



EDWIN HSING, BSc.

P.O. Box 107

Cel. : 593-5207

E-mail: ctehsing57@live.com

Appraisal Report : premise @ Opal # 12, Noord.

1.

I. GENERAL INFORMATION.

The undersigned, E.C.T. Hsing, Real Estate appraiser established in Aruba, hereby states to have appraised upon request of the *Management* of the **Aruba Bank N.V.**, the current free market value of:

one (1) plot long lease land located in the District of Noord, in Aruba, on which a concrete block house, annex an apartment and with a swimming-pool, locally known as Opal # 12, are erected on said land.

This long lease land is registered at the Land Registration Office as Land Aruba, 2nd Division, Section C, no. 2390 (2 - C - 2390), which plot is register in Registry C - 938, no. 19 and in the Mortgage Registry B - 1158, no. 22 and B - 1175, no. 24 and is with a yearly long lease fee of Awg . 1.163,==, till October 10th, 2058, in long lease given to

A layout sketch showing these land plots and its neighborhood is being added to the belongings of this report.

NOTE: reference will be made to an appraisal report of October 21st, 2019, of the CASTNV in which the layout plan of this premise is use.

This premise consists of the following area's:

1. - entry:
2. - living room:
3. - family room:
4. - dining room:
5. - kitchen:
6. - living area:
7. - hallway:
8. - study room:
9. - bedroom 1, wall closet included, with bathroom 1:
10. - bedroom 2, wall closet included, with bathroom 2:
11. - stair to the roof-deck (approx. 82 m²):
12. - garage (approx. 47 m²):

13. - apartment, with dining, kitchen, bedroom, and bathroom (approx. 42 m²):

14. - gazebo (approx. 47 m²):

The total built-up area for this premise, roof-deck included, is approx. 343 m²



2.

II. DESCRIPTION.

I. Construction: this premise is erected in the traditional concrete/masonry, with concrete ring beam-, columns structure, etc.

This premise is covered with a wooden roof construction, on which plywood is nailed, etc. then covered with APP roofing.

2. Building materials and finishing:

Floors: floors are poured in concrete and are finished with porcelain/ceramic floor tiles, plinth included.

Walls: as already stated this premise is erected with concrete blocks, etc. which are plastered with a cement component and/or decorated with natural stones.

In the bathrooms, these walls are tiled up, partially or to the ceiling height, with porcelain/ceramic tiles.

Doors & Windows: doors frames are made from cedar wood and are finished with a paint-layer.
Doors are in aluminum sliding and/or aluminum single swing with glass panes.
Windows are made of aluminum, with fixed glass and or in sliding windows.
Inner doors are made of solid flush wooden doors and/or glass panes.

Ceiling: All areas are finished with a gypsum board ceiling, finished with a paint layer. Drop ceiling in the kitchen.

The bathrooms are equipped with a low-tank flush toilet, a shower area, and a washbasin.

The kitchen, with a breakfast bar/cook island with its stainless-steel exhaust fan, is equipped with a sink built into cabinets.

These cabinets are made of prefab panels with the top in granite.

The yard is fenced with a concrete block etc. and is at with horizontal aluminum bars, with aluminum gates and an automatic rolling drive-way gate.

The front yard is landscaped with ornamental plants and several tropical and/or palm trees.



3.

This premise is equipped with several 110 V electrical outlets and 220 V for several A/c-units and is also connected to the water supply company, with a hot water supply system and other Utilities companies etc. furthermore with a camera-, alarm system.

The sewage installation is made of PVC fittings etc. and is connected to a septic tank.

III. VALUATION.

At the inspection of the abovementioned premise is noted that said property is erected with good quality building materials, which is designed for the purpose of it and is in a good maintenance condition.

As already stated, this premise is situated in the District of Noord, etc. which area is easily accessible from the Highway from Noord leading to Malmok and is at the East side of the Aruba Racquet/Tennis Club and is within a very short distance form a Tierra del Sol Resort & Golf, beaches, and hotels.

IV. CONCLUSION.

After carefully consideration of the abovementioned facts, the present re-construction value of this premise, with the gazebo, apartment, and the swimming pool, etc. fence and garden, etc. is value at resp.:

- main premise, roof deck and garage included	: Awg. 1.400.000,==:
- swimming pool, gazebo included	: Awg. 180.000,==:
- fence, grounds, and garden included	: Awg. 135.000,==:
- apartment	: Awg. 115.000,==:

Total: 1.830.000,==. (Say: onemillioneighthundredandthirtythousand 00/== aflorin).

In fixing the free market value of this long lease land and the premises built there on, the geographical situation, the supply and demand of at the moment, the materials used and finishing touch incl. maintenance etc., will be taken into account.

The free market value of this premise is appraised at this moment at:

- premise, with all associated	: Awg. 1.830.000,==:
- 775 m ² long lease land @ Opal-Westpunt	: Awg. 300.000,==:

Total: Awg. 2.130.000,==. (Say: twomilliononehundredandthirtythousand 00/== aflorin).



4.

For its executorial purpose the entire value is appraised at 80%, which is: Awg. 1.704.000,==

(Say: onemillionsevenhundredandfourthousand 00/== aflorin).

The undersigned states to have inspected this premise, only from the outside façade, in which inspection most of the data for this report, and from an earlier described appraisal report, have been collected/provided.

Furthermore, the undersigned states to have no interest in this property nor in a possible mortgage to be issued with said property as collateral.

Aruba, September 18th, 2023

the appraiser,
E.C.T. Hsing, BSc.



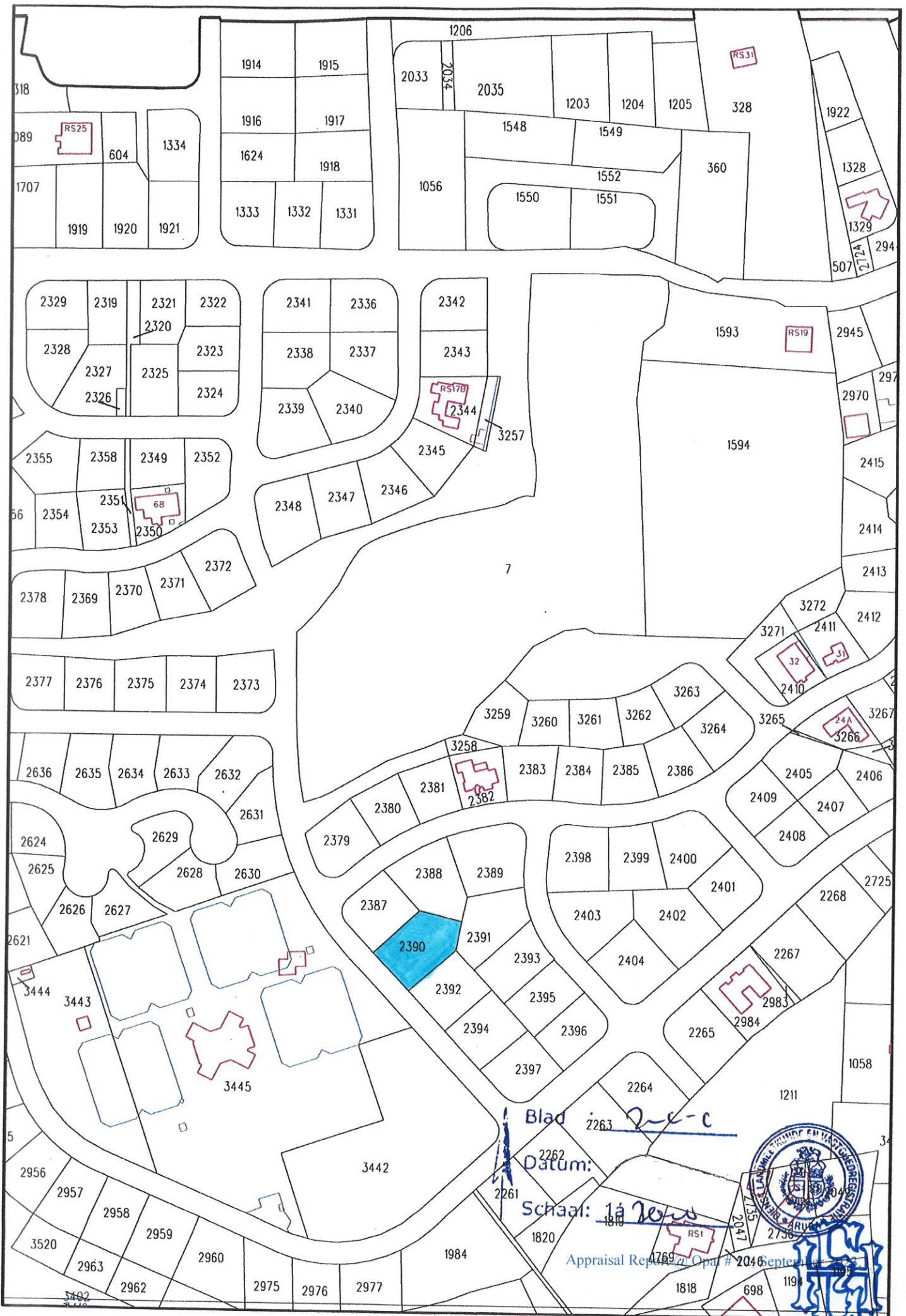


Floorplan

All measurements in cm

Appraisal Report @ Opd # 12, September 2023





Blad 2263 *De-c*

Datum:

Schaal: 1:1000

Appraisal Report Op. # 2046 September 2019



Handwritten signature and blue ink stamp.



View, premise @ Opal # 12.



View, premise @ Opal # 12.



View, premise @ Opal # 12.



View, premise @ Opal # 12.



Kadastraal uittreksel (object)

Registratie bijgewerkt t/m 8-9-2023
Inzage per 8-9-2023

Kadastrale aanduiding object

Kadastrale aanduiding **2 C 2390**
Index

Objectgegevens

Grootte 775 m²
Omschrijving Woonhuis en erf
Herkomst Kadastraal perceel
Bladnummer 2
Bladvolgnr en ruit E/3
Locaties Opal 12
Aruba

Rooi Santo
Aruba

Gerechtigde **1/1 Erfpacht**

Naam
Geboren
Geslacht
Burgerlijke staat
Beroep
Geboorteplaats
Geboorteland
Woonadres
Buitenland adres

Rechten

Recht verkregen bij C register deel/nummer 938/19
Type akte Overdracht
koopprijs USD 590.000,00
ingeschreven op 14-3-2014 16:10:00
verleden op 14-3-2014 voor mr. H.M. Rodriguez-Taekema
erfpachtcanon AWG 1.163,00
geldig tot 20-10-2058

Gerechtigde **1/1 Eigendom**

Naam **ARUBA**
Persoonsnummer 0113973
Zetel Aruba
Aard Onbekend



Kadastraal uittreksel (object)

Adres Sabana Blanco 68
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

Hypotheken en beslagen

Hypotheek

B register deel/nummer 1158/22

hoofdsom

rentebedr:

Krediethypotheek

ingeschreven op 14-3-2014 16:10:00

verleden op 14-3-2014 voor mr. H.M. Rodriguez-Taekema
domicilie Aruba Bank N.V.

rangorde 1

Hypotheeknemer

Aruba Bank N.V.

Hypotheek

B register deel/nummer 1175/24

hoofdsom

rentebedr

Krediethypotheek

ingeschreven op 29-10-2014 16:30:00

verleden op 29-10-2014 voor mr. M.J.C. Tromp
domicilie Aruba Bank N.V.

rangorde 2

Hypotheeknemer

Aruba Bank N.V.

