

IN THE GRAND COURT OF THE CAYMAN ISLANDS

Cause No. 160 of 2002

IN THE MATTER OF THE REGISTERED LAND LAW (1995 REVISION)
AND IN THE MATTER OF WEST BAY BEACH SOUTH, BLOCK 13B, PARCEL 142H26

BETWEEN: CAYMAN NATIONAL BANK LTD. PLAINTIFF
AND: RINKING STOTTEN PROPERTIES LTD. DEFENDANT

ORIGINATING SUMMONS

TO: Rinking Stotten Properties Ltd. whose address for service is PO Box 268GT,
Grand Cayman.

LET THE DEFENDANT, Rinking Stotten Properties Ltd., within 14 days after service of this Summons on them, counting the day of service, return the accompanying acknowledgement of service to the Court office, P. O. Box 495 GT, George Town, Grand Cayman.

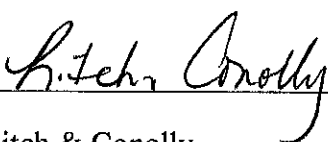
BY THIS SUMMONS which is issued on the application of the Plaintiff, Cayman National Bank Ltd, the Plaintiff seeks relief pursuant to the Registered Land Law (1995 Revision).

- 1) On or about 3rd August 1998 the Plaintiff as Chargee, and the Defendant as Chargor executed a legal charge ("the Legal Charge") in respect of the land and building registered at the Lands and Survey Department as West Bay Beach South, Block 13B, Parcel 142H26 ("the Property"). The said Legal Charge was registered at the Lands and Survey Department on 29th March 1999.
- 2) The Charge provided, inter alia, that:
 - 2.1) The Plaintiff would lend and the Defendant would borrow the principal sum of Three Hundred and Eighty-Five Thousand Dollars (US\$385,000.00) ("the principal sum") which was to be secured as a first charge on the Property.
 - 2.2) Interest on the principal sum would accrue at the rate of 1½ % per annum over and above the Chargee's prime lending rate for United States Dollars.
 - 2.3) The Defendant would repay to the Plaintiff on demand the principal sum together with any interest then due. Pending such demand, the Defendant would repay to the Plaintiff such monthly or other sums as specified in the Legal Charge.
 - 2.4) Immediately upon default by the Defendant in payment of the principal sum, or of any interest payable thereunder, or in the performance of observance of any agreement, express or implied, therein, the Plaintiff would be entitled immediately thereafter to sell the property or appoint a Receiver and exercise any other remedies, without further notice.

- 3) In or about May 2001, the Defendant failed to pay the monthly instalments due in respect of the principal sum and interest, and has failed to make any subsequent payments of either principal or interest.
- 4) By a letter dated 19th April 2000, sent by registered post to the Defendant, the Plaintiff duly served notice on the Defendant pursuant to the Registered Land Law (1995 Revision) demanding payment of the balance of the principal sum and accrued interest which, as at 19th April 2000, amounted to US\$392,385.68 (being principal US\$385,000.00 and interest of US\$7,385.68).
- 5) On the same date, 19th April 2000, the Plaintiff served a further demand under Section 72 of the Registered Land Law (Revised), by registered post which claimed the principal sum outstanding and interest of US\$392,385.68.
- 6) Despite the service of such notices, the Defendant has failed to pay the balance due of the principal sum, and accrued interest.
- 7) The Property consists of residential premises. The Plaintiff is unaware of who occupies the property.
- 8) The provisions of the Registered Land Law (1995 Revision) provide that once a Notice of Demand has been served, pursuant to Section 64 (2) the total amount of principal and interest becomes payable three months after service of that Notice. The Plaintiff avers that the letter dated 19th April 2000 served on the Defendant as aforesaid, constitutes Notice under Section 64(2) of the Registered Land Law (Revised).
- 9) The provisions of the Registered Land Law (1995 Revision) also provide that if default is made in payment of the principal sum, or any interest, and continues for one month, the Chargee will then acquire a power to sell the property by public auction after three months have elapsed, from service on the Chargor of a second notice demanding payment. Such provisions are subject to variation with the approval of the Court to allow the Chargee to sell by either private sale or public auction, without the service of a second notice.
- 10) The Legal Charge in this action contains such a variation to the Statutory procedure and by this Originating Summons, the Plaintiff seeks the approval of the Court to the exercise of the powers under those provisions in the Legal Charge. The Plaintiff asserts that, in any event, it has served the appropriate notices under Section 64(2) and Section 72 of the Registered Land Law (Revision).
- 11) The relief the Plaintiff therefore seeks in these proceedings is an Order of the Court that:
 - 11.1) The Plaintiff be entitled to sell the property and that such sale be by either private treaty or public auction in good faith and having regard to the interests of the Defendant;
 - 11.2) That the Plaintiff be entitled to possession of the property for the purposes of a sale of the property;

- 11.3) After the sale of the said property in accordance with the Order sought herein, should there be any shortfall in the amount due and owing to the Plaintiff that the Plaintiff be at liberty to enter Judgment against the Defendant for the said shortfall, together with interest and costs;
- 11.4) the costs of these proceedings be added to the principal and interest due from the Defendant and be deducted from the proceeds of sale.

Dated the 4th day of March 2002.



Ritch & Conolly

If the Defendant does not acknowledge service, Judgment may be given, or made against, or in relation to them, as the Court may think just and expedient.

NOTE: This Summons may not be served later than 4 calendar months (*or if leave is required to effect Notice out of the jurisdiction, 6 months*) beginning with that date, unless renewed by Order of the Court.

IMPORTANT: Directions for Acknowledgement of Service are given with the accompanying forms.

This Originating Summons was issued by Ritch & Conolly, Attorneys-At-Law for the Plaintiff, whose address for service is P O Box 1994 GT, Queensgate House, 113 South Church Street, George Town, Grand Cayman, Cayman Islands, BWI.

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AND: RINKING STOTTEN PROPERTIES LTD. DEFENDANT

**ACKNOWLEDGEMENT OF SERVICE
OF ORIGINATING SUMMONS**

If you intend to instruct an Attorney to act for you, give him 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.

1. State the full name of the Defendant by whom or on whose behalf the service of the Originating Summons is being acknowledged.

2. State whether the Defendant intends to contest or otherwise participate in the proceedings (*tick appropriate box*)

Yes

No

Service of the Originating Summons is acknowledged accordingly.

(Signed)

[Attorney] for

[Defendant in person]

Address for service:

Notes on address for service

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

Please complete overleaf

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

Messrs. Ritch & Conolly
PO Box 1994 GT
Grand Cayman

Ref: CNB – #8661

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