



Capricorn One N.V.

**Caya Soeur Meletia 18.
P.O.Box 304, ARUBA, D.W.I.
E-mail: capricornonearuba@gmail.com
Cel. 7391414**

**Appraisal Report Full Ownership land plot at
Sero Janchi z/n**

November 12, 2024



Purpose of this appraisal report

Undersigned, Ing. Joseph Dennis Ecury-Saponara, construction consultant and appraiser, declares to have drawn this appraisal report by order and for the account of Murray attorneys at law.

The purpose of this appraisal is to establish the market- and foreclosure value of the full ownership land plot.

Abovementioned plot of full ownership land, 895m² in size, is located in Sero Janchi, in the District of Tanki Leendert and is registered at the Cadastral Office as "Land Aruba, First Division, Section L, Number 4292 (1-L-4292) in Reg. C, Section 414, Number 53.

The full ownership land plot is registered (owned) by

The free market value in current state Afls. 403,000.00
SAY: FOUR HUNDRED THREE THOUSAND

The foreclosure value in current state Afls. 322,000.00
SAY: THREE HUNDRED TWENTY TWO THOUSAND

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 November 12, 2024

The appraiser,


Ing. Joseph Dennis Ecury-Saponara

Sero Janchi z/n



Capricorn One N.V.

The Full Ownership Plot

The full ownership land plot is rectangular, deeper than wide.

The full ownership land plot is completely overgrown with trees, bushes and cacti.

Location

The property is located on a dirt road in Sero Janchi in the district of Noord.

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

The Palm Beach area is about 8 minutes by car from location.

In the District of Noord there are schools, super- and minimarkets, bar/ restaurants, fast food restaurants, a pharmacy, sport facilities and a gas station.

Appraisers' comment

The full ownership land plot's location is near the high-end area of Noord with roads leading to all directions.

Sero Janchi z/n

3

**Dienst Landmeetkunde en
Vastgoedregistratie Aruba**



Pagina 1 van 1
Datum 29-10-2024
Tijd 14:05

Kadastraal uittreksel (object) beperkt

Registratie bijgewerkt t/m 28-10-2024
Inzage per 29-10-2024
Referentie 2024-6124
Prijs uittreksel AWG 16,00

Kadastrale aanduiding object

Kadastrale aanduiding **1 L 4292**
Index

Objectgegevens

Grootte 895 m²
Omschrijving Bouwterrein
Herkomst Kadastraal perceel
Bladnummer 3
Bladvolgnr en ruit G/3
Locatie Sero Janchi
Aruba

Objectaantekening

Datum ingang Erfdienstbaarheid
Geldig tot
Omschrijving C 385/82

Gerechtigde

1/1 Eigendom

Naam
Geboren
Geslacht
Burgerlijke staat
Beroep
Geboorteland
Woonadres
Buitenland adres

Willemstad
Curaçao

Rechten

Recht verkregen bij
Type akte

C register deel/nummer 414/53
Verkoop en koop
koopprijs AWG 15.000,00
ingeschreven op 27-3-1997 0:00:00
verleden op 27-3-1997 voor mr. M.A. Eman

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



