louvre windows and galvanised zinc roofing. Condition fair</p> | 2 | 32 sq.ft. | 41,951.00 | 40 | 16,780.00 | 25,171.00 |
| TO SUMMARY | | | 1,939,273.00 | | | 821,595.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED -
RUIMVELDT, EAST BANK DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------|--|---------|------------------|-------------------------------|----------------|------------------|-------------------|
| 22 | <u>ADDITIONAL SILO BASES</u> - Reinforced concrete bases for 2 additional silos near the southern boundary; in good condition | 2 | 2214 sq.ft. | 1,591,968.00 | 40 | 636,787.00 | 955,181.00 |
| 23 | <u>GARBAGE BIN</u> - Concrete structure 16' x 16' with 5' wall 6" thick | 1 | 256 sq.ft. | 66,216.00 | 30 | 19,865.00 | 46,351.00 |
| 24 | <u>REINFORCED CONCRETE BASES</u> - 2 reinforced concrete bases south of the factory building. This was the foundation and floor for a building which has been removed | 2 | 2048 sq.ft. | 1,132,544.00 | 40 | 453,018.00 | 679,526.00 |
| 25 | <u>MOLASSES TANK</u> - An 800-gln Molasses Tank is located on the southern side of the factory building; in poor condition | 1 | 800 glns | 65,251.00 | 40 | 26,100.00 | 39,151.00 |
| | | | TO SUMMARY | 2,855,979.00 | | | 1,720,209.00 |

VALUATION OF SITE, BUILDINGS AND STRUCTURES

GUYANA STOCKFEEDS LIMITED
RUIMVELD, EAST BANK DEMERARA

- S U M M A R Y -

| SHEET NO. | REPLACEMENT VALUE G\$ | PRESENT VALUE G\$ |
|-----------|--------------------------|----------------------|
| 1 | 4,395,984.00 | 4,228,790.00 |
| 2 | 31,877,144.00 | 23,907,858.00 |
| 3 | 6,261,386.00 | 4,287,644.00 |
| 4 | 893,891.00 | 446,947.00 |
| 5 | 17,646,015.00 | 10,622,028.00 |
| 6 | 6,149,669.00 | 4,266,511.00 |
| 7 | 1,939,273.00 | 821,595.00 |
| 8 | 2,855,979.00 | 1,720,209.00 |
| TOTAL G\$ | 72,019,341.00 | 50,301,582.00 |

Georgetown, GUYANA

July 1992

/... APPENDIX 1(b)

APPENDIX 1(b)

BELMONT, EAST COAST DEMERARA

VALUATION OF SITE, BUILDINGS & STRUCTURES (CONT'D)

GUYANA STOCKFEEDS LIMITED -
BELMONT, EAST COAST DEMERARA

| Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|---|---------|-----------------|-------------------------------|----------------|------------------|-------------------|
| <u>CONCRETE DRAINS</u> - Within the compound there are 598' of internal mass concrete drains - 9" wide x 9" deep x 4" thick | - | 598 lin. ft. | 226,044.00 | 50 | 113,022.00 | 113,022.00 |
| <u>FACTORY BUILDING</u> - Reinforced concrete single-storey building with blockwork infill walls, concrete floor slab & timber roof frame covered with aluminium roof sheeting. No internal walls except that which separates a part of the building at the rear where the electrical switchgear was housed. There is a false front extending 4' beyond the building line on both sides and a concrete canopy at the front doorway. The floor & walls of the building are sound, but the roof is in poor condition & in danger of collapse. Urgent attention is needed | 1 | 9193 sq. ft. | 9,514,755.00 | 70 | 6,660,339.00 | 2,854,415.00 |
| <u>BOILER ROOM</u> - This structure is attached to the factory building. The columns are of mild steel. The walls are clad with corrugated aluminium sheeting and welded mesh which are attached to timber laths. The roof is covered with corrugated aluminium sheeting fixed to timber purlins. The floor is of reinforced concrete | 1 | 750 sq. ft. | 1,058,851.00 | 60 | 635,311.00 | 423,540.00 |
| | | TO SUMMARY | 10,799,650.00 | | | 3,390,977.00 |
| /6... 6. <u>OFFICE BUILDING</u> | | | | | | |

VALUATION OF SITE, BUILDINGS AND STRUCTURES (CONT'D)

GUYANA STOCKFEEDS LIMITED -
BELMONT, EAST COAST DEMERARA

| Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| <p><u>OFFICE BUILDING</u> -</p> <p>This building constructed of concrete foundation with blockwork walls is situated near the entrance. Internal walls are of blockwork & timber with timber roofing frame covered with aluminium roof sheeting. Sound structure; repairs and painting necessary</p> | 1 | 448 sq. ft. | 658,559.00 | 50 | 329,279.00 | 329,279.00 |
| <p><u>GUARD HUTS</u> -</p> <p>There are two guard huts situated near the front entrance, measuring 10'4" x 6'4" and 5' x 4', respectively. Both timber construction and in poor condition; repairs & painting needed</p> | 2 | 65 sq. ft. | 79,212.00 | | 55,484.00 | 23,728.00 |
| | 1 | 20 sq. ft. | 24,373.00 | 70 | 17,061.00 | 7,312.00 |
| <p><u>OPEN-SIDED SHED</u> -</p> <p>Timber with roof covered with galvanized zinc roof sheets situated near the guard huts, and probably used for parking purposes. Poor condition</p> | 1 | 176 sq. ft. | 79,909.00 | 80 | 63,927.00 | 15,982.00 |
| TO SUMMARY | | | 842,053.00 | | | 376,301.00 |

VALUATION OF SITE, BUILDINGS AND STRUCTURES (CONT'D)

GUYANA STOCKFEEDS LIMITED -
BELMONT, EAST COAST DEMERARA

| Item | Description | No. Off. | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------------------|--|----------|---------------|-------------------------------|----------------|------------------|-------------------|
| 9 | <u>CONCRETE PAVEMENTS</u> - There are 15,000 sq. ft. of 6" concrete pavement commencing at the main entrance gate and extending across the front and on the western side and rear of the Factory Building. Minor repairs to the surface are necessary | - | 15000 sq. ft. | 4,350,000.00 | 50 | 2,175,000.00 | 2,175,000.00 |
| 10 | <u>SILO FOUNDATIONS</u> - Reinforced concrete foundations with 12" thick base slab, located east of the Factory Building, capable of accommodating 4 18-ft diameter silos. In fair condition and can be re-used | 4 | 20' dia. ea. | 1,497,780.00 | 40 | 599,112.00 | 898,668.00 |
| 11 | <u>WORKSHOP FOUNDATIONS, FLOOR AND PIT</u> - Reinforced concrete slab 6" thick at ground level measuring 89' x 33' with a service pit. Good condition and can accommodate a new building | 1 | 2937 sq. ft. | 2,329,568.00 | 40 | 931,827.00 | 1,397,741.00 |
| 12 | <u>MILL BASE</u> - Base for Hammer Mill. Reinforced concrete construction 10'0" x 5'0"x1' thick | 1 | 50 sq. ft. | 99,680.00 | 40 | 39,872.00 | 59,808.00 |
| TO SUMMARY | | | | 8,277,028.00 | | | 4,531,217.00 |

15... 13. FUEL TANK BASE

VALUATION OF SITE, BUILDINGS & STRUCTURES (CONT'D)

GUYANA STOCKFEEDS LIMITED
BELMONT, EAST COAST DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|---------------------------------|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 13 | <u>FUEL TANK BASE</u> - Reinforced concrete base for fuel storage tank 10'9" x 22'6" x 6" | 1 | 242 sq. ft. | 385,960.00 | 40 | 154,384.00 | 231,576.00 |
| 14 | <u>WATER RESERVOIR</u> - Open reinforced concrete reservoir 21'9" x 11'9" with 10' thick walls at ground level for water storage. Could be used after clearing & repairs | 1 | 10,000 glns | 423,874.00 | 50 | 211,937.00 | 211,937.00 |
| 15 | <u>WEIGH BRIDGE</u> - Consists of a steelwork frame, reinforced concrete weighing platform over a reinforced concrete pit at ground level. The platform is intact and in place over the concrete pit which is in good condition. The weighing room has collapsed and will have to be totally rebuilt. There is no scale equipment | 1 | | 631,917.00 | 60 | 379,150.00 | 252,767.00 |
| 16 | <u>PIT TOILETS</u> - There are two pit toilets of timber construction situated at rear of plot | 2 | 16 sq. ft. | Scrap | - | - | - |
| TO SUMMARY | | | | 1,441,751.00 | | | 696,280.00 |
| /6... 17. <u>TOILET BLOCK</u> - | | | | | | | |

VALUATION OF SITE, BUILDINGS & STRUCTURES (Cont'd)

GUYANA STOCKFEEDS LIMITED
BELMONTE, EAST COAST DEMERARA

| Item | Description | No. Off | Specification | Present Replacement Value G\$ | Depreciation % | Depreciation G\$ | Present Value G\$ |
|------|--|---------|---------------|-------------------------------|----------------|------------------|-------------------|
| 17 | <u>TOILET BLOCK</u> - Concrete building without roof; all sanitary fittings have been removed. Room to accommodate one shower, one toilet and one urinal. The floor and walls are sound and there is a septic tank which can be used after cleaning | 1 | 78 sq.ft. | 198,997.00 | 70 | 139,298.00 | 59,699.00 |
| 18 | <u>STANDBY GENERATOR PASE</u> - Reinforced concrete base for generator 77'0" x 37'0" x 6" thick. In fairly good condition | 1 | 2849 sq.ft. | 1,575,497.00 | 50 | 787,748.00 | 787,748.00 |
| 19 | <u>PITS & FILTRATION BEDS</u> - | | | | | | |
| | a) Reinforced Concrete Pit - 3'0" x 7'6" | 1 | 23 sq.ft. | 98,711.00 | 40 | 39,484.00 | 59,227.00 |
| | b) do - 5'8" x 7'8" | 1 | 43 sq.ft. | 135,145.00 | 40 | 54,058.00 | 81,087.00 |
| | c) Reinforced Concrete Elevator Pit - 9'9" x 7'6" | 1 | 73 sq.ft. | 216,280.00 | 40 | 86,512.00 | 129,768.00 |
| | d) Reinforced Concrete Filtration Beds - 29'0" x 10'0" plus 15'3" x 4'3" | 1 | 355 sq.ft. | 604,440.00 | 40 | 241,776.00 | 362,664.00 |
| | TO SUMMARY | | | 2,829,070.00 | | | 1,480,193.00 |

VALUATION OF SITE, BUILDINGS & STRUCTURES

GUYANA STOCKFEEDS LIMITED
RUIMVELD, EAST BANK DEMERARA

- S U M M A R Y -

| SHEET NO. | REPLACEMENT VALUE G\$ | PRESENT VALUE G\$ |
|-----------|--------------------------|----------------------|
| 1 | 1,886,074.00 | 1,354,430.00 |
| 2 | 10,799,650.00 | 3,390,977.00 |
| 3 | 842,053.00 | 376,301.00 |
| 4 | 8,277,028.00 | 4,531,217.00 |
| 5 | 1,441,751.00 | 696,280.00 |
| 6 | 2,829,070.00 | 1,480,193.00 |
| TOTAL G\$ | 26,075,626.00 | 11,829,398.00 |

Georgetown, GUYANA

July 1992