

A. VIR AKTEBESORGER SE GEBUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simuls with other registries/sectional titles:

Kode	Firma / Firm	Eiendom / Property	Kantoor / Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Omslag nr. Cover no.	Parawe van ondersoekers Initials of examiners

(c) Notas / Notes:

B. VIR AKTEKANTOOR GEBUIK / FOR DEEDS OFFICE USE:

	Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed).....	
Datum Date	(2) Begiftigingserwe Endowment erven.....	
	(3) Begiftiging Endowment.....	
	(4) Voorwaardes Conditions.....	
	(5) Mikro Micro.....	
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General Plan.....	
Datum Date	(7) Titelakte Title deed.....	
	(8) Verbande teen dorpsitaal Bonds against township title.....	
	(9) Datum nagesien Date checked.....	

Kantoor instruksies / Office instructions:
Seksie / Section: *2041*

Deeds Reg A/C No.
CTN
52
Akte Kant Rek. Nr.

**BISSET
BOEHMKE
MCBLAIN**
TELEPHONE (021) 441-9800 TELEFOON

UITVOERING / EXECUTION

Ref. No./No. Ref. **LODGED**
2016-10-25
INGEDIEN
18 JAN 2018

Datum van indiening/Date of lodgement

LODGED 23 APR 2018
INGEDIEN

LODGED 2016-06-17
INGEDIEN

LODGED 2016-06-15
INGEDIEN

- 3 MAY 2018

	Ondersoekers / Examiners	Kamers/ Rooms	Skakeling / Linking	Verwerp/ Reject	Passeer / Pass
1.	N. TOKOM, Lebopo ROOM 1164	1169			
2.	S. MALICK		20 4		
3.	R. STEVENS 1120				

VIR AKTEBESORGER SE GEBUIK / FOR CONVEYANCER'S USE.

Aard van Akte / Nature of Deed: Section 31 Transfer
Milnerton Estates Ltd
t.g.v./i.f.o.
The City of Cape Town
(RCFEM)

T 00002032 / 2018

Skakeling / Linking	Titelaktes, ens. binne / Title deeds, etc. within
20	34

GELYKTYDIGES / SIMULS

No. in stel/batch	Kode Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma/ Firm No.
1			HANDED IN FOR EXECUTION	
2				
3		See 1	EXAMINER'S NOTES INSIDE 2018-05-01	
4			HANDED IN FOR EXECUTION	
5				
6			EXAMINER'S NOTES INSIDE	
7				
8				
9				
10				

Registration versiek deur: - 8 MAY 2018
Registration requested by:

080006404117
Datum:
Date:

(Kort beskrywing van eiendom (stegs para 1 in Akte) Brief description of property (merely para 1 in Deed)
 Rem Ent 16834 Cape Town

For Information Only

① Lodge title or indicate
where filed. an
affidavit stating
that title could
not be found
F..R. STEVENS 1122

M/P

② Service
Return to Person
F..R. STEVENS 1129 / 1961

3) Return copies to com. If
extent differs to doc I have
copy amend. Lebopee CPO is 45 ma,
WMA is the ~~subscribing~~ Attached to. New
records have been cancelled now.

4) Re note 3. obtain certificate of
remaining extent from SS. noted
This was served out to your office. Please pass
Mr. Wamberg attended to this matter. - Com. no date.

5) You cannot insert a
No. ~~draw~~ Re draw deed. See title
done.

NO.	CODE	MATTER	FIRM	NO.
1	BC	COCT	BISSETS	52
2	T	COUNCIL / COCT	BISSETS	52
3.	T	COUNCIL / COCT	BISSETS	52
4.	T	MILNERTON ESTATES / COCT	BISSETS	52
5	T	MILNERTON ESTATES / COCT	BISSETS	52
6.	T	COUNCIL / COCT	BISSETS	52
7.	T	MUN MILNERTON / COCT	BISSETS	52
8.	T	MILNERTON ESTATES / COCT	BISSETS	52
9.	T	MUN MILNERTON / COCT	BISSETS	52
10.	T	GROMAT / COCT	BISSETS	52
11.	T	MILNERTON ESTATES / COCT	BISSETS	52
12.	T	MILNERTON ESTATES / COCT	BISSETS	52
13.	T	MUN OF COCT / COCT	BISSETS	52
14.	T	MILNERTON ESTATES / COCT	BISSETS	52
15.	T	MILLS / COCT	BISSETS	52
16.	T	MILNERTON ESTATES / COCT	BISSETS	52
17.	T	MILNERTON ESTATES / COCT	BISSETS	52
18.	T	MILNERTON MUN / COCT	BISSETS	52
19.	T	COCT	BISSETS	52
20.	K	COCT	BISSETS	52

52

Bisset Boehmke McBlain
11th floor Triangle House
22 Riebeeck Street
Cape Town
8001

Prepared by me

Robert Christopher Ferrandi

CONVEYANCER
Robert Christopher Ferrandi

1-
① NI

Fee endorsement		Office fee
	Amount	
Purchase price/Value	R.....	R.....
Mortgage capital Amount	R.....	R.....
Reason for exemption	Exempt i.t. ● S. 1(1)(g) of 1/193	

DATA / CAPTURE
14 MAY 2018
LITHA MADAMA

T 000020321 / 2018

DEED OF TRANSFER

By virtue of section thirty-one of the Deeds
Registries Act, 1937 (No. 47 of 1937)

BE IT HEREBY KNOWN:

THAT WHEREAS the undermentioned land has been vested in terms of Ordinance 33 of 1934 which land is at present registered in the Deeds Registry at Cape Town in the name of MILNERTON ESTATES LIMITED, Registration Number 1897/000196/06 under Deed of Transfer No. T16669/1961

DATA / VERIFY
15 MAY 2018
VAN WYK JENNY

NI

Endorsement

By virtue of Notarial Agreement No
K 0000000383 / 2018 S, dated 14th June 2016, the
within mentioned property has been declared a
Nature Reserve in terms of section 23(3) of The
National Environment Management: Protected
Areas Act No 57/2003, with ancillary rights.

As will more fully appear from said Notarial
Deed.

08 MAY 2018.

Deeds Registry

Cape Town


Registrar of Deeds

AND WHEREAS a certificate has been furnished to me in terms of sub-section (4)(a) of section thirty-one of Act No. 47 of 1937, by the transferee to the effect that provisions of any law in connection with the change of ownership in the land in consequence of vesting have been complied with.

NOW, THEREFORE, by virtue of the authority vested in me by the said Act, I, the Registrar of Deeds at Cape Town do, by these presents, cede and transfer to and on behalf of:

THE CITY OF CAPE TOWN

its Successors in Title or Assigns, in full and free property

REMAINDER ERF 16834 CAPE TOWN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 491 (FOUR HUNDRED AND NINETY ONE) SQUARE METRES

FIRST REGISTERED and still held by Certificate of Registered Title No. T16669/1961 with Diagram No. 10221/59 relating thereto

- A. **SUBJECT** to the conditions referred to in Certificate of Registered Title No. T1446/1936 and to the special condition contained in Amended Deed of Grant dated 2nd October, 1918 (Cape Freeholds Volume 29 No. 30), reading:

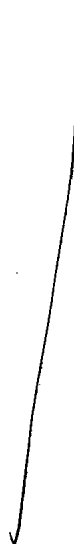
"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

- B. **SUBJECT FURTHER** to the following special conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance 13 No. 1927 as contained in Certificate of Registered Title No. T16669/1961, namely:

1. That the erf be utilised for the purpose of the erection and use thereon of a factory, workshop or warehouse, and for no other purpose, save that in connection with such factory, workshop or warehouse, buildings may be erected and used for the accommodation of the caretaker thereof (and his family).
2. That the erf be not subdivided and that no more than two-thirds of the area of the erf be built upon, provided that, if more than one contiguous erf be registered in the name of the same owner, these may be consolidated and all the conditions applying to the erven in this township will then apply to the

consolidated holding as if it were one erf.

3. That no building shall be erected within 15 feet of any street line which forms a boundary of the erf.
4. That the above conditions may be enforced by the registered owner of any erf forming part of this township in respect of any other erf.
5. That the owner of each erf, whether the applicant for the establishment of the township or any future owner, shall be obliged to allow the drainage or sewerage of any other erf or even to be conveyed over such erf if deemed necessary by the Municipal Council, and in such manner and in such position as may from time to time reasonably be required by the Council.
6. That the purchaser of any erf shall be obliged to receive the material necessary to give a proper slope to the bank whenever an erf is below the level of any adjoining road, and when an erf is above the level of any adjoining road he shall in like manner permit a safe slope to the bank unless he shall elect to build retaining walls.
7. That all necessary works of excavation, filling, or the construction of retaining walls, shall be undertaken by and at the cost of the owner and be completed to the satisfaction of the City Engineer before any street works are executed under the provisions of the Cape Municipal Ordinance No. 10 of 1912 and amending Ordinances.



Wherefore the said

MILNERTON ESTATES LIMITED

is entirely dispossessed of and disentitled to the said land, and that by virtue of the these presents the said

CITY OF CAPE TOWN

its Successors in title, or assigns, now is and hereafter shall be entitled thereto conformably to local custom.

IN WITNESS WHEREOF, I the said Registrar, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town
on - 8 MAY 2018

In my presence


REGISTRAR OF DEEDS

10
1-4
0/VI

CERTIFICATE
(in terms of Section 31 (4)(a) of Act 47 of 1937)

I, the undersigned, ANDRE ALFRED HUMAN, in my capacity as Manager: Property Development and duly authorised hereto by City of Cape Town do hereby certify to the effect that in connection with:

REMAINDER ERF 16834 CAPE TOWN, IN THE CITY OF CAPE TOWN,
CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 45 (FORTY FIVE) SQUARE METRES

HELD BY Certificate of Registered Title No. T16669/1961

The provisions of any law in connection with the change of ownership in the aforementioned land in consequence of vesting have been complied with.

Dated at Cape Town on this 14 day of January 2015



ANDRE ALFRED HUMAN



2

AFFIDAVIT

I, the undersigned, ANDRE ALFRED HUMAN, in my capacity as Manager: Property Development and duly authorised hereto by City of Cape Town do hereby make oath and say:

- 1. The City of Cape Town is not in possession of Certificate of Registered Title No. T16669/1961.
- 2. The said City of Cape Town has not been able to obtain possession of the said title deed.



 ANDRE ALFRED HUMAN

I certify that the deponents ^{has} ~~have~~ acknowledged that ^{he} ~~they~~ know and understand the contents of this affidavit which was sworn to before me at Cape Town on 19 January 2015.

us

Full Names:
 Status:
 Street Address:



 COMMISSIONER OF OATHS
 SALLY ELIZABETH CHAMBERS
 ATTORNEY OF THE HIGH COURT OF SOUTH AFRICA
 SENIOR PROFESSIONAL OFFICER
 CITY OF CAPE TOWN
 CIVIC CENTRE, CAPE TOWN
 COMMISSIONER OF OATHS
 FOR THE REPUBLIC OF SOUTH AFRICA

For Information Only




3



**TRANSFER: MILNERTON ESTATES LIMITED / CITY OF CAPE TOWN
REMAINDER ERF 16834 CAPE TOWN**

I certify that the extent of the property in respect of the Section 31(4)(a) certificate should read 491 square metres. The Deeds Office records erroneously reflect the extent of the property as 45 square metres.



.....
Robert Christopher Ferrandi
CONVEYANCER

For Information Only



BISSET BOEHMKE McBLAIN

ATTORNEYS NOTARIES & CONVEYANCERS

TELEPHONE: (021) 441 9800
27 21 441 9800 (International)

45 BUITENGRACHT, CORNER OF 109
CASTLE & BUITENGRACHT STREETS,
CAPE TOWN 8001

P O BOX 76 CAPE TOWN 8000

DOCEX 50

TELEFAXES
(021) 441 9913 (COMMERCIAL & LITIGATION)
(021) 441 9912 (CONVEYANCING & ESTATES)

e-MAIL: r.ferrandi@bissets.com
WEBSITE: www.bissets.com

SURVEYOR GENERAL
CAPE TOWN

BY HAND

OUR REF.
RCF/EW/MR6133

YOUR REF.

DATE
10 November 2016

Dear Sirs

RE: OUR NOTARIAL DEEDS OF SERVITUDE ON BEHALF OF CITY OF CAPE TOWN

We have been instructed on behalf of the City of Cape Town to attend to registration of certain notarial deeds of servitude. One of the properties which are involved is Remainder Erf 16834 Cape Town and is reflected on Diagram No. 10221/59, copy of which we attach. We also attach a copy of the Deeds Office printout from which you will note that the extent is reflected as 45 square metres. According to our calculations the remaining extent is 491 square metres. Would you issue a certificate of remaining extent in respect of the property.

Yours faithfully

BISSET BOEHMKE McBLAIN

R C FERRANDI

PARTNERS: JOHANNA PHILNA PHILLIPS, B.PROC. (MANAGING), ROALD HUBERT BESSELAAR, B.COMM. LL.B., CARL CHRISTIAAN BURGER, B.COMM. LL.B., ROBERT CHRISTOPHER FERRANDI, B.A. LL.B. P.G. DIP TAX LAW, STEPHEN JOHN KOEN, B.A. LL.B., ERLISE LOOTS, LL.B. LL.M. P.G.DIP TAX LAW, RIFQAH OMAR, B.SOC.SCI. LL.B., HENNING JONATHAN PIETERSE, B.A.(HONS) LL.B. LL.M., JACOBUS NICOLAAS JOHANNES PIETERSE, B.PROC. M.A., CLINTON RYAN VAN ASWEGEN, LL.B., MICHELLE VAN WYK, B.A. LL.B., LISA ANN VISAGIE, B.A. LL.B., ALBIN ALOIS WAGNER, B.A. LL.B. CONSULTANTS: GRAHAM ROBERTSON BEAN, B.A. LL.B. P.G. DIP TAX LAW, DAVID WILLIAM DUNN MACDONALD SENIOR ASSOCIATES: CARINA DE JONGH, BLC, B.PROC. LL.M., RONÉL ELS, B.A. LL.B. LL.M. ASSOCIATES: NICOOZAAN FINESTONE-JORDAAN, B.A.(HONS) M.IS. LL.B., NEVASHNI MOODLEY, LL.B., YUMNAH NORDIEN, LL.B.



BISSET BOEHMKE MCBLAIN

REGISTRAR OF DEEDS
PLEIN STREET
CAPE TOWN

BY HAND

ATTENTION: INFORMATION SECTION

ATTORNEYS NOTARIES & CONVEYANCERS

TELEPHONE: (021) 441 9800
27 21 441 9800 (International)

45 BUITENGRACHT, CORNER OF 109
CASTLE & BUITENGRACHT STREETS,
CAPE TOWN 8001

P O BOX 76 CAPE TOWN 8000

DOCEX 50

TELEFAXES
(021) 441 9913 (COMMERCIAL & LITIGATION)
(021) 441 9912 (CONVEYANCING & ESTATES)

e-MAIL: r.ferrandi@bissets.com
WEBSITE: www.bissets.com

OUR REF.
RCF/EW/MR6133

YOUR REF.

DATE
16 November 2016

Dear Sirs

RE: NOTARIAL DEED OF SERVITUDE: CITY OF CAPE TOWN

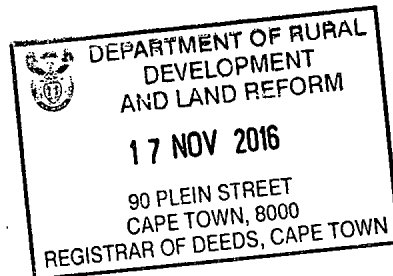
We attach letter addressed to the Surveyor General in connection with Remainder Erf 16834 Cape Town with annexures. Kindly refer to the note on our letter written by Mr Ryan of the Surveyor General's office. Kindly note his comment that the extent of the property is in fact 491 square metres and that your computer records are therefore incorrect. Would you kindly amend your records accordingly and confirm to us once you have done so so that we may proceed with re-lodgement of our documentation.

Yours faithfully

BISSET BOEHMKE McBLAIN


R C FERRANDI

29/11 - I gave a copy of this letter to Sareed. He will follow up.





BISSET BOEHMKE McBLAIN

ATTORNEYS NOTARIES & CONVEYANCERS

TELEPHONE: (021) 441 9800
27 21 441 9800 (International)

45 BUITENGRACHT, CORNER OF 109
CASTLE & BUITENGRACHT STREETS,
CAPE TOWN 8001

P O BOX 76 CAPE TOWN 8000

DOCEX 50

TELEFAXES
(021) 441 9913 (COMMERCIAL & LITIGATION)
(021) 441 9912 (CONVEYANCING & ESTATES)

e-MAIL: r.ferrandi@bissets.com
WEBSITE: www.bissets.com

REGISTRAR OF DEEDS
PLEIN STREET
CAPE TOWN

BY HAND

ATTENTION: INFORMATION SECTION

OUR REF.
RCF/EW/MR6133

YOUR REF.

DATE
16 November 2016

Dear Sirs

RE: NOTARIAL DEED OF SERVITUDE: CITY OF CAPE TOWN

We attach letter addressed to the Surveyor General in connection with Remainder Erf 16834 Cape Town with annexures. Kindly refer to the note on our letter written by Mr Ryan of the Surveyor General's office. Kindly note his comment that the extent of the property is in fact 491 square metres and that your computer records are therefore incorrect. Would you kindly amend your records accordingly and confirm to us once you have done so so that we may proceed with re-lodgement of our documentation.

Yours faithfully

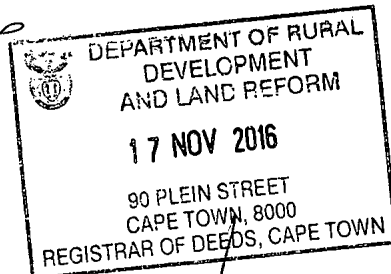
BISSET BOEHMKE McBLAIN

R C FERRANDI
R C FERRANDI

*Busy with removal of cond's
+ exprop notice. after this
I will continue with*

*Rectifications
submitted
on 2/11/2016*

F. WANEBURG 1355



Please - follow up!

MEMORANDUM

1

TO: FAREED
FROM: R C FERRANDI / ELROY
REF: MR6133 (RCF/EW)
DATE: 9 DECEMBER 2015
RE: NEMA: PROTECTED AREAS ACT

PROPERTY: REMAINDER ERF 16834 CAPE TOWN

I attach copy of the Deeds Office property search. Would you kindly obtain the diagram to confirm the current extent of the property

Thank you
RCF/EW

Here with

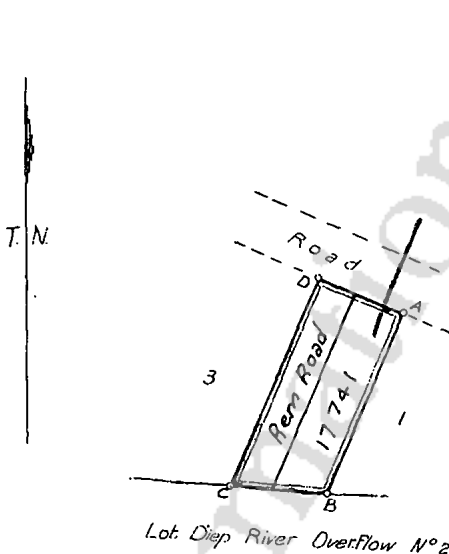
10/12/2013

GENERAL PLAN T.P. 25th.

NO. 10221/1959.

Approved.
(Sgd.) D.J.J. Kotze.
for Surveyor-General.
9.2.1960.

1103
612
491 →



SIDES	
Cape Feet	
AB	147.00
BC	74.00
CD	171.00
DA	70.00
ANGLES	
	° ' "
A	90. 0. 0
B	108. 55. 30
C	71. 04. 30
D	90. 0. 0

All beacons are $\frac{1}{2}$ "
round iron pegs
 $2\frac{1}{2}$ " long.

ERF 16834 CAPE TOWN
at Paardenland



The figure A. B. Edge of Diep River Overflow C. D. represents 11130 square feet of Quitrent land called

1103m²

LOT No.2 PAARDEN EILAND TOWNSHIP

situate in the Municipality of Cape Town, Division of Cape,
Province of Cape of Good Hope.

Surveyed in March, 1935, by me.

(Sgd.) Thomas Hall.
Land Surveyor.

WITH ORIGINAL SURVEY PLAN
AND INSTRUMENTS

[Signature]
17.2.1960

[Stamp]

This diagram is annexed to

D/T 16669/1961

S.C. File No. S. 1422/14.
S.R.E. 370/1935.
Gen. Plan T.P. 25th.
M-7 DB/ X 51.

C
B

Registrar of Deeds

ERF 16834
Comp. BH 70B/x51
Rt. C. 2.

CL/PS
Checked by.....
Data checked.....

Approval recommended. Subdivision for road purposes in terms of the Cape Town Town Planning Scheme for City Engineer 14/3/60

The following deductions have been made from this diagram.

Survey Records	Diag. No.	Sub-division.	Mergn.	Area. Sq. Feet.	Transfer Date	Trf. No.
E. 1774 E. 16534/t.	E. 2301/59	Portion 1			1961	16671

E. 1774
E. 16534/t.

E. 2301/59

Portion 1

1961

16671

Information

5

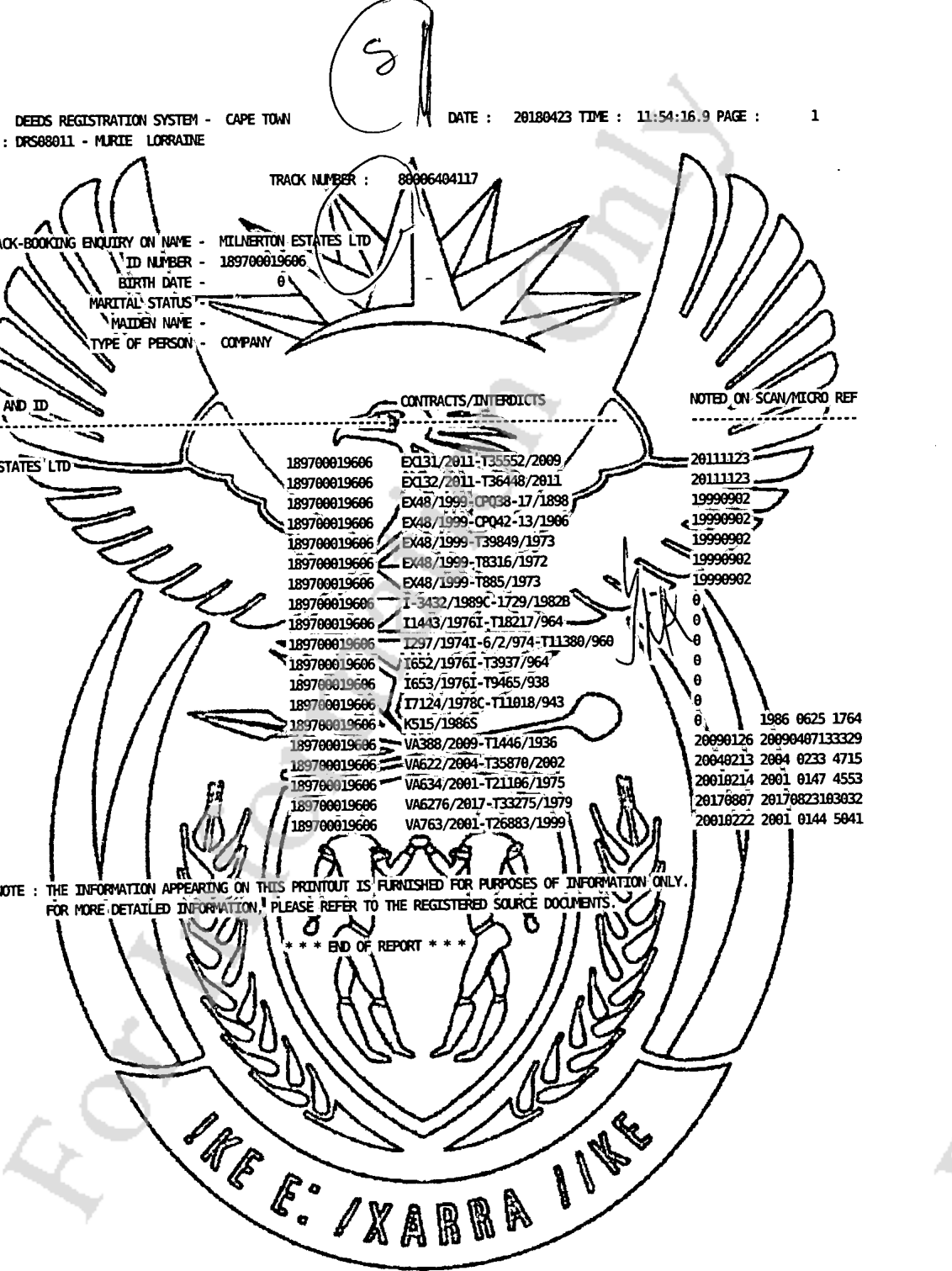
TRACK NUMBER : 88986404117

BLACK-BOOKING ENQUIRY ON NAME - MILNERTON ESTATES LTD
 ID NUMBER - 189700019606
 BIRTH DATE - 6
 MARITAL STATUS -
 MAIDEN NAME -
 TYPE OF PERSON - COMPANY

PERSON NAME AND ID	CONTRACTS/INTERDICTS	NOTED ON SCAN/MICRO REF
MILNERTON ESTATES LTD	189700019606 EX131/2011-T35552/2009	20111123
	189700019606 EX132/2011-T36448/2011	20111123
	189700019606 EX48/1999-CP038-17/1898	19990902
	189700019606 EX48/1999-CP042-13/1906	19990902
	189700019606 EX48/1999-T39849/1973	19990902
	189700019606 EX48/1999-T8316/1972	19990902
	189700019606 EX48/1999-T885/1973	19990902
	189700019606 I-3432/1989C-1729/1982B	0
	189700019606 T1443/1976I-T18217/964	0
	189700019606 T297/1974I-6/2/974-T11380/960	0
	189700019606 T652/1976I-T3937/964	0
	189700019606 T653/1976I-T9465/938	0
	189700019606 T7124/1978C-T11018/943	0
	189700019606 VS15/1986S	0 1986 0625 1764
	189700019606 VA388/2009-T1446/1936	20090126 20090407133329
	189700019606 VA622/2004-T35870/2002	20040213 2004 0233 4715
	189700019606 VA634/2001-T21186/1975	20010214 2001 0147 4553
	189700019606 VA6276/2017-T33275/1979	20170807 20170823103032
	189700019606 VA763/2001-T26883/1999	20010222 2001 0144 5041

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
 FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



9

TRACK NUMBER : 89086404117

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
ERF NO 16834
TOWNSHIP CAPE TOWN
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T16669/1961
EXTENT 491 SQM
CLEARANCE CITY OF CAPE TOWN

NO INTERDICTION

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
MILNERTON ESTATES LTD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED
189700019606 T16669/1961

M/D MICROFILM REF
1128 1991 1267 0877

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IK E : / XARRA / KE

1) Have Condition A duty amend
 In follow title ~~of deed~~ draw
 to follow title ~~of deed~~ draw
 pg 2 of deed. MALICK
 page 2 of deed.
 (Noted)

Next subject clause to me need to
 draft pivot deed. After discussion with Mr
 Malick - amended as required.

For Information