MINISTRY OF PLANNING, LANDS, AGRICULTURE, HOUSING & INFRASTRUCTURE (PLAHI)

MEMORANDUM

TO: Clerk of the Legislative Assembly

FROM: Chief Officer, Ministry of PLAHI

DATE: 9th January 2015 **OUR REF:** LS/CRWN/1/5

SUBJECT: Report for Tabling in the Legislative Assembly

In accordance with Section 10 (1) (b) of the Governor (Vesting of Lands) Law (2005 Revision), the Ministry hereby provides you with twenty-eight (28) copies of the following report which needs to be laid on the Table of the Legislative Assembly for twenty-one (21) days by the Minister responsible for lands:

- **Vesting of Crown Land Block 15B Parcel 376 to Home Gas Ltd**

An electronic copy will also be sent to you today by email.

I am directed by the Hon. Minister for Planning, Lands, Agriculture, Housing & Infrastructure to submit this report for tabling by him at the next available opportunity. Please confirm when we can expect this report to be tabled.

Thank you in advance for your assistance.

Alan Jones MRICS, JP
Chief Officer
Ministry of Planning, Lands, Agriculture,
Housing and Infrastructure

Government Administration Building
133 Elgin Avenue
George Town
Grand Cayman, Cayman Islands

Tel: (345) 244- 2412

CAYMAN ISLANDS
GOVERNMENT

Ministry of
Planning, Lands, Agriculture, Housing & Infrastructure

Governor (Vesting of Lands) Law (2005 Revision)

REPORT & RECOMMENDATION
OF THE
MINISTER RESPONSIBLE FOR LANDS

This is my Report recommending the Vesting of Crown land Block **15B** Parcel **376** to **HOME GAS LTD** 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 which contain the details of the proposed vesting.

Honourable D. Kurt Tibbetts, OBE, JP
Minister

DATE: 9th January, 2013

REPORT OF THE CHIEF OFFICER,
MINISTRY OF PLANNING, LANDS, AGRICULTURE, HOUSING & INFRASTRUCTURE

ON THE VESTING OF CROWN LAND
BLOCK 15B PARCEL 376
TO HOME GAS LTD

The subject land comprises an elongated undeveloped Parcel of approximately 0.25 acres (10,890 sq ft) registered to Crown. The land formerly comprised the easterly portion of Point Four Street, located off Walkers Road, South Sound. This short portion of public highway was closed and vested to Crown as a new Parcel by Executive Council in January 2002, upon the recommendation of the then Highways Authority.

This land is deemed non-operational and surplus to Government requirements, and was offered for sale by way of a public tender exercise in July 2014. The sole and highest bid received was from the adjoining landowner, Home Gas Ltd, at CI$103,000.

A report on this matter was considered by the Governor-in-Cabinet. After careful analysis and consideration of the reports provided by the Director of Lands and Survey Department it was resolved (CP 1624/61/14, 23rd September 2014) that this Crown Parcel should be vested to Home Gas Ltd in return for a consideration of CI$103,000.

In accordance with Section 10 (2) of the Governor (Vesting of Lands) Law, (2005 Revision), three valuations have been commissioned; one from Government's Valuation Office and two independent reports from the private sector. The table below summarises the three opinions of value:

Lands & Survey	DDL Studio Ltd	JEC Property Consultants
CI$ 87,500	CI$ 103,000	CI$ 54,000

The vesting of Crown land Block 15B Parcel 376 to Home Gas Ltd is recomended on the following terms and conditions:

Vendor:	The Governor of the Cayman Islands
Purchaser:	Home Gas Ltd
Property:	Block 15B Parcel 376
Area:	0.25 acres
Consideration:	CI$103,000 plus Stamp Duty & costs

Accordingly, accompanying this report are all the documents specified in Section 10 (2) of the Governor (Vesting of Lands) Law, (2005 Revision).

Alan Jones, MRICS, JP
Chief Officer
Ministry of Planning, Lands, Agriculture, Housing & Infrastructure

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

CAYMAN ISLANDS

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

**IN ANY REPLY,
PLEASE QUOTE**
REF: CF/7

24 August 2012

CHIEF SURVEYOR'S REPORT

STATEMENT OF FACTS

SOUTH SOUND – BLOCK 15B PARCEL 376
(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 the following surveys have been commissioned to define the subject land boundaries:-

- Fixed Boundary Survey (51/335) dated 7th June 2007
- Land Adjudication Records

Boundary turning points have been marked with: - Iron pins in concrete and Kaps, as fully described on the above-referenced plans.

These boundary markers have not been validated recently on the ground but could be replaced if necessary. They represent old markers from old boundary surveys that abut Block 15B Parcel 376.

Note:

- The subject parcel was originally part of the public road and subsequently closed as such by Boundary Plan 424, gazetted on 28th January 2002.
- There are no buildings on the property but, when fitted to the 2008 aerial photography, there appears to be some encroachment along its northern and southern boundaries by abutting parcels 15B384, 15B17 and 15B18 respectively. The encroachment and its extent have not been field-verified. If it is an issue, then it should be confirmed by a live ground survey.

Rupert Vasquez
Chief Surveyor
Email: Rupert.vasquez@gov.ky

Enc.:
Registry Map Extract
Feb 2008 Aerial Image with RM parcel overlay,
Extracts of 51/335, LA Records, BP524

(7)

REGISTRY MAP EXTRACT

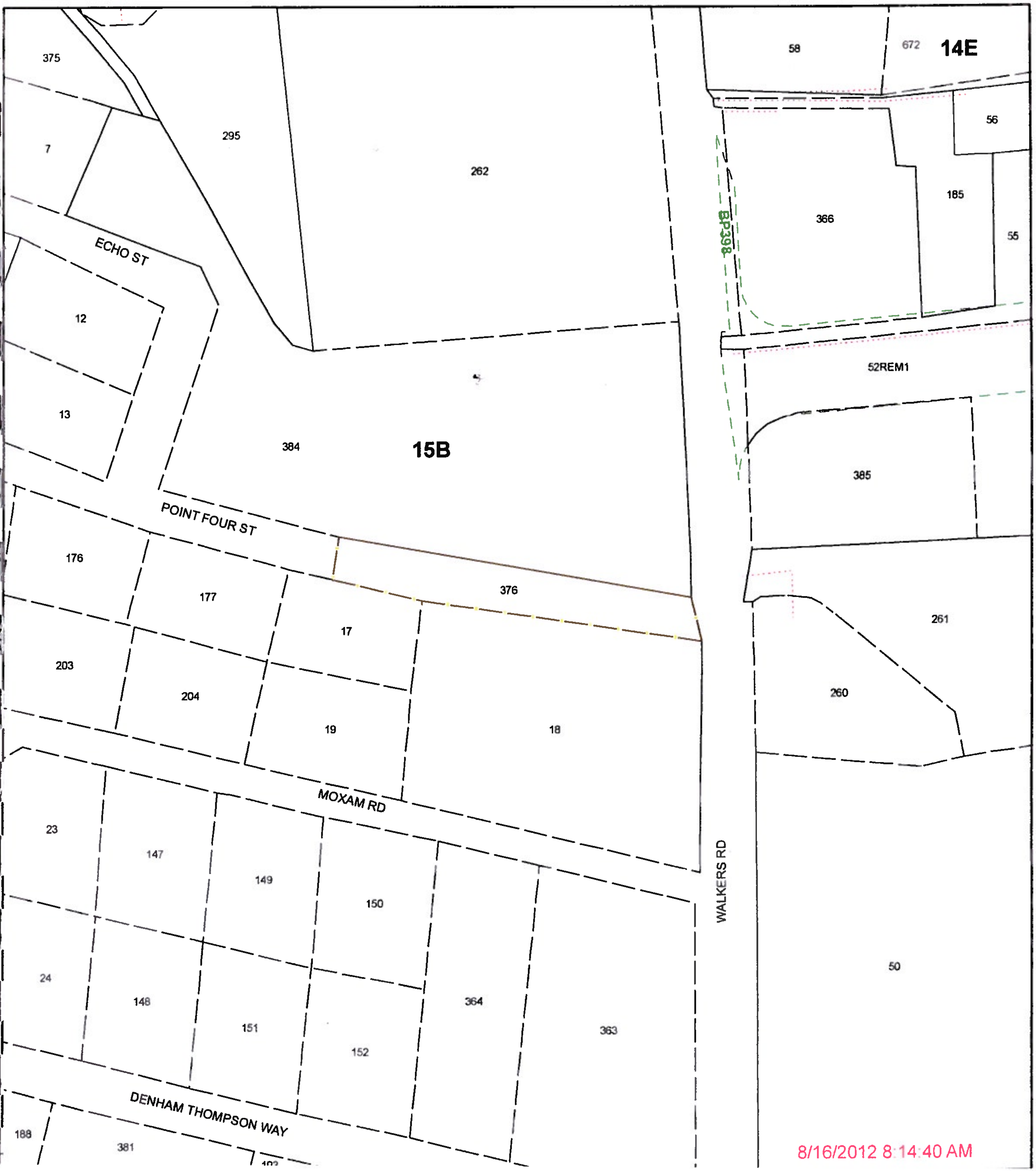
SECTION: SOUTH SOUND

Block/Parcel(s): 15B 376

N

Last Mutation: 19/10/2010

Registry Map Extracts must be printed to fit a paper size of 8 5" x 11" in order to retain a scale of **1:1,270**



Location Plan

Form No.3

BOUNDARY DATA		
Line	Bearing	Distance
M42 - E4	148°33'02"	82.7'
E4 - E3	165°07'16"	17.6'
E3 - KX4092	85°43'06"	17.5'

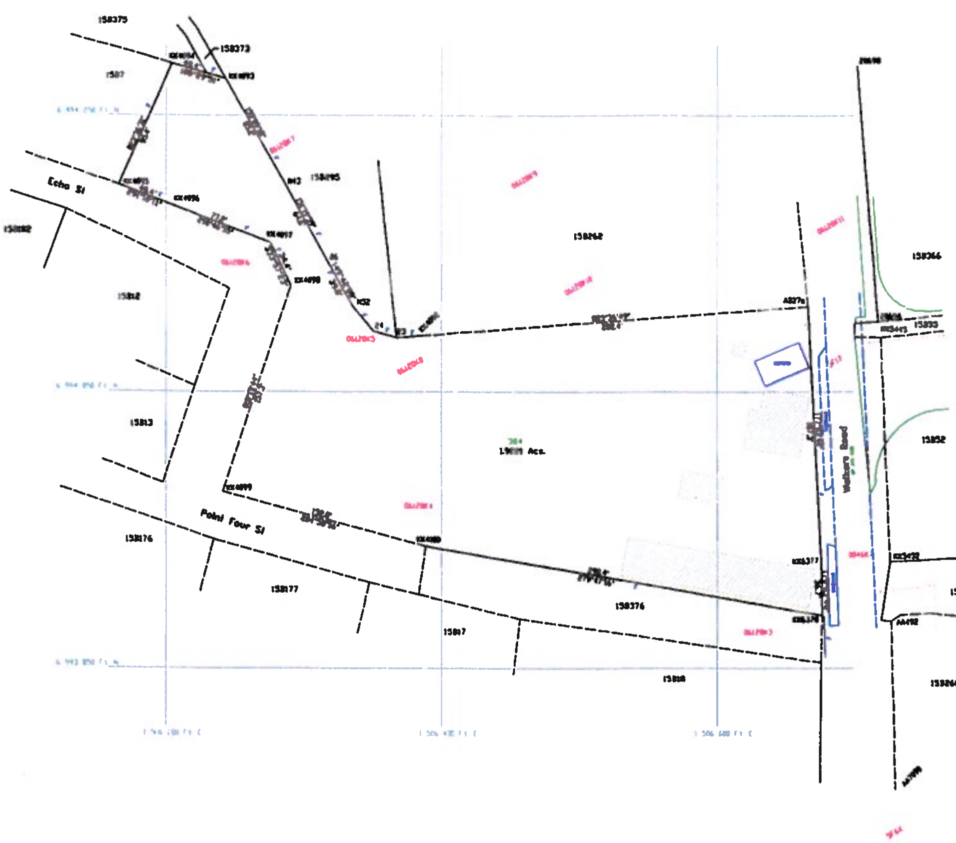
FIXED BOUNDARY SURVEY

51/334

COMBINATION OF BLOCK 15B PARCELS 4, 5, & 6

Origin–Cayman National Grid (LRM)
All Units shown are in Feet

Station	Y(Northings)	X(Eastings)	Description	Records
0A4647	6 993 989.61	1 506 766.81	TRAVERSE NAIL OLD	82/736
5F17	6 994 067.49	1 506 677.94	IPC OLD ISLAND CONTROL	STC 398/388
5F64	6 993 736.89	1 506 728.90	IPC OLD ISLAND CONTROL	STC 398/388
06420K3	6 993 875.49	1 506 642.91	CONTROL IP NEW	
06420K4	6 993 964.57	1 506 295.25	CONTROL IP NEW	
06420K5	6 994 098.28	1 506 335.60	CONTROL IP NEW	
06420K6	6 994 128.87	1 506 259.86	TRAVERSE NAIL NEW	
06420K7	6 994 221.94	1 506 272.09	CONTROL IP NEW	
06420K8	6 994 062.88	1 506 265.14	CONTROL IP NEW	
06420K9	6 994 197.33	1 506 447.88	TRAVERSE NAIL NEW	
06420K10	6 994 128.34	1 506 496.25	TRAVERSE NAIL NEW	
06420K11	6 994 163.73	1 506 676.59	TRAVERSE NAIL NEW	
AA4492	6 993 884.5	1 506 727.3	IPC OLD KAP	30/531
AA3988	6 993 762.4	1 506 738.4	IPC OLD KAP	30/531
A3274	6 994 [illegible]	1 506 666.9	IPC OLD	G35466
KX4092	6 994 090.7	1 506 285.3	IPC OLD KAP	G35626
KX4093	6 994 276.6	1 506 242.9	IPC OLD KAP	G35626
KX4094	6 994 287.4	1 506 283.9	IPC OLD KAP	G35626
KX4095	6 994 288.8	1 506 165.7	IPC OLD KAP	G35626
KX4096	6 994 185.4	1 506 282.4	IPC OLD KAP	G35626
KX4097	6 994 128.8	1 506 273.6	IPC OLD KAP	G35626
KX4098	6 994 127.1	1 506 298.7	IPC OLD KAP	G35626
KX4099	6 993 977.7	1 506 844.4	IPC OLD KAP	G35626
KX4100	6 993 938.8	1 506 288.8	IPC OLD KAP	G35626
KX3443	6 994 [illegible]	1 506 728.8	IPC OLD KAP	82/736
KX3432	6 993 987.2	1 506 726.5	IPC OLD KAP	82/736
20698			IPC OLD	G35466
20699			IPC OLD	G35466
E3	6 994 089.4	1 506 267.8	IPC OLD	G35626
E4	6 994 094.1	1 506 238.8	IPC OLD	G35626
E6	6 994 146.8	1 506 264.3	IPC OLD	G35626
KX6377	6 993 923.2	1 506 676.5	IPC NEW KAP	
KX6378	6 993 [illegible]	1 506 677.1	IPC NEW KAP	
M43	6 994 282.7	1 506 285.3	NAIL IN CONCRETE NEW	REP. 7 G35626
M42	6 994 181.6	1 506 336.4	NAIL IN CONCRETE NEW	REP. 25 G35626



AGREEMENT OF PROPRIETORS

We, the undersigned registered proprietors, hereby agree to the boundaries as shown on this survey plan.

Block & Parcel	Name	Signature	Date

PATRICK C. BRODERICK & CO. LTD.
LICENSED LAND SURVEYOR
P.O.BOX 11718 A.P.O. GRAND CAYMAN.
PH. 949-6868 FAX. 949-6767

Drawing # 06128M

Scale 1:500

ADMINISTRATION

Date Received ... 27.09.97

Job No.

LIS No. ... 19497

AUTHENTICATION | DATE

Examined by ... 1/10/97

Authenticated ... 6/10/97

Acting Chief Surveyor

REGISTRATION

Block/Parcel No. ... 15B/4, 5, & 6

New No. ... 15B 384

AMENDMENTS

DESCRIPTION	DATE
Subdivision No.	
Planning Application No.	

SUBJECT PARCEL BOUNDARIES

ABUTTALS AND ADOPTIONS | SURVEYED

RIGHTS OF WAY: EXISTING | NEW

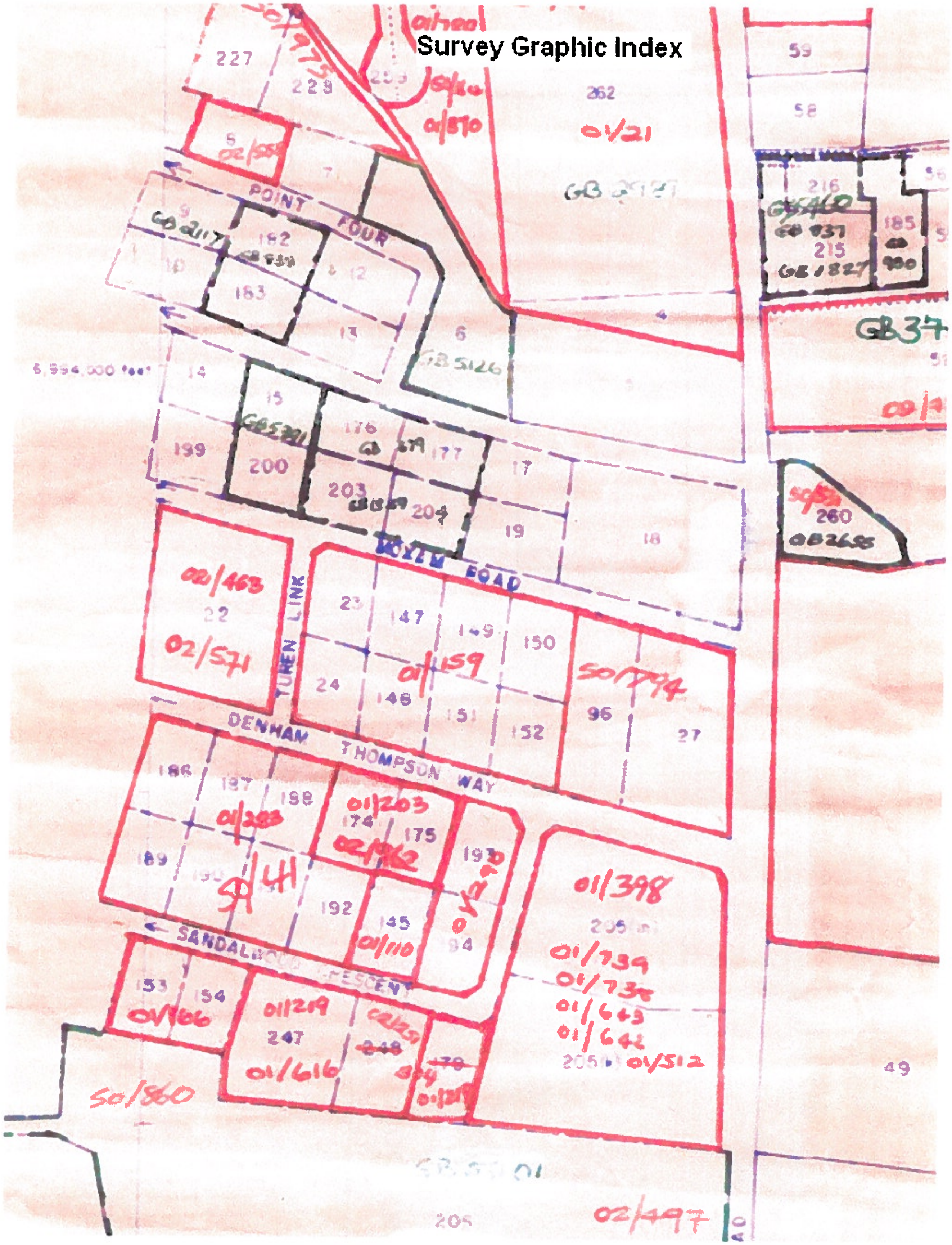
CADASTRAL

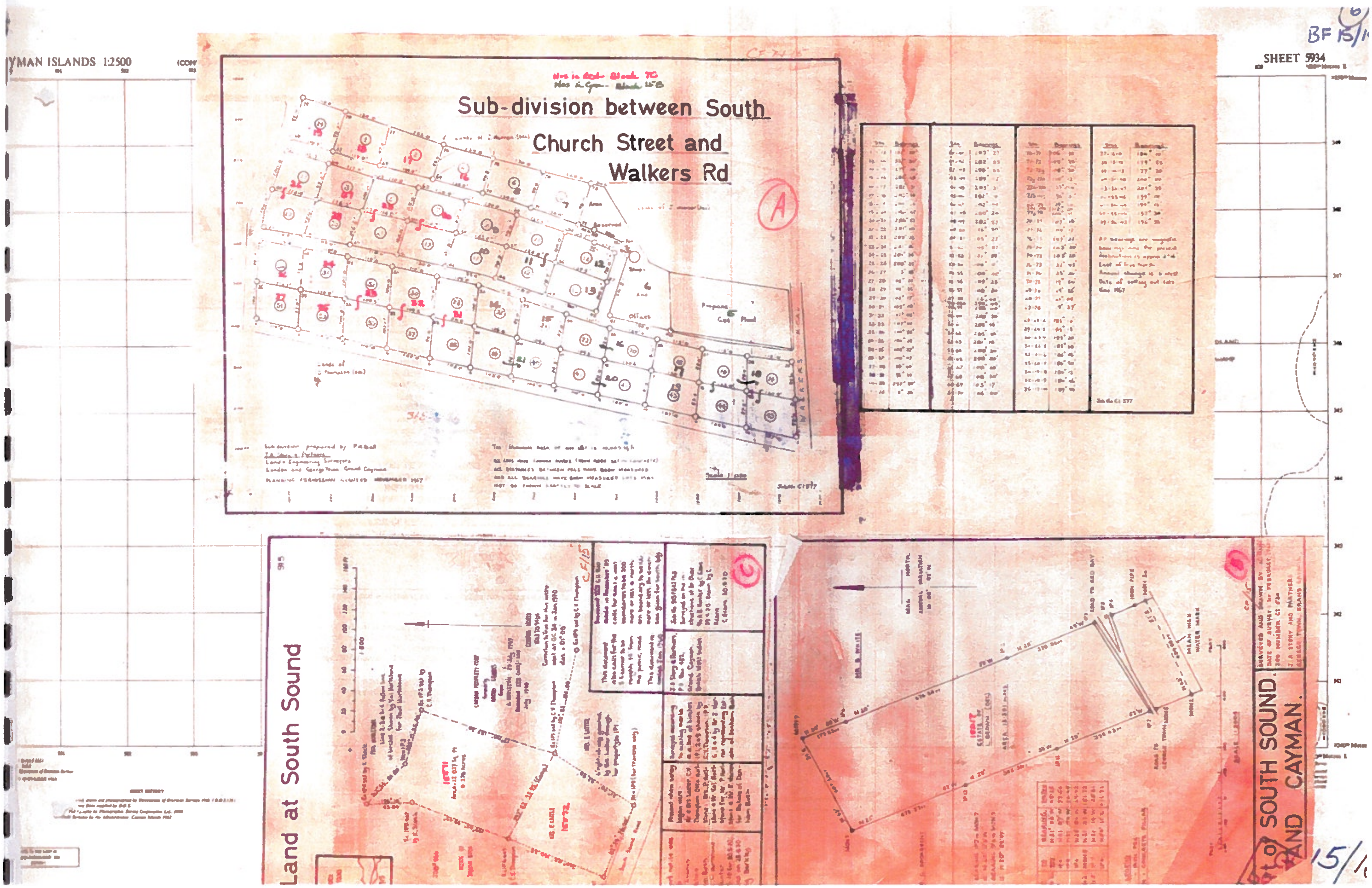
TOPOGRAPHIC INFORMATION

ROAD GAZETTEMENT

6

Survey Graphic Index




CAYMAN ISLANDS 1:2500
SHEET 5934
BF 15/1
Sub-division between South Church Street and Walkers Rd
A
WALKERS ROAD
Land at South Sound
C
SOUTH SOUND AND CAYMAN.
15/1

(7)

CAYMAN ISLANDS GAZETTE

Monday, 28th January, 2002 Issue No. 02/2002

CONTENTS

NOTICE: ***Gazette Publishing Dates & Deadlines*** **for the year, and advertising and subscription rates are posted at the back of this Gazette.**

USING THE GAZETTE The *Cayman Islands Gazette,* the official newspaper of the Government of the Cayman Islands, is published fortnightly on Monday. The next issue (3/02) will be published on Monday 11th February, 2002. Closing time for lodgment of commercial notices will be 12 noon, Friday, 1st February, 2002. **Government notices must be lodged at the Gazette Office by 12 noon on the previous Wednesday (30th January, 2002). This time frame will be followed for all Gazettes.**

Notices are accepted for publication in the next issue, unless otherwise specified.

B
28/1 → JIS RD - BP424

Road Notices

ROADS LAW (2000 REVISION)
Section 14 Declaration

In exercise of the powers conferred on the Governor in Council by section 14 of the Roads Law (2000 Revision), it is hereby declared that:

1. The following portions of public road are to be discontinued:

REGISTRATION SECTION: SOUTH SOUND
REGISTRATION BLOCK: 15B
BOUNDARY PLAN: BP 424
PORTIONS OF ROAD TO BE DISCONTINUED:
That portion of Point Four Road outlined in red and depicted on BP 424.

2. The portions of road shall cease to be a public road from the day of this *Gazette* notice.

3. The boundaries of the portions of public road to be discontinued are shown outlined in red on Boundary Plan Number 424, which may be inspected at the office of the Director of Lands & Survey, Tower Building, George Town, Grand Cayman.

Schedule

PORTION	BLOCK & PARCEL NUMBER

That Portion of Point Four Road outlined in red on BP 424 shall vest in the name of the Crown.

Made in Council this 18th day of December 2001.

MEREDITH HEW
Acting Clerk of Executive Council

Form No.4

BOUNDARY PLAN No. 424

Gazette No. 02/2002, 28th January 2002

Surveyed by: Date:		TITLE CLOSURE OF PART OF POINT FOUR ROAD, BLOCK 15B SOUTH SOUND	BOUNDARY PLAN No.	BP 424
Drawn by: Date:	Andrene Simpson 16.05.01		REGISTRATION SECTION	South Sound
Field checked by: Date:			BLOCK No.	15B
Office checked by: Date:	R.H. Davis 11th June 2001	SCALE 1 : 500 100 50 0 100 200 FEET	LANDS AND SURVEY DEPARTMENT, CAYMAN ISLANDS GOVERNMENT, P.O. BOX 1089, GEORGETOWN	
Comps No.: Job No.:	BP424 J1992			

LEGEND	ABBREVIATIONS	AMENDMENTS
	ROAD CLOSURE	

CAYMAN ISLANDS

Valuation Report

For internal purposes

Subject of Valuation:

Land off Walkers Road, South Sound
(Known as Block 15B Parcel 376 and located between the Home Gas depot and Vampt Motors)

Prepared for: Ministry of Planning, Lands, Agriculture, Housing and Infrastructure

Lands & Survey
Cayman Islands Government
Box 120
133 Elgin Avenue
George Town
KY1-9000

Tel:	244 3508
Fax:	949 2187
Email:	kevin.gillett@gov.ky

Date:	21st January 2014
Our ref:	15B 376

1. SUMMARY and VALUATION

1.1 PROPERTY (Subject of the Valuation)

Block & Parcel: 15B 376

1.2 BRIEF SUMMARY

1.2.1 Type of property

The site extends to 0.25 acres (10,890 square feet) or thereabouts. It is predominantly cleared and well maintained and currently occupied by the proposed purchasers.

1.2.2 Location

The property is situated off Walkers road in South Sound, in a mixed residential / commercial area with easy access to George Town. It is sandwiched between the Home Gas depot and the Vampt Motors dealership.

1.2.3 Description

Cleared site of irregular shape being long and narrow.

1.2.4 Construction type

Not applicable.

1.2.5 Age

Not applicable.

1.2.6 Planning Use

The parcel is currently zoned as Low Density Residential. The property to the north into which the subject is to be incorporated is zoned Neighbourhood Commercial and is the headquarters of Home Gas. The land to the south of the subject is zoned Low Density Residential, despite being a car dealership. Accordingly, we do not anticipate that there will be any issues obtaining a change of use to neighbourhood commercial should the proposed purchaser wish, although separate enquiries should be made to the relevant planning authority.

1.2.7 Floor Area

There are no buildings located on site however the site extends to 0.25 acres (10,890 square feet) or thereabouts.

1.2.8 Tenure

Freehold

1.2.9 Important issues

At the date of inspection the property was occupied and understood to be available for sale assumed with the benefit of vacant possession. The instructions are to value the site for a proposed sale to the current occupier.

1.2.10 Market Factors

Having regard to the present economic climate and market conditions a protracted marketing period would be anticipated before a transaction is secured should the property be exposed to the open market for sale.

1.2.11 Valuation Date

Our opinion of value is provided as at 1st April 2012, and we have assumed that the property is to be valued as a single entity with full vacant possession.

1.3 VALUATION FIGURES

1.3.1 Fair Value

We have pleasure in reporting to you our opinion of **Fair Value.** Definitions of bases of valuation are set out in Appendix V.

We value this property freehold and assumed to benefit from vacant possession as a parcel to be incorporated into the adjacent parcel in the sum of **£87,175 (Eighty Seven Thousand One Hundred & Seventy Five Cayman Islands Dollars)**.

1.3.2 Market Value

We also have pleasure in reporting to you our opinion of **Market Value,** a definition of which is set out in Appendix V.

We value this property freehold and assumed to benefit from vacant possession in the sum of **£11,000 (Eleven Thousand Cayman Islands Dollars)**.

1.4 SECURITY

Not applicable.

1.5 ENTIRE REPORT

This 'Summary and Valuation' should not be considered other than as part of the entire report of which there are seven sections plus appendices.

2. INSTRUCTIONS AND TERMS OF ENGAGEMENT

2.1 INSTRUCTIONS

This report has been prepared following original instructions dated 29th January 2009 from Barry Jones of the Ministry of DAPAH (now PLAHI) and has been carried out by Kevin Gillett MRICS, an Internal Valuer who conforms to the requirements of the RICS Valuation – Professional Standards (Global Edition). Unless stated to the contrary, this report is subject to the Terms of Engagement for the Valuation of Business Property in accordance with the Royal Institution of Chartered Surveyors' recommendations (Appendix IV).

2.2 PURPOSE OF THE VALUATION

We have been asked to provide a valuation and appraisal of the subject property for internal purposes in order to assist the Cayman Islands Government in assessing a fair and reasonable valuation figure prior to disposal to Home Gas Ltd.

2.3 PRIVACY/LIMITATION ON DISCLOSURE OF VALUATION

This report is provided for the purposes and use of the client. It is confidential to the client and clients' representatives. The valuer accepts responsibility to the client the Report has been prepared with the skill, care and diligence reasonably expected of a competent Chartered Surveyor but accepts no responsibility whatsoever to any party other than the client. Any party relies upon the report at their own risk.

Neither the whole nor any part of this report or valuation, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way, nor disclosed to any third party without the prior written consent of Impact Partnership.

2.4 VALUATION BASES AND CURRENCY ADOPTED

Currency adopted: All amounts expressing value are quoted in Cayman Islands Dollars ($).

In accordance with the definitions in Appendix V, we have been requested to provide our opinion of value. In this instance, we shall be adopting both a 'fair value' and 'market value' approach.

2.5 INSURANCE REINSTATEMENT COST

Insurance Reinstatement value not requested

2.6 DATE OF VALUATION

Our valuation has been assessed as at 1st April 2012.

The valuation reflects our opinion of value as at that date. Property values are subject to fluctuation over time as market conditions may change.

3. THE PREMISES (SUBJECT OF THE VALUATION)

3.1 LOCATION

The site is situated off Walkers Road, South Sound and is in a mixed residential / commercial area. George Town Centre is approximately 1 mile away and is within easy reach of all other districts of Grand Cayman. The property is in an area of sporadic redevelopment. Vehicular access is from Walkers Road.

A plan showing the location of the property outlined in red is attached as Appendix I.

3.2 DESCRIPTION (and Existing Use)

The parcel occupies a registered area of 0.25 acres (10,890 square feet) or thereabouts. It is long and narrow in shape being approximately 40 feet at its widest point and in excess of 300 feet long. It is currently being used for storage purposes by the adjacent landowner.

We attach as Appendix II a series of photographs which better illustrate the nature of the property.

3.3 CONSTRUCTION

Not applicable.

3.4 AGE

Not applicable.

3.5 SITE

The site is level and irregular in shape and extends to 0.25 acres or thereabouts. The site is long and narrow and has limited development potential in isolation.

3.6 ACCOMMODATION

This is bare land extending to approximately 0.25 acres or thereabouts.

3.7 SERVICES

To our knowledge, the property is not connected to mains gas, water, electricity and drainage.

4. TENURE/TITLE

Unless otherwise stated we have assumed the title is free from encumbrances and that any local searches and usual enquiries would not reveal the existence of statutory notices or other matters which would materially affect our valuation. According to the Register there would not appear to be any rights of way, easements or restrictive covenants which affect the property.

5 ADDITIONAL COMMENTS AND RECOMMENDATIONS

5.1 ECONOMIC LIFE

N/A

5.2 MARRIAGE/SPECIAL PURCHASER VALUE

As the property is situated between two commercial parcels, there is a possibility that synergistic/marriage or special purchaser value attributable to the property might occur at some future date.

5.3 MARKET CONDITIONS

The extraordinary turbulence in the World financial markets continues to affect the property market where the first signs of the 'credit crunch' originated. Over the last few months the lack of availability of credit/mortgage funds and uncertainty has wreaked havoc with yields which have continued to lengthen. With weak demand, some vendors of investment properties have accepted lower offers than may have been expected and thus analysis has indicated a wide spread of values being achieved for similar types of property.

The number of transactions taking place has however remained steady over the past 12 months. Although there is a lack of consistency with the sale prices achieved and thus analysis is extremely difficult, we have based our valuation on of the likely benefit to the purchaser that we consider appropriate at the date of valuation.

The subject property is situated in a primarily developed area with a limited number of development sites available. However, a considerable marketing period must be anticipated before a sale of the site for its existing use or for redevelopment could be achieved. Therefore in comparison with general market conditions, we would expect the value of the property to remain static in the foreseeable future.

5.4 ANALYSIS, METHODOLOGY AND RATIONALE

The property is situated in a reasonable location with good vehicular access and is within easy reach of George Town Centre.

It has been assumed that the entire site (0.25 acres) is suitable for redevelopment or inclusion within the adjacent parcel, that there is no contamination within the site and the existing planning zoning will not materially inhibit any proposed development. As such, the valuation has been assessed on a Marriage Value basis.

In order to reach an appropriate value of the subject property we have looked at sales of comparables parcels in the vicinity. Through our investigations it is fairly evident that due to the present economic climate very few sales of similar parcels have occurred recently. However, in considering the value of the property, we have analysed information relating to transactions listed below:

Opposite to the subject parcel is a commercial property operating as Burger King. This site was acquired as a land parcel back in 2007 for CI$400,000 or CI$19.82 per square foot. Whilst a sale of this age is too old on which to rely, it is perhaps a good indication of the top end of values for land parcels in the vicinity selling as it did at the height of the market.

More recently, in April 2013, the sale of parcel 15B 23 sold for CI$150,000 or CI$14.04 per square foot. This is also near to the subject and is zoned Low Density Residential. It was acquired at the same time as the adjacent parcel (15B 24) which included a dilapidated pair of condominiums that have now been largely demolished. However, it is not anticipated that the existing use is likely to change, unlike the subject parcel.

Almost a mile further south along Walkers Road, the sale of parcel 15E 64 sold in March 2013 for CI$340,000 or CI$9.76. The site is larger, extending to 0.8 acres and is zoned Low Density Residential. We consider that this represents the lower end of land values that front Walkers Road.

According to our records there have been no other land sales along Walkers Road in recent years.

Furthermore, based on an assumption that commercial development land adjacent to, or near to Walkers Road, would generally command a higher value that residential development land we consider that the value of CI$15.00 per square foot can be considered to be an indication of the lower end of values for bare land in the vicinity.

To assess the Fair Value of the subject land we have based this valuation on the principle of 'Marriage Value' which effectively assesses the increase in the value of a parcel once it has been combined with another. Theoretically, it will make little difference as to whether the subject land is combined with either 15B 18 or 15B 384 as both are currently developed and used for commercial purposes. At the time of inspection, the subject land was being used for the storage of items relating to Home Gas.

First, the subject land must be valued in its existing use and in isolation in order to assess the uplift in value due to its combination with the adjacent parcel. In this instance, the subject land is too small and narrow to develop in isolation and as such would have a nominal value. In other words, an amount a purchaser would be prepared to pay for the land reflecting the risk, uncertainty and potential of the parcel. Accordingly, we consider the Market Value of the parcel to be in the order of only CI$1.00 per square foot or, say, CI$11,000 for the entire parcel.

Based on the above, we have assumed that commercial land values along Walkers Road in this location will be no less than CI$15.00 per square foot which equates to CI$163,350 for the subject land being what the adjacent landowner might pay to extend their existing landholding. Marriage Value is the difference between the two values which is therefore CI$152,350.

It is standard valuation practice to then share the uplift between the parties based on the strength of the negotiating position of each party. As the owner of the adjacent parcel approached Government in the first instance, it is clear that they are in need of the parcel, particularly as there is alternative vacant land to the north of their parcel. However, we should also consider that the subject parcel has a very nominal value to Cayman Islands Government due to its size and shape and is unlikely to be developed in isolation.

Accordingly, we have applied a 50% share between the parties, or, in other words, a Marriage Value of CI$76,175. This figure is then to be added to the Market Value of the subject land to produce the Fair Value of the parcel or the estimated value that the proposed purchaser would be prepared to pay for the subject land.

5.5 VALUATION

Accordingly, we assess the Fair Value of the subject parcel to be **CI$87,175 (Eighty Seven Thousand One Hundred & Seventy Five Cayman Islands Dollars).**

Additionally, we have assessed the Market Value of the subject parcel to be **CI$11,000 (Eleven Thousand Cayman Islands Dollars).**

6. SIGNATURE AND DATE OF REPORT

The property was inspected and the report prepared by Kevin Gillett, an internal valuer, who has the relevant experience and knowledge of valuing this type of property.

We confirm that neither the department nor the valuer has any conflict of interest in this matter.

The undersigned has not previously had any professional involvement in connection with the property.

Signed……………………………………………………….

Kevin Gillett, MRICS

for and on behalf of

Director of Lands & Survey
Valuation and Estates Office
Government Administration Building
133 Elgin Avenue
George Town
KY1-9000

Date of Report: 21st January 2014

APPENDIX I

PHOTOGRAPHS

View from Walkers Road

View from Point Four Street end

APPENDIX II

SITE PLAN

LOCATION PLAN

APPENDIX III

Sheet 1 of 1

28 May 2013

CAYMAN ISLANDS
LAND REGISTER

Edition 2

Opened 25 SEP 2003

A - PROPERTY SECTION

Ownership Type	Crown / ~~Private~~
Nature of Title	Absolute / ~~Provisional~~
Origin of Title	
First Registration	
Mutation No.	M 7768

APPURTENANCES

Block and Parcel No. 15B 376	
Registration Section	SOUTH SOUND
Name of Parcel	
Approximate Area	0.25 Acre

B - PROPRIETORSHIP SECTION

Entry No.	Date	Instrument No.	Name and Address of Proprietor(s)	Signature of Registrar

Page 1 of 2

APPENDIX IV

TERMS OF ENGAGEMENT
FOR THE VALUATION OF BUSINESS PROPERTY

1. The purpose of the valuation shall be agreed between the Client/Client's representative and the Valuer.

2. The subject, including treatment of fixtures, fittings, plant and machinery and tenure (Freehold/Leasehold) of the property to be valued shall be as specified by/agreed with the Client.

3. Unless otherwise agreed, the basis/bases of valuation to be provided will be as prescribed by The Royal Institution of Chartered Surveyors and agreed/confirmed in writing by the Valuer to the Client before the Report is issued, together with any special assumptions relating to the basis/bases.

4. Subject to paragraphs 6 & 7 below, the Valuer shall carry out such inspections as are, in the Valuer's professional judgement, appropriate and possible in the particular circumstances.

5. The Valuer shall rely upon information provided by the Client and/or Client's legal or other professional advisers relating to tenure, tenancies, and other relevant matters.

6. The Valuer will have regard to the apparent state of repair and condition of the property but will not carry out a building survey nor inspect those parts of the property which are covered, unexposed or inaccessible. Such parts will be assumed to be in good repair and condition. The Valuer is not an expert in other disciplines and therefore will not be able to provide advice which should be relied upon in respect of environmental inspection, Disability Discrimination Act auditing, Fire Risk Safety Assessment and Asbestos surveying. The Valuer will not be under a duty to arrange for the testing of electrical, heating, plant or other services.

7. In reporting the Valuer will meet the relevant requirement of the RICS *Valuation – Professional Standards (Global Edition)* and will make the following assumptions, which he/she will be under no duty to verify:-

a) that no harmful or hazardous material has been used in the construction of the property or has since been incorporated, and that there is no contamination in or from the ground, and is not landfilled ground;

b) that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;

c) that the property and its value are unaffected by any matters which would be revealed by a local search and replies to the local enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful;

d) that inspection of those parts which have not been inspected would neither reveal defects nor cause the Valuer to alter the valuation materially;

e) that no radon gas is present at the property.

8. The Report will be provided for the stated purpose(s) and for the sole use of the named Client. It will be confidential to the Client and the Client's professional advisers/representatives. The Valuer accepts responsibility to the Client alone that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor, but accepts no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report nor any reference to it may be included in any published document, circular or statement nor published in any way without the Valuer's written approval of the form and context in which it may appear.

APPENDIX V

BASIS/BASES OF VALUATION

This valuation has been prepared in accordance with written instructions, as agreed, and the RICS Valuation – Professional Standards (Global Edition).

1. DEFINITIONS:

1.1 ***MARKET VALUE*** is defined as:
The estimated amount for which an asset or liability should exchange on the date of valuation 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.

1.2 ***MARKET RENT*** is defined as:
The estimated amount for which a property would be leased on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

1.3 ***WORTH (INVESTMENT VALUE)*** is defined as:
Investment Value is the value of an asset to the owner or a prospective owner for individual investment or operational objectives.

1.4 ***FAIR VALUE*** is defined as:
The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties.

2. OTHER METHODS AND VALUATION APPROACHES:

2.1 ***EXISTING USE VALUE*** is defined as:
The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion, assuming that the buyer is granted vacant possession of all parts of the property required by the business and disregarding potential alternative uses and any other characteristics of the property that would cause its Market Value to differ from that needed to replace the remaining service potential at least cost.

2.2 ***DEPRECIATED REPLACEMENT COST (DRC) METHODOLOGY***
DRC is based on an estimate of the Market Value for the existing use of the land, plus the current gross replacement (reproduction) costs of the improvements, less allowances for physical deterioration and all relevant forms of obsolescence and optimization. DRC is acceptable as a basis for reporting only in relation to the valuation of Specialized Properties for Financial Statements. For other purposes DRC may be used as a method to support a valuation reported on another basis. This basis of valuation is no longer included in the RICS Valuation Standards 6th Edition and is thus only included on specific instructions from the client.

2.3 ***REINSTATEMENT COST FOR INSURANCE PURPOSES***
We have prepared an indication for insurance purposes of the current reinstatement cost of the building(s) in their present form. In recommending this figure we have considered the property in relation to the RICS/BCIS Guidance Notes on Re-Building Costs on a "day one" basis assuming the policy will make allowance for this. A replacement valuation, where appropriate, is intended to mean providing a replacement building(s) of similar size, general appearance and quality to that as existing but not necessarily constructed with the same materials as the original structure.

Allowances have been made for site clearance and demolition. However, a detailed elemental cost analysis has not been made and neither have we been able to make investigations as to site conditions and, therefore, we have assumed there would be no abnormal costs. Accordingly, this figure is for guidance purposes only and if a more accurate figure is required a Specialist Surveyor's report should be commissioned.

APPENDIX VI

SCOPE AND CONTENT OF INSPECTION AND REPORT

We draw particular attention to certain caveats and assumptions as follows:

1 If applicable, our valuation report includes all items which are in the nature of "landlords fixtures". Such items include fixed partitions in offices, air conditioning units, water heaters, pipes and ancillary equipment.

2 We have excluded from our valuation any value attributable to fixed and loose plant and machinery, loose tools and other chattels such as office furniture, sundry equipment, stock, stores, work in progress, goodwill of the business, or any fixed or other assets not specially referred to.

3 Any interpretation of legal documents and legal assumptions must be checked by the Client with a suitably qualified Lawyer if they are to be relied upon. No responsibility or liability is accepted for the correct interpretation of the legal position of the Client or other parties.

4 We confirm we have acted as internal valuers and have no current or presently foreseeable fee earning relationship concerning the subject property apart from the valuation fee and, if applicable, have disclosed in writing to our Client any present relationship, or relationship within the past two years of receipt of the valuation instructions, with any of the interested parties and any previous involvement with the subject property.

5 In providing our valuation advice no allowance has been made for liability for taxation which may arise on disposal, whether actual or notional, nor does the valuation reflect the costs of acquisition or realisation.

6 We have inspected the property as far as is reasonably necessary for valuation purposes. This has comprised a visual inspection of the property, such as could be undertaken from standing within the boundaries of the site. Neither have we carried out any tests of any kind on the electrical, plumbing or other services installed, if applicable.

7 We have not undertaken any tests to confirm that deleterious, hazardous, inherently dangerous or unsuitable materials or techniques were used or have been used at the property or are now present. Therefore, we are not able to confirm the subject parcel is free from such materials.

8 The property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and good title can be shown. For the avoidance of doubt, the current Land Register is attached as Appendix III.

9 The property and its value would not be affected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and neither the property, nor its condition, use or intended use, are, or would be, unlawful. For the avoidance of doubt, these items should be ascertained by the client's legal representatives.

10 Inspection of those parts which have not been inspected would neither reveal material defects nor cause the valuer to alter the valuation(s) materially.

11 This report and valuation has been prepared in accordance with the RICS Valuation - Professional Standards (Global Edition).

SOURCES AND EXTENT OF INFORMATION

1 In preparing this report, we have based our opinion on information we have been able to obtain through Caymanlandinfo including but not limited to Land Registers and sales comparables. We have only attempted to obtain verification where there appeared to be a risk of doubt. Further investigation could prove such information provided to be erroneous which would have the effect of nullifying our valuation(s).

GOVERNMENT AND STATUTORY ISSUES

1 PLANNING

We are not aware of any planning consents benefitting the subject parcel. It is currently zoned as Low Density Residential. The parcel to the north is zoned Neighbourhood Commercial with the land to the south zoned Low Density Residential.

According to the 'Zoning Guidelines' provided by the Cayman Islands Government's Department of Planning the subject parcel does not appear to be capable of development due to the parcel not meeting the required minimum lot width. An application for a change of zoning may be required should the proposed purchaser wish to incorporate the subject parcel into the adjacent parcel as part of any redevelop plans or similar.

2 DEVELOPMENT/CHANGE OF USE

The property is located within a mixed use area of residential, commercial and industrial uses. However, we are not aware of any particular development or change of use of the property or properties in the locality which would materially affect our valuation at the present time.

3 HIGHWAYS AND RIGHTS OF ACCESS

Access is taken from Walkers Road which is a designated Public Highway.

4 LICENCES

Not applicable.

5 HEALTH AND SAFETY

All occupiers should be aware that Health and Safety requirements differ greatly according to how the premises are used. We have not made enquiries to ascertain the appropriateness of the site for its current or proposed use or to confirm compliance with regulations.

6 MORTGAGE/LIEN

Not applicable.

ENVIRONMENTAL ISSUES

1 CONTAMINATION

There is no land contamination register in the Cayman Islands. We have not carried out any investigation into past or present uses, either of the property or of any neighbouring land, to establish whether there is any potential for contamination from these uses or sites adjacent to the subject property and therefore have assumed for valuation purposes that none exist. However, we are not qualified to make statements of fact relating to environmental issues and in preparing this Valuation Report we have assumed that contamination is not present at a level sufficient to affect the value of the interest in the open market. Should it be established subsequently that contamination exists at the property or on any neighbouring land or that the premises have been or are being put to any contaminative use, this might reduce the values now reported.

Furthermore, we are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out which may draw attention to any contamination or the possibility of any such contamination. In preparing this Valuation Report we have assumed that no contaminative or potentially contaminative uses have ever been carried out in the Property or on the land. We have not carried out any investigation into past or present uses, either of the property or of any neighbouring land and have therefore assumed that none exists. However, should it be subsequently established that contamination, seepage or pollution exists at the property, or on any neighbouring land, or that the premises have been or are being put to a contaminative use, we must reserve the right to reconsider our valuation of the Property.

2 FLOODING

We have not made specific enquiries but we are not aware that the property has been identified by as being one where there is an increased risk of flooding and to the best of our knowledge, recent flooding affecting the property has not occurred.

Clients seeking further information should make enquiries with the Cayman Islands Government's Department of Environment.

STUDIO
Quantity Surveyors

DDL Studio Ltd.
P.O. Box 31318 Seven Mile Beach
Grand Cayman KY1-1206, Cayman Islands

Valuation Report of
Land Parcel at
Block 15B Parcel 376
South Sound

3rd April 2012

For

Lands & Survey
P.O. Box 1089
Grand Cayman KY1-1102
CAYMAN ISLANDS

Ref.: 15080/AH

Tel (345) 943 3622/ 945 3622
Fax (345) 945 3623
Email queries@ddlstudio.com

CONTENTS: **PAGE No.**

1.0 INTRODUCTION:

1.1 Client Details and Instructions:

Client's Name and Address:	Lands and Survey Department P.O. Box 1089 Grand Cayman KY1-1003 CAYMAN ISLANDS
Telephone No:	949-8415
Date of Instruction:	12th March 2012
Date of Inspection:	28th March 2012
Date of Valuation:	4th April 2012
Purpose of Valuation:	Asset valuation
Type and Basis of Valuation:	Land Parcel – Market Value

1.2 Land Register Details:

Title:	Private/Absolute
Registered In The Name of:	CROWN Mutation No.: M 7768
Appurtenances and Incumbrances:	See reduced copy of Land Registry Map Extract

2.0 LOCATION AND PROPERTY DESCRIPTION:

2.1 Location:

The parcel is located in the South Sound registration district of Grand Cayman approximately one and a half miles south of central George Town, the capital and business centre of the Cayman Islands. It is located on Walkers Road, sandwiched between Home Gas and Vampt Motors car sales sites. The western end of the parcel meets the terminus of Point Four Street. More particularly its exact location is shown highlighted on the attached copy extract of the Land Registry Map.

Being so close to George Town facilities in the immediate area are excellent and include the George Town Hospital, banks, the Central Police Station, shops and supermarkets, gasoline filling stations, bars and restaurants, churches and schools

2.2 Parcel Description:

The parcel is somewhat irregularly shaped and has a registered area of 0.25 acres or 10,890 square feet. The parcel is effectively long and narrow, with a frontage to Walker's Road of only 37 feet. The parcel lies at the level of the adjacent road and the Lands and Survey topographical map indicates an average height above mean sea level of between 8 and 10 feet.

The parcel is enclosed by chain-link fencing the only gate through this presently being on the Home Gas site to the north.

3.0 SITE SERVICES:

Electricity:	Mains electricity is available in the immediate area (C.U.C. Ltd.).
Water:	Mains water is available in the locality
Drainage:	No mains drainage a septic tank would be required
Telephones:	Cable & Wireless (Cayman Islands) Ltd. Is available in the locality

4.0 ZONING:

Low Density Residential

5.0 REGISTERED AREA OF PARCEL:

<u>0.25 acres</u> = <u>10,890 Square Feet</u>

6.0 VALUATION:

6.1 The Land:

In order to derive a value for the subject parcel I have based my valuation upon the Sales Comparison or Market Data approach. This is a method of estimating market value by comparing the subject property to recent sales of similar parcels in this locality using the area in square feet of the properties to assess a value. Adjustments are made for factors such as location, size, shape, and amenities. I have researched sales over the last few years at the Land Registry in this and adjacent blocks although sales in the last few months which have not yet been recorded by Land Registry were excluded.

My research indicated that the following sales of commercially zoned parcels have taken place within this locality over the past five years:-

Block/ Parcel No.	Area in Sq. Ft.	Date of Sale.	Price CI$	Price/ Sq. Ft. CI$	Location	Zoning
14E 308	13,068	27/08/07	400,000	30.61	Hospital Rd	GC
14E 312	13,068	27/08/07	400,000	30.61	Hospital Rd	GC
15B 385	20,181	05/09/07	400,000	19.82	Walker's Road	NC
14CF 52, 53	13,068	26/03/08	400,000	30.61	Rock Hole Road	GC
14CF 69	34,848	27/05/08	1,400,000	40.17	School Road	NC
14BG 62	8,835	09/07/08	672,000	76.06	Mary Street	GC
14D 281 & 282	55,800	24/11/08	1,517,000	27.18	Elgin Avenue	GC
14D 280	21,780	13/04/09	478,800	21.98	Elgin Avenue	GC
14D 45	10,890	11/08/09	357,000	32.78	Smith Road	NC
14D 279 & 14CJ 130 & 132 & 14C 129	177,028	15/09/09	3,561,860	20.12	Elgin Avenue	GC
14BG 90	7,327	29/09/09	504,000	68.79	Rock Hole Road	GC
14BG 80	4,792	12/01/10	215,000	44.87	Mary Street	GC
14D 16	8,712	12/05/11	290,000	33.29	Smith Road	NC

The value of commercial land in this locality varies significantly based upon the exact location, configuration, size and condition of the individual parcels.

Block 14E Parcels 308 and 312 are located directly on Hospital Road and have recently been developed with a newly constructed two-storey commercial building.

The most recent listed sale of Block 15B Parcel 385 is the site of the new Burger King restaurant outlet located on Walkers Road almost directly opposite the subject site and as such represents a good comparable sale on this instance.

6.0 VALUATION: (Cont'd)

6.1 The Land: (Cont'd)

Block 14CF Parcels 52 and 53 adjoin one another. These and block 14BG parcel 90 are located on Rock Hole Road.

Block 14CF Parcels 69 is located directly on School Road.

Block 14BG 62 and 80 are located directly on Mary Street.

Block 14D Parcels 280, 281 and 282 and Blocks 14D 279 & 14CJ 130 & 132 and 14C 129 are located adjacent to the roundabout at the eastern end of Elgin Avenue.

Block 14D Parcels 45 and 16 are located directly on Smith Road north of the subject parcel.

The parcel has a Low Density Residential classification. However, the neighbouring site to the north is zoned Neighbourhood Commercial and is developed and occupied by Homes Gas, whilst the southern site is zoned Low Density Residential and is developed and occupied by Vampt Motors as a car showroom. This illustrates that whilst the property is zoned Low Density Residential there is potential for it to be used for commercial purposes.

It appears that the most logical use of the site would be for it to be merged with one, or both of the two neighbouring commercially used sites. We understand that both Homes Gas and Vampt Motors are effectively in the same ownership.

Hope Value:

In this instance Hope Value refers to the possible increase in value to a parcel as a result a material change of circumstances. In this instance that primarily refers to a change of planning zoning.

Whilst with the present zoning is as Low Density Residential the land has only a nominal value, as it cannot be developed, as it is too narrow and in a position in which a house would be unsuitable. However, the site could be used by the adjoining commercial operators/landlowners, by virtue of a change in the planning zoning / planning consent.

6.0 VALUATION: (Cont'd)

6.1 The Land: (Cont'd)

Hope Value: (Cont'd)

The principle of Hope Value is often seen in situations where purchasers pay prices for a property over and above Market Value for Existing Use, on the hope of obtaining planning consent, or change of planning zoning for a development, or zoning designation allowing a profitable development to occur.

Marriage Value:

In this instance Marriage Value refers to the increase in value of the parcel as a result of combining it with another adjacent parcel – parcels 15B 18 or 15B 84. There would be no merit in combining it with Point Four Street to the west, because this is a public road and as a public road, the parcel would have no substantive value.

Conclusion:

We are of the opinion that the parcel needs to be valued having regard to "the Market" as a whole – the representing Market Value and then separately having regard to the price that would be fair to be paid by the owner of either of sites 15B 18, and/or 15B 84.

There is little or no evidence of Low Density Residential-zoned very small parcels, which are relevant to the subject, as the parcel is effectively too small for residential development. Additionally there are no comparable sales of small commercially-zoned parcels that we are aware of that are not in the heart of the downtown area, which is a very different market to Walker's Road.

The lack of comparable evidence combined with the likely inability to develop the subject parcel leads us as the conclusion that the parcel would sell for a nominal sum. We have determined that this would be CI$10,000, as being the highest amount an investor would be prepared to risk to pay for a parcel, in respect of which there is likely to be only one other interested purchaser – the neighbouring owner and no development potential. This is approximately CI$1 per square foot.

6.0 VALUATION: (Cont'd)

6.1 The Land: (Cont'd)

Conclusion:

However the parcel has the value of CI$18 per square foot, or CI$196,020 to the owner of either of sites 15B 18, and/or 15B 384, as it will simply form part of their larger holding.

Marriage Value is therefore the difference, or CI$186,020. It is traditional for this 'Marriage Value' to be split equally between the parties, where the negotiating strengths of each are roughly equivalent, which we have assumed in this instance.

Splitting the Marriage Value 50:50 results in Marriage Value of CI$93,010, which added to the base value of the parcel, produces CI$103,010, rounded to CI$103,000 as being a reasonable price to be paid by the Special Purchaser.

We are therefore of the opinion that the Market Value of the parcel is CI$10,000 and the Market Value taking into account the additional bid by a Special Purchaser is **CI$103,000** in this instance.

6.0 VALUATION: (Cont'd)

6.2 <u>Opinion of Value:</u>

(a) In my opinion the current Market Value of the subject parcel is:-

CI$10,000
(Ten Thousand Cayman Islands Dollars)

(b) In my opinion the current Market Value of the subject parcel, taking into account the additional bid by a Special Purchaser is:-

CI$103,000
(One Hundred and Three Thousand Cayman Islands Dollars)

Validity:
This Valuation may not be considered valid after 12 months from the date hereof, nor if the circumstances alter. If necessary, please refer back to the valuer for a periodic review.

7.0 DEFINITION OF VALUE:

"MARKET VALUE" is defined by the Royal Institution of Chartered Surveyors as:-

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

"OPEN MARKET VALUE" is a basis of value supported by previous editions of the Royal Institution of Chartered Surveyors Valuation and Appraisal Manual (The Red Book). Its application provides the same result as **Market Value**.

8.0 ASSUMPTIONS AND LIMITING CONDITIONS:

8.1 Unless it has been made apparent by an express statement within this report the Valuer has made the following assumptions:

8.1.1 That vacant possession is provided.

8.1.2 That all required, valid planning permissions and statutory approvals for the buildings and their use, including any extensions or alterations, have been obtained and compiled with;

8.1.3 That no deleterious or hazardous materials or techniques have been used, and that there is no contamination in or from the ground.

8.1.4 That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown

8.1.5 That the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by statutory notice and that nether the property, nor its condition, its use, or its intended use, is or will be unlawful. The legal description and title of the subject property have been obtained from the Cayman Islands Land Registry and a copy of the register and section of the appropriate Land Registry map is attached to this report. These documents are assumed to be true and correct and our valuation report relies entirely upon their legal accuracy.

8.1.6 That we have not carried out a structural or building survey and the extent of our inspection was in accordance with the RICS guidance notes for valuation purposes. This is a limited inspection and should you require a report on the condition of the property, you are recommended to commission a building, or structural survey.

8.1.7 We have not tested services, or specialist installation. Should you wish to obtain full advice upon these, you are recommended to engage the services of suitably qualified specialists, who can report specifically upon these aspects of the property.

8.1.8 That an inspection of those parts which have not been inspected, or a survey inspection, would not reveal material defects or cause the Valuer to alter the valuation materially.

8.1.9 That in the case of a new property, the construction of which has not been completed, the construction will be satisfactorily completed.

8.0 ASSUMPTIONS AND LIMITING CONDITIONS: (Cont'd)

8.2 Employment in and compensation for making this report are in no way contingent upon the value. We further certify that we have no interest, present or contemplated, in the property valued. The valuation assumes marketable title.

8.3 In order to arrive at a supportable opinion of value, it was necessary to utilise both documented and hearsay evidence of market transactions. A concerned effort has been made to verify the accuracy of the information contained herein. Accordingly, the information is believed to be reliable and correct and has been gathered according to procedures which are laid down by the R.I.C.S. Comparable sales prices have been obtained from the documents at the Land Registry, or as reported to us by the Realty Companies active in the subject area or by published reports.

8.4 Possession of this Valuation Report, or a copy thereof, does not carry with it the right of publication. Neither the whole nor any part of this valuation report or any reference thereto may be included in any published document, circular or statement, nor published in any way without the express permission of DDL Quantity Surveyor's.

9.0 VALUATION CERTIFICATE:

9.1 Valuation:

(a) As detailed within section 6.2 of this report I am of the opinion that the current Market Value of the subject parcel is:-

CI$10,000
(Ten Thousand Cayman Islands Dollars)

(b) As detailed within section 6.2 of this report I am of the opinion that the current Market Value of the subject parcel, taking into account the additional bid by a Special Purchaser is:-

CI$103,000
(One Hundred and Three Thousand Cayman Islands Dollars)

9.3 Certification:

I Certify that the parcel detailed within this report has been inspected by me, that I have valued the parcel and prepared this report, and that I am not disqualified from reporting on the parcel

.... 3rd April 2012
ALEX G. HARLING, B.Sc., MRICS DATE
CHARTERED VALUATION SURVEYOR
DDL Studio Ltd.
P.O. Box 31318, Grand Cayman KY1-1206,
Cayman Islands, British West Indies
Tel: 943-3622 Fax: 945-3623

10.0 LAND REGISTRY MAP EXTRACT AND REGISTER:

Lands & Survey Department
P.O. Box 1089, Grand Cayman KY1-1102, CI
CAYMAN LAND INFO
Tel: (345) 244 3420 Fax: (345) 949 2187
www.caymanlandinfo.ky

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LANDS AND SURVEY DEPARTMENT
02-Apr-2012
CAYMAN ISLANDS

CAYMAN ISLANDS
LAND REGISTER

Edition 2

Opened 25 SEP 2003

A - PROPERTY SECTION

		APPURTENANCES	Block and Parcel No. **15B 376**	
Ownership Type	Crown / ~~Private~~		Registration Section	SOUTH SOUND
Nature of Title	Absolute / ~~Provisional~~		Name of Parcel	
Origin of Title			Approximate Area	0.25 Acre
First Registration				
Mutation No.	M 7768			

B - PROPRIETORSHIP SECTION

Entry No.	Date	Instrument No.	Name and Address of Proprietor(s)	Signature of Registrar

Block and Parcel No. 15B 376

Edition 2

C - INCUMBRANCES SECTION

Entry No.	Date	Instrument No.	Nature of Incumbrance	Further Particulars	Signature of Registrar

11.0 SITE AND AERIAL PHOTOGRAPHS:

Lands & Survey Department
P.O. Box 1089, Grand Cayman KY1-1102, CI
CAYMAN LAND INFO
Tel: (345) 244 3420 Fax: (345) 949 2187
www.caymanlandinfo.ky

Lands and Survey Department © Cayman Islands Government.

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JEC
Property Consultants Ltd.

P.O. Box 30450
Grand Cayman KY1-1202
Cayman Islands
British West Indies

Tel: (345) 945-5930
Fax: (345) 945-5921
Email: contact@jec.ky
Web: www.jec.ky

Chartered Quantity Surveyors

Construction Cost &
Development Consultants

Project Managers

Valuers/Appraisers

Loss Adjusters

Directors

Michael G. Thomas
MRICS, MCIOB

David Greener
B.Sc., MRICS

Valuation Report of
Land
at Block 15B Parcel 376
South Sound

For

The Valuation Office
Lands and Survey Department
Govt. Administration Building
133 Elgin Avenue, Box 120
Grand Cayman KY1-9000
Cayman Islands, BWI

March 2012

Ref.: 17035/AF

RICS

Contents

A Instruction and Property Details

Client's Name & Address:	The Valuation office, Lands & Survey Department Govt. Administration Building, 133 Elgin Avenue, Box 120 Grand Cayman KY1-9000, Cayman Islands
Telephone No. and email address:	244-3420
Details of Instruction:	Written – Neal Ainscow
Surveyors Name:	Alexandra Farrington B.Sc. (Hons) MRICS
Date of Inspection:	20th March 2012
Date of Valuation:	20th March 2012
Purpose of Valuation:	Sale/Financing
Type of Valuation:	Land
Basis of Valuation:	Market Value
Title:	Crown / Absolute

B Location and Description

Location:

The parcel is located on Walkers Road in the South Sound registration section of Grand Cayman approximately 1 mile south of George Town, the Capital and business centre of the Cayman Islands. More particularly its exact location is shown on the attached copy extract of the Land Registry Map.

The area to the south of the parcel is generally developed with single family dwellings and small apartment complexes and to the north the majority of the development is commercial. On the Eastern side of Walkers Road are a number of the Islands' schools along with fast food and retail outlets.

The Land:

The land is roughly rectangular in shape and has the following approximate boundary dimensions:-

Boundary	Lin. Feet
North with 384	292
South with 17 and 18	307
East with Walkers Road	37
West with Point Four Street	35

Elevation:

The land lies at between 9 and 10 feet above sea level.

Registered Area of Parcel:

Acres	=	Sq. Ft
0.25		10,890

Zoning:

Low Density Residential

Note: The parcel has been enclosed by a chain-link security fence and is currently utilized by Home Gas for tank storage. We have been instructed to disregard all site improvements and any potential value of the occupation of the land for the purpose of this report.

C Valuation Methodology

Valuation Methodology:

In making a determination of the value of the subject parcel, I have based my valuation upon the Market Data or Sales Comparison Approach. This is a method of estimating market value by comparing the subject property to recent sales of similar properties. The comparison unit used is the acre or square foot and adjustments are made to allow for variable factors such as location, size, shape, road frontage, neighbourhood etc. In addition, the date of the sale is an important factor. I have researched sales over the last few years at the Land Registry, although sales in the last few months which have not yet been recorded by Land Registry are excluded.

My research showed that the following transactions have taken place recently in the vicinity:-

Block & Parcel	Area in Sq. Ft.	Date of Sale	Price in CI$	CI$ per Sq. Ft.	Remarks
Commercial					
15B 385	20,181	Sep 07	400,000	19.82	Walkers Road
14D 33	6,534	Aug 07	65,000	9.95	Pond Rd - small
14D 141	13,068	Dec 07	145,000	11.10	Rear Smith Road
14E 370	16,142	Jun 08	165,000	10.22	Off Hospital Rd.
14C 4	19,602	Mar 09	350,000	17.86	Eastern Ave.
13D 363	15,560	May 09	235,000	15.10	Godfrey Nixon
14CJ 95	5,663	Jan 10	120,000	21.19	Elgin Ave. - small
14C 221-223 & 126	52,550	Dec 10	1,066,869	20.30	Shedden Road –small bldg
OPY 67	9,583	Jan 11	250,000	26.09	Rear Shedden Road - small
19E 237	164,962	Mar 11	3,794,120	23.00	North Sound Road
14E 371 & 316	65,340	Nov 11	1,700,000	26.02	Corner Smith Rd / Hospital
Residential					
14E 139	10,890	05/08	150,000	13.77	Pebbles Way Re-ass'd
6D 66	11,003	07/09	90,000	8.18	Glen Eden
7D 39	28,920	12/09	365,400	12.64	South Church Street
15E 211	19,166	11/09	91,500	4.77	Off South Church Street
15B 280	26,136	08/09	300,000	11.48	Websters Drive
15E 72	10,890	04/10	127,260	11.69	South Church Street
15E 71	10,890	04/10	127,260	11.69	South Church Street

C Valuation Methodology

The parcel is zoned low density residential however it is currently occupied for commercial purposes and is located between commercial developments in an area developed with a variety of accommodation.

The parcel is no wider that 40' at any point and zoned Low Density Residential therefore, under the C.I. Government Planning Regulations, could not be developed unless combined with an adjoining parcel. It would appear to essentially form the section of road connecting Point Four Street with Walkers Road but was not cleared or surfaced for access and thus the thoroughfare not completed.

Taking the above into account along with the above comparable sales evidence, I am of the opinion that the Market Value of the parcel is CI$5 psf or **CI$54,000**.

Opinion of Market Value:

In my opinion the current Market Value of the subject property is:

CI$54,000
(Fifty-Four Thousand Cayman Islands Dollars)

Validity:

This valuation may not be considered valid after 12 months from the date hereof, nor if the circumstances alter. If necessary, please refer back to the valuer for a periodic review.

PREPARATION OF VALUATION REPORT:

This Valuation Report has been prepared by
JEC PROPERTY CONSULTANTS LTD.

....

ALEXANDRA FARRINGTON B.Sc. (Hons) MRICS
CHARTERED SURVEYOR

JEC PROPERTY CONSULTANTS LTD.
P.O. Box 30450, Grand Cayman KY1-1202
Cayman Islands, British West Indies
Tel: 345-945-5930 Fax: 345-945-5921

D Assumptions and Limiting Conditions

DEFINITIONS OF VALUE:

"MARKET VALUE" is defined by the International Valuation Standards Committee as:-
"The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".

CERTIFICATION:
We hereby certify that to the best of our knowledge and belief, the statements contained in this valuation report are correct and no responsibility has been assumed for matters which are legal in nature. The valuation assumes marketable title. Employment in and compensation for making this report are in no way contingent upon the value. We further certify that we have no interest, present or contemplated, in the property valued nor have any material connection with wither the lender or the borrower and that we have undertaken this valuation in the capacity of External Valuers.

The report has been prepared in accordance with the RICS Appraisal and Valuation Standards, (the "Red Book"). Except as may be varied by your instructions.

The legal description and title of the subject property have been obtained from the Cayman Islands Land Registry and a copy of the register and a Land Registry map is attached to this report. These documents are assumed to be true and correct and our valuation report relies entirely upon their accuracy.

In order to arrive at a supportable opinion of value, it was necessary to utilise both documented and hearsay evidence of market transactions. A concerted effort has been made to verify the accuracy of the information contained herein. Accordingly, the information is believed to be reliable and correct and has been gathered according to procedures and principles which are laid down by the Royal Institution of Chartered Surveyors. Comparable sales prices have been obtained from the Cayman Islands Land Registry, or as reported to us by the Realty Companies active in the subject area or by published reports.

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

D Assumptions and Limiting Conditions (Cont'd)

We have assumed no responsibility for matters legal in character, nor do we render any opinion as to title, which, is assumed to be good. All existing liens, encumbrances or encroachments, if any, have been disregarded and the property appraised as though free and clear. This report is intended for the sole use of the client and their representatives and no reliance on its contents by third parties will be accepted under the principles of Hedley Byrne & Co. Ltd. –V- Heller & Partners Ltd., (1963). Photographs, sketches, etc. presented in this valuation report are included for the sole purpose of illustration.

No legal survey or soil test reports concerning the subject property have been presented to us. Accordingly, no responsibility is assumed concerning these matters, or other technical or engineering techniques which would be required to discover any latent or inherent hidden defective condition of the subject property.

For the purposes of this valuation, therefore, we have assumed that the subject land and property are free from any defects as stated. Parcels sizes have been obtained from the Land Register unless otherwise stated. The property rights valued exclude any mineral rights or values arising therefrom.

Possession of this valuation report, or a copy thereof, does not carry with it the right of publication. Neither the whole nor any part of this valuation report or any reference thereto may be included in any published document, circular or statement, nor published in any way without the valuer's written approval of the form and context in which it may appear.

It is assumed that there are no charges against the subject property which would have a bearing on the market value, except for those, if any, noted in the report and on the Land Register.

E Land Registry Documents, Location Map & Photographs

Sheet 1 of 1

LANDS AND SURVEY DEPARTMENT
21-Mar-2012
CAYMAN ISLANDS

CAYMAN ISLANDS
LAND REGISTER

Edition 2

Opened 25 SEP 2003

A - PROPERTY SECTION

Ownership Type	Crown / ~~Private~~	APPURTENANCES	Block and Parcel No. **15B 376**	
Nature of Title	Absolute / ~~Provisional~~		Registration Section	SOUTH SOUND
Origin of Title			Name of Parcel	
First Registration				
Mutation No.	M 7768			
			Approximate Area	0.25 Acre

B - PROPRIETORSHIP SECTION

Entry No.	Date	Instrument No.	Name and Address of Proprietor(s)	Signature of Registrar

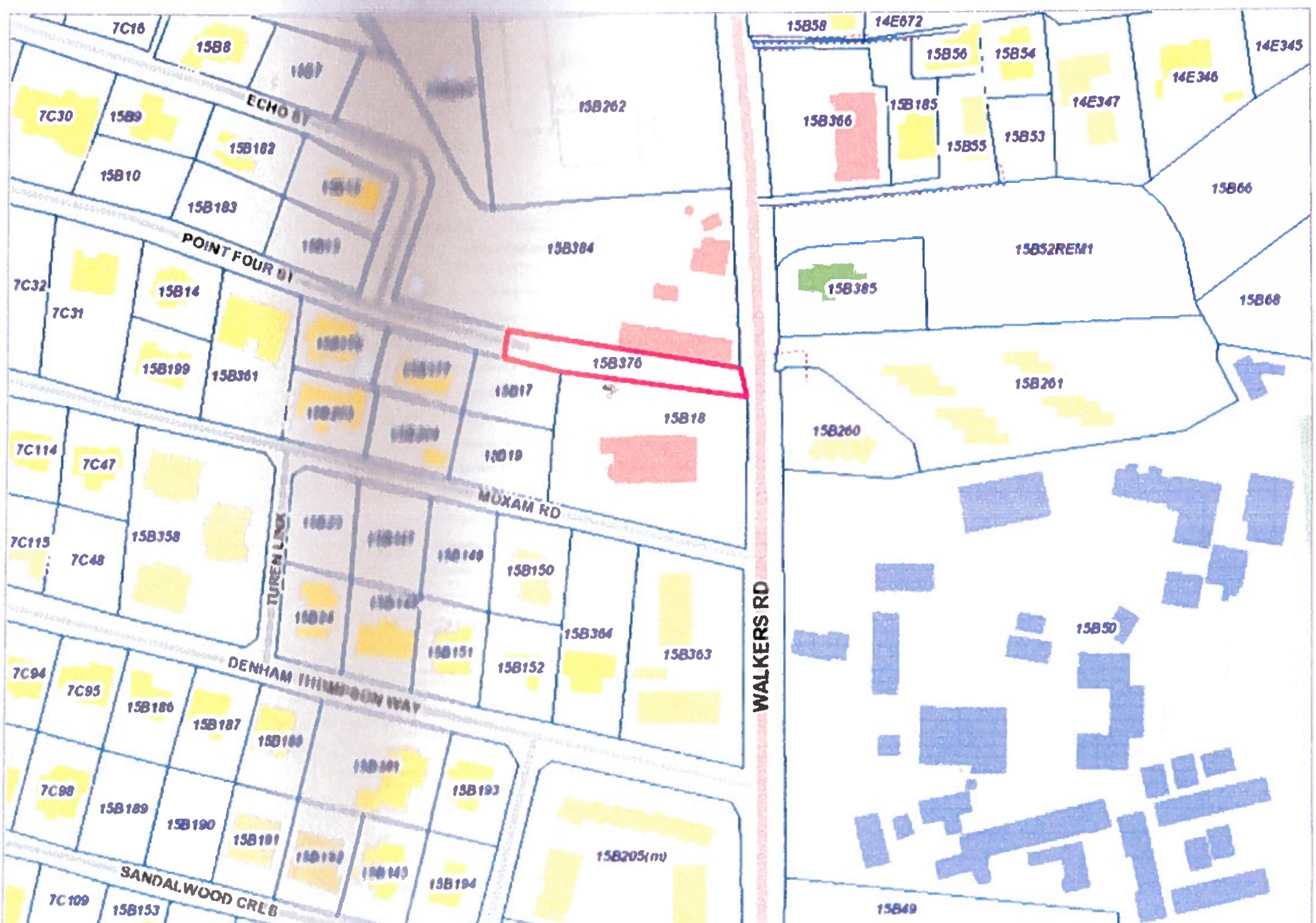
Sheet 1 of 1

Block and Parcel No. 15B 376

Edition 2

C - INCUMBRANCES SECTION

Entry No.	Date	Instrument No.	Nature of Incumbrance	Further Particulars	Signature of Registrar



Lands & Survey Department

CAYMAN LAND INFO

www.caymanlandinfo.ky

1:3,464

Lands & Survey Department

CAYMAN LAND INFO

www.caymanlandinfo.ky

1:631

RESOLUTION

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

PROPERTY AT POINT FOUR STREET, SOUTH SOUND, GRAND CAYMAN (BLOCK 15B, PARCEL 376)

Whereas:

1) The Governor in Cabinet has previously approved (CP 1518/09 – Item No 2864 of Meeting No 181/09) the sale of Block 15B Parcel 376, pursuant to the authority granted by Section 9 of the Governor (Vesting of Lands) Law (2005 Revision).

2) After careful analysis and consideration of the results of a public tender exercise, the Governor in Cabinet has determined that it is in the best interest of the Cayman Islands to sell Block 15B Parcel 376 to Home Gas Ltd on the terms and consideration hereinafter set forth.

THEREFORE, IT IS HEREBY RESOLVED that, in compliance with Section 10(2)(e) of the Governor (Vesting of Lands) Law (2005 Revision) Block 15B Parcel 376 is to be sold to Home Gas Limited for CI$103,000 (one hundred and three thousand Cayman Islands dollars) plus costs and Stamp Duty.

AND IT IS FURTHER RESOLVED that full details of the property and of the disposition proposed shall forthwith be published in the Cayman Islands Gazette and a local newspaper and that copies of this entire resolution and of the said advertisements in the Gazette and in the newspaper, 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 23rd day of September 2014.

Kim Bullo

CLERK OF THE CABINET

RESOLUTION

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Kim Bullings

CLERK OF THE CABINET

GOVERNMENT

Land Notices

GOVERNOR (VESTING OF LANDS) LAW (2005)
NOTICE UNDER SECTION 10(1)(a)
DISPOSITION OF CROWN LAND

Notice is hereby given that the Governor in Cabinet proposes to dispose of the Crown land specified in the Schedule below to Home Gas Ltd for a consideration of CI$103,000 plus costs.

THE SCHEDULE

The property situated at the eastern end of Point Four Street, South Sound, Grand Cayman, more particularly described as:

REG ISTRATION SECTION	BLOCK	PARCEL	AREA
South Sound	15B	376	approx 0.25 acres

The location of the Parcel may be inspected from a Registry Map at the Lands & Survey Dept, Government Administration Building, 133 Elgin Avenue, George Town, Grand Cayman, and at the Lands Office, 19 Kirkconnell Street, Cayman Brac.

Approved by Cabinet on 23 day of September 2014

RUPERT VASQUEZ, MRICS
Director of Lands & Survey Dept.
Cayman Islands Government

Change of Name

NOTICE OF CHANGE OF NAME

Notice is hereby given that by a Deed Poll dated the 20 day of March 2014, recorded at the Public Records Office at Volume CX1, Entry No 291 , Folio 011, **BRENDA ELIZABETH CARTER** of P.O. Box 37, East End, Grand Cayman KY1-1801, Cayman Islands formally and absolutely renounced and abandoned the surname, **WRIGHT** and have assumed and adopted and thenceforth on all occasions whatsoever to use and subscribe the name, **BRENDA ELIZABETH CARTER** instead of the name so renounced aforesaid, so that the aforesaid **BRENDA ELIZABETH WRIGHT** will at all times thereafter be called known and described by the name of **BRENDA ELIZABETH CARTER**.

Dated this 16 day of October 2014

KARIN M. THOMPSON
Attorney-at-Law

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REAL ESTATE

NOTICE

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Approved by Cabinet on 23rd day of September 2014

RUPERT VASQUEZ, MRICS
DIRECTOR OF LANDS & SURVEY DEPT
CAYMAN ISLANDS GOVERNMENT