



IN THE GRAND COURT AT GEORGE TOWN

CAUSE NO. GC__OF 2026

BETWEEN:

David Noblett

Plaintiff

AND:

JBS Property Group Limited

Defendant 1

Roger Small

Defendant 2

WRIT OF SUMMONS

To the 1st Defendant and 2nd Defendant

THIS WRIT OF SUMMONS has been issued against you by the above-named Plaintiff in respect of the claim set out on the next page.

Within 14 days after service of this Writ on you, counting the day of service, you must either satisfy the claim or return to the Court Office PO Box 495, George Town, Grand Cayman KY1-1106, Cayman Islands, the accompanying Acknowledgement of Service form stating therein whether you intend to contest this action. If you intend to defend the action, in whole or in part, you must set out full particulars of your defence in the space provided in the Acknowledgement of Service form.

If you fail to satisfy the claim or fail to return the Acknowledgement of Service form containing **full particulars of your defence**, the Plaintiff may apply for a **default Judgement** without any further notice to you.

Issued this 27th day of January 2026

See overleaf for particulars of the Plaintiff's claim

This Writ of Summons was filed for David Noblett whose address for service is 1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman; PO Box 11155 KY1-1008 email d.noblett.1992@gmail.com telephone 323 8386

PARTICULARS OF CLAIM

1. The Plaintiff entered an agreement with 1st and 2nd Defendant to buy Apartment 8 in the Strata Plan for a development on Block 14CF Parcel 97 in Registration Section George Town and car parking space on 22nd April 2022 which is shown as Exhibit 1 (the "Agreement")
2. The Defendants have failed to develop the building on the site at 14CF97 and there being no sign of the development being finished in any reasonable time frame.
3. The Plaintiff made an arrangement with the Defendants for a return of his outstanding deposit paid under the Agreement and this was documented in a letter dated 22nd October 2025 which is shown as Exhibit 2 (the "Settlement Letter").
4. The Defendant should have made the first payment under the Settlement Letter on 2nd January 2026, this payment was not made.
5. The Plaintiff served a letter before action on 9th January on the 1st and 2nd Defendant shown as Exhibit 3.
6. The letter before action was acknowledged as safely received by email which is shown as Exhibit 4.
7. The Defendants have made no payments under the Settlement Letter and the Plaintiff now wishes the full sum owed of KY\$29,000 to be paid along with interest from the date the monies were paid plus costs.
8. The Plaintiff claims rent and penalties for the monies owed under the Settlement Letter in the following sums:

Return of outstanding monies in the sum of KY\$29,000

Interest from 22nd April 2022 until this matter is settled at the rate of 5% per annum

Costs for service and filing of documents

This Writ of Summons was filed for David Noblett whose address for service is 1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman; PO Box 11155 KY1-1008 email d.noblett.1992@gmail.com telephone 323 8386

And the Plaintiff claims:

- (1) The Sum of C\$29,000
- (2) Interest to be charged and continue until this matter is settled at the rate of 5% per annum.
- (3) Fixed costs of C\$2,500.00.



Plaintiff's Signature

Plaintiff's address for service

1 Foxtail Court
80 Outpost Street
George Town
PO Box 11155
Grand Cayman
KY1-1008

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IN THE GRAND COURT AT GEORGE TOWN

CAUSE NO. GC _____ OF 2026

BETWEEN:

David Noblett

Plaintiff

AND:

JBS Property Group Limited

Defendant 1

Roger Small

Defendant 2

ACKNOWLEDGEMENT OF SERVICE

If you intend to instruct an Attorney to act for you, give that Attorney this form IMMEDIATELY. Important. Read the accompanying directions and notes for guidance carefully before completing this form. If any information required is omitted or given wrongly, THIS FORM MAY HAVE TO BE RETURNED.

Delay may result in judgment being entered against a Defendant whereby the Defendant may have to pay the costs of applying to set it aside.

1 State Defendant's name and address –

2 State whether the Defendant intends to contest the action

☐

Yes

☐

No

3 If the claim against the Defendant is for a debt or liquidated demand, AND the Defendant does not intend to contest the proceedings, state if the Defendant intends to apply for a stay of execution against any judgment entered by the Plaintiff (tick box)

This Writ of Summons was filed for David Noblett whose address for service is 1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman; PO Box 11155 KY1-1008 email d.noblett.1992@gmail.com telephone 323 8386

☐ Yes☐ No

- 4 If you do intend to contest the action, in whole or in part, you must set out full particulars of your defence overleaf

Service of the Writ is acknowledged accordingly.

1st Defendant's Signature OR Attorney for

DATED this day of 2026

See Overleaf

This Writ of Summons was filed for David Noblett whose address for service is 1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman; PO Box 11155 KY1-1008 email d.noblett.1992@gmail.com telephone 323 8386

PARTICULARS OF DEFENCE**COUNTERCLAIM**

AND the Defendant claims:

1st Defendant's Signature or Attorney for

REMINDER – This form must be taken or sent to the Court Office, PO Box 495, Grand Cayman KY1-1106 Cayman Islands within 14 days of receipt otherwise a default Judgement may be entered against you.

Notes on address for service

This Writ of Summons was filed for David Noblett whose address for service is 1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman; PO Box 11155 KY1-1008 email d.noblett.1992@gmail.com telephone 323 8386

Attorney: where the Defendant is represented by an attorney, state the attorney's place of business in the Cayman Islands. A Defendant may not act by a foreign attorney.

Defendant in person: where the Defendant is acting in person, the Defendant must give the Defendant's post office box number and the physical address of the Defendant's residence or, if the Defendant does not reside in the Cayman Islands, the Defendant must give an address in Grand Cayman where communications for the Defendant should be sent. In the case of a limited company, "residence" means its registered or principal office.

Indorsement by Plaintiff's Attorney (or by Plaintiff if suing in person) of that Plaintiff's name, address and reference, if any, in the box below.

David Noblett,
1 Foxtail Court, 80 Outpost Street George Town, Grand Cayman
PO Box 11155 KY1-1008
d.noblett.1992@gmail.com
323 8386

Indorsement by Defendant's Attorney (or by Defendant if suing in person) of that defendant's name, address and reference, if any, in the box below.

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IN THE GRAND COURT AT GEORGE TOWN

CAUSE NO. GC _____ OF 2026

BETWEEN:

David Noblett

Plaintiff

AND:

JBS Property Group Limited

Defendant 1

Roger Small

Defendant 2

ACKNOWLEDGEMENT OF SERVICE

If you intend to instruct an Attorney to act for you, give that Attorney this form IMMEDIATELY. Important. Read the accompanying directions and notes for guidance carefully before completing this form. If any information required is omitted or given wrongly, THIS FORM MAY HAVE TO BE RETURNED.

Delay may result in judgment being entered against a Defendant whereby the Defendant may have to pay the costs of applying to set it aside.

5 State Defendant's name and address –

6 State whether the Defendant intends to contest the action

☐

Yes

☐

No

7 If the claim against the Defendant is for a debt or liquidated demand, AND the Defendant does not intend to contest the proceedings, state if the Defendant intends to apply for a stay of execution against any judgment entered by the Plaintiff (tick box)

This Writ of Summons was filed for David Noblett whose address for service is 1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman; PO Box 11155 KY1-1008 email d.noblett.1992@gmail.com telephone 323 8386

☐ Yes☐ No

- 8 If you do intend to contest the action, in whole or in part, you must set out full particulars of your defence overleaf

Service of the Writ is acknowledged accordingly.

2nd Defendant's Signature OR Attorney for

DATED this day of 2026

See Overleaf

This Writ of Summons was filed for David Noblett whose address for service is 1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman; PO Box 11155 KY1-1008 email d.noblett.1992@gmail.com telephone 323 8386

PARTICULARS OF DEFENCE**COUNTERCLAIM**

AND the Defendant claims:

2nd Defendant's Signature or Attorney for

REMINDER – This form must be taken or sent to the Court Office, PO Box 495, Grand Cayman KY1-1106 Cayman Islands within 14 days of receipt otherwise a default Judgement may be entered against you.

Notes on address for service

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Attorney: where the Defendant is represented by an attorney, state the attorney's place of business in the Cayman Islands. A Defendant may not act by a foreign attorney.

Defendant in person: where the Defendant is acting in person, the Defendant must give the Defendant's post office box number and the physical address of the Defendant's residence or, if the Defendant does not reside in the Cayman Islands, the Defendant must give an address in Grand Cayman where communications for the Defendant should be sent. In the case of a limited company, "residence" means its registered or principal office.

Indorsement by Plaintiff's Attorney (or by Plaintiff if suing in person) of that Plaintiff's name, address and reference, if any, in the box below.

David Noblett
1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman
PO Box 11155 KY1-1008
d.noblett.1992@gmail.com
323 8386

Indorsement by Defendant's Attorney (or by Defendant if suing in person) of that defendant's name, address and reference, if any, in the box below.

This Writ of Summons was filed for David Noblett whose address for service is 1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman; PO Box 11155 KY1-1008 email d.noblett.1992@gmail.com telephone 323 8386

Form No. 8**Acknowledgment of Service of Writ of Summons
(O.10, r.1; O.12, r.3; O.15, rr.3, 7 & 13A; O.16, r.3; O.75, r3)****DIRECTIONS FOR ACKNOWLEDGMENT OF SERVICE
OF WRIT OF SUMMONS**

1. The accompanying form of Acknowledgment of Service should be completed by an Attorney acting on behalf of the Defendant or by the Defendant if acting in person. After completion it must be delivered or sent by post to the Law Courts, P.O. Box 495G, George Town, Grand Cayman.
2. A defendant who states in the Defendant's Acknowledgment of Service that the Defendant intends to contest the proceedings must also serve a defence on the attorney for the plaintiff (or on the plaintiff if acting in person).

If a Statement of Claim is indorsed on the Writ (i.e. the words "Statement of Claim" appear on the top of page 2), the Defence must be served within 14 days after the time for acknowledging service of the Writ, unless in the meantime a summons for judgment is served on the Defendant.

If the Statement of Claim is not indorsed on the Writ, the Defence need not be served until 14 days after a Statement of Claim has been served on the Defendant. If the Defendant fails to serve that Defendant's defence within the appropriate time, the Plaintiff may enter judgment against the Defendant without further notice.

3. A Stay of Execution against the Defendant's goods may be applied for where the Defendant is unable to pay the money for which any judgment is entered. If a Defendant to an action for a debt or liquidated demand (i.e. a fixed sum) who does not intend to contest the proceedings states, in answer to Question 3 in the Acknowledgment of Service, that the Defendant intends to apply for a stay, execution will be stayed for 14 days after that Defendant's Acknowledgment, but the Defendant must, within that time, issue a Summons for a stay of execution, supported by an affidavit of the Defendant's means. The affidavit should state any offer which the Defendant desires to make for payment of the money by instalments or otherwise.

See over for notes for guidance

This Writ of Summons was filed for David Noblett whose address for service is 1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman; PO Box 11155 KY1-1008 email d.noblett.1992@gmail.com telephone 323 8386

Notes for Guidance

1. Each Defendant (if there are more than one) is required to complete an Acknowledgment of Service and return it to the Courts Office.
2. For the purpose of calculating the period of 14 days for acknowledging service, a writ served on the Defendant personally is treated as having been served on the day it was delivered to the Defendant.
3. Where the Defendant is sued in a name different from the Defendant's own, the form must be completed by the Defendant with the addition in paragraph 1 of the words "sued as (the name stated on the Writ of Summons)".
4. Where the Defendant is a FIRM and an attorney is not instructed, the form must be completed by a PARTNER by name, with the addition in paragraph 1 of the description "Partner in the firm of (.....)" after that Partner's name.
5. Where the Defendant is sued as an individual TRADING IN A NAME OTHER THAN THAT PERSON'S OWN, the form must be completed by the Defendant with the addition in paragraph 1 of the description "trading as (.....)" after that Defendant's name.
6. Where the Defendant is a LIMITED COMPANY the form must be completed by an Attorney or by someone authorised to act on behalf of the Company, but the Company can take no further step in the proceedings without an Attorney acting on its behalf.
7. Where the Defendant is a MINOR or a MENTAL PATIENT, the form must be completed by an Attorney acting for a guardian ad litem.
8. A Defendant acting in person may obtain help in completing the form at the Courts Office.

This Writ of Summons was filed for David Noblett whose address for service is 1 Foxtail Court, 80 Outpost Street, George Town, Grand Cayman; PO Box 11155 KY1-1008 email d.noblett.1992@gmail.com telephone 323 8386

EXHIBIT 1

Agreement for Sale and Purchase of Apartment

Dated: 29 April 2022

JBS Property Group Limited

and

Lisa and Roger Small

and

David Noblett

This Agreement is made on the 29th day of April 2022.

Between:

- (1) **JBS Property Group Limited**, 18 McField Lane, Mary Street, George Town, Grand Cayman, KY1-1002, Cayman Islands, (the "**Vendor**");
- (2) **Lisa and Roger Small** of 18 McField Lane, Mary Street, George Town, Grand Cayman, KY1-1002, Cayman Islands (the "**Landowner**"); and
- (3) **David Noblett** of 42 North Church Street, George Town Grand Cayman, Cayman Islands P.O. Box 1800 KY1-1109 (the "**Purchaser**").

Whereas:

- (A) The Vendor intends to:
 - (i) cause the development to be constructed on the Land; and then
 - (ii) divide the Development into the separate strata lots and the common property as shown on the Site Plan.
- (B) On or before completion of construction of the Development, the Vendor proposes to procure the preparation of the Strata Plan in accordance with the provisions of the Strata Law.
- (C) The Vendor agrees to sell and the Purchaser agrees to purchase from the Vendor the Apartment to be constructed as part of the Development (as delineated in red on the Site Plan) as well as the Chattels subject to the terms and conditions set out in this Agreement.
- (D) The Landowner is the registered proprietor of the Land (and the sole shareholder of the Vendor) and has entered into an agreement to transfer the Land to the Vendor in accordance with the provisions set out in Clause 31.1.

It is agreed as follows:

1 Recital

- 1.1 The parties agree that the recitals to this Agreement are true and correct and form part of this Agreement.

2 Definitions and Interpretation

- 2.1 In this Agreement, unless the contrary intention is apparent or the context otherwise requires:

- (a) "**Agreement**" means this agreement, including its Schedule and Appendices;
- (b) "**Apartment**" means the apartment referred to in Item 3 of the Schedule being part of the Development together with any car park;

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- (c) **"Appendices"** means the appendices to this Agreement;
- (d) **"Balance"** means the balance paid by the Purchaser to the Vendor and given the meaning in Sub-clause 6.1(d);
- (e) **"Business Day"** means any day, which is not a Saturday, Sunday or public holiday in the Cayman Islands;
- (f) **"Chattels"** means all those fittings and fixtures on or within the Apartment included in the purchase of the Apartment (Identified In Item 5 of the Schedule);
- (g) **"Common Property"** means the common property which will be comprised in the Strata Plan;
- (h) **"Completion"** means the actual completion of the sale and purchase agreed in this Agreement;
- (i) **"Completion Date"** means the date set out in Item 12 of the Schedule;
- (j) **"Date of Practical Completion"** means the date upon which the Vendor delivers to the Purchaser a Certificate of Fitness for Occupancy ("**CO**") from the Planning Department that the Apartment has been brought to a state where it is reasonably fit for occupation and/or use by the Purchaser notwithstanding any minor omissions or minor defects which do not prevent the Apartment from being reasonably capable of being occupied by the Purchaser and "Practical Completion" has a corresponding meaning;
- (k) **"Defects Liability Period"** means twelve (12) months from the Date of Practical Completion;
- (l) **"Deposit"** means the deposit paid by the Purchaser to the Vendor and given the meaning in Sub-clause 6.1(a) (and which deposit shall be unconditionally released to the Vendor and applied towards the construction of the Development);
- (m) **"Development"** means the apartment building to be constructed on the Land and to be known as "1" as shown on the Site Plan;
- (n) **"Dollars"** means Cayman Islands Dollars;
- (o) **"Draft By Laws"** means the draft by laws for the Strata Corporation annexed in Appendix 3;
- (p) **"Key Attributes"** means the floor area, location on the Specifications and the essential layout of the Strata Lot;
- (q) **"Land"** means the whole of the land comprised in Parcel 97 of Block 14CF in Registration Section George Town Central;
- (r) **"Land Register"** means the land register relating to the registered title to the Apartment;

- (s) **"Land Registry"** means the Cayman Islands Land Registry;
- (t) **"Law"** means the Registered Land Law (2018 Revision) of the Cayman Islands, as amended from time to time;
- (u) **"Part Payments"** means Part Payment One and Part Payment Two (and which part payments shall be unconditionally released to the Vendor and applied towards the construction of the Development);
- (v) **"Planning Department"** means the Cayman Islands Planning Department;
- (w) **"Purchase Price"** means CI\$340,000 comprising the total purchase price payable pursuant to this Agreement by the Purchaser to the Vendor for the Apartment and the Chattels;
- (x) **"Purchaser's Attorneys"** means _____ or such other attorney as the Purchaser may advise in writing;
- (y) **"Registrar"** means the Registrar of Lands in and for the Cayman Islands;
- (z) **"Schedule"** means the schedule to this Agreement;
- (aa) **"Site Plan"** means the site plan for the Development annexed in Appendix 1;
- (bb) **"Specifications"** means the plans and specifications (including floor plans) and the finishes and fittings schedule for the Apartment, annexed in Appendix 2;
- (cc) **"Strata Corporation"** means the Strata Corporation established by the deposit of the Strata Plan;
- (dd) **"Strata Law"** means the Strata Titles Registration Law (2013 Revision) (as amended from time to time) as well as any associated regulations;
- (ee) **"Strata Plan"** means the Strata plan for the Development and including all amendments and any plan amending it or in substitution for it;
- (ff) **"Transfer"** means the memorandum of transfer for the Apartment;
- (gg) **"Vendor's Attorneys"** means Boddens. at Governors Square, 23 Lime Tree Bay Ave, Building Six, Second Floor Grand Cayman KY1-1003 Cayman Islands;
- (hh) **"Vendor's Bank"** means FirstCaribbean International Bank (Cayman) Limited.

2.2 In this Agreement:

- (a) headings are for convenience of reference only and do not affect the interpretation of this Agreement;

- (b) the singular includes the plural and vice versa;
- (c) words denoting any gender include all genders;
- (d) words importing natural persons include bodies corporate and vice versa;
- (e) a reference to a clause or schedule is to a clause or schedule of this Agreement;
- (f) a reference to a law includes all revisions for the time being in force and any other law enacted in substitution for a law and all regulations, proclamations, ordinances and by-laws under that particular law;
- (g) no rule of construction applies to the disadvantage of a party because that party put forward this Agreement or any portion of it;
- (h) where two or more persons are designated as "the Vendor" the agreements on their part in this Agreement bind them and every two or greater number of them jointly and each of them severally;
- (i) where two or more persons are designated as "the Purchaser" the agreements on their part in this Agreement bind them and every two or greater number of them jointly and each of them severally;
- (j) reference to a party includes the party's executors, administrators and assigns and, where the party is a body corporate, its successors and assigns but does not authorise devolution or assignment where the same is subject to the other party's permission or any other condition contained in this Agreement or otherwise.

3 Sale

- 3.1 The Vendor agrees to sell and the Purchaser agrees to purchase from the Vendor the Apartment upon and subject to the terms and conditions contained in this Agreement.
- 3.2 The Apartment is to be held by the Purchaser in the manner stated in Item 2 of the Schedule.

4 Chattels

- 4.1 The Vendor also agrees to sell, and the Purchaser agrees to purchase the Chattels referred to in Item 5 of the Schedule, for the amount payable for the included Chattels set out in Item 7 of the Schedule.
- 4.2 The Chattels will be sold to the Purchaser free of debt or any encumbrance.
- 4.3 Risk and title in the Chattels will pass to the Purchaser on Completion.

5 Purchase Price

The Purchaser shall pay the Purchase Price (as set out in Item 7 of the Schedule) to the Vendor for the Apartment and the Chattels.

6 Payment of Purchase Price

6.1 The Purchaser shall pay the Purchase Price (without any set-off, deduction or withholding) in the following manner:

- (a) the sum of Seventeen Thousand Cayman Islands Dollars representing five percent (5%) of the Purchase Price ("**Part Payment One**") (the "**Reservation Deposit**");
- (b) the sum of Seventeen Thousand Cayman Islands Dollars representing five percent (5%) of the Purchase Price ("**Part Payment Two**") by direct credit to the Vendor's Bank not later than (7) days after written notice from the Vendor that the Planning department has granted the Vendor consent for the development.
- (c) the balance ("**Balance**") of the Purchase Price representing ninety percent (90%) of the Purchase Price, that is to say, Three hundred and Six Thousand Cayman Islands Dollars, by direct credit to the Vendor's Bank on the Completion Date (as defined in this Agreement).

6.2 In the event that the Purchaser is unwilling or unable to make either of the part payments in the time specified in Clauses 6.1(b) and/or 6.1(c) then the Vendor shall:

- (a) give to the Purchaser seven (7) days written notice (and time shall be in the essence in this regard) and in the event that the Purchaser fails to make payment in accordance with such notice; and
- (b) then be entitled to forfeit and retain as liquidated damages the sums previously paid to the Vendor pursuant to this Clause 6, together with any interest that may have accrued in respect to those monies.

7 Condition Precedent to Performance - Registration of Strata Plan

7.1 The performance of this Agreement is subject to

- (a) the registration of the Strata Plan by the Registrar pursuant to the provisions of the Strata Law; and
- (b) notification from the Registrar that a land register has been opened in respect to the Apartment,

(collectively the "**Registration Conditions Precedent**"),

- (c) on or before 31 December 2022 or such other date mutually agreed in writing by the Vendor and the Purchaser ("**End Date**").

- 7.2 The Vendor must:
- (a) use its reasonable endeavors to procure the requisite consents needed for the Registration of the Strata Plan;
 - (b) do whatever is reasonably necessary to procure the registration of the Strata Plan; and
 - (c) pay all the costs and expenses associated with the preparation, application, and deposit of the Strata Plan as well as the Land Register for the Apartment (including all survey and plan preparation costs and registration fees).
- 7.3 If the Registration Conditions Precedent is not satisfied by the End Date, then, subject to Clause 12, this Agreement may be terminated by written notice by either the Vendor or the Purchaser to the other party.
- 7.4 The Vendor may alter, amend or vary the Strata Plan without consent of the Purchaser in accordance with any requirements of the Cayman Islands Planning Department or the Registrar.
- 8 Condition Precedent to Performance - Construction of Apartment**
- 8.1 The Vendor must procure a licenced building work contractor to construct the Apartment and the Development in accordance with the Specifications.
- 8.2 Subject to Clause 8.3, the Vendor must ensure that the Apartment is constructed in a proper and workmanlike manner substantially in accordance with the Specifications.
- 8.3 The Vendor and the Purchaser agree that the Vendor has the liberty to
- (a) make any amendment or variation of or to the Specifications in order to comply with the lawful requirements of any statutory or other authority having a jurisdiction over the construction of the Development (provided that such alteration or variation does not have a material or substantial impact on the Key Attributes of the Apartment);
 - (b) make any amendment or variation of or to the Specifications as may be required or considered desirable by the Vendor (provided that such alteration or variation does not have a material or substantial impact on the Key Attributes of the Apartment); and
 - (c) substitute any materials or workmanship referred to in the Specifications (provided that such substitutions are of equivalent quality and/or standard (as the case may be) of or to that of those set out in the Specifications), without obtaining the consent or consulting with the Purchaser.
- 8.4 The Purchaser acknowledges and agrees that the Vendor is not obliged to complete construction of the Development on or before the Completion Date.
- 8.5 The Purchaser agrees that it will not make any objection, requisition, or claim nor rescind or terminate or delay completion of this Agreement due to:

- (a) any variations to the gross floor area of the Apartment (including any car park) provided that such variation does not exceed 5%;
 - (b) any variation to the total number of strata lots or the numbering or configuration of such lots;
 - (c) any amendment or alteration to the Strata Plan which does not materially or detrimentally affect the Purchaser;
 - (d) any alleged mis-description of the Apartment or deficiency in its area, measurements, boundaries or encroachments;
 - (e) any variation in the lot entitlement of any apartment or apartments in the Strata Plan;
 - (f) any variation to the nature, size or location of the Common Property or any part of it;
 - (g) any variation to the Draft By Laws; and
 - (h) the dimensions and location of any lot subsidiary including a lot subsidiary forming part of the Apartment including a lot subsidiary comprising a car park notwithstanding that the location of such lot subsidiary may vary from that in the Strata Plan (providing that the dimensions of such lot subsidiaries (including a lot subsidiary comprising a car park) complies with all the applicable statutory requirements or approvals granted in respect of the construction of the Development).
- 8.6 If the Apartment is not brought to the stage of Practical Completion (as defined in Clause 2.1(j)) by the End Date, then (subject in all respects to Clause 12) this Agreement may be terminated by written notice by either the Vendor or the Purchaser to the other party.

9 Effect of Termination

- 9.1 If this Agreement is terminated pursuant to conditions precedent set out in Clauses 7 or 8:
- (a) the Deposit, as well as the Part Payments paid by the Purchaser to the Vendor, will be refunded to the Purchaser within fourteen (14) days of the termination of this Agreement (without any interest); and
 - (b) no party will have any claim on or recourse against the other party (except for any prior breach or default).

10 Draft By-Laws

- 10.1 The Purchaser acknowledges that It has inspected the Draft By-Laws and is aware of their contents.
- 10.2 The Vendor is entitled to complete the Draft By-Laws by
- (a) completing any blanks, and

- (b) Inserting any annexures, and
- 10.3 the Vendor is further entitled to make such amendments to the Draft By-Laws without reference to or consultation with the Purchaser as the Vendor determines are necessary having regard to the Development being undertaken.

11 Purchaser Acknowledgements

The Purchaser agrees with the Vendor that:

11.1 All conditions

- (a) This Agreement contains all the conditions and warranties pertaining to the sale and purchase of the Apartment.

11.2 No warranties

- (a) No warranties, representations, assurances, or conditions (other than are contained in this Agreement) are given by (or on behalf of) the Vendor and all other warranties, representations, assurances, and conditions are excluded and negated to the maximum extent permissible at law.

11.3 Investigations

- (a) The Purchaser has agreed to purchase the Apartment as a result of the Purchaser's own investigations and inquiries and in so doing has not relied upon any warranty, representation, or assurance given by or on behalf of the Vendor (other than those contained in this Agreement).

11.4 Purchase subject to existing easements, etc.

- (a) The Purchaser buys the Apartment subject to any easements, rights, interests, exceptions, and reservations:
 - (i) contained or which shall be contained or referred to in the Land Register for the Apartment; and
 - (ii) any other easements which may affect the Apartment and the Common Property comprised in the Strata Plan (including other easements or rights vested in or claimed by any statutory authorities) as well as any easements specified in the Strata Plan.

11.5 Purchase subject to Development and Planning Law

- (a) The Purchaser buys subject to any restrictions imposed by and to the provisions of the Development and Planning Law (2018 Revision) (as amended).

- (b) The Purchaser expressly acknowledges that the Vendor makes no warranty as to any uses permitted upon the Apartment.
- (c) Any restriction regarding the use of the Apartment is not a defect in the Vendor's title for the Apartment and does not effect the validity of this Agreement.

11.6 Opportunity for inquiry

- (a) The Purchaser has had the opportunity to make:
 - (i) inquiries of the Vendor with a view of eliciting from the Vendor all information in relation to the Apartment which would be material for disclosure to an intending purchaser of the Apartment; and
 - (ii) such general inquiries which the Purchaser considers appropriate for the purpose of determining whether to purchase the Apartment and then purchase it as a result of those investigations and inquiries.

11.7 Marketing Material

- (a) The Purchaser agrees that any marketing or sale information or material created by the Vendor and its agent(s) for the purpose of marketing the Apartment and the Development does not and is not intended to represent a true and accurate representation of the "as constructed apartment" the subject of this Agreement, but is only intended to be indicative of the nature of the Apartment to be constructed pursuant to this Agreement, and the Purchaser further agrees not to make any claim of any nature whatsoever against the Vendor or seek to rescind, terminate or delay completion of this Agreement because of any variation between any marketing, sales or materials and the Apartment.

11.8 Overriding Interest

- (a) The Vendor is not aware of the existence of and shall not be required to give any evidence or information as to the existence or otherwise of any of the matters which are by Section 28 of the Law (as amended) declared to be overriding interests and the Purchaser takes the Apartment subject to all such matters (if any) as are now subsisting.

11.9 Boundaries

- (a) The Purchaser must not make any requisition or claim any compensation for any alleged misdescription of the Apartment and/or the Land or any deficiency in its area or measurements or call upon the Vendor to amend the Land Register or to bear all or any part of the cost of so doing.

11.10 Construction of other Apartments

- (a) The Purchaser shall not make any claim or demand upon the Vendor in respect of any interference, disturbance, disruption and/or inconvenience occasioned to the Purchaser

after the Completion Date in the use and enjoyment of the Apartment during the completion of construction of other apartments constructed as part of the Development.

12 Delay of Completion and Extension of Time

12.1 In the event the progress of the construction of the Apartment is delayed by any of the following causes namely:

- (a) by weather sufficiently inclement to prevent the Vendor proceeding with construction of the Apartment; or
- (b) by reason or loss of damage by fire, flood, explosion, earthquake, lightening, storm, hurricane, commotion (of any kind and howsoever caused) or any like cause or by reason of any prohibition or embargo imposed under or by virtue of any enactment of the government of the Cayman Islands or any law, regulation, ordinance, proclamation or order issued thereunder or by virtue thereof; or
- (c) by reason of any action taken, orders issued or intervention by any planning authority or other governmental authority having or assuming jurisdiction to so act or by reason of any delay by any other authority in giving any necessary approvals; or
- (d) any variation required to the Apartment by the Purchaser; or
- (e) by reason of any combination of workmen disputes between employers and employees affecting any of the trades employed in construction of the Apartment; or
- (f) by reason of any temporary or permanent unavailability of any materials and/or labour required in and for the construction of the Apartment or any part of it to the extent that such unavailability arises in circumstances beyond the control of the Vendor; or
- (g) by reason of any other act, matter, cause or thing howsoever arising and beyond the control of the Vendor,

12.2 then the Vendor shall promptly notify the Purchaser in writing and the period in respect of which the Apartment is to be completed shall be extended for such reasonable period as shall be necessary, which period of extension of time shall be determined by the Vendor's architect or the Vendor's quantity surveyor (at the Vendor's sole cost and expense) and provided always that in the event the Strata Lot has not reached the stage of Practical Completion on or before the expiration of the additional period of six (6) calendar months from the expiration of the End Date then either party shall be entitled to serve a notice of termination in the same manner specified in Clause 9 of this Agreement.

13 Defects Liability

Any material defects, shrinkage or other faults in the Apartment which may be evident and be notified in writing to the Vendor by the Purchaser (time being of the essence) will be made good by the Vendor within a reasonable time during the Defects Liability Period and without any variation to the Purchase Price.

14 Release and Indemnity

From the date of expiration of the Defects Liability Period, the Purchaser releases, indemnifies and discharges the Vendor from all actions, suits, causes of action, claims, and demands (including without limitation, any claim or demand for costs and expenses) which the Purchaser has prior to or after the date of expiration of the Defects Liability Period against the Vendor arising out of or in any way connected with the construction of the Apartment.

15 Risk

- 15.1 The Apartment shall be and remain at the risk of the Vendor until Completion.

16 Caution

- 16.1 Subject to Clause 31, the Purchaser shall be entitled to lodge a caution pursuant to the Law (as amended) on the Land Register for the Land but the Purchaser hereby authorizes and directs the Registrar to remove such caution in the event of the termination of this Agreement as a result of the default of the Purchaser.

- 16.2 The Vendor will at the request of the Purchaser provide a written authority to apply for an official search and consent to stay of registration with respect to the Land Register.

17 Apportionment and Outgoings

- 17.1 At Completion, all outgoings payable including all maintenance and insurance contributions payable to the Strata Corporation (if any), and all incoming including rents (if any) receivable in respect of the Apartment shall be apportioned and adjusted on a daily basis between the Vendor and the Purchaser.

- 17.2 Prior to the Completion Date, the Vendor shall deliver to the Purchaser a certificate from the Strata Corporation pursuant to Section 6(4) of the Strata Law dated as of the Completion Date certifying the amount of all outgoings (including all maintenance and insurance contributions) payable in respect of the Apartment, when these are payable and the extent to which they have been paid.

18 Objection or Requisition on Title

- 18.1 Should any valid objection to or valid requisition on the title to the Apartment be insisted on by the Purchaser which the Vendor shall be unable or unwilling to satisfy or comply with by the Completion Date, the Vendor may by notice in writing to the Purchaser or the Purchaser's Attorneys advise of the Vendor's inability or unwillingness to satisfy the said objection or requisition and, if the said objection or requisition is not withdrawn in writing by the Purchaser within three (3) days following such notice by the Vendor, the Vendor may rescind this Agreement, whereupon the Purchaser shall be entitled to the return of the Deposit and any other monies paid hereunder without interest, and the Purchaser shall accept the same in full satisfaction of all claims under this Agreement, and this Agreement shall thereupon be terminated and neither of the parties shall have any further rights of action or claim of any nature against the other in respect thereof. Notwithstanding the foregoing, the Purchaser shall not be entitled to

make any objection to or requisition on title any later than sixty (60) days prior to the Completion Date and, if no such objection or requisition on the title is made within the aforesaid time period, then the Purchaser shall be deemed to have no objections or requisitions on title.

19 Assignment

- 19.1 The Purchaser shall not without the prior consent of the Vendor (such consent not to be unreasonably withheld or delayed or subject to unreasonable conditions) assign its interests, benefits, or obligations under this Agreement.
- 19.2 Any assignment of this Agreement will not release the Purchaser from its obligations under this Agreement.
- 19.3 The Vendor may assign to a purchaser or successor of its title the Apartment, its interests, benefits, or obligations under this Agreement.

20 Possession

- 20.1 The vacant possession of the Apartment and the included Chattels shall be given and taken on Completion, or at such other time as the Vendor and the Purchaser may mutually agree.

21 Completion

- 21.1 Completion of the sale and purchase of the Apartment pursuant to this Agreement will take place on the last to occur of:

- (a) fourteen (14) days after the Registration Conditions Precedent; and
- (b) fourteen (14) days after the date of Practical Completion of the Apartment in accordance with the Specifications,

(being the "**Completion Date**"),

- (c) or on such other dates as may be mutually agreed upon in writing by the Vendor and the Purchaser.

- 21.2 Completion shall take place on the Completion Date on or before 3:00 p.m. (Cayman Islands time) at the offices of the Vendor's Attorneys (or where they may reasonably direct).

- 21.3 At Completion:

- (a) upon payment by the Purchaser of all monies required to be paid by the Purchaser at or before Completion and upon compliance by the Purchaser in all other respects with the provisions of this Agreement to be complied with by the Purchaser at or before Completion, the Vendor shall execute in favour of the Purchaser, or as the Purchaser shall direct, and deliver to the Purchaser:

- (i) the Transfer for the Apartment;

- (ii) discharges of any registered financial charges affecting title to the Apartment, together with the registration fees for any such discharges;
- (iii) a copy of the registered Strata Plan;
- (iv) a copy of the By-Laws;
- (v) a copy of the CO for the Apartment; and
- (vi) any other documents as are required in order to fully and completely effect the legal and valid transfer of absolute title to the Apartment.

21.4 The existence of defects in the Strata Lot shall not be grounds to delay Completion.

22 Default at Completion

22.1 If:

- (a) either party to this Agreement (herein called "the Defaulting Party") makes a default in due observance or performance of any of the terms and conditions contained in this Agreement and on the part of the Defaulting Party to be observed and performed at completion, and
- (b) the default continues unremedied for a period of not less than three (3) business days, the other party (herein called "the Complying Party"), at any time thereafter, may give notice of completion to the Defaulting Party.

22.2 The notice of completion shall appoint a time for Completion, which shall be a time between 9:00 a.m. and 3:00 p.m. on a business day, and shall require the Defaulting Party to complete at the time appointed in the notice.

22.3 If the time for completion appointed in a notice of completion is not less than fourteen (14) days after the date of service of the notice, the period of notice given shall for all purposes be deemed fair and reasonable and the Defaulting Party shall be precluded from raising any objection to the period of notice given that notwithstanding the absence of any unreasonable, unnecessary or improper delay on the part of the Defaulting Party.

22.4 If the Defaulting Party fails to carry out, observe and perform the obligations on his or her part to be observed and performed at Completion at the time appointed in a notice of completion, the Complying Party may determine this Agreement by notice to the Defaulting Party.

22.5 Notice under this sub-clause:

- (a) may be given at any time after the appointed time for completion in the notice of completion, and
- (b) shall be without prejudice to any other rights or remedies the Complying Party may have.

22.6 Notice of completion under this Clause may be given on more than one occasion.

23 Effect of Determination

23.1 If this Agreement is determined by the Vendor pursuant to Clause 22:

- (a) all monies paid or payable by the Purchaser under this Agreement by way of Deposit and Part Payments shall be forfeited to the Vendor absolutely, or
- (b) the Vendor, at the Vendor's option, may retain the Apartment and sue the Purchaser for damages for breach of contract.

23.2 If this Agreement is determined by the Purchaser pursuant to Clause 22:

- (a) the Vendor shall repay to the Purchaser all monies paid by the Purchaser under this Agreement by way of Deposit and Part Payments, and on repayment of those monies, the Purchaser shall not be entitled to specific performance of this Agreement but shall promptly return all documents to it by the Vendor. On payment of those monies, the obligation of the Vendor under the Agreement shall end and be extinguished.

24 Interest on Default

24.1 If, for any reason, except the neglect or default of the Vendor:

- (a) the purchase is not completed on the Completion Date; or
- (b) the Purchase Price or any part of the Purchase Price is not paid upon the date appointed for payment,

24.2 the Purchaser shall pay to the Vendor interest on the Purchase Price, or on so much of the Purchase Price as from time to time remains unpaid, at a rate of 3% above Butterfield Bank's prime lending rate on the day payment was due, computed from the Completion Date or the day appointed for payment, as the case may be, until either the date of completion or the date of the determination of this Agreement.

24.3 The payment of interest under this Clause shall be in addition and without prejudice to any other rights or remedies the parties may have by reason of any default.

25 Costs of Agreement

25.1 The Vendor shall pay the costs of and incidental to the preparation of this Agreement.

25.2 Each party shall pay its own legal fees in relation to the negotiation of this Agreement and the transactions contemplated by it.

25.3 The Purchaser shall pay the costs of and incidental to the preparation of the Transfer, charge or other documents to be executed pursuant to this Agreement and all stamp duty and registration fees.

26 Notices

26.1 Any notice under this Agreement shall be in writing and shall be served by delivering it personally or sending it by pre-paid recorded delivery or registered post or e-mail to the address and for the attention of the relevant party set out in Sub-clause 26.2 (or as otherwise notified by that party hereunder). Any such notice shall be deemed to have been received:

- (a) if delivered personally, at the time of delivery;
- (b) in the case of pre-paid recorded delivery or registered post, 48 hours from the date of posting;
- (c) in the case of registered airmail, five days from the date of posting; and
- (d) in the case of an e-mail, at the time of receipt which means at the time the e-mail enters the receiving party's information processing system.

26.2 The address and email address of the parties for the purposes of Sub-clause 26.2 are

Vendor

Address: 18 McField Lane, Mary Street, George Town, Grand Cayman, KY1-1002, Cayman Islands

For the attention of Roger Small

e-mail address: roger@jbspropertygroup.com

Purchaser

Address: 42 North Church Street, George Town, Grand Cayman Cayman Islands P.O. Box 1800 KY1-1109

For the attention of David Noblett

e-mail address: David@invento-global.com

or such other address or e-mail address as may be notified in writing from time to time by the relevant party to the other parties.

26.3 In proving such service it shall be sufficient to prove that the envelope containing such notice was addressed to the address of the relevant party set out in Sub-clause 26.2 (or as otherwise notified by that party hereunder) and delivered either to that address or into the custody of the postal authorities as a pre-paid recorded delivery, registered post or airmail letter, or that the notice was transmitted by e-mail to the e-mail address of the relevant party set out in Sub-clause 26.2.

27 Non-Merger

The provisions of this Agreement shall continue to have effect notwithstanding completion.

28 Counterparts

- 28.1 This Agreement may be executed in any number of counterparts and when executed will constitute one document.
- 28.2 If counterparts are used, then this Agreement comes into effect on the last exchange of original or scanned counterparts.
- 28.3 If scanned counterparts are used, then original counterparts may be exchanged as soon as is reasonably practical thereafter, but failure to exchange originals will not affect the existence or operation of this Agreement.

29 Entire Agreement

- 29.1 This Agreement constitutes the whole and entire agreement between the parties and no warranties, representations, guarantees, or other terms or conditions of any nature whatsoever and not contained or recorded in this Agreement shall be of any force or effect.
- 29.2 Any variation, modification, waiver, or consent pursuant to this Agreement must be made in writing.

30 Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the law of the Cayman Islands and the parties hereby submit to the jurisdiction of the Cayman Islands courts.

31 Vendor Finance

The Purchaser acknowledges and agrees with the Vendor that:

- 31.1 the Vendor intends to obtain financing for the Development and as a condition of doing so, the Landowner shall transfer the Land to the Vendor (notification of such transfer shall be evidenced to the Purchaser in writing soon after);
- 31.2 the Vendor may grant security over the Land (including the Apartment) to the construction finance lender without any further notice to or consent or approval of the Purchaser;
- 31.3 the Vendor may direct the payments due hereunder from the Purchaser to be paid directly to the construction finance lender or as it may otherwise direct, and
- 31.4 any caution registered by the Purchaser against the title to the Development must only be filed following the construction finance lender's security being registered over the Land. If the Purchaser fails to do this, then any caution shall be lifted by the Purchaser at the Vendor's request to enable the construction finance lender to register its security or further security.

[signature page follows]

AS WITNESS the hands of the parties hereto the day and year first before written.

SIGNED for and on behalf of
the Vendor

) Roger JB Small

) Name:

) Office: Director

in the presence of:

W Small

Witness

) _____

) Name:

) Office:

SIGNED by
the Landowner

) L Small

) Lisa Small

in the presence of:

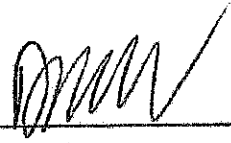
W Small

Witness

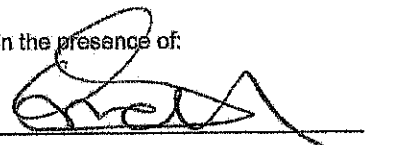
) R Small

) Roger Small

SIGNED by
the Purchaser

) 
) _____
) David Noblett

in the presence of:



Witness

)
)
)

Schedule

This Schedule is to be read in conjunction with the Agreement.

THIS AGREEMENT IS MADE BETWEEN THE VENDOR AND THE PURCHASER NAMED AND DESCRIBED IN THE SCHEDULE.

THE VENDOR AND THE PURCHASER AGREE as follows:

Item 1	Name, Address and Description of Vendor/s
	Name: JBS Property Group Limited Address: 18 McField Lane, Mary Street, George Town, Grand Cayman, KY1-1002, Cayman Islands Phone: +1 345 945 2753 Email: info@jbspropertygroup.com
Item 2	Name, Address and Description of the Purchaser
	Name: David Noblett Address: 42 North Church Street, George Town, Grand Cayman Cayman Islands P.O. Box 1800 KY1-1109 Phone: +1 345 769 7000 Email: david@invenio-global.com The Purchaser will hold the Land *solely/*as joint tenants/*as tenants in common.
Item 3	Description of the Apartment
	An estate in fee simple in the whole of the land comprising Apartment 8 in the Strata Plan to be deposited pursuant to Clause 7 of this Agreement being portion of the land comprised in Parcel 97 of Block 14CF in Registration Section George Town Central including the following strata lot subsidiary: Car Park - yes

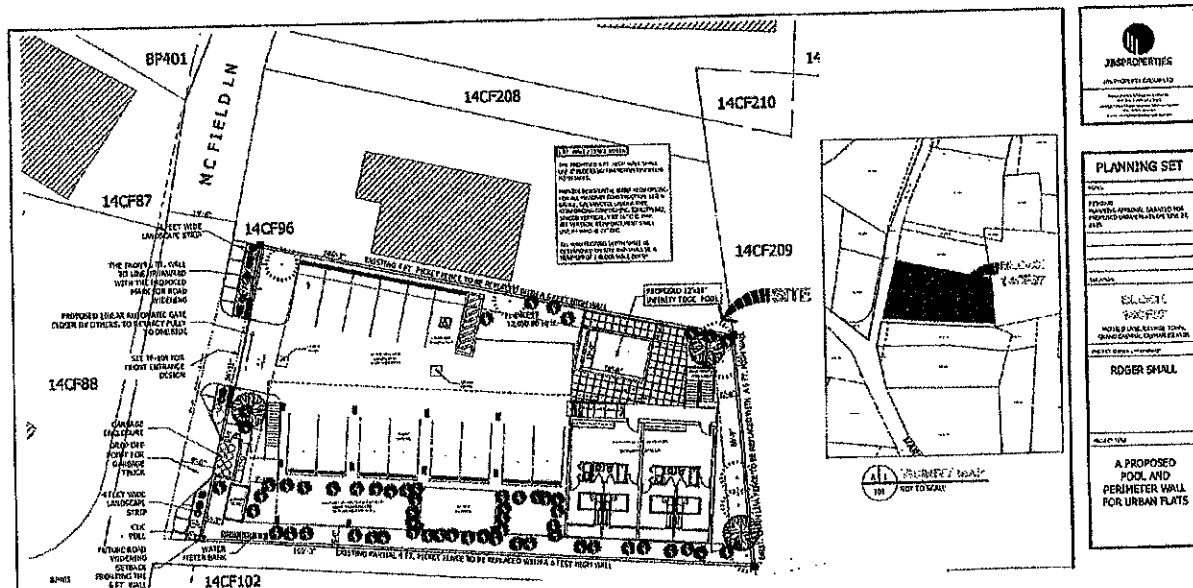
Item 4	Description of Included Improvements
	(Improvements and other property included in the sale)
	All of the Vendor's improvements, fixtures and fittings forming part of the Apartment referred to in Item 3 of the Schedule but excluding the items mentioned in Item 6 of the Schedule (if any)
Item 5	Included Chattels
	(Chattels sold and included in this sale)
	Bosch (or equivalent) Appliances: Fridge Freezer, Cooktop, Oven, Dishwasher and Hood Whirlpool (or equivalent): Washing Machine and Dryer (Stacked)
Item 6	Excluded Property
	(Property excluded from the sale including chattels on hire, lease, mortgage or bill of sale)
	All improvements, plan and equipment, fixtures and fittings within the ownership of the Strata Corporation
Item 7	Purchase Price for the Apartment
	Amount payable for the Apartment: \$327,000
	Amount payable for the included Chattels: \$13,000
	Purchase Price: \$340,000

Item 8	Deposit
Amount for a reservation:	
\$17,000.00	
Item 9	Part Payments
Part Payment Two –	
\$17,000.00	
Item 10	Balance
Upon Completion	
\$306,000.00	
Item 11	Deposit Holder
JBS Properties Client Account who shall hold as stakeholder	

Item 12	Completion Date
Refer to Clause 21 of this Agreement.	

Appendix 1

Site Plan



Appendix 2 Specifications

Common Property Specifications

Paved Parking Lot with lighting as per Planning Permission (one reserved parking space per unit plus six visitor spaces)

Hardscaping

Swimming Pool and Bar-b-q Area

CCTV System

Security Gate

Fire alarms and Smoke Detectors

Garbage Area as per Planning Permission

Apartment Specifications

Fire Alarm and Sprinkler System

Structure – ICF – 6" Core Concrete

Windows – Hurricane Rated Glass

Doors – Internal Doors – Solid Core

Ceiling – Drywall Ceiling

Walls/Finishing – Interior Walls of Drywall Concrete/Concrete Block Between Units

Lighting – Recess Lights

Balcony – Porcelain Floor Tile

Telephone/Television/Data – Pre-wired for telephone, cable and internet services

Air Conditioning – Thermostat controlled for each apartment

Water Supply – Water Authority

Sewage Disposal – Treatment System as per Planning Permission

Sanitary Fixtures – Delta (or equivalent) water closets, shower/bathtub

Gas (optional – quote can be provided for gas installation)

Solar ready (quote can be provided for solar installation)

Appendix 3
Draft By Laws

EXHIBIT 2

Roger J B Small
JBS Property Group Limited
18 McField Lane
George Town
Grand Cayman

David Noblett
PO Box 1800
Grand Cayman KY1-1109

22 October 2025

Dear Mr Noblett

Urban Flats (the "Development") Deposit

I acknowledge receipt of your correspondence regarding the KY\$34,000 deposit paid under the Agreement for Sale and Purchase dated 28 April 2022 in relation to Apartment 8 (the "Property"). We further acknowledge the partial repayment of KY\$5,000 and confirm that the balance of KY\$29,000 remains outstanding.

The land was transferred to the new investors to ensure the development is completed. I remain an active party in the development and through this I will be able to return your deposit.

Please note that Lisa M Small sold her share of the property and gave all of her profits from the sale of the property to return deposits back. Lisa M Small has no further interest in the development and we have signed a Deed of Separation whereby Lisa M Small is absolved of any debts related to the development.

We regret the delays and complications that have affected the Development and understand your frustration. While we continue to work through the challenges surrounding the project, we are committed to resolving this matter amicably.

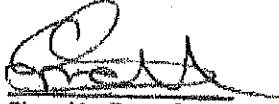
Accordingly, in line with the Agreement for Sale and Purchase dated 28 April 2022, I propose the following repayment schedule:

- A monthly payment of KY\$400 will be made to you beginning 2 January 2026.
- The remaining balance of the deposit will be paid in full no later than 28 May 2026.
- A sum of CI\$1,500 for the inconvenience.

I commit to resolving the matter and avoiding further escalation. In the event it goes to court, the balance will take longer to repay to you due to the legal fees that will be incurred.

Should you require any further clarification or wish to discuss the schedule, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Small', written over a horizontal line.

Signed by Roger Small
Authorised Representative of JBS Property Group Limited

9th January 2026

Roger JB Small
JBS Property Group Limited
18 McField Lane
George Town
Grand Cayman

Delivered By Hand and Email to roger@jbspropertygroup.com

Dear Mr Small

Money Due to David Noblett to refund deposit on purchase agreement for Urban Flat unit

LETTER BEFORE ACTION

I write to give 14 days' notice of the intention to proceed to a claim at Grand Court for the payment of outstanding fees scheduled below. I would be grateful if you would please settle the sum due as provided in the letter from you to me dated 22nd October 2025 in the sum of CI\$29,000 in the next 14 days.

If I do not receive payment within 14 days the please accept this as a letter before action where we will refer the matter to the Court and submit our case accordingly.

Below I set out for your ease the basis of our claim:

1. Your letter of 22nd October 2025 sets out your agreement to pay the monies to me on the basis set out in the letter, attached.
2. The first payment has been missed and is now promised on 16th January 2026.
3. Should the payment not be made on the 16th January or any subsequent payments be unpaid on their due date, then action will be taken under this pre-action letter.

Should payment not be made we will be seeking all outstanding monies due along with accrued interest and costs thereon.

I look forward to hearing from you and receiving settlement

Kind regards

Yours sincerely



David Noblett

Unit 1, Foxhall Courts, 80 Outpost St.

roger@caribbeanmgt.ky

From: David Noblett <d.noblett.1992@gmail.com>
Sent: Friday, 9 January 2026 1:26 pm
To: roger@caribbeanmgt.ky; Bradshaw, Nevron
Subject: Fwd: 14 day letter before action

Hi,

Just looping you both in the reply as Roger's not replied to all.

Thanks,

David

----- Forwarded message -----

From: **Roger Small** <roger@jbspropertygroup.com>
Date: Fri, 9 Jan 2026, 1:23 pm
Subject: Re: 14 day letter before action
To: David Noblett <d.noblett.1992@gmail.com>

Hi David, I have received your email.

kind regards

Roger

Roger Small | BSc (Hons) Urban Estate Management | Managing Director

206 Cannon Place, George Town, Grand Cayman, KY1-1011

Mobile +1 345 938 8040 | roger@jbspropertygroup.com

JBS Property Group Ltd.

www.jbspropertiescayman.com | info@jbspropertygroup.com



On Fri, 9 Jan 2026 at 13:04, David Noblett <d.noblett.1992@gmail.com> wrote:
Hi Roger Small,

I just stopped by your office to deliver this in person but you weren't there. Please see attached.

Kind Regards,

G2026-0018

David

2026-01-29