

Capricorn One N.V.

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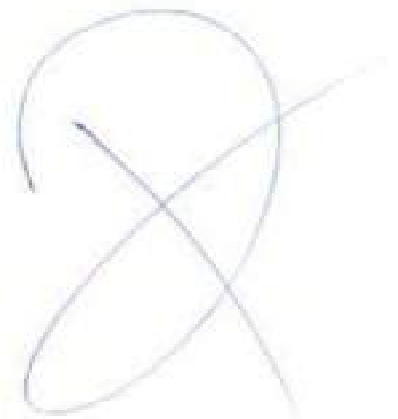
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**Appraisal Report Property land and dwelling at
Mabon 18**

July 1, 2020

Mabon 18

A large, stylized handwritten mark in blue ink, resembling a large '2' or a signature, located in the bottom right corner of the page.

Purpose of this appraisal report

Undersigned, Joseph Dennis Ecury-Saponara, construction consultant and appraiser, declares to have drawn this appraisal report by order and for the account of RBC Royal Bank N.V.

The purpose of this appraisal is to establish the market-, the foreclosure- and the reconstruction value of the property in current state.

Abovementioned plot of Property land, 535m² in size, is located in Mabon in the District of San Nicolas and is registered in the Cadastral Office as "Land Aruba, Vijfde Afdeling, Sectie M, meetbrief 12 van 1977 (5-M-12/1977), in Reg. C. Section 782, Number 45.

The free market value in current state Afls. 282,300.00

SAY: TWOHUNDREDEIGHTYTWO THOUSANDTHREEHUNDRED

(Being Afls. 66,000.00 for the land, Afls. 172,000.00 for the dwelling, Afls. 3,000.00 for the front patio, Afls. 2,800.00 for the back floor, Afls. 35,000.00 for the fence and Afls. 3,500.00 for the landscaping)

The foreclosure value in current state Afls. 225,000.00

SAY: TWOHUNDREDTWENTYFIVETHOUSAND

The reconstruction value for insurance purposes in current state Afls. 232,000.00

SAY: TWOHUNDREDTHIRTYTWO THOUSAND

(Being Afls. 216,300.00 for the constructed and Afls. 15,700.00 to carry away the debris.)

Undersigned declares not to have any interest in aforementioned property and have made aforementioned appraisal to the best of his knowledge, the data and information supplied to him, his own observations and expertise.

In conclusion, it should be pointed out that this appraisal report will lose its value in course of time.

Subsequently, drawn up and signed in Oranjestad, Aruba on July 1, 2020

The appraiser,

Ing. Joseph Dennis Ecury-Saponara

The build up area

On the Property land plot a single story "Cunucu" house has been constructed and is divided as follows.

- Front patio (7.50x4.00)
- Anteroom (4.65x3.35)
- Living room (4.65x3.35)
- Family room (4.65x3.30)
- Bedroom I (2.85x3.35)
- Bedroom II (2.85x3.35)
- Bathroom (2.85x3.30)
- Kitchen (3.60x3.35)
- Dining room (3.60x3.35)
- Laundry (3.60x3.30)

Total build up area is 141.02m²

(Being 30m² the front patio)



Construction details and materials used

FOUNDATION; The foundation is made of reinforced concrete slabs, as per drawing. Risen with concrete blocks 4" and 6". Plastered and painted with liquid asphalt paint. Filled with sifted granite and compacted.
The reinforced floor has been casted and is at east 8 cm thick.

WALLS & COLUMNS; The walls are made mainly out of 4" and 6" solid cement blocks with a reinforced concrete ring-beam at door-height (210cm). On top of the ring-beam the wall is raised with rows of 4" and 6" solid cement blocks.
The reinforced concrete columns are casted as per drawing.
All walls are plastered and painted.

FLOORS & FLOOR-FINISHING; The floor is made of at least 8 cm concrete slabs with wire mesh on back filling.
The complete house is tiled with ceramic floor tiles.

DOORS & WINDOWS; The front door is a solid hard wooden door. The back door is a solid wooden farm door and the kitchen door is an aluminum farm door.

The windows are wooden/ glass swing windows and on the east side of the house glass shutter windows in an aluminum frame.
All the doors and windows are equipped with good quality locks.

CEILINGS; The house has no ceiling. It is constructed with an open ceiling with exposed wooden beams.

ROOF; The roof of the house is a typical Aruban gable roof constructed with a main beam, purlins, T1-11, asphalt felt and finished with shingles.

KITCHEN; The kitchen cabinets are L-shaped, with under- and upper cabinets, made out of plasticized particles wood. The countertop is of granite stone and has a single sink.

BATHROOM; The bathroom is equipped with a two-piece, ceramic bowl and plastic tank water closet, a shower cabin made with cement blocks and ceramic washbasin mounted on a ceramic column.

The bathroom walls are partially tiled with ceramic wall tiles.

SERVICES (ELECTRICITY, WATER, SEWER, GAS); The electrical installation is executed according to the NEN1010 norm and the DTI (Dienst Technische Inspectie) regulations and supplies the house with the necessary 120 and 220 Volts.

The waterlines are copper pipes connected to the WEB-meter.

The sewer lines are made out of 110 and 50 mm grey PVC and connected to large enough septic tank.

OUTSIDE; The plot is fenced with a concrete blocks 4" fence between reinforced concrete columns, about 120cm tall. The walls are plastered and painted both sides. At the front there is a metal entry door and a metal gate.

At the front and the back a concrete floor has been poured.

The garden has several local plants as well as fruits and vegetables.

MAINTENANCE STATE; The house is in reasonable state of maintenance.

Besides the normal wear and tear, the fence has some cracks.

The front and back floors also have some cracks.

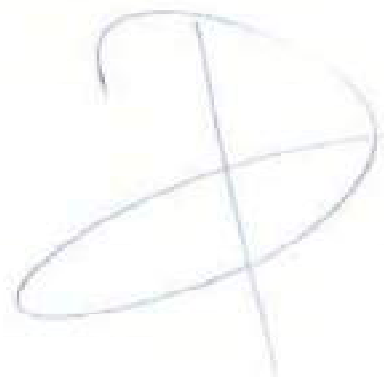


Location

The property is situated on a paved road in Mabon, opposite the Cristo Rey Church. In the immediate vicinity there are schools, churches and supermarkets. The Main Road to San Nicolas is 2 minutes away from location. From the location Down Town Oranjestad can be reached in about 28 minutes and Down Town San Nicolas in about 8 minutes.

Appraisers' comment

We are certain that the walls are not piled up natural stones, but concrete blocks due the fact that the walls do not show salt concentration. The neighborhood is quite tranquil.





Kadastraal uittreksel (object) beperkt

Registratie bijgewerkt t/m 23-6-2020
Inzage per 23-6-2020
Referentie 2020-1312
Prijs uittreksel AWG 16,00

Kadastrale aanduiding object

Kadastrale aanduiding **5 M 12/1977**
Index

Objectgegevens

Grootte 535 m²
Omschrijving Woonhuis en erf
Herkomst Meetbrief
Bladnummer 4-E22
Locatie Mabon 18
Aruba

Gerechtigde

1/1 Eigendom

Naam
Zetel
Aard
Adres



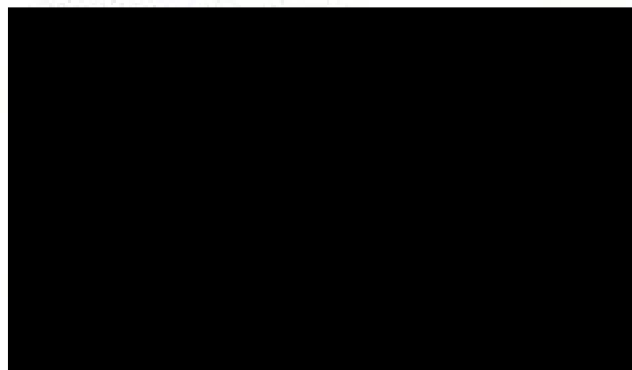
Rechten

Recht verkregen bij
Type akte

C register deel/nummer 782/45
Verkoop en koop
koop prijs AWG 79.200,00
ingeschreven op 25-3-2009 15:00:00
verleden op 24-3-2009 voor mr. M.J.C. Tromp

Gerechtigde

Naam
Geboren
Geslacht
Burgerlijke staat
Beroep
Geboorteland
Woonadres



Rechten

Recht verkregen bij

C register deel/nummer 782/45



Kadastraal uittreksel (object) beperkt

Type akte

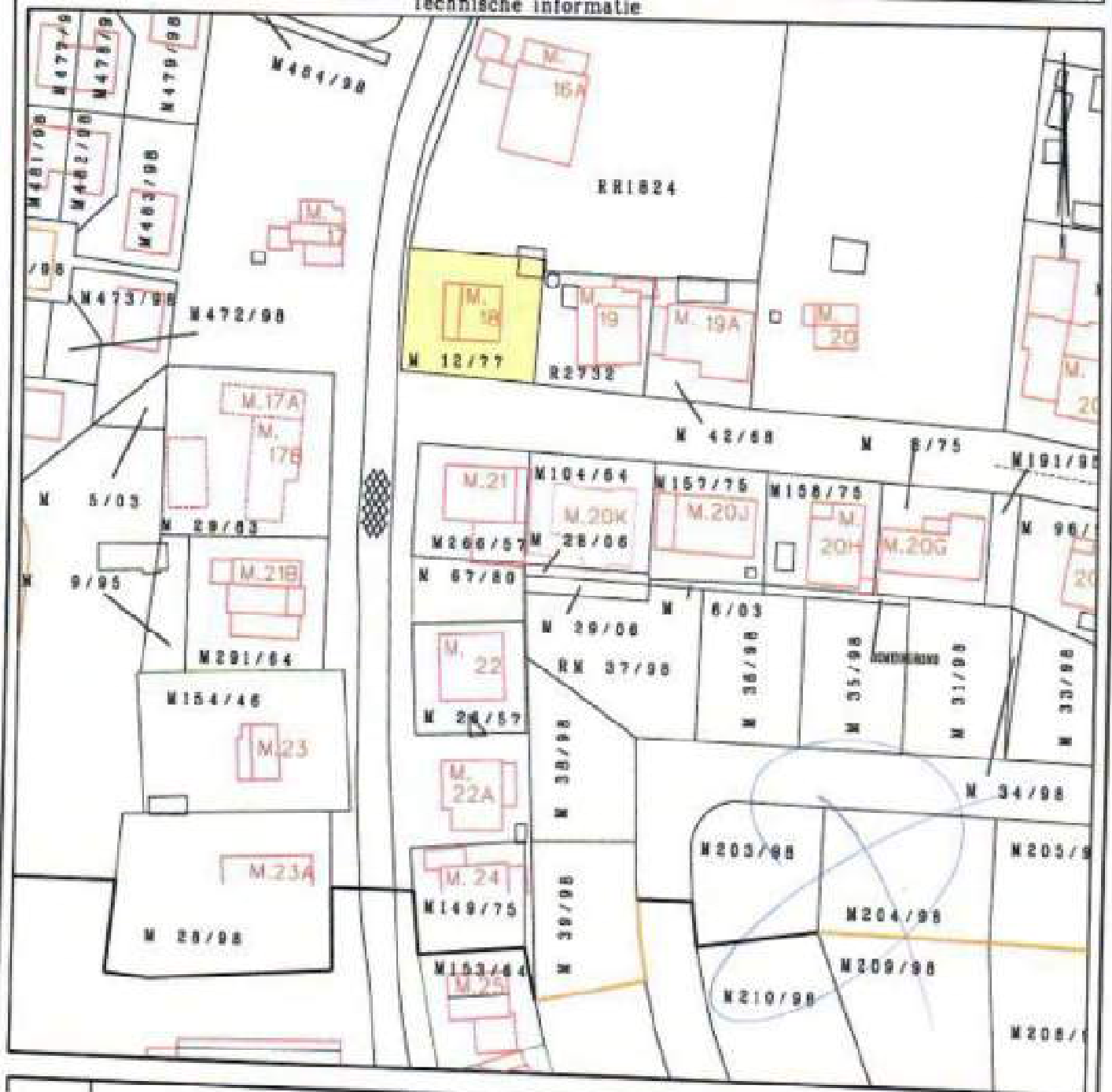
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In dit uittreksel zijn eventuele hypotheek en beslagen buiten beschouwing gelaten.

Dienst Landmeetkunde en Vastgoedregistratie

Omschrijving	LEGENDA Inwinning		Puntsymbool
	Gedigitaliseerd	Terristisch	
Afdelingsgrens			Kolk klein
Sectiegrens			Riool- / inspectiaput
Bladgrens			Electriciteitsmaat
Kadastrale grens			Telefoonmaat
Hoofdgebouw			Electr. / telefoonmaat
Bijgebouw			Lantaarnpaal
Overige lijnobjecten			Lichtmaat
Cultuurgrens			Afsluiter waterleiding
Perceelnummer	2513		Breedkruis
Perceelnummer verdraaid	4480		Verkeerspaal/-bord
Huisnummer	191		Verkeerslicht
Straatnaam	Kerkstraat		Schakelkast electriciteit
			Schakelkast telefoon
			Regelkast verkeerslicht
			Boom

Technische informatie



Arubaans woonhuis te Mabon 18



Plattegrond







