

HOFMEYR HERBSTEIN GIHWALA
CLUVER & WALKER INC.

Prepared by me

CONVEYANCER

J A I DE WAAL

000052384 / 2011

VERBIND MORTGAGED	
VIR FOR R 41-000 000,00	
003315 / 11	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
T 0 FEB 2011	

BC	
GEKANSELLEER CANCELLED	
REGISTRATEUR/REGISTRAR	
09 NOV 2011	

SEEKERS KEY
165 00

DEED OF TRANSFER

Copy

HOFMEYR HERBSTEIN GIHWALA CLUVER & WALKER INC.
ATTORNEYS
STELLENBOSCH

BE IT HEREBY MADE KNOWN

T 118189/98

THAT MICHELLE SPENCER

Conveyancer, appeared before me, Registrar of Deeds, at Cape Town he being duly authorised thereto by a Power of Attorney signed at STELLENBOSCH on the 3rd day of DECEMBER 1998 and granted to him by

MAZATLAN ESTATES (EIENDOMS) BEPERK
No 55/00151/07

VIR ENDOSSEMENTE VIR READSY
FOR ENDORSEMENTS SEE
ET SIG

AND the Appearer declared that his Principal on the 28 MAY 1998 sold the undermentioned property to the undermentioned Transferee and that he, the Appearer, in his capacity aforesaid, did by these presents, cede and transfer in full and free property to and on behalf of

**BRANDWACHT LAND DEVELOPMENT (EIENDOMS) BEPERK
No 98/11656/07**

its Administrators or Assigns

**Remainder of the Farm BRANDWACHT No 1049, in the Division of
STELLENBOSCH, Province of the WESTERN CAPE**

MEASURING: 48,5702 (Forty Eight Comma Five Seven Zero Two) Hectares

FIRST TRANSFERRED and still held by Certificate of Consolidated Title No T 18631/1967 with Diagram No 2016/67 annexed thereto.

- A. The figure B C D E F G H J K Y X W V U T S R and M N Z on Diagram No 2016/67 annexed to Certificate of Consolidated Title No T 18631/1967 is **subject** to the conditions as are referred to in Deed of Transfer No T 2732 dated 3 March 1903.

- B. The figure A R S T U V W X Y L Z N O P Q on Diagram No 2016/67 annexed to Certificate of Consolidated Title No T 18631/1967 is **subject** to such conditions as are referred to in said Deed of Transfer No T 2732 dated 3 March 1903.



C. AND SUBJECT FURTHER to the conditions referred to in the endorsement dated 12th May 1965 on said Deed of Transfer No T 847 dated 31st January 1955 which endorsement reads as follows:

"A portion of the herein-mentioned property in Para 1 meas. 0.027 Morgen has been expropriated by Divisional Council of Stellenbosch in terms of Section 130 of Ord. 15/1952 as amended Vide Notice of expropriation No. H/9/3 d.d. 28/4/65 filed as exprop. caveat 209/65 plans in duplicate filed herewith."

D. BY VIRTUE OF Notarial Deed of Servitude No K 746/1986S dated 28 July 1986 the Remainder of the hereinmentioned property, measuring 48,5702 hectares, is **subject to** a servitude of pipeline which extend over an area of 7m wide, the eastern boundary of which is denoted by the letters ABC on Servitude Diagram No 8701/83 in favour of the Municipality of Stellenbosch. The Servitude Diagram is filed with the abovementioned Servitude Deed.

As will more fully appear from said Servitude Deed.

WHEREFORE the Appearer, renouncing all the right and title of the TRANSFEROR

heretofore had to the premises, did in consequence also acknowledge the TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

TRANSFEREE

its Administrators or Assigns

now is and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights; and finally declared that the purchase price amounting to R12 000 000,00 (Twelve Million Rand) has been satisfactorily paid or secured.

IN WITNESS whereof I, the said Registrar of Deeds, together with the Appearer, q.q., 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,

in Cape Town, Cape Province, on the 17 day of December in the year of our Lord, One Thousand Nine Hundred and Ninety Eight (1998).

q.q.

In my presence

Registrar of Deeds.

SERTIFIKAAT VAN 'N REGISTRIEERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
IN OPSIGT VAN IN RESPECT OF ERF 16045 STELLEMBOSCH	
WEESENT OORPE 12,8012 ha	RESTANT REMANDE 35,7690 ha
T-000047233-1/2011	 REGISTRAR
2011-08-29	

update

For Information Only

VIR ENDOSSEMENTE KYK BI ADSY 6
 FOR ENDORSEMENTS SEE PAGE 6

Endorsement

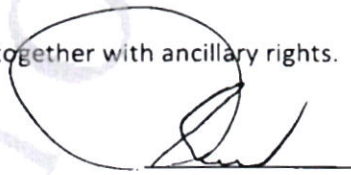
By Virtue of Notarial Deed of Servitude no R 000000277 / 2012 ⁽²⁾, dated 9th March 2012, the within-mentioned property is **subject** to the following:

1. A **servitude right of way**, which is depicted by the figure ABCDEFGHJKLMNP on diagram SG number 3034/2011, **in favour of** Erf 16167 Stellenbosch, measuring 2, 3515 hectares, held by Deed of Transfer no. T 63019/ 2011.
2. A **servitude right of way**, which is depicted by the figure ABCDEFGHJKLMNPQRSTUVWXYZ on diagram SG number 4509/2011, **in favour of** Erf 16167 Stellenbosch, measuring 2,3515 hectares, held by Deed of Transfer no. T63019/2011.
3. A **water pipeline servitude** which is situated within the servitude area along the western side of the line BCDEFG on diagram SG number 3034/ 2011, **in favour of** Erf 16167 Stellenbosch, measuring 2, 3515 hectares, held by Deed of Transfer no. T63019/2011
4. A **water pipeline servitude** along the southern side of the line WVTSR and the western side of the line RQPNMLK indicated on diagram SG number 4509/2011, **in favour of** Erf 16167 Stellenbosch, measuring 2, 3515 hectares, held by Deed of Transfer no. T63019/2011.
5. A **3 metre wide sewerage pipeline servitude** in perpetuity, which sewerage pipeline is situated within the servitude area along the western side of the line LK and the southern side of the line KJ indicated on diagram SG number 4509/2011, **in favour of** Erf 16167 Stellenbosch, measuring 2, 3515 hectares, held by Deed of Transfer no. T63019/2011.

6. A **3 metre wide sewerage pipeline servitude** in perpetuity, the south western boundary of which pipeline is indicated by the lines AB, BC, CD, DE and EF on diagram SG number 738/2011, **in favour of** Erf 16167 Stellenbosch, measuring 2, 3515 hectares, held by Deed of Transfer no. T63019/2011.

As will more fully appear from the said Notarial Deed together with ancillary rights.

Deeds Office
Cape Town



Registrar of Deeds

FOR FURTHER ENDORSEMENTS SEE 7
VIA VERDEKE EINDOSSEMENTE SIEN

For Information Only

Endorsement

By Virtue of Notarial Deed of Servitude no K 000000278/2012 S, dated 8th February 2012, the within-mentioned property is **entitled** to a perpetual dam servitude to draw water from and to store water in the dam over Erf 16143 Stellenbosch, measuring 1,0330 hectares, held by Deed of Transfer no. T 63019/2011.

As will more fully appear from the said Notarial Deed together with ancillary rights.

Deeds Office

Cape Town



Registrar of Deeds

PORTION 3 = 2,3203 hectares

GETRANSPORTEER AAN	TRANSFERRED TO
KEE ENTERPRISES (PTY) LTD	
RESTANT/REMAINDER	33,4487 hectares
T00-0026570/2013	
2013-06-04	
REGISTRATEUR/REGISTRAR	

No. 2016/67

Goedgekeur.

L. L. Bary

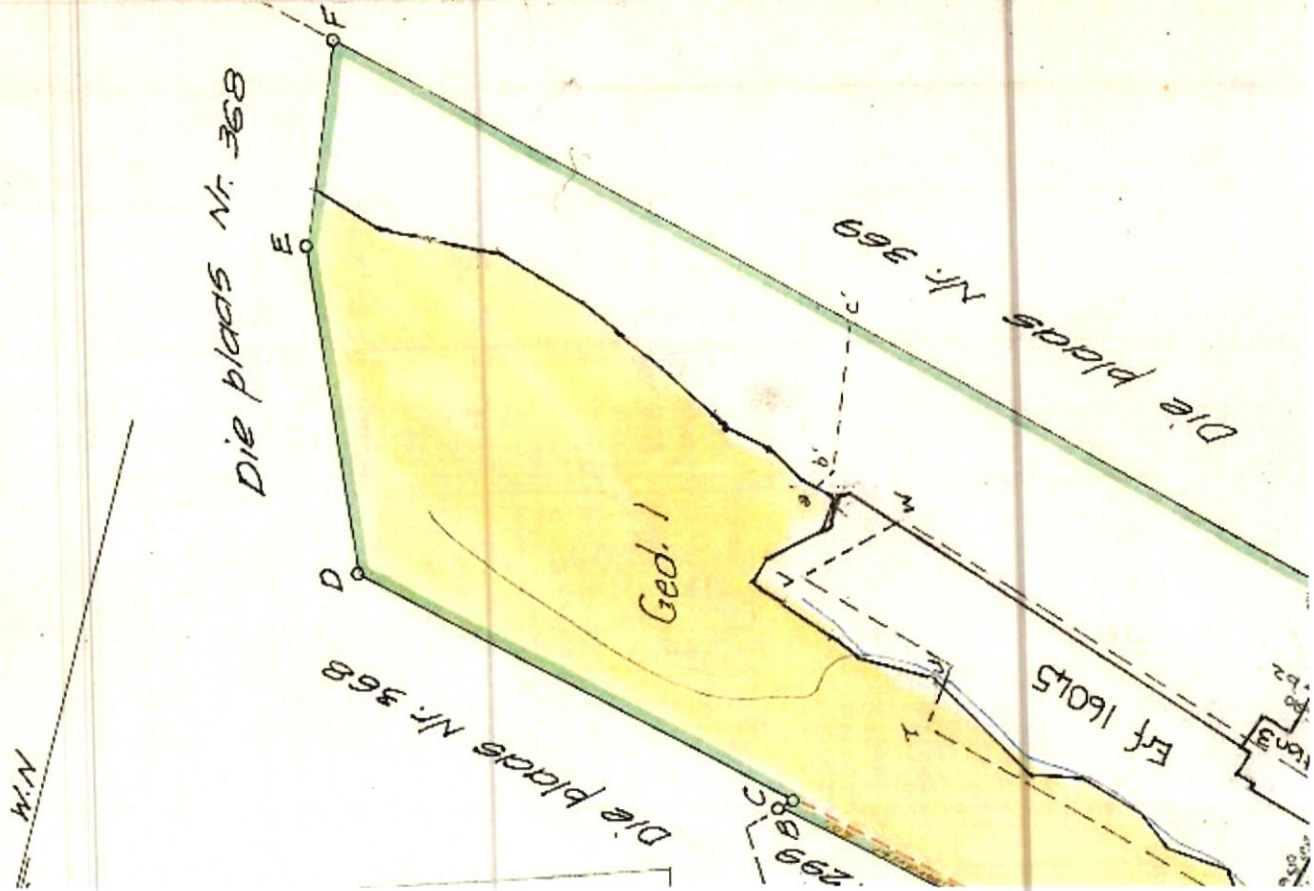
Landmeter-generaal.

21-6-1967

SYE Kaapse Voet	RIGTINGS- HOEKE	STELSSEL 10 190° KООORDINATE	
		y	x
AB 3241.9	282.43.30	Kontst. 0.0	+11900000.0
BC 71.4	43.45.10	+42222.4	+35637.5
CD 2070.2	283.49.30	+39060.2	+36351.6
DE 1400.8	336.44.00	+39109.6	+36403.2
EF 885.6	353.22.50	+37099.4	+36897.9
FG 5117.1	104.53.40	+36546.1	+38184.8
GH 364.4	208.18.30	+36444.0	+39064.5
HJ 286.4	107.23.30	+41389.2	+37749.2
JK 385.8	191.37.10	+41216.4	+37428.4
KL 646.3	103.28.30	+41489.7	+37342.8
LM 746.4	24.25.50	+41412.0	+36964.9
MN 50.0	104.57.10	+42040.5	+36814.3
NO 848.2	206.04.00	+42349.2	+37493.9
OP 357.7	201.11.30	+42397.5	+37481.0
PQ 273.6	160.28.00	+42024.8	+36719.1
QA 543.8	154.20.40	+41895.5	+36385.6
		+41987.0	+36127.7

Beskrywing van Baken:

- A.O = Geen baken.
- B = Ingeplante Rijk 2'6" hoog met 1/2" gat.
- C.F = Swaarysterhoekdraadpaal.
- D = Kruis op ro's
- E.H.J = Ingeplante Rijk gelyk met grond.
- L.M = Ysterpaal wat 6" vitskeer.
- V = 3/8" Ysterpaal langs beerpaal.
- Q = 4'6" Ysterpaal wat 2' vitskeer geei gestigter.



Skaal 1:10,000

Die figuur A.B.C.D.E.F.G.H.J.K.L.M.N.O.P.Q

tel 116.0399 Morg grond voor, synde

REG. 14
1996/1
SERWITUTE

MEETSTUKKE	KAARTNO.	LEEFWIND	ARTE	GEPARAFEEH
E. 2454/83	8701/83	Die lyn abc stel voor die oostelike grens van 'n 7m wyd waterpyplyn-serwituut	Af K 746/83	152
E1060/2010	2406/2010 (See Reg.)	Die voor Si - 50, J, Kard 521 stel voor 'n serwituut reg. van weg	WITTEBOUW	
E1060/2010	4781/2010		Witheidson.	
326/2011	738/2011	Die lyn, re die, efl, flgl, ghl, en hfj stel voor die suid-weselike van 'n pyplynserwituut 3m wyd	*geens	
E1060/2010	3034/2010 (See Reg.) and 105211	Die figuur a2 b2 c2 d2 e2 f2 g2 h2 j2 k2 l2 m2 n2 p2 stel voor 'n Reg van Weg Serwituut		
SR1855/2011	4501/2011	Die Figuur Si - S20, JK and S31 stel voor 'n serwituut reg. van weg		