

Capricorn One N.V.

***CAPRICORN ONE N.V.***

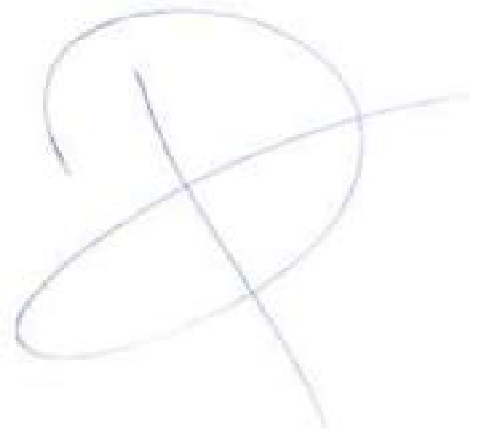
**P.O. BOX 304, ARUBA, D.W.I.**

**E-MAIL: capricornonearuba@hotmail.com CEL. 7391414**

**Appraisal Report Long Lease land and dwelling at  
Rooi Kochi 42 C**

**July 2, 2020**

Rooi Kochi 42 C

A handwritten signature in blue ink, consisting of a large, stylized 'S' or 'D' shape with a diagonal line crossing through it.

### **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 Mr. Ryan Alexander.

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

Abovementioned plot of Long Lease land, 439m<sup>2</sup> in size, is located in Rooi Kochi in the District of Savaneta and is registered in the Cadastral Office as "Land Aruba, Vierende Afdeling, Sectie E, Nummer 1066 (4-E-1066), in Reg. C, Section 644, Number 24.

The land is registered (owned) by [REDACTED]

The Long Lease contract is due to end on January 23, 2039.

The lease for the plot is Afls. 65.85/ year.

**The free market value in current state Afls. 1,053,000.00**

**SAY: ONEMILLIONFIFTYTHREETHOUSAND**

(Being Afls. 54,000.00 for the land, Afls. 427,000.00 for the dwelling ground floor, Afls. 84,000.00 for the dwelling story, Afls. 435,000.00 for the workshop and warehouse II, Afls. 45,000.00 for the fence, and Afls. 8,000.00 for the landscaping)

**The foreclosure value in current state Afls. 842,000.00**

**SAY: EIGHTHUNDREDFOURTHYTWOTHOUSAND**

**The reconstruction value for insurance purposes in current state Afls. 1,203,000.00**

**SAY: ONEMILLIONTWOHUNDREDTHREETHOUSAND**

(Being Afls. 1,173,000.00 for the constructed and Afls. 30,000.00 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 2, 2020

The appraiser,

Ing. Joseph Dennis Ecury-Saponara

Rooi Kochi 42 C

### **The build up area**

On the Long Lease land plot a two-story house has been constructed as well as a warehouse and workshop, which are divided as follows.

#### **Ground Floor:**

- Entrance
- Reception/ Administration
- Conference room I
- Office I
- Bathroom I
- Office II
- Corridor
- Bathroom II
- Office III
- Kitchen
- Secretariat
- Bathroom III
- Storage I
- Office IV
- Office V
- Storage II
- Workshop

*Partial area: 597m<sup>2</sup>.*

#### **Story:**

- Head Office
- Conference room II

*Partial area: 44m<sup>2</sup>.*

**Total build up area is 641m<sup>2</sup>**

(Being 363m<sup>2</sup> the Storage II and Workshop and 44m<sup>2</sup> the story)

### Construction details and materials used

**FOUNDATION;** The foundation is made of reinforced concrete slabs, as per drawing. Risen with concrete blocks 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 six-inch (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 six-inch (6") solid cement blocks.

The reinforced concrete columns are casted as per drawing.

The story walls are partially made out of T1-11 mounted on a wooden structure outside and inside with gypsum board.

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, except the bathrooms, has a laminate floor covering. Most of the spaces are finished with a wooden baseboard.

The bathroom floors are tiled with ceramic floor tiles.

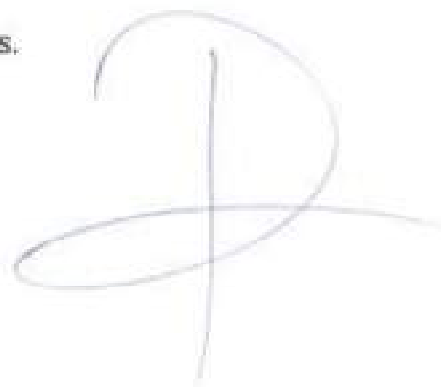
The workshop and Warehouse II floors are polished cement floors.

**DOORS & WINDOWS;** The front door is an aluminum/ glass commercial door. The back doors are aluminum doors.

The inside doors are semi-solid interior flat doors. All wooden doors are hung in wooden doorframes.

The windows are glass panes in wooden frames and wooden/ glass swing windows, hung in wooden window frames and aluminum French Style sliding windows, single hung.

All the doors and windows are equipped with good quality locks. Entrance doors have controlled entry devices installed.

A large, stylized handwritten signature in blue ink, consisting of a large loop and a vertical line.

**CEILINGS;** The house has been equipped with different ceiling types. Most of the building has a wooden ceiling. Other parts have a 2x2 Ft system ceiling, installed on a pinewood-lowered structure, and the bathrooms, Workshop and Warehouse II have an exposed beams ceiling.

**ROOF;** The roof of front part of the story is pointed roof made with wooden rafters, purlins, plywood, asphalt felt, battens and laths and finished with ceramic roof tiles. Both front sides of the house have a sloping flat roof made with wooden purlins, plywood, asphalt felt, battens and laths and finished with ceramic roof tiles. The rest of the dwelling has a sloped flat roof built with wooden purlins, particles plywood and finished with roof leather and shingles.

**KITCHEN;** The kitchen cabinets are straight under- and upper cabinets made with particles wood. The countertop is of Corian and is equipped with a single Stainless Steel sink with left wing.

**BATHROOMS;** Bathroom I is in use as file room and is not in use/ has no bathroom fixtures. Bathroom II is equipped with a two-piece, ceramic water closet, a shower separated by a shower curtain and a ceramic washbasin mounted on a, locally made cabinet out of cabinet plywood and lined with Formica. Bathroom III is equipped with a two-piece, ceramic water closet, a ceramic washbasin wall hung and a bathtub with acrylic sliding doors. The bathroom walls are tiled up to ceiling height.

**SERVICES (ELECTRICITY, WATER, SEWER);** 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 completely fenced. At the front there is a concrete blocks wall between columns of about 60 cm height, with ornamental metal fence sections.

A metal access door and a metal gate are incorporated in the front fence with security opening devices.

At the sides concrete blocks walls between concrete columns of 200cm height.

The concrete walls are plastered and painted both sides.

At the back a chicken wire fence between metal pipes.

In the front of the house a tiled concrete sidewalk has been poured. Also in the front against the fence there is a planter with flower plants.

**OTHERS;** The story is reached with a metal spiral staircase with wooden steps.

**MAINTENANCE STATE;** The house is in good state of maintenance.

Warehouse II and the workshop are in lesser state of maintenance. The roof leaks and has caused the ceiling to come partially down.

Besides the security entrance system, the house is equipped with a security cameras system too.

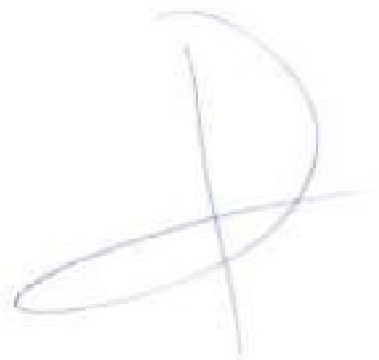
### Location

The property is situated north of the Main Road on a paved road in Rooi Kochi.

From the location eastbound, one reaches Mabon and Brazil.

From the location Down Town San Nicolas can be reached in about 12 minutes and Down Town Oranjestad in about 32 minutes.

In the direct neighborhood there are several Mini- and Supermarkets, Churches and schools.



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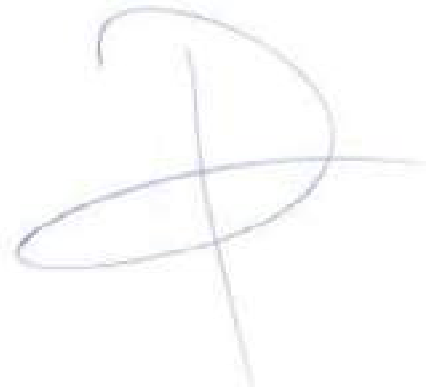
### **Appraisers' comment**

It is clear to us that the property hasn't been maintained in quite some time, consequently the deterioration and cost to repair go exponentially higher.

We also have noticed that the ground floor constructed is more than the lot size plus all the equipment and containers outside. In the Cadastral office there is no mention of expansion but we believe that the land in the back is wasteland with no entry/ exit.

Rooi Kochi 42 C

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**Kadastraal uittreksel (object) beperkt**

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Registratie bijgewerkt t/m 23-6-2020  
Inzage per 23-6-2020  
Referentie 2020-1312  
Prijs uittreksel AWG 24,00

**Kadastrale aanduiding object**

Kadastrale aanduiding **4 E 1066**  
Index

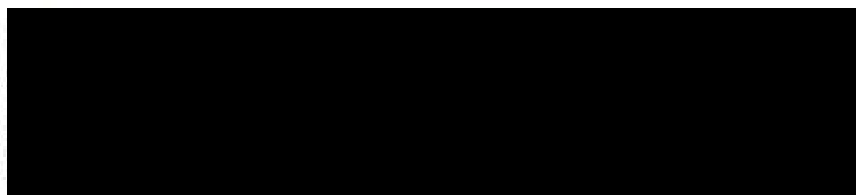
**Objectgegevens**

Grootte 439 m<sup>2</sup>  
Omschrijving Woonhuis en erf  
Herkomst Kadastraal perceel  
Bladnummer 21  
Bladvolgnr en ruit C/3  
Locatie Rool Koochi 42 C  
Aruba

**Gerechtigde**

**1/1 Erfpacht**

Naam  
Zetel  
Aard  
Adres



**Rechten**

Recht verkregen bij  
Type akte

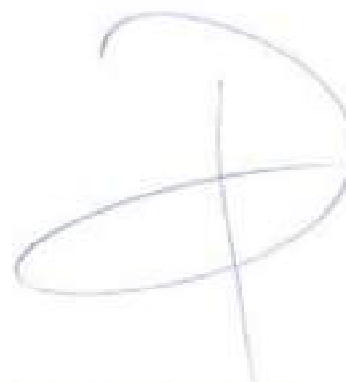
C register deel/nummer 644/24  
Overdracht  
koop prijs AWG 480.000,00  
ingeschreven op 25-8-2005 16:10:00  
verleden op 25-8-2005 voor mr. M.J.C. Tromp  
erfpachtcanon AWG 65,85  
geldig tot 23-1-2039

**Gerechtigde**

**1/1 Eigendom**

Naam  
Persoonsnummer  
Zetel  
Aard  
Adres

**ARUBA**  
0113973  
Aruba  
Onbekend  
Sabana Blanco 68  
Aruba



**Subjectaantekening**

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**Kadastraal uittreksel (object) beperkt**

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Omschrijving Na grondig onderzoek op de uitgangssituatie:  
C 73/21;  
C 285/102;  
C 664/32.  
Is gebleken dat alleen C 664/32 actueel is, voor zover het  
van toepassing is.

**Rechten**

Recht verkregen bij  
Type akte

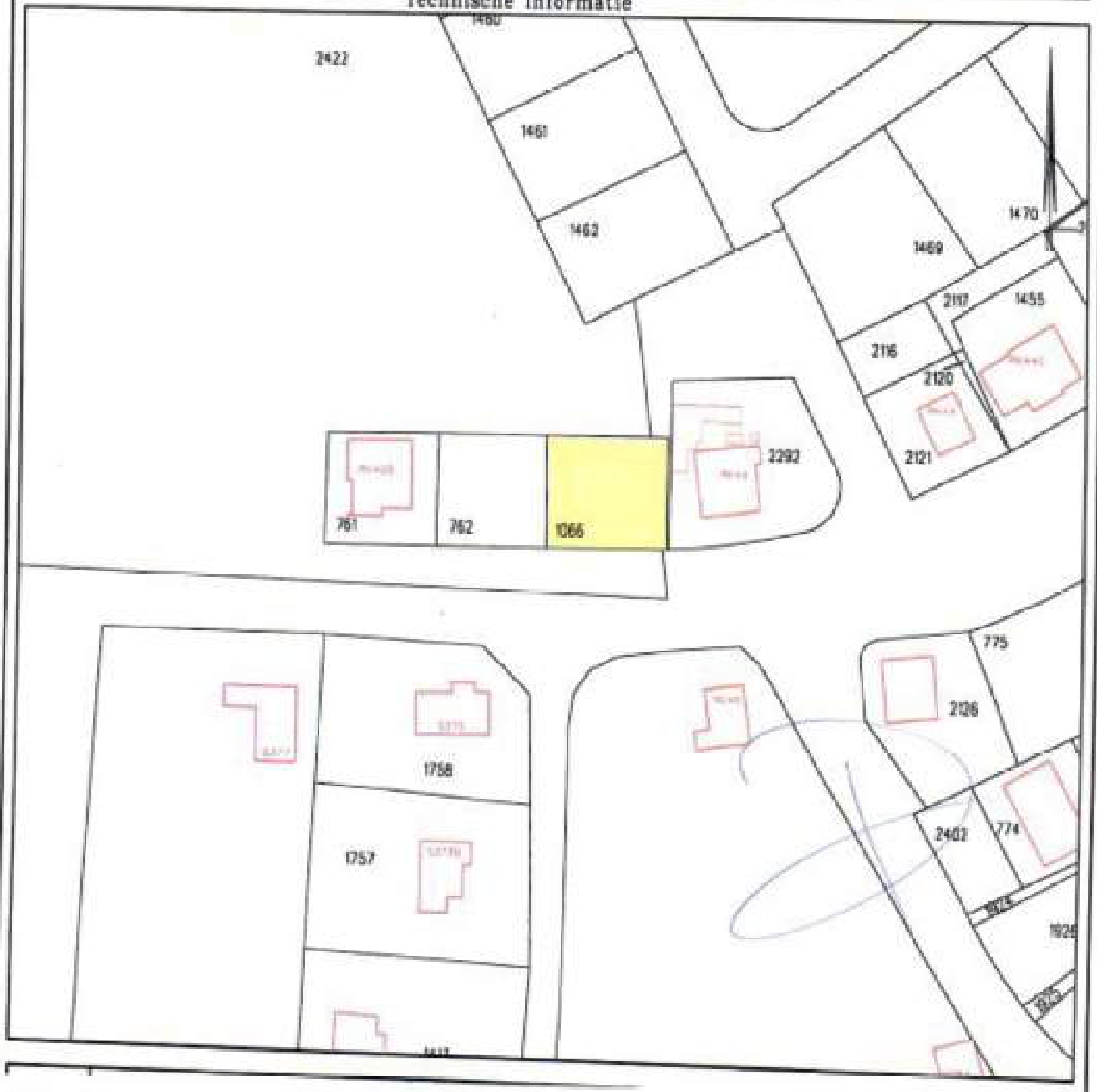
C register deel/nummer 664/32  
Tenaamstelling  
Ingeschreven op 20-2-2006 15:05:00  
verleden op 28-5-2002 voor Gouverneur van Aruba

**In dit uittreksel zijn eventuele hypothecken en beslagen buiten beschouwing  
gelaten.**

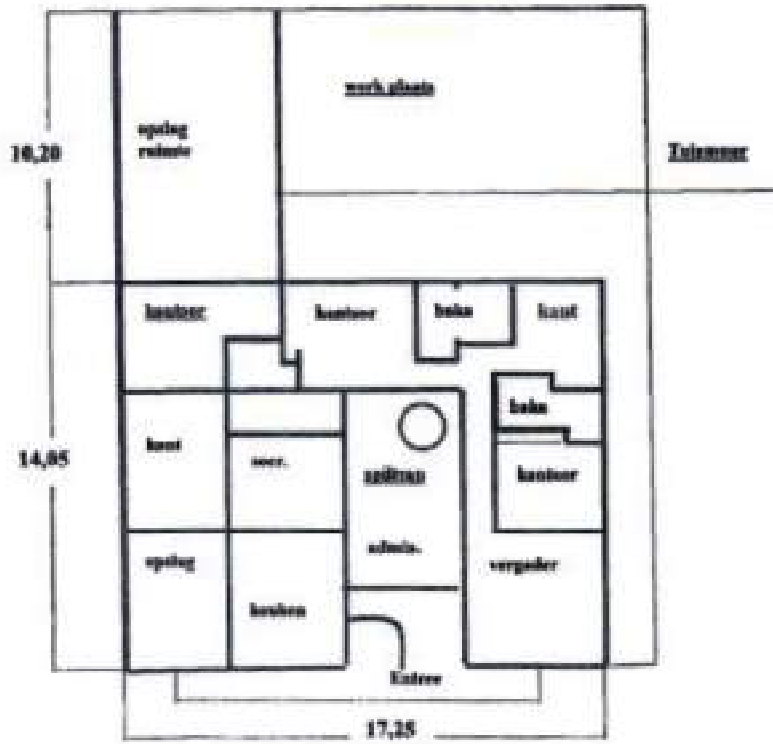
# Dienst Landmeetkunde en Vastgoedregistratie

Omschrijving	LEGENDA Inwinning		Puntsymbool
	Gedigitaliseerd	Terristisch	
Afdelingsgrens			Kolk klein
Sectiegrens			Riool- / inspectieput
Bladgrens			Electriciteitsmast
Kadastrale grens			Telefoonmast
Hoofdgebouw			Electr. -/telefoonmast
Bijgebouw			Lantaarnpaal
Overige lijnobjecten			Lichtmast
Cultuurgrens			Afsluiter waterleiding
Perceelnummer	2503		Brandkraan
Perceelnummer verdraaid	4400		Verkeerspaal/-bord
Huisnummer	106		Verkeerslicht
Streetnaam	Merkelstraat		Schakelkast electriciteit
			Schakelkast telefoon
			Begelkast verkeerslicht
			Boom

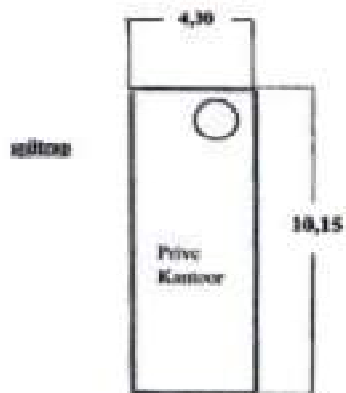
## Technische informatie




**Root Koochi 42-C**



## PLATTEGROND



## VERDIEPING

















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