

EXHIBIT

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JURY GIVES £4,750 TO MR. OUTERBRIDGE

Commander Larg, R.N., Says Castle Harbour Is One Of Best On Atlantic Seaboard.

One of the most interesting cases of the entire expropriation proceedings consequent upon Messrs. Furness, Withy's entrance into the tourist trade of Bermuda was heard at Walker's House, Tucker's Town, on Tuesday.

The case in question was that of Wor. T. H. H. Outerbridge, M.C.P., owner of some forty acres of land with a water frontage on Castle Harbour. On the land are two stone cottages and a stone barn.

Proceedings opened at 11.30 a.m. and a Jury, comprising Messrs. Arthur Robert Wilkinson (foreman), William Southworth Cooper, John Bryan Astwood, Elmer Winfred Brown, Francis Anthony Hollis, George E. Tiplin Miller and Robert Oliver Clifford, was empanelled.

After the Jury had been sworn and other preliminaries gone through with, the property in its entirety was viewed. It took until 1.30 p.m. to do this, after which an adjournment was made for lunch.

The hearing was resumed at 2.30 p.m., Mr. Outerbridge conducting his own case and Mr. J. R. Conyers, M.C.P., appearing on behalf of the Bermuda Development Co.

Mr. Outerbridge being duly sworn as a witness on his own behalf stated that, believing that Castle Harbour would one day be the principal part of Bermuda, he had acquired the property, now under consideration, as a business site. On December 13, 1919, Hon. S. S. Spurling, on behalf of the Development Co., was given a 90-day option to purchase at \$50,000. On March 11, 1920, after the expiration of 89 days, Mr. Spurling wrote him a letter declining to exercise his option on the ground that the price was excessive.

In enumerating the special features of the property, Mr. Outerbridge stated that he owned the largest water frontage on Castle Harbour and that there was a large but undeveloped cave on his land. When cross-examined by Mr. Conyers as to the price at which he had purchased he said he did not know.

Mr. Conyers: "Did you pay £500?"
Mr. Outerbridge: "Yes, I paid more than that."

He did not know how much arable land there was but valued the land, apart from the water front, at between £5,000 and £6,000. He did not know on what assessment he paid taxes. His income from the property was £64 per annum.

Further questions elicited the information that his purchase price of the various lots, which were now being considered as a whole, was approximately £1940.

Mr. Outerbridge then summoned as a witness Engineer Commander Larg, R.N., who stated that, speaking as an expert, he considered Castle Harbour to be one of the best Harbours on the Atlantic seaboard and capable of such development as would enable it to take the world's largest ships, either Naval or of the merchant marine.

Cross-examined by Mr. Conyers as to whether he knew anything about dredging, he stated that he was not an authority.

In reply to a question by Wor. R. W. Appleby, Chairman of the Board of Commissioners, as to whether it would be a costly matter to develop the Harbour, Commander Larg stated that he did not think it would be very costly. There was now about 19 feet of water at the entrance, which would of course have to be deepened. There is not a large number of reefs on this particular side of the Harbour and such as are there are pinnacle reefs and easily removed.

Mr. W. B. Smith, late Engineer-in-Charge of Channel Works, was next called as a witness by Mr. Outerbridge. He submitted a plan, drawn to scale, of Castle Harbour with a plan of St. George's Harbour super-imposed. This plan showed the relative size and merit of the two harbours and Mr. Smith's accompanying report went: to show that Castle Harbour possessed many natural advantages over that of St. George's and that it would be a comparatively simple and inexpensive matter to develop the former.

Mr. F. Goodwin Gosling, Secretary of the Bermuda Development Co., was then called as a witness by Mr. J. R. Conyers. He stated that a Jury had awarded John Talbot £600 for a 7½ acre lot near that of Mr. Outerbridge. He knew the cave which had been referred to as an asset. It was unsafe and not capable of development. He assured the Jury that it was not the intention of the Development Co. to open up the Harbour.

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