

JOE FERNANDEZ ARCHITECTS & PLANNERS N.V.

ARCHITECTS - ENGINEERS-APPRAISERS -PROJECT MANAGERS,-TOWN, COUNTRY & ENVIRONMENTAL PLANNING.
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Tel. (297) 583-4911 or. (297) 582-3117, Cell. (297) 593-0037, K.V.K. nr: 8535, Persoonsnummer: 1252898.
Caribbean Mercantile Bank n.v. acc. nr. 25548807, Aruba Bank n.v. acc. nr. 7001149, CIBC First Caribbean International Bank acc.nr. 1000248

Email: lifernandespedra@msn.com
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APPRAISAL-REPORT.

A.R. 2022-11496.

SUBJECT : Dwelling-house.

ADDRESS : Weg Sero Blanco nr. 28, Rooi Congo area, San Nicolas-North.

THE OWNER OF THIS LAND IS : "ARUBA".

THE LEASE-RIGHTS ON THIS LONG-LEASE LAND BELONG TO

LAND-AREA : One plot of Government Long-Lease land, (Erfpacht), of total: 725 m².
Cadastral: Third District, Section K nr. 264 (3-K-264).
Expire-date Government Long-Lease land, (Erfpacht): December 11, 2067.
Reg. C. 787/24.

TOTAL BUILT-UP AREA : Dwelling-house : 130,8 m².
Front-porch/ entrance : 32,1 m².
Total : 162,9 m².

PRINCIPAL : ARUBA BANK N.V.

APPRAISER REPRESENTED BY : Joe Fernandez Architects & Planners N.V.
: Mr. Jose Fernandes-Pedra, Architect and sworn Appraiser.

A. THE PRESENT RE-CONSTRUCTION VALUE OF THE DWELLING-HOUSE ONLY : AWG. 314.000, =

B. THE PRESENT FREE CURRENT MARKET VALUE OF THE COMPLETE PROPERTY : AWG. 352.000, =

C. THE PRESENT VALUE UNDER FORECLOSURE OF THE COMPLETE PROPERTY : AWG. 264.000, =

APPRAISEMENT-DATE : February 17, 2022.



APPRAISAL-REPORT.

The undersigned, Mr. Jose Fernandes-Pedra, Architect and sworn Appraiser, established in Aruba, L. G. Smith blvd. nr. 94, Royal Plaza, Suite 311, p.o. box 5311, O' Stad, hereby states, to have surveyed upon request and for the account of: ARUBA BANK N.V, and to have appraised the following;

- A:** The present re-construction value of this Dwelling-house only,
- B:** The present free current market value of the complete property, and,
- C:** The present value under foreclosure of the complete property.

Of

One plot of Government Long-Lease land, (Erfpacht), measuring total: 725 m², adjacent to a dirt, (sand), public road, with this Dwelling-house, and is located at; Weg Sero Blanco nr. 28, Rooi Congo area, San Nicolas-North.

The land-plot are registered at the Cadastral office as:
One plot of Government Long-Lease land, (Erfpacht), of total: 725 m².
Cadastral: Third District, Section K nr. 264, (3-K-264).
Expire-date Government Long-Lease land, (Erfpacht): December 11, 2067.
Reg. C. 787/24.

The owner of this land-plot is: "ARUBA".

The Lease-rights on this Government Long-Lease land-plot, (Erfpacht), belong to;

A site-plan showing the location of the land-plot and this Dwelling-house, with neighborhood is added to the belongings of this report.

This Dwelling-house, contain the following areas and inside measurements:

| | |
|--------------------------|------------------|
| 1. Front-porch/ entrance | : 9,47 x 3,40 m. |
| 2. Living-room | : 6,94 x 4,07 m. |
| 3. Kitchen | : 4,07 x 2,63 m. |
| 4. Kitchenette | : 4,07 x 4,00 m. |
| 5. Bedroom nr.5 | : 4,07 x 3,47 m. |
| 6. Bathroom nr. 2 | : 2,16 x 2,15 m. |
| 7. Bathroom nr. 1 | : 3,38 x 1,37 m. |
| 8. Bedroom nr.4 | : 3,67 x 2,96 m. |
| 9. Bedroom nr.3 | : 2,96 x 2,63 m. |
| 10. Bedroom nr.2 | : 3,48 x 2,96 m. |
| 11. Bedroom nr.1 | : 2,96 x 2,73 m. |

The built-up area of this Dwelling-house, consist of;

| | |
|-----------------------|-------------------------------|
| Dwelling-house | : 130,8 m ² . |
| Front-porch/ entrance | : 32,1 m ² . |
| Total | : 162,9 m². |

This includes the wall thicknesses.
For measurements see drawings of floor-plans.

CONSTRUCTION DETAILS AND MATERIALS USED, GENERAL INFORMATION.

Foundations:

The foundation is assumed to be made of reinforced concrete slabs, as per drawings.

Walls, wall-finishing, and columns:

The walls of this Dwelling-house are made of 6" and 4" masonry walls on a concrete foundation with a ring-beam at door-height, or wooden walls.

The walls are plastered and painted inside and outside.

The walls of the bathroom nr. 1, covered with ceramic wall-tiles till ceiling-height.

No wall-tiles in bathroom nr. 2.

The walls of the kitchen are covered with ceramic wall-tiles till ceiling-height.

Columns in the Side-Patio, and are made of reinforced concrete in asbestos pipes.

Floor and floor-finishing:

The ground-floor is made of concrete slabs on backfilling.

Floor-finishing is ceramic floor-tiles in the complete Dwelling-house.

Windows and frames:

Windows are made of aluminum frames with aluminum single-hung windows, or sliding windows, with glass-panes.

Doors and frames:

Entrance or outside doors are solid wooden doors in wooden frames.

Inside doors are hollow core wooden doors in wooden frames.

Ceiling and structure:

The ceiling is made of soft-board, or hardboard, or plywood sheets on a wooden structure in the complete Dwelling-house.

Exposed underside of the roof in the Side-Patio, consisting of asbestos sheets on wooden roof-beams.

Roof and roof-finishing:

The roof of the complete Dwelling-house is made of wooden roof-beams on wooden rafters, and covered with corr. asbestos sheets or corr. galv. sheets.

Bathrooms and fixtures:

The bathrooms are equipped with bathroom-fixtures.

The bathroom nr.1: one toilet-bowl, one washbasin and one shower.

The walls are covered with ceramic wall-tiles till ceiling-height.

The bathroom nr.2: one toilet-bowl, one washbasin and one shower.

No wall-tiles installed.

Kitchen and cabinets:

The kitchen is equipped with masonry kitchen-cabinets, with a double stainless-steel sink, and covered with Formica top.

The walls are covered with ceramic wall-tiles till ceiling-height.

The kitchenette is equipped with wooden cabinets, with a double stainless-steel sink, and covered with Formica top.

Electrical-, Sewer-, Waterlines-, and Air-co-installations:

The electrical installation is acc. to NEN 1010 and acc. to the D.T.I. regulations.

The sewer-lines are P.V.C. and hooked-up to a cesspool with cleanouts.

The waterlines are copper pipes, and hooked-up to the WEB-meter.

One air-co split unit installed in the bedrooms nr. 4, and nr. 5.

Outside, fences and landscaping:

Outside: Partial pallet fences.

Fences: No fences around the property.

Landscaping: A few cactus, trees, and plants in the yard.

Location:

The location of these Government Long-Lease land, (Erfpacht), is in Weg Sero Blanco, Rooi Congo area, San Nicolas-North, a residential neighborhood, at peak hours approx. 45 min. driving distance from the center of Oranjestad, Aruba's largest city, approx. 45 min. driving distance of all main utility buildings in Oranjestad, approx. 40 min. driving distance from the Airport, approx. 50 min. driving distance from the Hotel-strip and approx. 7 min. driving distance from the center of San Nicolas, Aruba second largest city.

Appraiser's Comment:

This Dwelling-house has been constructed with fair building materials under fair workmanship, using the traditional building system.

The condition of this Dwelling-house is fair.

This Dwelling-house is now being used as a residence, by the owner.

Condition and maintenance-status of this Dwelling-house:

Maintenance-status:

| Units | G | S | M | U | B | REMARKS |
|--------------------------------|---|---|---|---|---|---------|
| Foundation | | X | | | | |
| Walls, painting on the inside | | | X | | | |
| Walls, painting on the outside | | | X | | | |
| Walls, wall-tiles Bathrooms | | | X | | | |
| Walls, wall-tiles Kitchen | | | X | | | |
| Floors | | | X | | | |
| Ceiling | | | X | | | |
| Roof-Structure | | | X | | | |
| Roof-Finishing | | | X | | | |
| Doors | | | X | | | |
| Windows | | | X | | | |
| Bathroom-fixtures | | | X | | | |
| Cesspool | | | X | | | |
| Outside floors | | | X | | | |
| Kitchen-Cabinets | | | X | | | |
| Landscaping | | | X | | | |
| Electrical Installation | | | X | | | |
| Air-co Installation | | | X | | | |
| Sewer Installation | | | X | | | |
| Water-lines Installation | | | X | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

- G** : Good = As good as new
S : Satisfactory = No maintenance needed in two years
M : Moderate = Maintenance needed in two years
U : Unsatisfactory = Maintenance urgently
B : Bad = To be replaced

After careful consideration of all above-described information and factors, the value of this Government Long-Lease land, (Erfpacht), and this Dwelling-house, is appraised as follows;

A. THE PRESENT RE-CONSTRUCTION VALUE OF THIS DWELLING-HOUSE ONLY.

The present re-construction value of this Dwelling-house only, for **insurance** purposes, in the actual situation and conditions, **excluding land**, is appraised as follows;

| | |
|--|-------------------------------|
| a. Debris removal: | AWG. 15.000, = |
| b. Re-construction value Dwelling-house, etc.: | AWG. 295.000, = |
| c. Air-co units: | AWG. 3.000, = |
| d. Architect, and supervision fee: | <u>AWG. 1.000, =</u> |
| Total | <u>AWG. 314.000, =</u> |

Say: Three Hundred Fourteen Thousand & 00/100 Aruban Florin (AWG).

B. THE PRESENT FREE CURRENT MARKET VALUE OF THE COMPLETE PROPERTY.

The present free current market value of the complete property, with this Dwelling-house, in the actual situation and conditions, including landscaping, outside floors, and fences, **including land**, is appraised as follows;

| | |
|---|-------------------------------|
| a. Dwelling-house, etc.: | AWG. 292.000, = |
| b. Government Long-Lease land, (Erfpacht), 725 m ² : | <u>AWG. 60.000, =</u> |
| Total | <u>AWG. 352.000, =</u> |

Say: Three Hundred Fifty-Two Thousand & 00/100 Aruban Florin (AWG).

C. THE PRESENT VALUE UNDER FORECLOSURE OF THE COMPLETE PROPERTY.

The present value under foreclosure of the complete property, with this Dwelling-house, in the actual situation and conditions, including landscaping, outside floors, and fences, **including land**, is appraised as follows;

| | |
|-----------------------------------|-------------------------------|
| 75% of AWG. 352.000, = is: | |
| Total | <u>AWG. 264.000, =</u> |

Say: Two Hundred Sixty-Four Thousand & 00/100 Aruban Florin (AWG).

The undersigned states to have inspected the above-mentioned Government Long-Lease land, and this Dwelling-house at site, and to have studied this Dwelling-house, during which inspection and study, most of the data for this report have been collected.

Further-more the undersigned declares to have no part or ownership and no interest, whatsoever in the above-mentioned real-estate property, nor in the business to be established therein, nor in a possible mortgage to be issued with this property as collateral, and that the information given in this report is to his best knowledge true and correct.

This Appraisal-report is subject to the condition that legal description and information, pertaining to the ownership, the size of the land and other data, obtained from third parties or by rough measurements, are assumed to be correct.

Though such information is considered to be reliable, the Appraiser assumes no responsibility for its accuracy.

This Appraisal Report is subject to a validation of a limited time-period of six months.

Report made without prejudice.

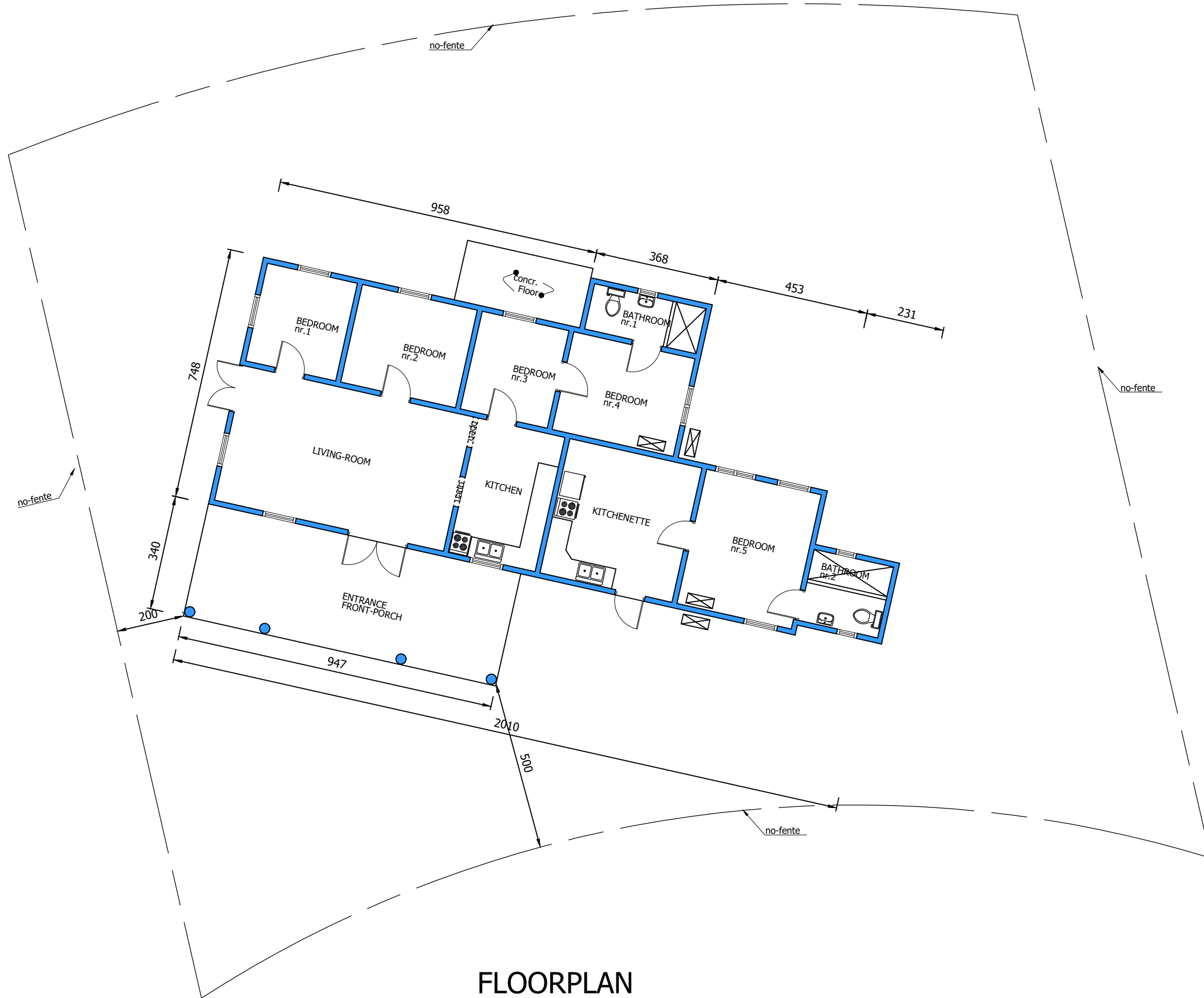
Aruba, February 07, 2022.

The Appraiser,


JOE FERNANDEZ
ARCHITECTS & PLANNERS N.V.
L. G. SMITH BLVD. 94 - P.O. BOX 5311, ARUBA
ROYAL PLAZA MALL 4th FL. SUITE 311
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Joe Fernandez Architects & Planners N.V.
Mr. Jose Fernandes-Pedra.
Director, Architect and Sworn Appraiser

Att: Floor-plan Dwelling-house, with property layout.
Photographs.
Copy Site-plan.
Map of Weg Sero Blanco 28, San Nicolas-North.
Map of Aruba.
Google map.



**FLOORPLAN
AND PROPERTY LAYOUT**

Scale 1: 125

A.R. 2022-11496
 February 17, 2022
 Weg Sero Blanco nr. 28
 Rooi Congo area
 San Nicolas-North.
 Drawing nr.1



**FLOORPLAN
AND PROPERTY LAYOUT
INSIDE MEASUREMENTS**
Scale 1: 100

A.R. 2022-11496
February 17, 2022
Weg Sero Blanco nr. 28
Rooi Congo area
San Nicolas-North.
Drawing nr.2





















Dienst Landmeetkunde en Vastgoedregistratie

LEGENDA

Inwinning

Gedigitaliseerd

Terristisch

Puntsymbool

Omschrijving

Afdelingsgrens
 Sectiegrens
 Bladgrens
 Kadastrale grens
 Hoofdgebouw
 Bijgebouw
 Overige lijnobjecten
 Cultuurgrens
 Perceelnummer
 Perceelnummer verdraaid
 Huisnummer
 Straatnaam

2513
 4400
 19A
 Kerkstroot

Kolk klein
 Riool- / inspectieput
 Electriciteitsmast
 Telefoonmast
 Electr. -/telefoonmast
 Lantaarnpaal
 Lichtmast
 Afsluiter waterleiding
 Brandkraan
 Verkeerspaal/-bord
 Verkeerslicht
 Schakelkast electriciteit



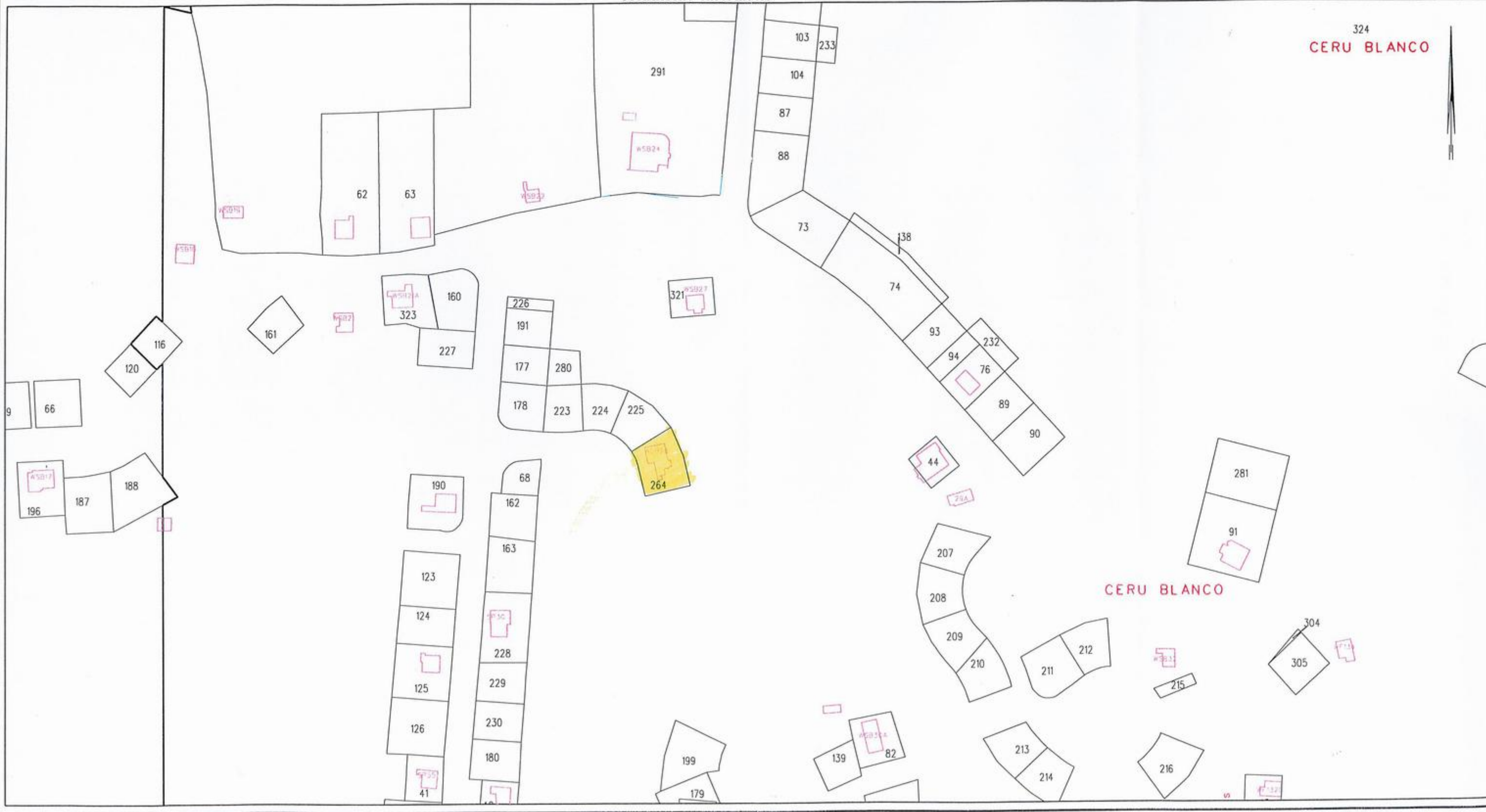
Schakelkast telefoon
 Regelkast verkeerslicht
 Boom



| DATUM | GETEKEND | KWITANTIE NR. |
|--------------|----------|---------------|
| 08 / 02 / 22 | FS | 2022 - 0234 |

| Kadastrale | | | |
|------------|----------|--------|------|
| Schaal | Afdeling | Sectie | Blad |
| 1 : 2000 | 3 | K | 6 |

Technische informatie



D.L.V.

Kadastraal uittreksel (object) beperkt

Registratie bijgewerkt t/m 4-2-2022
Inzage per 8-2-2022
Referentie 2022-0502
Prijs uittreksel AWG 24,00

Kadastrale aanduiding object

Kadastrale aanduiding **3 K 264**
Index

Objectgegevens

Grootte 725 m²
Omschrijving Woonhuis en erf
Herkomst Kadastraal perceel
Bladnummer 6
Bladvolgnr en ruit B/4
Locatie Weg Sero Blanco 28
Aruba

Gerechtigde

1/1 Erfpacht

Naam
Geboren
Geslacht
Burgerlijke staat
Beroep
Geboorteland
Woonadres

Rechten

Recht verkregen bij C register deel/nummer 787/24
Type akte Overdracht
koopprijs AWG 125.000,00
ingeschreven op 25-5-2009 0:00:00
verleden op 25-5-2009 voor mr. R.E. Yarzagaray
erfpachtcanon AWG 544,00
geldig tot 11-12-2067

Gerechtigde

1/1 Eigendom

Naam **ARUBA**
Persoonsnummer 0113973
Zetel Aruba
Aard Onbekend
Adres Sabana Blanco 68



Kadastraal uittreksel (object) beperkt

Aruba

Subjectaantekening

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 hypotheek en beslagen buiten beschouwing gelaten.







