

Your Ref:
Our Ref: **LS.CRWN.4.23**



CAYMAN ISLANDS
GOVERNMENT

Government Administration Building
133 Elgin Avenue
Grand Cayman, Cayman Islands

Tel: (345) 244-2412
Fax: (345) 949-2922

**Ministry of
Planning, Lands, Agriculture, Housing & Infrastructure**

Governor (Vesting of Lands) Law (2005 Revision)

**REPORT AND RECOMMENDATION
OF THE
MINISTER RESPONSIBLE FOR LANDS**

This is my Report recommending the Crown Grant (Unclaimed) of Block **15E** Parcel **36** to **Agnes Naomi Josephs** in accordance with Section 10(1)b of the above Law. It is accompanied by the documents required pursuant to Section 10(2) of the said Law.

A handwritten signature in black ink, appearing to read 'D. Tibbetts'.

Honourable D. Kurt Tibbetts, OBE, JP
Minister of Planning, Lands Agriculture, Housing & Infrastructure

Date 3/9/14 2014

RESOLUTION

**SECTION 10 (2) (e)
THE GOVERNOR (VESTING OF LANDS) LAW, (2005 REVISION)**

**PROPERTY OFF WALKERS ROAD, SOUTH SOUND, GRAND CAYMAN
(BLOCK 15E, PARCEL 36)**

Whereas:

- 1) Agnes Naomi Josephs has requested a Crown Grant (Unclaimed) of Block 15E, Parcel 36.
- 2) After careful analysis and consideration, the Governor in Cabinet has determined that it is in the best interest of the Cayman Islands to transfer the Parcel to Agnes Naomi Josephs on the terms and consideration hereinafter set forth.

THEREFORE, IT IS HEREBY RESOLVED that, in compliance with Section 10 of the Governor (Vesting of Lands) Law (2005 Revision), (the "Law") the Parcel is to be transferred to Agnes Naomi Josephs for nil consideration.

AND IT IS FURTHER RESOLVED that full details of Parcel 36 and of the disposition proposed shall forthwith be published in the Cayman Islands Gazette and in the next available issue of the Cayman Compass and that copies of this entire resolution and of the said advertisements in the Gazette and in the Cayman Compass, together with all other items required for the purpose of the said Section 10, shall be laid on the table of the Legislative Assembly by the Minister responsible for land.

PASSED in Cabinet this *5th* day of *August* 2014.



CLERK OF THE CABINET

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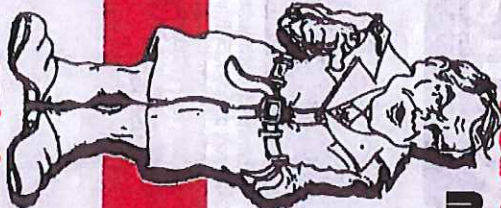
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Notices

INVITATION TO TENDER FOR MANAGEMENT INFORMATION SYSTEMS SUPPORT

Tender No: DTC/MOE/T1415/001

Project scope

On Behalf of the Cayman Islands Government (CIG), the Ministry of Education, Employment & Gender Affairs (the Client) intends to proceed with ICT services at Government Schools in the Cayman Islands.

Description of Services

Definitions:

Tender Scope – the trade scope of work or materials supply being tendered

Bid Invitation Date – the date in which the tender documents will be available on the Ministry of Education website

Bid Due Date – The date the bid price and other required documentation will be due.



GOVERNOR (VESTING OF LANDS) LAW (2005 Revision) NOTICE UNDER SECTION 10(1)(a) CROWN PROPERTY OFF WALKERS ROAD, SOUTH SOUND

Notice is hereby given that the Governor in Cabinet proposes to vest the property scheduled below, presently held as Crown land (undclaimed), to AGNES NAOMI JOSEPHS.

SCHEDULE

The parcel of land located near Stone Wall Drive, South Sound and more particularly described below:

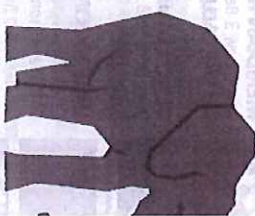
SECTION	BLOCK	PARCEL	AREA
South Sound	15E	36	0.58 acres

The property is identified on the Registry Map which may be inspected at the public counter of the Lands & Survey Department, 133 Egin Avenue, George Town, Grand Cayman, and at the Lands Office, Kirkconnell Street, Cayman Brac.

Directed by Executive Council on 20th August 2002
Reconfirmed by Cabinet on 5th August 2014

SIGNED: **Rupert Vasquez**
Director, Lands & Survey Dept.

DID YOU KNOW!



Elephants are t
only animals th
can't jump.



TELEPHONE: 244-3420
FAX NO.: 949-2187



LANDS & SURVEY DEPARTMENT
P.O. BOX 1089GT
GRAND CAYMAN
CAYMAN ISLANDS, BWI

IN ANY REPLY,
PLEASE QUOTE
REF: CF/12

3rd September 2014

CHIEF SURVEYOR'S REPORT

STATEMENT OF FACTS

SOUTH SOUND –BLOCK 15E PARCEL 36
(SHOWN HIGHLIGHTED IN YELLOW ON ACCOMPANYING DIGITAL RM EXTRACT)

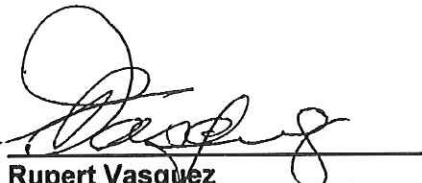
In accordance with Section 10.2 (b) of the Governor (Vesting of Lands) (Amendments) (Dispositions) Law, I can confirm that whilst there have been no commissioned surveys of the subject parcel, surveys of abutting parcels for the immediate area of interest have resulted in portions of the boundaries of the said parcel being defined in the following surveys :-

- General Boundary Survey (GB2572) authenticated 14th December 1984
- General Boundary Survey (GB2930) authenticated 2nd May 1986
- Fixed Boundary Survey (50/302) authenticated 9th November 1993
- Fixed Boundary Survey (51/259) authenticated 18th April 2006
- Land Adjudication Records (LA Records)

Boundary turning points have been marked with:-

- Iron pins in concrete, Iron pins in concrete with Kaps or Theoretical points as fully described on the above-referenced survey plans/ LA Records.

These boundary markers have not been validated recently on the ground but could be replaced if necessary. They represent old markers from the above referenced survey and records.



Rupert Vasquez
Chief Surveyor

Enc.:
Registry Map Extract
2013 Aerial Image with RM parcel overlay,
Extracts of GB2572, GB2930, 50/302 and 51/259



GENERAL BOUNDARY SURVEY

DIAGRAM

0001 000 F1

7



1500 9351

1-800-550-7111

STAGE 2
Sub-division

1:2500

(Scale of Diagram to be same size as R.I.M. if possible)

Registrar of Lands Approval _____ Mutation No. 3517
Central Planning Authority Approval _____ Registry Index Map Amended Yes
Surveyed by J. H. Clark Date 12-6-86
Date 2-1-86 Checked by B. H. Clark Date 1-5-86
Corps No. _____ Approved by Clark Date 2-5-86

LANDS AND SURVEY DEPT CAYMANIS

I agree to the boundaries as marked by the Surveyor

Signature of Proprietor _____		Block & Parcel No _____	
•	" "	"	" "
•	" "	"	" "
•	" "	"	" "

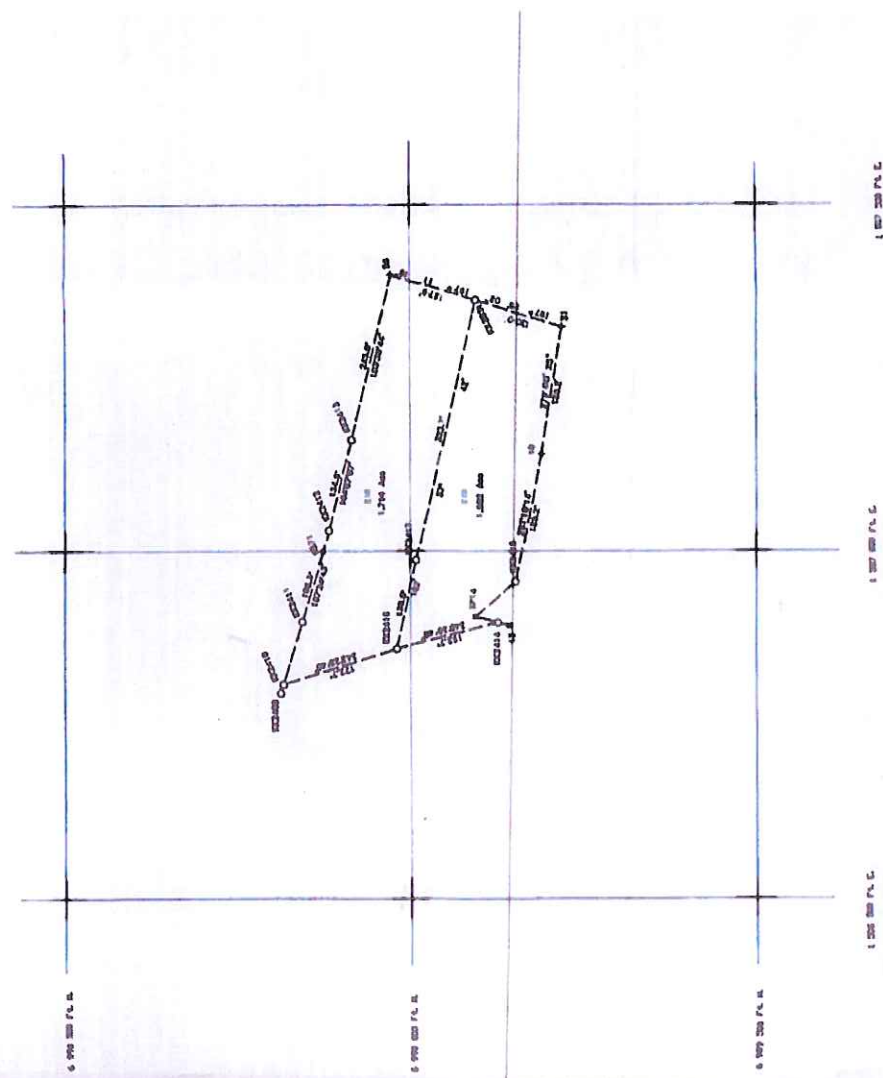
I hereby witness the above signature and certify that
the boundaries are marked by _____

Survivor

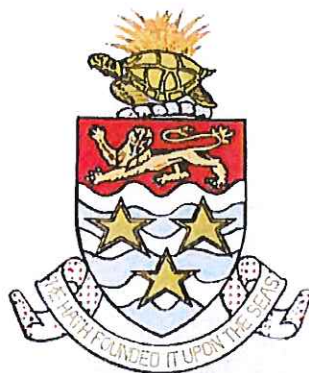
Coordinates referred to Naples & 8th St

Station	Y (feet)	X (feet)	Type of Station	Remarks
CL 10	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 11	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 12	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 13	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 14	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 15	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 16	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 17	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 18	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 19	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 20	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 21	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 22	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 23	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 24	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 25	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 26	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 27	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 28	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 29	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 30	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 31	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 32	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 33	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 34	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 35	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 36	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 37	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 38	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 39	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00
CL 40	0 000 000.00	1 000 000.00	PC 100 000.00	PC 100 000.00

SUBDIVISION (BLOCK 15E PARCEL 35)



ADJUSTMENT OF RECORDS (TABLE)
 1. Identify errors in the boundaries as shown



VALUATION

SOUTH SOUND
BLOCK 15E PARCEL 36

DECEMBER 04, 2002

have been completed, unconditionally, for a cash consideration on the date of valuation, assuming:

- a) a willing seller;
- b) that, prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of the price and terms for the completion of the sale;
- c) that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of valuation;
- d) that no account is taken of any additional bid by a purchaser with a special interest; and
- e) that both parties to the transaction had acted knowledgeably, prudently and without compulsion.

VALUATION

In arriving at my valuation I have assessed the value of the property using the comparable sales method of valuation, which takes into account recent land sales in the locality.

Prices per sq ft paid for land in this location vary dependant on specific access arrangements, site conditions, and location and Parcel size. The subject Parcel will require clearing and filling prior to any development. Also, in view of the fact that the Parcel is legally and physically landlocked, a Right of Way to one of the nearby access roads will need to be acquired. These factors have, therefore, been taken into account in assessing my opinion of value.

In consideration of the factors noted above, I am of the opinion that the value of the subject Parcel is fairly represented by a figure equating to approximately CI\$1.50 per sq ft.

In summary, the property has been valued having regard to its current use, zoning and access.

OPINION OF VALUE

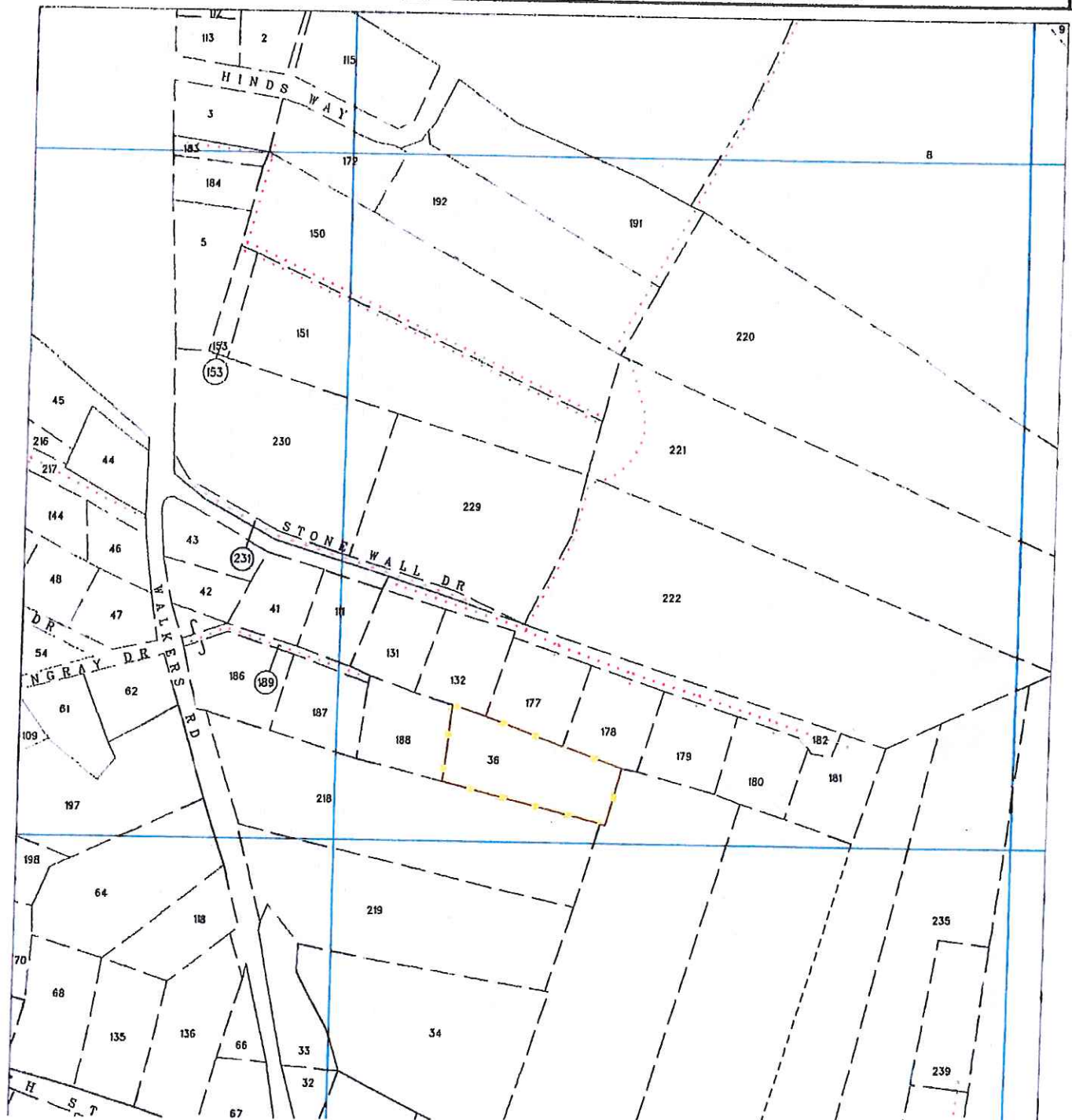
I am of the opinion that the current Open Market Value of Block 15E, Parcel 36 is in the region of CI\$38,000 (Thirty Eight Thousand Cayman Island Dollars).

I trust that the above is satisfactory although further information, in this regard, is available should it be required.

SECTION : SOUTH SOUND

Adjacent Blocks (in grey):

Lands & Survey Dept., P.O. Box 1089 GT, Grand Cayman. Telephone No.: 244-3424, Facsimile No.: 949-2187



[illegible]

Deloitte & Touche Property Management Ltd
One Capital Place
PO Box 1787 GT
Grand Cayman
Cayman Islands

Tel: 1 (345) 949 7500/5503
Fax: 1 (345) 949 7520
mail@deloitte.com.ky
www.deloitte.com.ky

**Deloitte
& Touche**

19th November 2002

Our ref: L-L&S15E36.doc

Land & Survey Department
P O Box 1089
George Town
Grand Cayman

Attention: Tim Naylor

Dear Sir,

**PROPERTY APPRAISAL: UNDEVELOPED LAND;
SOUTH SOUND, BLOCK 15E, PARCEL 36**

Further to your instructions, we now attach our appraisal and opinion of the market value of the above undeveloped parcel of land.

We hope it is satisfactory for your requirements, however; should you require further assistance, please contact us.

Yours faithfully,



Simon J. Watson BSc MRICS
Chartered Valuation Surveyor

**Deloitte
Touche
Tohmatsu**

LOCATION OF PROPERTY

The subject parcel is a backland site located to the east of Walkers Road and to the south of Stone Wall Drive, the residential area known as South Sound, approximately two miles south of George Town. The parcel is bound to the south, west and east by undeveloped residential land and to the north by residential dwellings.

As far as we are aware there is no physical or legal access to the property and it is therefore effectively landlocked.

DESCRIPTION OF PROPERTY

The subject property has a total area according to the Land Register of approximately 0.58 acres. It is fairly regularly shaped, with a length from west to east of approximately 267 ft, a length along the western boundary of approximately 113 ft and along the eastern boundary of approximately 86 ft.

The terrain is generally low lying with areas of standing water evident and an elevation, according to the Cayman Islands Government's Land Information System is between approximately 1 ft and 2 ft above sea level. The property would therefore require substantial fill in preparation for any development.

With the exception of the western most part of the parcel, the property is generally in its virgin state with a thick covering of indigenous bush vegetation and trees. The property will therefore require clearing in anticipation of any development.

In addition to the problems associated with the ground conditions and vegetation, as stated above, there is currently no physical or legal access to the property. Therefore any prospective purchaser would also have to acquire a vehicular right of way over one of the neighbouring parcels to either of the access roads, prior to contemplating any development of the site.

It is also recommended that prior to any development, a soils study be undertaken to establish actual water table and depth to rock in order that the proper structural design of proposed buildings be established.

As far as we can establish, underground electrical, telephone and water services are available along the nearby roads, approximately 140 ft away and thus these utilities will have to be extended onto to the subject property to service any development.

FACTORS IN VALUATION

In assessing this opinion of value, the following factors have been taken into account:-

1. In calculating our assessment of value, we have taken into account the fact that the land will have to be cleared and filled prior to any development.
2. We have also taken into account that the property is currently legally and physically landlocked and that any purchaser would need to acquire a vehicular Right of way to either of the access roads.
3. In accordance with the RICS definition of open market value we have ignore any potential bid by a special purchaser, which might be forthcoming from one of the neighbouring landowners.
4. We have had regard to the sale of residential properties in the area such as the following:

Block 15B, Parcel 350 Sale Registered January 2001 **CIS 200,000**
0.62 acre lot at end of Webster Drive
Equates to approx. **CIS 7.40 per SF**

Block 15B, Parcel 277 Sale Registered July 2000 **CIS 190,000**
Acquired by same purchaser and now combined, both
Parcels on Webster Drive have a combined area of approx.
1.33 acres
Equates to approx. **CIS 6.50 per SF**

Block 15B, Parcel 350 Sale Registered November 1999 **CIS 90,000**
0.4537 acre lot on corner of Jacaranda and Simmonds Way
Equates to approx. **CIS 4.55 per SF**

However, taking into account both the landlocked nature of the subject property and its ground conditions, we are of the opinion that the subject property should be valued at a figure of say **CIS 1.75 per SF**.

GENERAL NOTES : MARKET VALUE

1. "Open Market Value" is defined by the Royal Institution Of Chartered Surveyors as an opinion of the best price at which the sale of a property would have been completed, unconditionally, for a cash consideration on the date of valuation, where:
 - a) there is a willing seller;
 - b) prior to the date of valuation, there had been a reasonable period for proper marketing of the property.
 - c) no account is taken of any additional bid by a purchaser with a special interest.
 - d) both parties acted knowledgeably, prudently and without compulsion.
2. The opinion of market value is based on information obtained from the Government Land Registry and local Realtors and as a result is based both on documented evidence and hearsay. No guarantees are offered on the correctness of information received from the Land Registry and all facts are subject to substantiation.
3. We have not carried out a survey to establish boundaries or accuracy of land area and the opinion of value is subject to verification of boundaries and land areas.
4. We have also not carried out an investigation of the sub-strata or service installation to the property and this opinion is subject to the ability of the land to accept the required development and the adequacy of the service installations without incurring additional expense.
5. The opinion of market value excludes the following:-
 - a) Selling expenses.
 - b) Legal fees and expenses.
 - c) Stamp duty or other fees levied by Government.
 - d) Furniture, contents and possessions.
 - e) Sales' commissions.
6. It is assumed that no incumbrances, appurtenances or charges are registered which could affect the sale of the property on the open market.
7. The valuation assumes that all Land Registry and local Planning Department Laws and regulations have been complied with.



VIEW OF NORTHERN BOUNDARY



GROUND CONDITIONS

LAND REGISTER

Opened 10 APR 1997

A - PROPERTY SECTION

CROWN/PRIVATE AK			No 15E 36
Nature of title: ABSOLUTE/PROVISIONAL			
Particulars recorded in para 6 of adjudication record (Provisional title only)			SOUTH SOUND - 5E 36
Origin of title FIRST REGISTRATION 06-MAY-75 NOTATION No			
Approx. area			0.58 Acre (M 4000) AK

B - PROPRIETORSHIP SECTION

[illegible]

REGISTRY MAP EXTRACT

SECTION : SOUTH SOUND

BLOCK: 15E

PARCEL NO(s): 36

Client:

Operator: COUNTER_LS

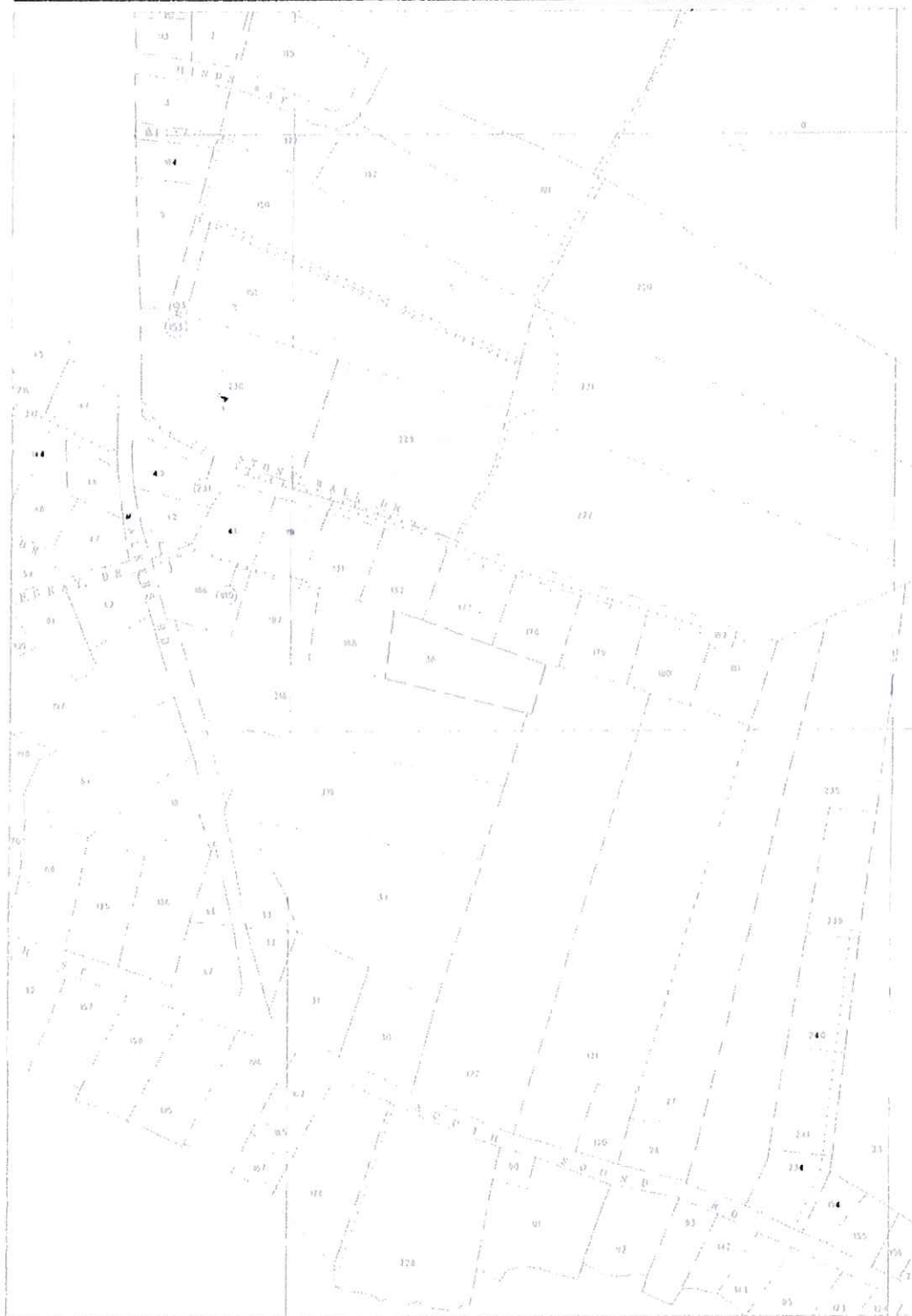
Scale: 1:2500

Date & Time: 18 Nov 2002 2:49 PM

Last Mutation : 27/03/2002

Adjacent Blocks (in grey):

Lands & Survey Dept., P.O. Box 1089 GT, Grand Cayman. Telephone No.: 244-3424, Facsimile No.: 949 2187



**VALUATION OF LAND REGISTERED AS
SOUTH SOUND BLOCK 15E PARCEL 36**

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**VALUATION OF LAND REGISTERED AS
SOUTH SOUND BLOCK 15E PARCEL 36**

2.0 INTRODUCTION

- 2.1 This valuation is prepared on verbal instructions received on 4th November 2002, from Mr. Tim Naylor, on behalf of Lands & Survey Department, P.O. Box 1089, George Town, Grand Cayman.
- 2.2 The property comprised in this valuation is an undeveloped parcel of land. A plan of the site is included in Appendix 6.2.
- 2.3 The property was inspected and photographs taken on 22nd November 2002.
- 2.4 This report is our opinion of the current open market value of the property.

**VALUATION OF LAND REGISTERED AS
SOUTH SOUND BLOCK 15E PARCEL 36**

3.0 PROPERTY DETAILS (Cont'd)

3.4 ZONING

(As advised by the Central
Planning Authority of the
Cayman Islands Government)

: Low Density Residential

**VALUATION OF LAND REGISTERED AS
SOUTH SOUND BLOCK 15E PARCEL 36**

4.0 VALUATION METHODOLOGY

- 4.3 Our opinion of value was determined by considering the three recognised methods of property valuation; the cost approach, the income approach and the comparable sales approach. In this instance, we have considered the comparable sales approach in formulating our opinion of value, taking account of the cost of clearing and filling the subject property and providing a legal vehicular access.

**VALUATION OF LAND REGISTERED AS
SOUTH SOUND BLOCK 15E PARCEL 36**

6.0 APPENDICES

**VALUATION OF LAND REGISTERED AS
SOUTH SOUND BLOCK 15E PARCEL 36**

6.2 TITLE EXTRACT AND MAP

REGISTRY MAP EXTRACT

SECTION : SOUTH SOUND

BLOCK: 15E

Client:

Scale: 1:2500

Last Mutation : 27/03/2002

PARCEL NO(s): 36

Operator: COUNTER2_LS

Date & Time: 05 Nov 2002 11:47 AM

Adjacent Blocks (in grey):

Lands & Survey Dept., P.O. Box 1089 GT, Grand Cayman. Telephone No.: 244-3424, Facsimile No.: 949-2187

