

JOE FERNANDEZ ARCHITECTS & PLANNERS N.V.

ARCHITECTS - ENGINEERS - APPRAISERS - PROJECT MANAGERS - TOWN, COUNTRY & ENVIRONMENTAL PLANNING
L. G. Smith Blvd. 94 P.o.Box 5311 - O'Stad - ARUBA D.W.I. ROYAL PLAZA MALL - 4th floor - Suite nr. 311
Tel. (297) 583-4911 Fax. 582-3117 Cell. 593-0037 K.V.K. nr: 8535 CIBC FirstCaribbean International Bank acc.nr. 1000248
E-mail: jfernandespedra@msn.com

APPRAISAL-REPORT. A.R. 2021-11139.

SUBJECT : Dwelling-house.

ADDRESS : Guido Gazellestraat nr. 4-A, Klip / Mon Plaisir area, ORANJESTAD-East.

THE OWNER OF THIS LAND IS : "ARUBA".

THE LEASE-RIGHTS ON THIS LONG-LEASE LAND BELONG TO : The Heirs of: Mrs. URSULA IRENE JACOBS, (Born: October 21, 1923).

LAND-AREA : One plot of Government Long-Lease land, (Erfpacht), **total: 433 m²**.
Cadastral: "Blad" nr. 1-B-4.
Cadastral: First District, Section B, nr. 439, (1-B-439).
Expire-date Government Long-Lease land, (Erfpacht): **February 19, 2034.**
Reg. C. 169/49.

TOTAL BUILT-UP AREA : Front-porch/Entrance : 13,2 m².
Dwelling-house : 162,9 m².
Covered/Back-patio : 36,4 m².
Total : 212,5 m².

PRINCIPAL : BON CHOICE ARUBA REALTY, Att. Mr. EMIR FLANEGIN.

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

A. THE PRESENT RE-CONSTRUCTION VALUE OF THIS DWELLING-HOUSE ONLY : AWG. 467.000,=

B. THE PRESENT FREE CURRENT MARKET VALUE OF THE COMPLETE PROPERTY : AWG. 750.000,=

C. THE PRESENT VALUE UNDER FORECLOSURE OF THE COMPLETE PROPERTY : AWG. 600.000,=

APPRAISEMENT-DATE : March 02, 2021.



APPRAISAL-REPORT.

The undersigned, Mr. Jose Fernandes-Pedra, Architect and sworn Appraiser, established in Aruba, Royal Plaza Mall, L.G. Smith Blvd. nr. 94, 4th floor, Suite 311, P.o. box 5311 O'Stad, hereby states to have surveyed upon request and for the account of:
BON CHOICE ARUBA REALTY, Att. Mr. EMIR FLANEGIN,
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: 433 m², located along-side of an asphalted public road, with this Dwelling-houses, locally known as;
Guido Gezellestraat nr. 4-A, Klip / Mon Plaisir area, ORANJESTAD-East.

This land-plot is registered at the Cadastral office as;
One plot of Government Long-Lease land, (Erfpacht), total: 433 m².
Cadastral: "Blad" nr. 1-B-4.
Cadastral: First District, Section B, nr. 439, **(1-B-439)**.
Expire-date Government Long-Lease land, (Erfpacht): **February 19, 2034**.
Reg. C. 169/49.

The owner of this land is: "ARUBA".

The Lease-rights on this Government Long-Lease land, (Erfpacht), belong to:
The Heirs of: Mrs. URSULA IRENE JACOBS, (Born: October 21, 1923).

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-houses contain the following areas and inside measurements;

Dwelling-house:

1. Entrance /Front-porch	: 5,30 x 2,50 m.
2. Living-room	: 4,95 x 4,00 m.
3. Dining-room	: 4,00 x 4,00 m.
4. Kitchen	: 4,00 x 3,50 m.
5. Laundry	: 4,00 x 2,10 m.
6. Covered/back-patio	: 9,10 x 4,00 m.
7. Family-room	: 5,75 x 4,80 m.
8. Bedroom nr.1/cl.	: 4,55 x 3,90 m.
9. Bathroom nr.1	: 2,85 x 1,80 m.
10. Bedroom nr.2	: 3,10 x 2,85 m.
11. Corridor	: 8,50 x 0,90 m.
12. Bathroom nr.2	: 2,85 x 1,80 m.
13. Bedroom nr.3/cl.	: 4,55 x 3,90 m.

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

Front-porch/Entrance	: 13,2 m ² .
Dwelling-house	: 162,9 m ² .
Covered Back-Patio	: 36,4 m ² .
Total	: 212,5 m².

This includes the wall thicknesses.

For measurements see drawings of the 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 are made of 6" solid masonry blocks with a ring-beam at door-height.

The walls are plastered and painted on the inside and outside.

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

The walls of the bathrooms are covered with ceramic wall-tiles till door-height.

Concrete columns, made of reinforced concrete, at the Front-Porch and fences.

Wooden columns at the Back-Patio.

Floors and floor-finishing.

The floors are made of concrete slabs with wire-mesh on backfilling.

The floors are covered with ceramic floor-tiles.

Concrete walk-way with Aruban cement floor-tiles at the North-side of the Dwelling-house.

The bathrooms and kitchen floors are covered with Aruban cement floor-tiles.

Windows and frames.

Windows and frames are cedar wooden frames with aluminum frames with aluminum casement windows, with glass-panes.

Doors and frames.

Entrance or exterior doors are made of solid wooden doors in cedar wooden frames or aluminum frames with aluminum sliding doors.

Interior doors are wooden doors in cedar wooden frames.

Ceiling and structure.

The ceiling in the main-house is made of PVC laths or hard-board, on a wooden structure.

The ceiling of the Back-Patio is made of the exposed under-side of the roof, consisting of corr. galv. sheets on wooden roof-beams.

Roof and roof-finishing.

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

Bathrooms and fixtures.

The Bathrooms are equipped with bathroom-fixtures, consisting of:

Bathroom nr. 1: One toilet-bowl, one washbasin, and one shower.

Bathroom nr. 2: One toilet-bowl, one washbasin, and one shower.

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

Kitchens and cabinets.

The kitchen is equipped with wooden cabinets consisting of wooden cabinets, with a double stainless steel built-in sink, and covered with Formica on top.

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

Electrical-, sewer-, and water-installations.

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

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

The waterlines are copper and hooked-up to the WEB-meters.

Outside, fences and landscaping.

Outside:

Cesspool at the East-side of the Dwelling-house.

Concrete walk-way with Aruban cement floor-tiles at the North-side of the Dwelling-house.

Fences:

At the North-side, (front): 1,00 m masonry fence with concrete columns with steel frames in between, with one double steel entrance gate.

At the East-side: Common partial 1,75 m masonry fence with concrete columns and partial no fence, only a 1,59 m masonry wall.

At the South-side: Common 2,00 m masonry fence with concrete columns.

At the West-side: Common 1,75 m to 2,00 m masonry fence with concrete columns.

Landscaping:

A few trees, plants and flowers in the yard.

Location.

The location of this Government Long-Lease land is in **Guido Gezellestraat nr. 4-A**, Klip / Mon Plaisir area, ORANJESTAD-East, at peak hours, approx. 3 min. driving distance from the center of Oranjestad, Aruba's largest city, approx. 3 min. driving distance of all main utility buildings in Oranjestad, approx. 5 min. driving distance from the Airport, approx. 8 min. driving distance from the Hotel-strip and approx. 45 min. driving distance from the center of San Nicolas, Aruba's second largest city.

Appraiser's Comment.

This Dwelling-house has been built with good building materials under good workmanship using traditional building system.

The condition of this Dwelling-house and fences is good, but in need of maintenance.

This Dwelling-house is now not in use.

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				
Fence-gates			X			
Bathroom-fixtures nr. 1		X				
Bathroom-fixtures nr. 2		X				
Cesspool		X				
Fences			X			
Landscaping		X				
Electrical Installation		X				
Air-co Installation		X				
Sewer Installation		X				
Outside floors		X				
Kitchen-cabinets		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, with 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 condition, fences and landscaping, **excluding land**, is appraised as follows.

a. Debris removal:	AWG. 15.000,=
b. Re-construction value Dwelling-house:	AWG. 400.000,=
c. Outside floors, fences and landscaping:	AWG. 50.000,=
d. Architect, and supervision fee:	AWG. 2.000,=
Total:	AWG. 467.000,=

Say: Four Hundred Sixty-Seven Thousand & 00/100 Aruban Florins (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 condition, with fences and landscaping, **including land**, is appraised as follows:

a. Dwelling-house, fences, etc:	AWG. 560.000,=
b. Government Long-Lease land, (Erfpacht): 433 m ² :	AWG. 190.000,=
Total:	AWG. 750.000,=

Say: Seven Hundred Fifty Thousand & 00/100 Aruban Florins (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 condition, fences and landscaping, **including land**, is appraised as follows:

80 % of AWG. 750.000,= is:

Total:	AWG. 600.000,=
---------------	-----------------------

Say: Six Hundred Thousand & 00/100 Aruban Florins (AWG).

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

Furthermore 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 measurement, 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, March 02, 2021.

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
TEL: (297) 583-4911 • FAX: 582-3117 • CELL: 593-0037

Joe Fernandez Architects & Planners N.V.

Mr. Jose Fernandes-Pedra.

Director, Architect and sworn Appraiser.

Att: Floor-plan Dwelling-house and property lay-out.

Photographs.

Copy Site-plan.

Map of **Guido Gezellestraat nr. 4-A**, Klip / Mon Plaisir area, ORANJESTAD-East.

Map of Aruba.

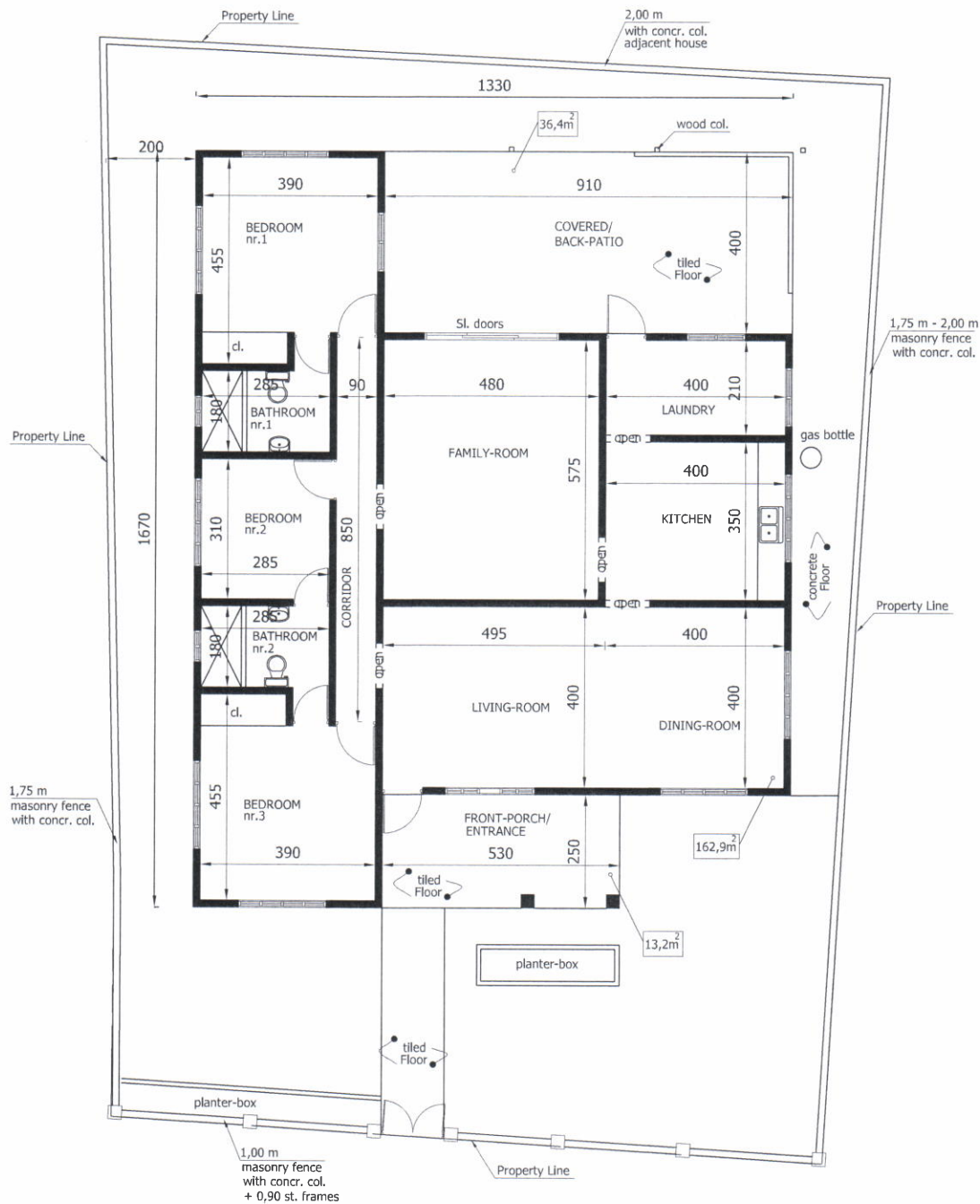
Google Map.



FLOORPLAN AND PROPERTY LAYOUT

Scale 1: 100

A.R. 2021-11139
March 02, 2021
Guido Gezellestraat nr. 4-A
Klip /Mon Plaisir area
ORANJESTAD-EAST
Drawing nr.1

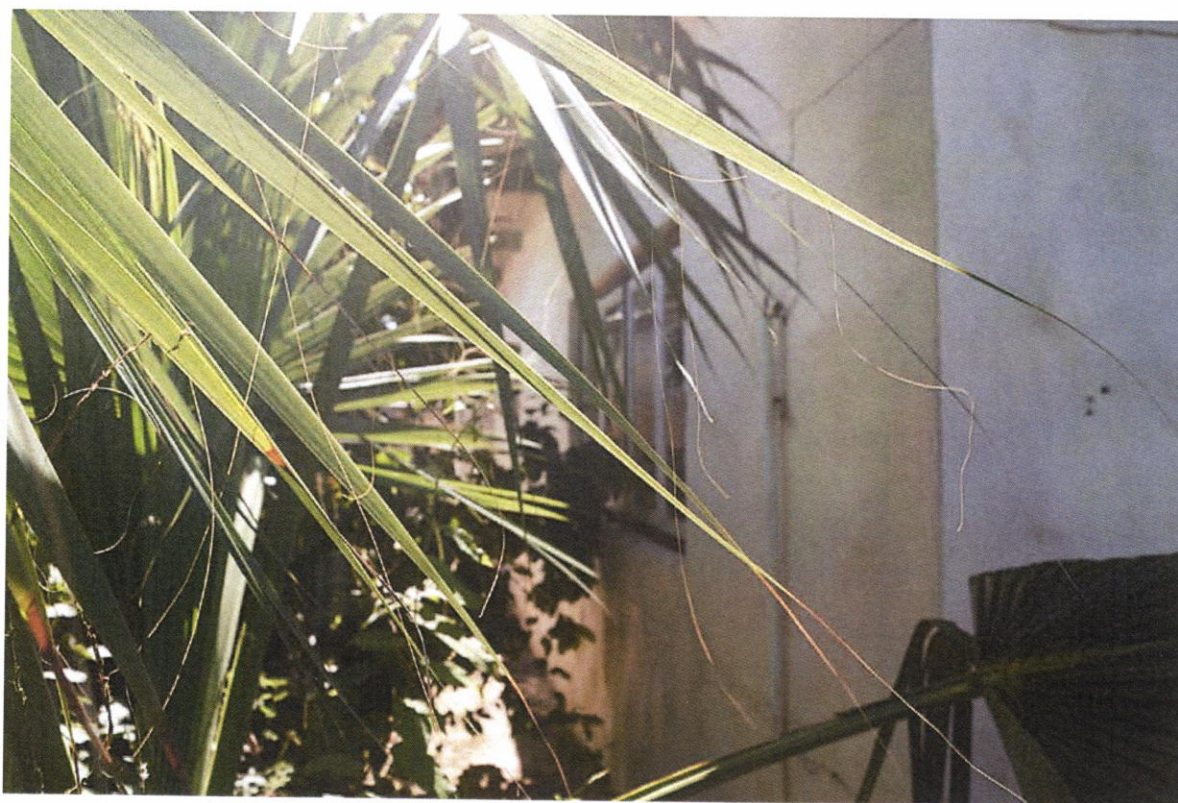


FLOORPLAN AND PROPERTY LAYOUT INSIDE MEASUREMENTS

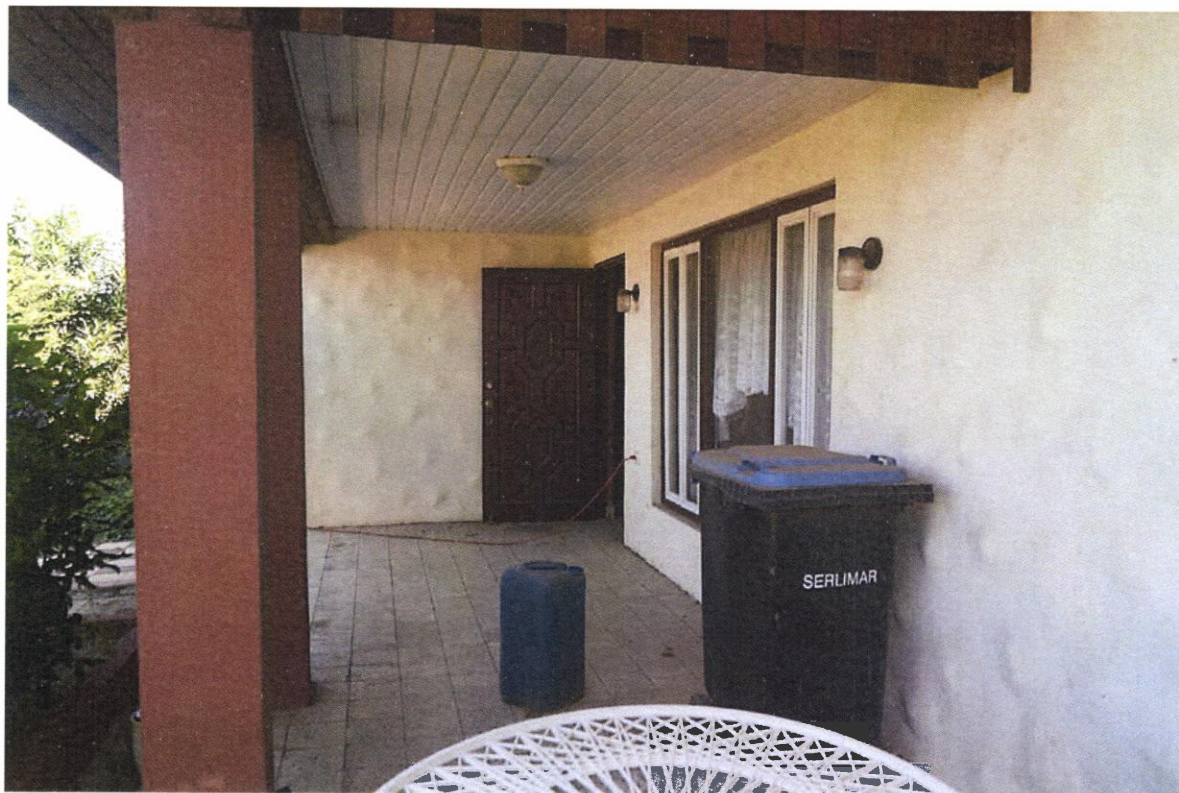
Scale 1: 100

A.R. 2021-11139
March 02, 2021
Guido Gezellestraat nr. 4-A
Klip /Mon Plaisir area
ORANJESTAD-EAST
Drawing nr.2















JOE FERNANDEZ
ARCHITECTS N.Y.

March 02, 2021
A.R. 2021-11139









Dienst Landmeetkunde en Vastgoedregistratie

LEGENDA

Omschrijving

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

Gedigitaliseerd

2513
 4400
 Keikastrool

Inwinning

Terristisch

Kolk klein
 Boor / inspectiepul
 Elektriciteitsmaat
 Biecl.-/telefoonmast
 Lantaarnpaal
 Lichtmast
 Afvalwaterleiding
 Brandkraan
 Verkeerspaal/-bord
 Verkeerslicht
 Schakelkast elektriciteit

Puntsymbool

1-1000

Kadastrale

2021-0009

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS

01 / 01 / 20

FS



Kadastraal uittreksel (object) beperkt

Registratie bijgewerkt t/m 4-1-2021
Inzage per 4-1-2021
Referentie 2021-0016
Prijs uittreksel AWG 24,00

Kadastrale aanduiding object

Kadastrale aanduiding **1 B 439**
Index

Objectgegevens

Grootte 433 m²
Omschrijving Bouwterrein
Herkomst Kadastraal perceel
Bladnummer 4
Bladvolgnr en ruit d3
Locatie Guido Gezellestraat
Aruba

Gerechtigde

1/1 Erfpacht

Naam **URSULA IRENE JACOBS**
Geboren 21-10-1923
Geslacht Vrouw
Burgerlijke staat Ongehuwd en nimmer gehuwd geweest
Geboorteland Aruba
Woonadres Guido Gezellestraat 6
Aruba

Rechten

Recht verkregen bij C register deel/nummer 169/49
Type akte Erfpachtverlening
ingeschreven op 19-2-1974 0:00:00
verleden op 6-2-1974 voor mr. E.L. Laclé
erfpachtcanon AWG 194,85
geldig tot 19-2-2034

Gerechtigde

1/1 Eigendom

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





Kadastraal uittreksel (object) beperkt

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 hypotheke en beslagen buiten beschouwing gelaten.







