

and intended as manager's house, the blacksmith's shop and overseer's house covered with slates; six trash houses for labourers; and a store at the bay side, about 50 feet by 20, built of country wood and covered with trash.

Third.—Of one horse, thirteen mules, and twenty draught cattle.

Fourth.—Of a steam engine of eight-horse power, with a horizontal iron sugar mill attached, in good order; two copper clarifiers, an iron pan, and five iron boilers, mounted in masonry, with chimney complete, and in good order; a copper cooler or "rafrachissoir," with pump, and six wooden sugar coolers; a set of stanchions and two molasses cisterns, lined with lead; a copper still with condensers and worm complete; a composing cistern; twenty-two fermenting vats; two rum store vats, lifting pumps, and gutters, the whole nearly new, complete and in the best possible order; four carts, a crank cart, a plough, a grubber, a horse hoe, and two spare new iron boilers; several old and cracked iron boilers, and a grindstone.

#### As to the Roseau Estate.

First.—Of 700 acres of land or thereabouts, whereof about 120 acres (including about 78 acres cultivated on the "Métairie" system) are planted in canes, the residue being in pasture, provision grounds and forest; the cane cultivation in very bad order.

Second.—Of a dwelling-house, 33 feet square, built of wood, covered part in slates and part in shingles, in good repair, with a stone-built kitchen and oven attached; another dwelling-house, 54 feet by 31, built of wood, covered with shingles, in bad repair; a brick-built pavilion, 52 feet by 20, containing two rooms, a kitchen, and a house, covered with shingles, and in good repair; another pavilion, 40 feet by 18, with galleries on the north and south sides, the whole built of wood and covered with shingles, in good repair; a building, 43 feet by 27, of two stories, the lower of mason work, and the upper of wood, covered with slates, in good repair, with a kitchen and oven attached; a building of mason work, with a shed attached, serving as a farine-house, with pan, fire-place, &c., complete, in good order; a building of mason work, 50 feet by 38, with two sheds attached, the whole covered with tiles, in good order, and serving as engine and mill house; a stone building, 90 feet by 30, covered with tiles and slates, and serving as boiling-house, the roof in very bad order; another stone building, 133 feet by 30, of two stories, attached to and crossing the boiling-house, the upper story serving as curing-house and distillery, and the lower occupied as rum store and warehouse for general purposes, the roof covered with slates, and in good order, and the floor of the distillery in very bad order; three mogass houses, with brick pillars, covered one with slates and two with tiles, measuring each 100 feet by 25, 26, and 29 respectively; another building, 76 feet by 16, built of wood, covered with shingles, containing stable and blacksmith's shop, in bad order; a mule-pen, 65 feet by 20, built of mason work and brick pillars, roofed in, and covered with slates, fitted up with mangers, racks, and loft; three long wooden buildings, serving as dwellings for labourers, and divided, two into ten rooms each, and one into eleven rooms; thirty-five trash houses for labourers; and at the bay side a store, 66 feet by 20, built of wood, covered with slates, in good repair, and three dwelling-houses, likewise built of wood, one in good repair and the other two in bad order.

Third.—Of sixteen mules, one of which is blind, and thirteen draught oxen, one of which is old and unserviceable.

Fourth.—Of a condensing steam-engine of ten-horse power, with horizontal iron cane mill attached, in good order; two sets of copper taiches (five taiches in each set), and two copper clarifiers, the whole set in mason work, with chimney, &c., complete and in good order; a large wooden liquor receiver; two copper coolers or "rafrachissoirs;" four wooden sugar coolers; a set of skimmers, ladles, lamps, &c., in good order; a copper still of 600 gallons, with condenser and worm, complete; forty-three fermenting vats, eighteen of which only are in good order; a rum store vat of 300 gallon capacity; a molasses cistern built of wood, and lined with lead, capable of holding about sixty puncheons; a large box cart; a crank cart; a mule cart, with a set of harness; four ploughs; two weeders; a harrow; a blacksmith's bellows and other tools; an iron tramway, about a mile in length, leading from the Bay side, past the buildings, to the eastern boundary of the estate, and two tramway waggons.

#### And as to the Troumassé Estate.

First.—Of 500 acres of land or thereabouts, whereof about 50 acres are planted in canes, the residue being in pasture, provision grounds, and forest.

Second.—Of a principal dwelling house, 38 feet by 37, built of wood, and covered with shingles, with a wooden porch attached, in good repair; a stone-built house, 53 feet by 19, comprising storeroom and kitchen, with hearth and oven, in good order; two stone buildings attached to and

running at right angles to each other, one 26 feet by 20, and the other 34 feet by 20, both covered with slates, divided into rooms for labourers, and in good repair; a building of mason work, with a shed attached, covered with trash, serving as stable; a rabbit coop, in good order; a wooden building, 35 feet square, covered with shingles, serving as dwelling-house for overseer, in bad order; five smaller houses, built of wood and covered with shingles, occupied by labourers, in bad order; a building, 108 feet by 37, built with stones and covered with tiles and shingles, divided into mill-house, and boiling and curing houses, with two chimneys complete; another building, 25 feet by 37, two stories high, built of masonry and covered with tiles, serving as distillery; two mogass houses, one (60 feet by 30) built on stone pillars, covered with shingles, the other (100 feet by 20) built on posts and covered with trash, in good order; a wooden building covered with shingles, serving as blacksmith's and cooper's shops; and seventeen trash houses for labourers, fifteen of which are in good order and two in very bad condition.

Third.—Of ten mules, nine draught cattle, ten cows, four heifers, three steers, three bulls, two calves, forty-two sheep.

Fourth.—Of an iron horizontal sugar-mill, driven by water power, the water-wheel of wood, and the shaft and gearing of iron, the whole complete, in good order; two copper clarifiers; a set of five taiches (two of copper and three of iron), in good order, mounted in mason work, with flues complete; four wooden sugar coolers, with skimmers, ladles, lamps, &c., complete and in good order; a wooden molasses cistern, lined with lead; a copper still of about 350 gallon capacity, without head; a condenser and worm; a composing vat of about 900 gallons; twenty-seven fermenting vats; a copper pump; three box carts, three extra pairs of wheels, and a cart body not mounted; three ploughs, in bad order; a large copper taiche, old and not mounted; several old iron boilers, cracked and unserviceable; a blacksmith's bellows, two anvils, and a lot of old iron tools, and a grindstone.

#### Remarks.

It has been declared, First.—That a certain estate, called La Brelotte, has a right of way across the Bois d'Orange Estate to the shipping bay.

Second.—That the other estates in the Roseau valley have a right of way across the lands of the Roseau Estate, to the bay side, and that the iron tramway on the last mentioned estate is the property of the Pearl, the Peru, and the Mont d'Or Estates, jointly with the Roseau Estate.

And Third.—That the Troumassé Estate has a water privilege in the Troumassé River, with an aqueductus servitude on an adjoining estate called Beauchamp.

#### Terms and conditions of the Sale.

1. The said estates or plantations called Bois d'Orange, Roseau, and Troumassé, with the live and dead stock and other appurtenances, shall be taken and accepted by the respective purchasers in the state and conditions in which the same shall be at the time of the adjudication and sale, without guarantee or recourse as to the extent of the lands, the dimensions of the buildings, or the deficiencies of any kind or nature whatsoever which may then appear in respect of such estates, live or dead stock, or other appurtenances, or of any of them, or of any part or parts thereof.

2. The purchasers shall be entitled to no other title or evidence of the ownership or identity of the several estates or plantations, than the verbal-process of entry, and decree of adjudication and sale of each property respectively. The Secretary to the Commissioners in aid will nevertheless deliver up to the purchaser of the Bois d'Orange Estate, the deeds and papers enumerated in the Schedule annexed to the verbal-process of entry of such estate; to the purchaser of the Roseau Estate the deeds and papers enumerated in the schedule annexed to the verbal-process of entry of the last-mentioned estate; and to the purchaser of the Troumassé Estate the certificate of application of a sum equal to the amount of the loan granted for that estate, dated the 9th day of May, 1833.

3. The purchaser of each estate shall be entitled or liable (as the case may be) to any right of way or water, and other active or passive servitude or servitudes which may appertain to, or be charged or chargeable upon, such estate, whether such right or other servitude or servitudes be or be not mentioned in the verbal-process of entry.

4. The Commissioners in aid may, at their discretion, by or through their Secretary or Solicitor, postpone and adjourn the sale of any one or more of the said estates, or withdraw the same from the sale at any time before the final adjudication thereof, as such Commissioners, or their Secretary or Solicitor acting under their instructions, may see fit and proper.

5. The purchase money for each property shall be payable by five equal instalments, the first instalment to be paid immediately after the sale into the hands of the Provost-Marschal of St. Lucia, who shall, on the day next after the day of such sale, pay the amount of the said instalment into the Colonial Bank, in Castries, to the credit