

Facade Report

Property located at Diamante number 234-C (at the right side, on the first floor of the Condo building), in the Gold Coast Development Complex, situated in Malmok

Date: March 16th 2023



The report consists of:

- a description of the property;
- floorplans of the dwelling;
- site-plans of the property;
- a cadastral certificate of the nine parcels which belong to Malmok Property Development and F&B N.V.;
- some pictures of the property;

FACADE REPORT

Lean-to dwelling situated at Diamante number 234-C, in the Gold Coast Development Complex

I. General Information

The undersigned, Rolando J. I. Croes, appraiser established in Aruba, hereby states to have surveyed, upon request of the Aruba Bank N.V., the lean-to dwelling situated at Diamante number 234-C, in the Gold Coast Development Complex, situated in Malmok and to have appraised the current free market value of the dwelling.

The dwelling in question, known as Diamante number 234-C is built on the first floor of a Condo building located in the Gold Coast Development Complex. The entire building consists of four dwellings, two on the ground floor and two on the first floor. The Gold Coast Development Complex consists of "Condo's, "Town Houses" and "Villas".

The entire building (four Condo's) is erected on a property-owned plot of land ("appartementsaandeel 1/36"). The plot of land is known cadastrally as "Land Aruba, Tweede Afdeling, Sectie A, nummer 1310 (kadastraal blad 2-A-6)".

The Gold Coast Development Complex is situated between two paved roads at the South- and West side as well as a dirt road at the South side. The building itself is constructed at the South- East side of the Gold Coast Development Complex.

Aforementioned property-owned plot of land is registered at the Land Registry Office of Aruba and belongs to

The property known locally as the Gold Coast Condominium T-13-26 is property of

For more information about legal information of the property (total nine parcels) see attached "Kadastrale uittreksel (object) beperkt".

On the date of inspection the dwelling was unoccupied.

II. General Description

a. Partition

The dwelling comprises of the following rooms.

Stair, entrance, living room/dining room/kitchen with built-in closet, two bedrooms with built-in closets, two bathrooms, laundry room and balcony.

The total gross built-up area of the dwelling is approximately 104 sq. m.

For the specification of the dimension of each room of the dwelling please refer to the enclosed drawing of the ground plan of the building.

At the West side of the dwelling is a private patio of approximately 45 sq. m., which belongs to the owner of the dwelling.

Furthermore at the front side of the dwelling a private parking lot of approximately 15 sq. m. is available, which also belongs to the owner of the dwelling.

b. Technical Provisions

The property is connected to the city water and electricity supply systems. The tap water supply pipeline consists of copper pipes with the necessary accessories.

The sewage drainage pipes consist of PVC and accessories and are connected to a septic tank.

The building is supported by a 110 and 220 Volt electricity-installation.

c. Construction

The entire building is erected in concrete blocks, smooth plastered on both sides. The blocks are erected on a reinforced concrete foundation slab on the ground floor and on reinforced concrete floors on the upper floor.

The first floor of the dwelling in question is reachable by a concrete stair constructed at the outside of the building.

The dwelling (entire building) is covered by a combination of different hipped roofs. The roofstructures of the different hipped roofs are executed in wood (ridges, common rafters, valley rafters, valley jack rafters, hip rafters, hip jack rafters and cripple rafters), covered by wooden roofboarding (T-1-11 boards), asphalt paper, laths, tile battens and finished with ceramic rooftiles.

The eaves are further finished with a wooden faceboard.

d. Finishing

At the inspection date it was not possible to enter the lean-to dwelling.

- floors

The concrete stair at the outside of the building is covered with ceramic tiles.

- walls

The outer walls are finished with a layer of textured paint.

The entrance stair and balcony are provided with decorative steel handrails.

- ceilings

The ceiling of the balcony is provided with suspended ceilings on wooden joists, finished with gypsum boards.

- doors, windows and frames

The frames of the doors are made of wood. The front door is made of solid wood, executed as a swing door. The back door (of the balcony) is a sliding door made of aluminum and glass.

The dwelling is provided with sliding windows made of aluminum and glass, installed directly on the masonry.

e. Sundries

- The private patio is provided with a masonry fence, executed with a steel swing door at the front side. The patio is covered with Bomanite floor.
 - The Gold Coast Development Complex is generally on all side surrounded by a masonry fence with concrete columns. The fence is executed with a smooth plastered work on both side and finished with a texture paint layer.
- The Gold Coast Development Complex is furthermore generally provided with paved roads, a fountain, three community pools, a clubhouse, a tennis court, a restaurant, a gym and landscaping.

The complex is protected by a 24 hour security system and is also included a general maintenance.

f. Condition of Maintenance

According to the inspection of the dwelling on March 16th, 2023, it can be concluded that the dwelling encounters itself at the outer side in an excellent state of condition on the aforementioned date.

III. Evaluation

After careful consideration of the above mentioned facts, as well as the geographical location and the quality of the building materials, the **current free market value of the property (dwelling and property-owned plot of land) in its current state** is estimated at **USD 410.000,= (say: four hundred and ten thousand U.S. Dollars).**

The **foreclosure value** in its present condition is fixed at **USD 260.000,= (say: two hundred and sixty thousand U.S. dollars).**

The present **reconstruction value** of the building is estimated at **USD 200.000,= (say two thousand U.S. dollars).**

The undersigned states to have inspected the property from the in and the outside during which inspection most of the data for this report has been collected. Furthermore he states to have no interest in the property.

Aruba, March 16th, 2023.



Rolando J. I. Croes

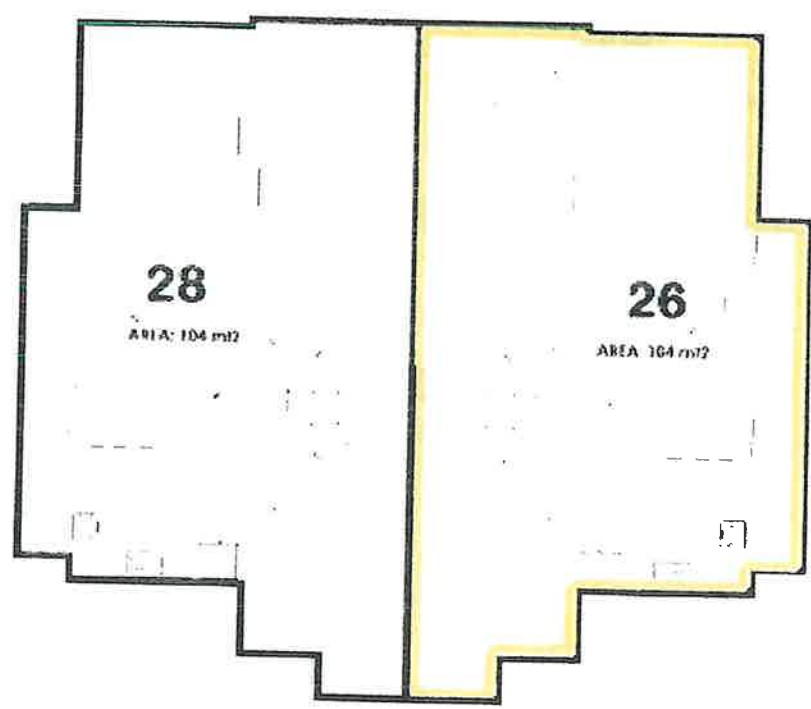
N



Ground Floor

Datum: _____
Blnd: T-A-16
Parcel: T-13-25 to 28
Schwa: 1 103

N



Upper Floor

Datum: _____
Blad: 2-A-16
Perceel: T-13-25 to 28
Schaal: 1:100



Kadastraal uittreksel (object) beperkt

Registratie bijgewerkt t/m 8-3-2023
Inzage per 8-3-2023
Referentie 2023-1060
Prijs uittreksel AWG 72,00

Kadastrale aanduiding object

Kadastrale aanduiding **2 A 1310**
Index A30

Objectgegevens

Grootte
Appartementsaandeel 1/36
Omschrijving Appartementencomplex, gold coast condominiums
Herkomst Kadastraal perceel
Locatie Westpunt
Aruba

Grondpercelen

Kadastrale aanduiding 2 A 1280
2 A 1281
2 A 1282
2 A 1283
2 A 1284
2 A 1285
2 A 1286
2 A 1287
2 A 1288

Objectaantekening Erfdienstbaarheid
Datum ingang
Geldig tot
Omschrijving C 720-34

Objectaantekening Erfdienstbaarheid
Datum ingang
Geldig tot
Omschrijving C 720/34

Objectaantekening Grondperceel apptn. complex
Datum ingang
Geldig tot
Omschrijving Voorgenomen splitsing in appartementen, complex
aanduiding 1310A

Gerechtigde 1/1 Eigendom





Kadastraal uittreksel (object) beperkt

Naam
Persoonsnummer
Zetel Aruba
Aard
Adres Aruba

Subjectaantekening

Omschrijving

Rechten

Recht verkregen bij Type akte	C register deel/nummer 662/25 Overig stuk (met meer vastgoed verkregen) ingeschreven op 31-1-2006 16:15:00 verleden op 29-11-2005 voor mr. R.E. Yarzagaray
Recht verkregen bij Type akte	C register deel/nummer 662/26 Procesverbaal van publieke verkoping koopprijs AWG 7.350.000,00 (met meer vastgoed verkregen) ingeschreven op 31-1-2006 16:15:00 verleden op 8-12-2005 voor mr. R.E. Yarzagaray
Recht verkregen bij Type akte	C register deel/nummer 662/27 Kwijting koopprijs AWG 7.350.000,00 (met meer vastgoed verkregen) ingeschreven op 31-1-2006 16:15:00 verleden op 30-1-2006 voor mr. R.E. Yarzagaray
Recht verkregen bij Type akte	C register deel/nummer 720/34 Overig stuk (met meer vastgoed verkregen) ingeschreven op 28-6-2007 16:25:00 verleden op 27-6-2007 voor mr. H.M. Rodriguez-Taekema
Recht verkregen bij Type akte	C register deel/nummer 730/15 Overig stuk (met meer vastgoed verkregen) ingeschreven op 25-9-2007 16:20:00 verleden op 24-9-2007 voor mr. H.M. Rodriguez-Taekema
Recht verkregen bij Type akte	C register deel/nummer 948/9 Splitsing in appartementsrechten (met meer vastgoed verkregen) ingeschreven op 24-7-2014 15:00:00





Kadastraal uittreksel (object) beperkt

	verleden op 23-7-2014 voor mr. T.R. Johnson, wnd. v. mr. F.E.E. Tjon Ajong
Gerelateerd stuk (eerder) Type akte	C register deel/nummer 948/8 Overig stuk ingeschreven op 24-7-2014 verleden op 23-7-2014 voor mr. T.R. Johnson, wnd. v. mr. F.E.E. Tjon Ajong
Recht verkregen bij Type akte	C register deel/nummer 1005/7 Overig stuk (met meer vastgoed verkregen) ingeschreven op 28-4-2016 15:35:00 verleden op 28-4-2016 voor mr. R.E. Yarzagaray

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





Front side of the dwelling



West side of the dwelling



Patio



Rear side of the dwelling