



Capricorn One N.V.

**Caya Soeur Meletia 18.
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**Side Walk Appraisal Report Long Lease land plot and
dwelling at Sabana Grandi 13 D**

August 18, 2025



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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

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

Abovementioned plot of long lease land, 496m² in size, is located in Sabana Grandi, in the District of Santa Cruz and is registered at the Cadastral Office as "Land Aruba, Fifth Division, Section M, Measuring Document 69 of 2006 (5-M-69/ 2006)" in Reg. C, Section 693, Number 16.

The lease is due to end on October 12, 2066 and cost Afls. 298 per year.

The free market value is estimated to be Afls. 414,000.00

Say: FOUR HUNDRED FORTEEN THOUSAND

Afls. 136,000.00 for the land plot,

Afls. 189,000.00 for the dwelling,

Afls. 75,000.00 for the fence and

Afls. 14,000.00 for the hard- and landscaping.

The foreclosure value Afls. 331,000.00

Say: THREE HUNDRED THIRTY ONE THOUSAND



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The reconstruction value Afls. 345,000.00

Say: THREE HUNDRED FORTY FIVE THOUSAND

Afls. 278,000.00 for the constructed,

Afls. 12,000.00 for the to be performed maintenance and

Afls. 55,000.00 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.

Subsequently, drawn up and signed in Oranjestad, Aruba on August 18, 2025

The appraiser,

Ing. Joseph Dennis Ecury-Saponara



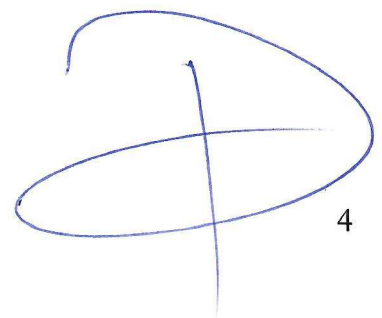
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The buildup area

On the land plot a one-story dwelling has been constructed.
The way it has been divided is unknown to us.

Using drone aerial photographs we were able to determine the build-up area.

Total build up area approximately 86m²





Construction details and materials used

We believe that the dwelling has been constructed according to the building code established on the island by Public Works (D.O.W.)

FOUNDATION; The foundation has been made of reinforced concrete slabs, according to the drawing.

Risen with 4" and 6" concrete blocks.

Plastered and painted with liquid asphalt paint.

Filled with sifted granite and compacted.

WALLS & COLUMNS; The walls have been made out of 4" and 6" solid cement blocks with a reinforced concrete ring-beam at door-height.

On top of the ring-beam the wall is further raised with rows of 6" solid cement blocks.

We believe the walls are plastered and painted.

FLOORS & FLOOR-FINISHING; The floor is made of at least 10 cm concrete slabs with wire mesh on back filling.

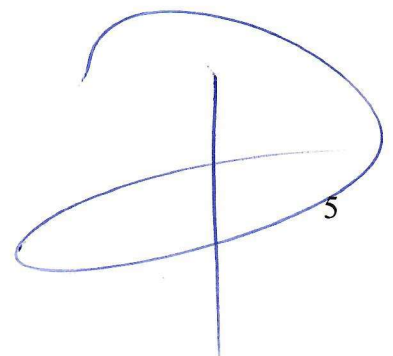
We are not able to indicate the material used to finish the floors.

DOORS & WINDOWS; The exterior doors are hard wooden doors hung in wooden doorframes.

We are not able to indicate the type of doors used as interior doors.

The windows are hard wooden/ glass windows, hung in wooden window frames.

CEILINGS; Due to the fact that we didn't have access to the dwelling, we are not able to indicate the type of ceiling used.





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ROOF; The dwelling has been constructed with a combination of hipped roofs, constructed with ridge boards, hip rafters, common rafters fascia and corrugated topped with asbestos/ cement roof sheets and with lean-to roofs, constructed with common rafters and topped with corrugated galvanized metal roof sheets.

KITCHEN CABINETS; Unknown to us.

BATHROOM; Unknown to us.

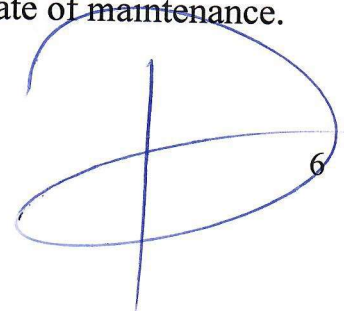
SERVICES (ELECTRICITY, WATER, SEWER); It appears that the electrical installation has been executed according to the NEN1010 norm and the DTI (Dienst Technishe Inspectie) and ELMAR regulations and supplies the property with the necessary 120 and 220 Volts.

The waterlines are neoprene waterlines and are connected to the WEB-meter. The sewer lines are made out of 110 and 50 mm grey PVC and are connected to a large enough septic tank. (This complete area has no city sewer system).

FENCE; The property is fence on the sides and back with concrete blocks fence between reinforced concrete columns of about 200 cm height. The fences are partially plastered and painted.

HARD- AND LANDSCAPING; At the front the open area (5 meters) is hardened with a Bomanite reinforced concrete floor. There are some palms and scrubs planted in the ground.

STATE OF MAINTENANCE; The dwelling is in a past due state of maintenance.





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Location

The property is located in Sabana Grandi in Santa Cruz nearby the Jucuri split, east of the Mondí Fierro intersection.

From the location, one can reach Down Town Oranjestad in about 18 minutes and Down Town San Nicolas can be reached in about 24 minutes.

In the Santa Cruz District there are schools, churches, mini- and super markets, sport facilities, a gasoline station, banks, bar/ restaurants, fast food restaurants and pharmacies.

The houses in the neighborhood are of all classes houses.



Kadastraal uittreksel (object) beperkt

Registratie bijgewerkt t/m	13-8-2025
Inzage per	13-8-2025
Referentie	2025-5637
Prijs uittreksel	AWG 24,00

Kadastrale aanduiding object

Kadastrale aanduiding	5 M 69/2006
Index	

Objectgegevens

Grootte	496 m ²
Omschrijving	Woonhuis en erf
Herkomst	Meetbrief
Locatie	Sabana Grandi 13 D Aruba

Gerechtigde 1/1 Erfpacht

Naam
Persoonsnummer
Geboren
Geslacht
Burgerlijke staat
Beroep
Geboorteland
Woonadres

Rechten

Recht verkregen bij	C register deel/nummer 693/16
Type akte	Erfpachtverlening ingeschreven op 12-10-2006 15:15:00 verleden op 11-10-2006 voor mr. M.J.C. Tromp erfpachtcanon AWG 298,00 geldig tot 12-10-2066

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

Recht verkregen bij
Type akte

C register deel/nummer 693/16

Erfpachtverlening

ingeschreven op 12-10-2006 15:15:00

verleden op 11-10-2006 voor mr. M.J.C. Tromp

erfpachtcanon AWG 298,00

geldig tot 12-10-2066

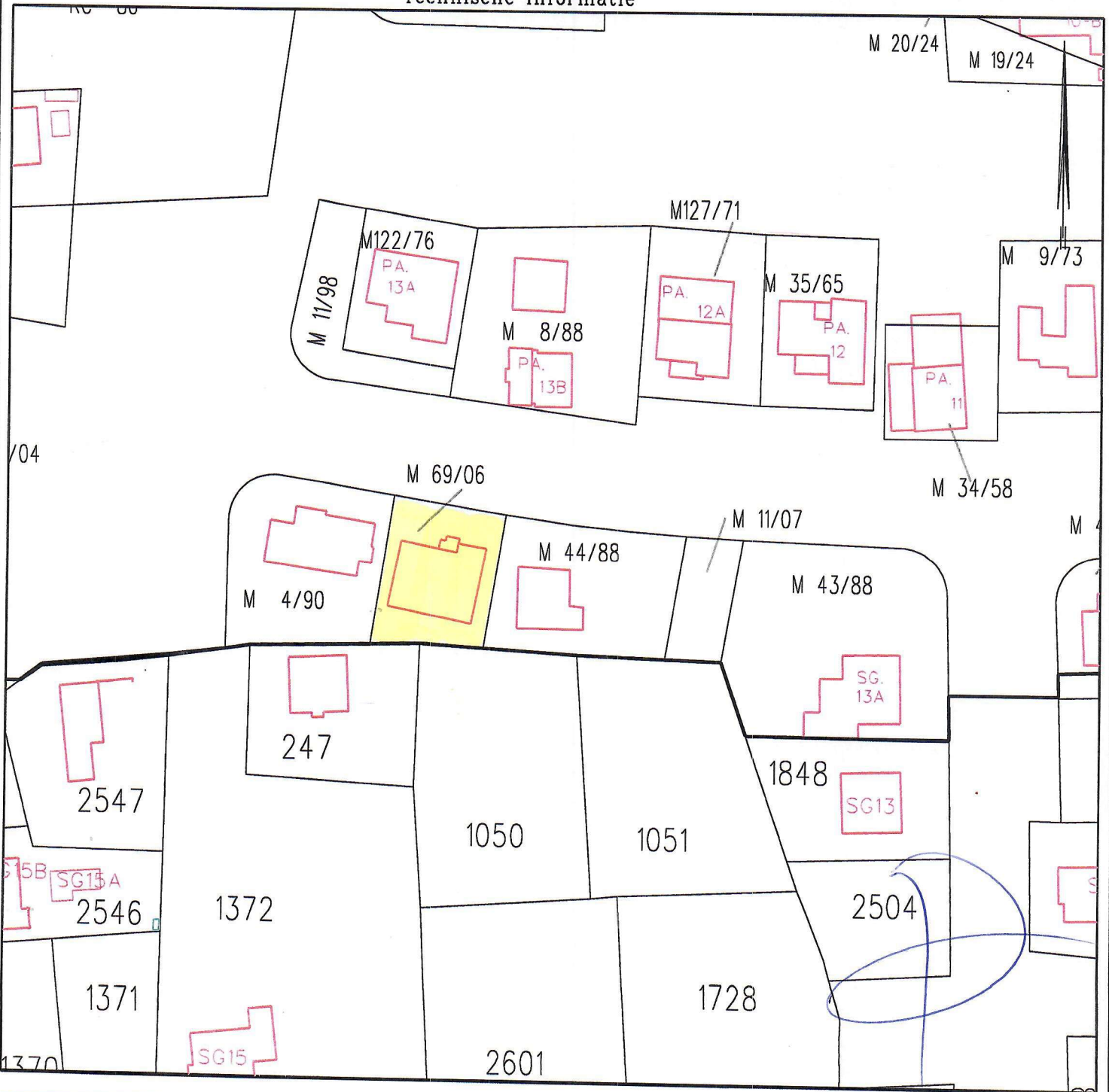
In dit uittreksel zijn eventuele hypothecken en beslagen buiten beschouwing gelaten.

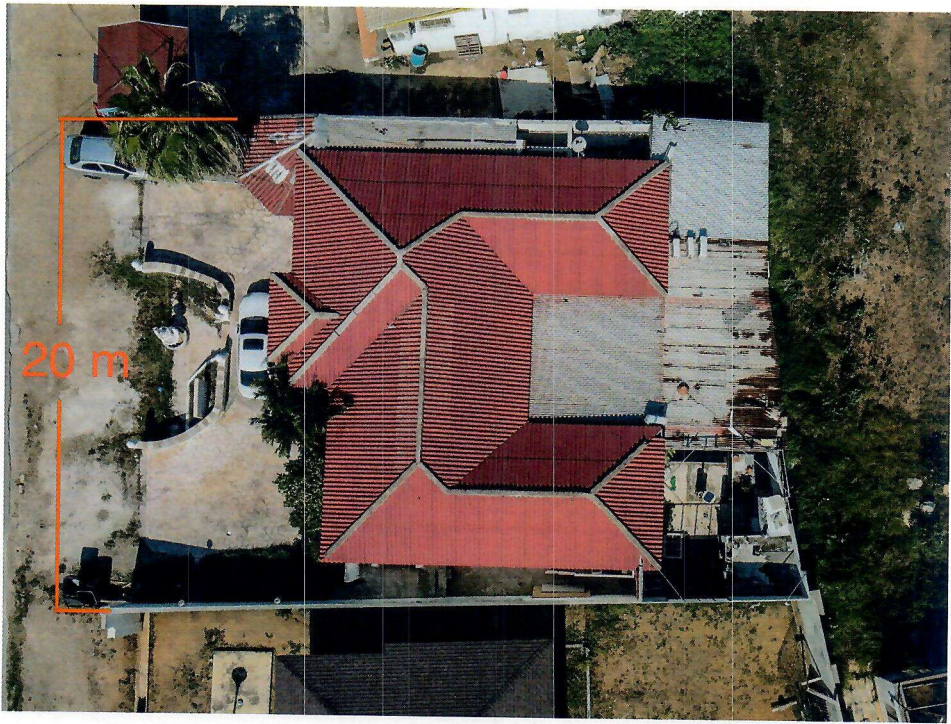
Dienst Landmeetkunde en Vastgoedregistratie

LEGENDA

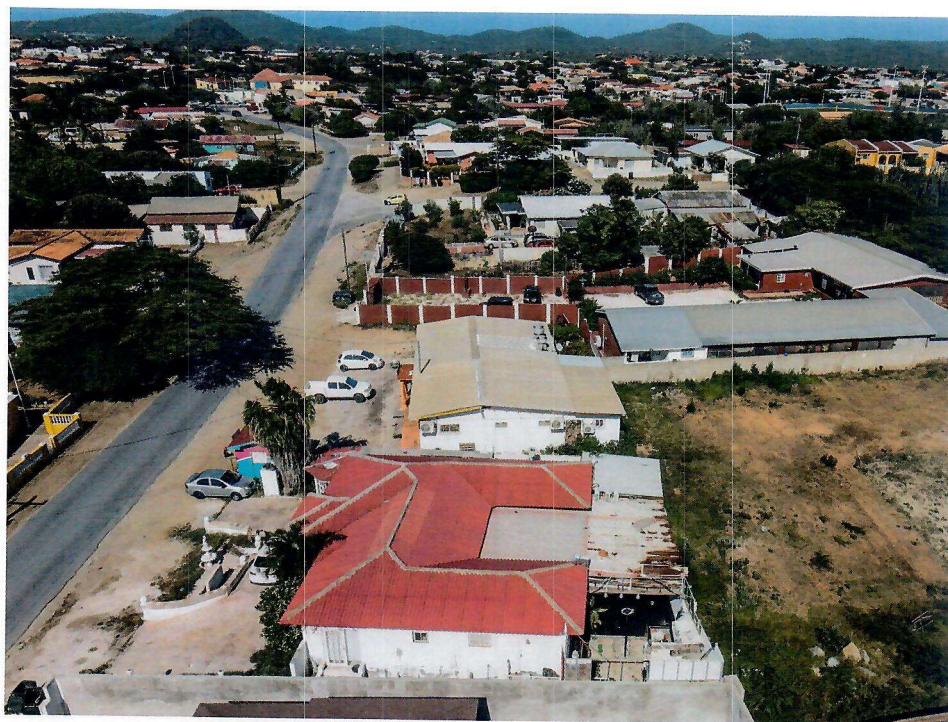
Omschrijving	Inwinning		Puntsymbool
	Gedigitaliseerd	Terristisch	
Afdelingsgrens			Kolk klein
Sectiegrens			Riool- / inspectieput
Bladgrens			Electriciteitsmast
Kadastrale grens			Telefoonmast
Hoofdgebouw			Electr. -/telefoonmast
Bijgebouw			Lantaarnpaal
Overige lijnobjecten			Lichtmast
Cultuurgrens			Afsluiter waterleiding
Perceelnummer	2513		Brandkraan
Perceelnummer verdraaid	4400		Verkeerspaal/-bord
Huisnummer	19A		Verkeerslicht
Straatnaam	Kerkstroot		Schakelkast electriciteit
			Schakelkast telefoon
			Regelkast verkeerslicht
			Boom

Technische informatie





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