

IN THE GRAND COURT OF THE CAYMAN ISLANDS
FINANCIAL SERVICES DIVISION

Cause No. FSD 143 of 2019
(Formerly Cause NO. **13** OF 2019)

IN THE MATTER of an Application by Cayman Shores Development Ltd. and Palm Sunshine Ltd. under section 140(1) of the Registered Land Law (Revised) (the Law), or alternatively, under section 96 of the Law

AND

IN THE MATTER of an Application by Cayman Shores Development Ltd. and Palm Sunshine Ltd, pursuant to section 96 of the Law, that certain rights under certain restrictive agreements registered against Block 12D Parcel 108 and Block 12C Parcel 27 be wholly or partially extinguished or modified



BETWEEN: (1) CAYMAN SHORES DEVELOPMENT LTD.
(2) PALM SUNSHINE LTD.

PLAINTIFFS

AND: (1) THE REGISTRAR OF LANDS
(2) THE PROPRIETORS, STRATA PLAN NO. 79
(known as LIONS COURT)
(3) THE PROPRIETORS, STRATA PLAN NO. 147
(known as REGENTS COURT)
(4) THE PROPRIETORS, STRATA PLAN NO. 215
(known as KINGS COURT)
(5) THE BRITANNIA PROPRIETORS
(being the persons whose names and addresses are set out in
Section B of Schedule 1 to the Originating Summons)



DEFENDANTS

RE-AMENDED ORIGINATING SUMMONS

To: The Registrar of Lands
Lands & Survey Department
Government Administration Building
133 Elgin Road
George Town
Grand Cayman
Cayman Islands

LET THE DEFENDANTS within fourteen (14) days after service of this Summons upon each of them, counting the day of service, or such other period as prescribed by the Court, return the accompanying Acknowledgement of Service to the Courts Office, P.O. Box 495 GT, George Town, Grand Cayman.

By this Originating Summons, which is issued on the application of Cayman Shores Development Ltd., (CSDL), and Palm Sunshine Ltd., (PSL), both of P.O. Box 31363, Suite 8203, 89 Nexus Way, Camana Bay, Grand Cayman KY1- 1206, Cayman Islands, (together the Plaintiffs), seek:

1. Declarations that: Pursuant to section 140(1) of the Law, the following Orders
 - (a) as a matter of law the Rights (as defined below) have the status of rights under a contractual license within the meaning of the Registered Land Law section 98; and/or
 - (b) as a result and/or in any event, the Rights (as defined below) do not bind the Plaintiffs; and/or
 - (c) the Rights (as defined below) ought never to have been registered as encumbrances and Rectification of the register under section 140 of the Registered Land Law.
- 1A. Pursuant to section 140(1) of the Law, the following Orders:
 - (1) That the land register for the land registered as Block 12D Parcel 108 be rectified, by cancelling and deleting from the Incumbrances Section, the registration of the

Restrictive Agreements, the particulars of which are set out in Schedule 2 to the Originating Summons.

- (2) That the land register for the land registered as Block 12C Parcel 27 be rectified, by cancelling and deleting from the Incumbrances Section, the registration of the Restrictive Agreements, the particulars of which are set out in Schedule 2 to the Originating Summons.
- (3) That the Appurtenances Section of each of the land registers listed in Schedule 2 to the Originating Summons as benefiting from the Restrictive Agreements be rectified to cancel or delete the registration of, or reference to, any rights noted as arising from or by virtue of the registration of the Restrictive Agreements.

2. Alternatively, pursuant to section 96 of the Law, an order that the Tennis Court Rights purportedly granted under the Restrictive Agreements, be wholly or partially extinguished or modified on the grounds that:

- (a) the Tennis Court Rights are obsolete by virtue of changes in the character of the lands registered as Block 12D Parcel 108 and Block 12C Parcel 27 (together the Properties), or of the neighborhood;
- (b) the continued existence of the Tennis Court Rights impedes the reasonable user of the Properties without securing any practical benefits to other persons; or
- (c) the extinguishment or modification of the Tennis Court Rights will not injure the persons entitled to benefit of the Restrictive Agreements.

23. That this Honourable Court make such further or consequential orders or give such directions as to this Honourable Court appear appropriate.

AND TAKE NOTICE that the grounds of this Application are as follows:

1. CSDL is the registered proprietor of the land registered as Block 12D Parcel 108. PSL is the registered proprietor of the land registered as Block 12C Parcel 27. (Block 12 D Parcel 108 and Block 12C 27 are together referred to as the Properties.)

2. The Properties are each subject to a restrictive agreement (the **Restriction**) registered on the aforementioned title in favor of the Defendants.
3. The legal source of the Restriction is, in each case, an instrument dated 19 February 1997 (the **Instrument**) under the Registered Land Law made between Cayman Hotel & Golf Inc., a previous owner of the Properties and Ellesmere Britannia Ltd, the original developer of both the Properties and the lands owned by the Defendants.
4. Under the Instrument there is granted for a peppercorn, various rights known therein as the Beach Club Rights, the Golf Playing Rights and the Tennis Court Rights (together, the **Rights**).
5. The Rights are defined as follows:
 - 5.1. *Beach Club Rights: the non-exclusive right together with Cayman Hotel its agents, servants, licensees, invitees, the guests of the Hyatt Hotel and other Britannia condominium owners to enter upon the ... [Property] ... and enjoy the restaurant, beach and watersports facilities situated thereon upon payment of any fees, charges, or costs in force from time to time in respect thereof including but not limited to any fees payable by virtue of any restrictive agreement.*
 - 5.2. *Golf Playing Rights: the right on a non-exclusive pre-reservation basis to play golf on the Britannia golf course ... without payment of green fees, or other dues save for cart fees established from time to time subject to such rules as Cayman Hotel shall stipulate from time to time as to priorities in booking tee times, availability of the course for play or otherwise in their absolute discretion ...*
 - 5.3. *Tennis Court Rights ... the non-exclusive right to play tennis on the Hyatt Hotel tennis courts situated on Parcel 24 upon payment of the current established fee. Hyatt Hotel guests shall have priority over the lot owner in respect of court reservations but the lot owner shall have priority in reservation of court time over non-proprietors of strata lots and freehold lots save for such hotel guests aforesaid.*
6. The Plaintiffs are the successors of the original covenantor. The Defendants are or are successors to, the original covenantees.

7. The legal rule applicable to covenants registered under the Registered Land Law prior to 1 June 2017¹, is that the burden of a covenant - the obligation in this case, on the part of the Plaintiffs, as successor to then original covenantor, to observe such covenant - does not bind successors in title of freehold land where a covenant is positive in nature: it will only do so where the covenant is negative in nature.
8. The first basis of this application is the Plaintiffs' contention that the Rights are positive in nature. They therefore do not bind the Plaintiffs.
9. Accordingly, the Rights ought never to have been registered as encumbrances. The Plaintiffs therefore makes this application also under section 140 of the Registered Land Law for Rectification of the register.
10. Alternatively, for the reasons set out below, the Plaintiffs seek an order pursuant to section 96 of the Law, that the Tennis Court Rights as defined in the Restrictive Agreements be wholly or partially discharged or modified.
11. The facilities which are the subject of the Rights were severely damaged by Hurricane Ivan in 2004, prior CSDL's acquisition of the Properties. Although the Beach Suites, located on Block 12C Parcel 27, was restored and resumed operation, the Main Hotel, situated on Block 12D Parcel 108, on which the tennis courts, the subject of the Tennis Rights, were situated, were never restored and since 2004 have remained in a derelict state.
12. Between 2005 and 2007 the Cayman Islands government constructed a four-lane extension of the Esterley Tibbetts Highway directly through the tennis courts on the Main Resort, severing one portion of the Main Resort from the remainder of the Main Resort, and severing the Main Resort from the Beach Suites. The tennis courts were never repaired nor restored, have never been used since the Main Hotel was damaged by Hurricane Ivan, and have not existed since they were demolished for the construction of the Esterley Tibbetts Highway extension between 2005 and 2007.

¹ The effective date of The Registered Land (Amendment) Law, 2017, by virtue of The Registered Land (Amendment) Law, 2017 (Commencement) Order, 2017

13. Accordingly, by virtue of the changes to the Properties and the neighbourhood as a result of the damage caused by Hurricane Ivan and the destruction of the tennis courts by the Esterley Tibbetts Highway extension the Tennis Rights have become obsolete.
14. Further, or alternatively, the continued existence of the Tennis Court Rights impedes the reasonable user of the Properties without securing any practical benefits to other persons.
15. And further, or alternatively, the extinguishment or modification of the Tennis Court Rights will not injure the persons entitled to benefit of the Restrictive Agreements.

AND the Plaintiffs Claim:

1. A declaration that as a matter of law the Rights have the status of rights under a contractual license within the meaning of the Registered Land Law section 98; and/or
2. A declaration that as a result and/or in any event, the Rights do not bind the Plaintiffs;
3. A declaration that the Rights ought never to have been registered as encumbrances and Rectification of the register under section 140 of the Registered Land Law.
- 3A. Corresponding orders under section 140(1) of the Law as set out above.
4. Alternatively, order that the Tennis Court Rights, be wholly or partially extinguished or modified.
5. Such further or consequential orders as to this court seem just.

Jonathan Seitler QC
Wilberforce Chambers
Lincoln's Inn
London


Hector Robinson QC
Mourant Ozannes

If any of the Defendants does not acknowledge service, such judgment may be given or order made against or in relation to them as the Court may think just and expedient.

Dated the 25th day of January 2019

Amended the 12th day of February 2019

Re-Amended the 8th day of July 2019


MOURANT OZANNES
Attorneys-at-Law for the Plaintiffs

THIS ORIGINATING SUMMONS was filed by Mourant Ozannes, Attorneys-at-Law for the Plaintiff herein whose address for service and correspondence is that of its said Attorneys-at-Law, 4th Floor, 94 Solaris Avenue, Camana Bay, P.O. Box 1348 Grand Cayman KY1-1108.

SCHEDULE 1

A: STRATA CORPORATIONS

Item	Block and Parcel No.	Owner of the benefiting land	Legal Representatives	Address as per Land Register
1.	12D 25	Strata Plan No 75: Lions Court	Bedden & Bedden Cassibee Plaza 7th Floor North Building 878 West Bay Road P.O. Box 10335-KY1-1003	P.O. Box 44 Hell Grand Cayman
2.	12D 40	Strata Plan No 147: Regents Court	Bedden & Bedden (addresses as above)	P.O. Box 1689 George Town Grand Cayman
3.	12D 80	Strata Plan No 215: Kings Court	Bedden & Bedden (addresses as above)	P.O. Box 871 KY1-1103 Grand Cayman

B: PROPRIETORS NOT WITHIN THE STRATA CORPORATIONS (the "BRITANNIA PROPRIETORS")

Item	Block and Parcel No.	Owner of the benefiting land	Member of BRIOAT	Legal Representatives (if any)	Address as per Land Register	Alternative address provided
4.	12D 42	WHITE DOVE INTERNATIONAL LTD c/o	No	Nelson and Co Solicitors 31 The Strand - Canal Point Drive P.O. Box 3075 - KY1-1105	P.O. Box 10636, Grand Cayman KY1-1006	
5.	12D 43	CORNERSTONE DEVELOPMENT LTD.	Yes		P.O. Box 61 Grand Cayman KY1-1102	
6.	12D 44	CORNERSTONE DEVELOPMENT LTD.	Yes		P.O. Box 61 Grand Cayman KY1-1102	
7.	12D 45	ELIZABETH DELANEY	Yes		c/o Scotin Bank P.O. Box 89, Grand Cayman KY1-1107, Cayman Islands	Le Manoir La Vilette St. Martins Guernsey GY4-6QQ
8.	12D 46	JOHN DELANEY (DEC'D)	Yes		La Manoir La Vilette St. Martins Guernsey GY4 6QQ	
9.	12D 50	SHEILA MARIE ARONFIELD	Yes		47 Forum Lane, The Terraces, Apt. S512 Camana Bay, P.O. Box 222 Grand Cayman KY1-9006	
10.	12D 55	WHITE DOVE INTERNATIONAL LTD.	Yes	Nelson and Co Solicitors (addresses as above)	P.O. Box 10636 Grand Cayman KY1-1006,	
11.	12D 56	FILBERT HOLDINGS III LTD.	Yes		P.O. BOX 309, George Town Grand Cayman	

SCHEDULE 1

Item	Block and Parcel No.	Owner of the benefiting land	Member of BHOAL	Legal Representation (if any)	Address as per Land Register	Alternative address provided
12.	12D 57	GARRY M. SOUTHWAY & KAREN A SOUTHWAY	Yes		P.O. Box 10585 Grand Cayman KY1-1005	
13.	12D 58	KATHERINE DILBERT, TIMOTHY DILBERT	Yes		P.O. Box 2056 Grand Cayman KY1-1105	4621 Bellevue Drive Newsewry, Bridgetown Cayman, KY1-117
14.	12D 59	LIONS DEN CAYMAN LIMITED GERALD CARLSON SMITH AND CRAIG RICHARD SMITH	Yes		P.O. Box 1075 Grand Cayman, KY1-1102	
15.	12D 60	ABIGAIL CECELIA FELICITY GODDARD	Yes		Suite 716, 10 Market Street, Camaña Bay, Grand Cayman KY1-9006, Grand Cayman	
16.	12D 61	JONATHAN GREEN	Yes		P.O. Box 309, KY1-1104 George Town, Grand Cayman	
17.	12D 62	MICHAEL LAURENSEN	Yes		P.O. Box 11688 Grand Cayman, KY1-1009	
18.	12D 63	DEREK DE SILVA AND MARGARET DE SILVA	No		13 Straiford Court Windsurf Road East Westmorings, Port of Spain Trinidad, West Indies	P.O. Box 32548 Grand Cayman KY1-1209 Cayman Islands
19.	12D 64	SUSAN DE SILVA, MARGARET MARY DE SILVA & DEREK MICHAEL DE SILVA	Yes		P.O. Box 1775, KY1-1109 George Town, Grand Cayman	
20.	12D 65	BRITANNIA ESTATES HOME OWNERS ASSOCIATION LTD		Resident & Resident (address as above)	c/o P.O. Box 1698 George Town	
20A	12D 70	HDS HOLDINGS LTD.	Yes		P.O. Box 335, Grand Cayman, KY1-1301	
21	12D 74 REM 1	BRITANNIA ESTATES HOME OWNERS ASSOCIATION LTD		Resident & Resident (address as above)	c/o P.O. Box 1698 George Town	
22	12D 77	BRITANNIA ESTATES HOME OWNERS ASSOCIATION LTD		Resident & Resident (address as above)		
21A	12D 92	ELIZABETH DELANEY, JOHN DELANEY & as executors of JOHN DELANEY, dec'd	Yes		c/o Scotia Bank P.O. Box 309 Grand Cayman, KY1-1104	Le Manoir La Pllette St. Martin's Guernsey GY4 6QQ
22A	12D 99	MARTYN BURKE AND NOIRA BURKE	No	Current Solicitors Burbett House 13-19 Queen Street Leeds LS1 2JY	P.O. Box 30497, Grand Cayman, KY1-1202	

SCHEDULE 1

Item	Block and Parcel No.	Owner of the benefiting land	Member of BENEFIT	Legal Representative (if any)	Address as per Land Register	Alternative address provided
23	12D 100	MARTYN BURKE AND NORA BURKE	No	Clarion Solicitors (address as above)	P.O. Box 30497 Grand Cayman, KY1-1202	
24	12D 105	KIRSTEN L. LOMAS, IAN LOMAS	No		P.O. Box 510, Grand Cayman KY1-1106, Cayman Islands	Hickleton House-Master-Front Hickleton Road Bassanburgh, Devonshire
25	12D 106	BRYAN MURPHY AND KATHLEEN MURPHY	No		P.O. Box 30937 SMB Grand Cayman	

SCHEDULE 2

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Particulars of Restrictive Agreements

BLOCK & PARCEL NUMBER	Parties to the Restrictive Agreement	At the burden of (block & parcel)	Instrument No.	Date Restrictive Agreement was entered into	Date Restrictive Agreement was registered	Recitals	Who can exercise the rights?	Operative Provisions	Comments
1. Strata Plan No. 79 Block 12D Parcel 25	Ellesmere Britannia Ltd., Cayman Hotel & Golf Inc., and Proprietors of Strata Plan Nos. 79	12D Parcel 23 12 D Parcel 24 12C Parcel 27	3061/92 3062/92 3063/92	28 May 1992 (re all three parcels)	2 June 1992 (re all three parcels)	Recital 6: "Ellesmere and Cayman Hotel now wish to register covenants protecting such rights in favour of all present and future owners as incumbrances against the lands on which the Hyatt Tennis Courts, the Beach Club facility and the Golf Course are situated with the intent that such rights shall become a registered appurtenance in the title to the common property held by The Proprietors."	Beach Club Rights - Cayman Hotel its agents, servants, licensees, invitees, the guests of the Hyatt Hotel and other Britannia condominium owners have non-exclusive rights; (Para 1 - definitions) Golf Playing Rights - the owner personally or by an occupant of a strata lot upon written notice to Cayman Hotel; and - the owner / occupier's spouse, and children under the age of 18 years. - where the owner/occupier is a company or partnership, no more than two individuals nominated by the owner/occupier in writing (para. 1 - definitions) Tennis Court Rights - strata lot proprietors. Same as row 1 above	Para. 2 of the Agreement - Consideration - Cayman Hotel, in consideration of US\$1.00 paid to it by Ellesmere...to the intent and so as to bind...parcels 23, 24 and 27 for the benefit of the Proprietors hereby grants Beach Club Rights, Golf Playing Rights and Tennis Court Rights to all such proprietors upon the terms and conditions herein.	Instrument No. 3061/92 and 3062/92 refer to Block 12D Parcel 39 but no restrictive agreement. No terms and conditions are contained in the agreement attached to the instrument.
2. Strata Plan no. 147 Block 12D Parcel 40	Ellesmere Britannia Ltd., Cayman Hotel & Golf Inc., and Proprietors of Strata Plan # 147	12D Parcel 23 12 D Parcel 24 12C Parcel 27	3061/92 3062/92	Same as row 1 above	Same as row 1 above	Same as row 1 above	The Beach Club Rights are same as row 1 above except that Golf Playing Rights may be exercised by the owner personally or by an occupant of Parcel 42, and the Tennis Court Rights belong to the lot owner.	Para. 2: "Cayman Hotel, in consideration of a payment Paid to it by Ellesmere...to the intent and so as to bind...parcels 27, 41 and 24 for the benefit of Ellesmere and its successors in title and assigns hereby grants Beach Club Rights, Golf Playing Rights and Tennis Court Rights	
3. Block 12D Parcel 42	Ellesmere Britannia Ltd. and Cayman Hotel & Golf Inc.	12D Parcel 24 12D Parcel 41 12C Parcel 27	4152 and 4154/96 4153/96	Undated but circa 1996 (all three agreements)	21 June 1996	Recital 6 - Ellesmere and Cayman Hotel now wish to register covenants protecting such rights in favour of all present and future owner of the Phase III parcels as incumbrances against the lands on which the Hyatt Tennis Courts, the Beach Club facility and the Golf Course are situated with the intent that such rights shall become a registered appurtenance in the title to all such parcels held by the proprietors in that Phase.			

SCHEDULE 2

BLOCK & PARCEL NUMBER	Parties to the Restrictive Agreement	At the burden of (Block & parcel)	Instrument No.	Date Restrictive Agreement was entered into	Date Restrictive Agreement was registered	Recitals	Who can exercise the rights?	Operative Provisions	Comments
4.	Same as row 4 above	12D Parcel 24 12D Parcel 79 12C Parcel 27	1868/97 1874/97 1871/97	19 February 1997	7 March 1997	Same as row 4 above	Same as row 1 above, except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 43, and the Tennis Court Rights belong to the lot owner.	Respectively to Ellesmere upon the terms and conditions herein contained."	
5.	Same as row 4 above	12D Parcel 24 12D Parcel 79 12C Parcel 27	8667/97 8668/97 8665/97	13 November 1997	19 November 1997	Same as row 4 above	Same as row 1 above, except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 45, and the Tennis Court Rights belong to the lot owner.	Same as row 4	
6.	Same as row 4 above	12D Parcel 24 12D Parcel 79 12C Parcel 27	7316/97 7317/97 7315/97	30 July 1997	30 September 1997	Same as row 4 above	Same as row 1 above, except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 45, and the Tennis Court Rights belong to the lot owner.	Same as row 4	
7.	Same as row 4 above	12D Parcel 24 12D Parcel 41 12C Parcel 27	5118/95 5116/95 5117/95	16 August 1995	7 September 1995	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 46, and the Tennis Court Rights belong to the lot owner.	Same as row 4	
8.	Same as row 4 above	12D Parcel 24 12D Parcel 41 12C Parcel 27	7415/94 7418/94 7421/94	8 December 1994	15 December 1994	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 47, and the Tennis Court Rights belong to the lot owner.	Same as row 4	No terms and conditions are contained in the agreement.
9.	Same as row 4	12D Parcel 24 12D Parcel 41 12C Parcel 27	7416/94 7420/94 7422/94	8 December 1994	8 December 1994	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 48, and the Tennis Court Rights belong to the lot owner.	Same as row 4	
10.	Same as row 4	12D Parcel 24 12D Parcel 41 12C Parcel 27	7417/94 7419/94 7423/94	8 December 1994	8 December 1994	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 49, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	
11.	Same as row 4	12D Parcel 24 12D Parcel 41 12C Parcel 27	669/96 670/96 671/96	26 January 1996	1 February 1996	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 50, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	
12.	Same as row 4 above	12D Parcel 24 12D Parcel 41 12C Parcel 27	306/95 310/95 308/95	30 November 1994 (the agreement for parcel 27 is undated)	18 January 1995	Same as row 4 above	The Beach Club Rights are same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 51, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	Block 12D parcel 51, is now a closed parcel.

SCHEDULE 2

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BLOCK & PARCEL NUMBER	Parties to the Restrictive Agreement	At the burden of (Block & parcel)	Instrument No.	Date Restrictive Agreement entered into	Date Restrictive Agreement was registered	Recitals	Who can exercise the rights?	Operative Provisions	Comments
13. Block 12D Parcel 52	Same as row 4 above	12D Parcel 24 12D Parcel 41 12C Parcel 27	307/95 311/95 309/95	30 November 1994	18 January 1995	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 52, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	Parcel 52 is now a closed parcel
14. Block 12D Parcel 53	Same as row 4 above	12D Parcel 24 12D Parcel 41 12C Parcel 27	4859/96 4860/96 4862/96	Undated	17 July 1996	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 53, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	Parcel 53 is now a closed parcel
15. Block 12D Parcel 55	Same as row 4 above	12D Parcel 24 12D Parcel 79 12C Parcel 27	1862/97 1876/97 1873/97	19 February 1997	7 March 1997	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 55, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	Restrictive agreement refers to parcel 43
16. Block 12D Parcel 56	Same as row 4 above	12D Parcel 24 12D Parcel 79 79REM1 12C Parcel 27	4722/00 4723/00 4724/00	25 April 2000	12 June 2009	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 55, and the Tennis Court Rights belong to the lot owner.		12D 79REM 1 is closed
17. Block 12D Parcel 57	Same as row 4 above	12D Parcel 24 12D Parcel 79	1682/97 1684/97 1683/97	17 February 1997	3 March 1997	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 57, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	Does not appear to have Beach Club Rights (no restrictive agreement relating to 12C Parcel 27)
18. Block 12D Parcel 58	Same as row 4 above	12D Parcel 24 12D Parcel 79 12C Parcel 27	1816/97 1818/97 1817/97	27 February 1997	6 March 1997	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 58, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	
19. Block 12D Parcel 59	Same as row 4 above	12D Parcel 24 12D Parcel 79 12C Parcel 27	1821/97 1823/97 1822/97	27 February 1997	6 March 1997	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 59, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	
20. Block 12D Parcel 60	Same as row 4 above	12D Parcel 24 12D Parcel 79 12C Parcel 27	2686/97 2687/97 2685/97	Undated (both restrictive agreements) (but circa March 1997)	Undated	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 78, and the Tennis Court Rights belong to the lot owner.		
21. Block 12D Parcel 61	Same as row 4 above	12D Parcel 24 12D Parcel 41 12C Parcel 27	6267/95 6275/95 6266/95	14 September 1995 16 August 1995 (12C Parcel 27)	9 November 1995	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 61, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	

SCHEDULE 2

BLOCK & PARCEL NUMBER	Parties to the Restrictive Agreement	At the burden of (Block & parcel)	Instrument No.	Date Restrictive Agreement was entered into	Date Restrictive Agreement was registered	Recitals	Who can exercise the rights?	Operative Provisions	Comments
22. Block 12D Parcel 62	Same as row 4 above	12D Parcel 24 12d Parcel 79 12C Parcel 27	5877/97 5878/97 5876/97	17 July 1997 (agreement for Parcel 27 is undated)	5 August 1997	Same as row 4 above	The Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 62, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	
23. Block 12D Parcel 63	Same as row 4 above	12D Parcel 24 12 Parcel 79 12C Parcel 27	1870/97 1875/97 1872/97	19 February 1997	7 March 1997	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 63, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	
24. Block 12D Parcel 64	Same as row 4 above	Block 12D Parcel 79 79REIV1 12C Parcel 27	9280/01 9279/01	Undated (circa 2001)	27 December 2001	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 64, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	
25. Strata Plan 215 Block 12D Parcel 80	Same as row 4 above	12D Parcel 24 12D Parcel 79	2007/97 2008/97 2009/97	7 March 1997	13 March 1997	Recital 6 - Same as row 4 above Recital 8: "Phase IV is being developed on parcel 80 in Block 12D of the West Bay Beach South Registration Section of Grand Cayman in various stages and in respect of which Ellesmere has caused to be registered a Strata Plan under the Strata Titles Registration Law (1996 Revision) such plan being numbered 215. Upon completion of the final stage parcel 80 will become registered in the name of the Proprietors as their Common Property and as successors in title to Ellesmere." "The Proprietors" means the Proprietors of Strata Plan No. 215 from time to time collectively and/or individually including their successors in title." (See the definition section of the restrictive agreement)	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or the owner personally or by an occupant nominated by an owner of a strata lot, and the Tennis Court Rights belong to the lot owner.	Block 12 D Parcel 80 was previously Parcel 73. This is now Strata Plan 215 which includes H1 to H46). No instrument relating to a restriction on 12C Parcel 27	

SCHEDULE 2

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BLOCK & PARCEL NUMBER	Parties to the Restrictive Agreement	At the burden of (Block & parcel)	Instrument No.	Date Restrictive Agreement was entered into	Date Restrictive Agreement was registered	Rectals	Who can exercise the rights?	Operative Provisions	Comments
26. Block 12 D Parcel 99	Ellesmere Britannia Ltd., and Cayman Hotel & Golf Inc.	12D Parcel 23 12 D Parcel 24 12C Parcel 27	3061/92 3062/92	28 May 1992	2 June 1992	Rectal 6: Ellesmere and Cayman Hotel now wish to register covenants protecting such rights in favour of all present and future owners as Incumbrances against the lands on which the Hyatt Tennis Courts, the Beach Club facility and the Golf Course are situated with the intent that such Rights shall become a registered appurtenance in the title to the common property held by The Proprietors and the absolute titles of freshhold lot owners.	Same as row 1 above	As above	Block 12D Parcel 99 previously Parcel 39 There are two identical copies of the agreement relating to Block 12D Parcel 39.
27. Block 12D Parcel 100	Same as row 4 above	12D Parcel 24 12D Parcel 41 12C Parcel 27	4858/96 4864/96 4863/96	Undated	17 July 1996	Same as row 4 above	Same as row 1 above except that Golf Playing Rights may be exercised the owner personally or by an occupant of Parcel 78, and the Tennis Court Rights belong to the lot owner.	Same as row 4 above	Previously Block 12D Parcel 78 is now closed