



Print Form

CONVEYANCER'S CERTIFICATE

I/we, **Fritz Dieter Schulz**

(conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property(ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

Erf 169125 Cape Town, being an unregistered consolidation of Remainder Erf 112657 Cape Town and Erf 169123 Cape

Town (see attached Surveyor General Diagram S.G. No. 1754/2005 and S.G. 1752/2005)

(erf number/s and description/s as it appear in the title deed)

in respect of which it was found that there ~~are~~ are no restrictive conditions registered against such property(ies) prohibiting it from being utilised/developed for the following purposes (as elaborated on in the accompanying application):

mixed-use development including residential, retail, commercial, service industry, green space and sports, education,

health facilities and amenities

(proposed use/development/zoning of property)

(*delete whichever not applicable)

LIST OF RESTRICTIVE TITLE CONDITIONS (if any)


Categories	Are there title deed restrictions (indicate below)		Title deed and clause number if restrictive conditions are found (see Annexure A if more space is required)
	Y	X	
Use of Land	Y	X	
Building lines	Y	X	
Height	Y	X	
Number of dwellings	Y	X	
Bulk floor area	Y	X	
Coverage / built upon area	Y	X	
Subdivision	Y	X	
Servitudes that may be registered over or in favour of the property	X	N	Sewer servitude in favour of property on certificate of registered Crown Title 45/1942
Other restrictive conditions	Y	X	

PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED (please tick appropriate box)

Application in terms of the City of Cape Town's Municipal Planning By-Law (application type 42(g) or (h))	Notarial Deed of Cancellation (Submit copy of signed agreement)	Expungement by means of 'rule nisi' application to the High Court (Submit copy of court order)	If other, please specify:
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Signed at Cape Town on this 12th day of September 20 16

Signature 

Postal address 




Tel 082 469 1476

Email fschutz@ensafrica.com

Kindly endorse certificate by affixing firm's official stamp here and initialling it.

Fritz Dieter Schulz
✓ Commissioner of Oaths
Practising Attorney SA
ENSAfrica
1 North Wharf Square
Loop Street Cape Town 8001



Ref: 04/1873

COMPONENTS:

1. The figure ABCmnFGHJKL represents Remainder Erf 112657 Cape Town, Vide Diagram No. B33/1930 & D/T 1931 2 60
2. The figure mDEn represents Erf 169123 Cape Town Vide Diagram No. 1752/2005 D/T

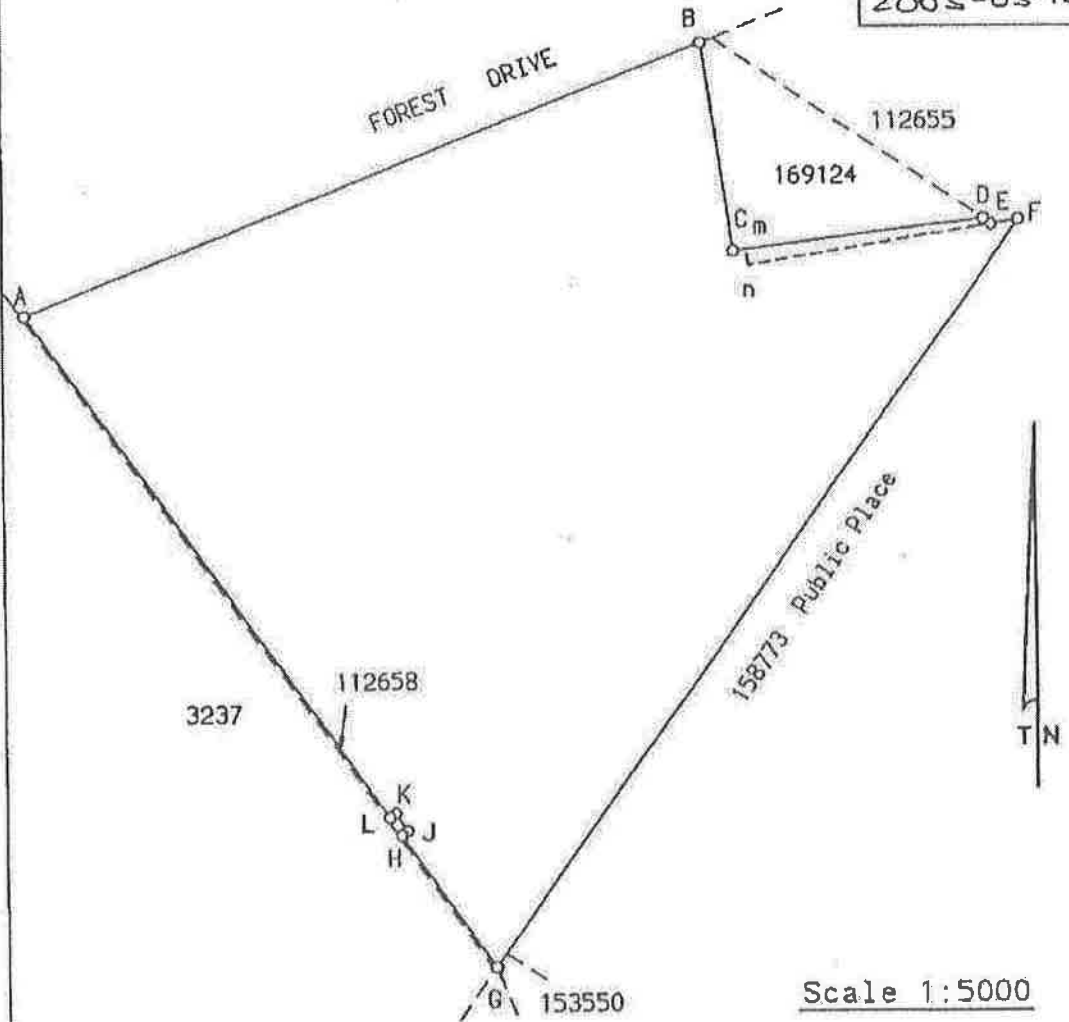
• D/G 1942. 45

S.G. No.
1754/2005

Approved

Asa Alwang

for Surveyor-General
2005-05-10



The figure A B C D E F G H J K L represents 22,1505 Hectares of land, being **ERF 169125 CAPE TOWN, COMPRISING 1 AND 2 ABOVE**

situate in the City of Cape Town at Cape Flats

Administrative District of Cape

Compiled in January 2005

by me.

Province of the Western Cape.

A.G. Geach (PLS 0869)
Professional Land Surveyor

Geach

This diagram is annexed to

The original diagrams are as quoted above

File No. Cape 443 & 450

S.R. No. Compiled

Comp. BHSX-2183 (M844)

BHSX-2184 (M845)

BHSX-2321 (M850)

No.

dated

i.f.o.

Registrar of Deeds

LPI C0160007

Erf 169125 Cape Town

ADRIAN GEACH Professional Land Surveyors

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System WG 19 ⁸⁴ X			S. G. No. 1752/2005
		Y	X		
	Constants		+ 0,00	+ 3700000,00	
AB	170,41	262 49 20	A +	44045,32	+ 55262,64
BC	7,12	304 52 30	B +	43876,25	+ 55241,35
CD	175,58	80 31 50	C +	43870,40	+ 55245,42
DA	11,79	171 33 50	D +	44043,59	+ 55274,30
Indicatory Data					
Cc	5,00	80 31 50	c +	43875,34	+ 55246,24
		5 R 7	⊕ +	43757,86	+ 54963,36
		16 R 7	⊕ +	44011,90	+ 55071,04

Approved
Adrian Geach
for Surveyor-General
2005-05-10

APPROVED SUBJECT TO SIMULTANEOUS REGISTRATION OF DIAGRAM 1752/2005 BEING Erf 169123

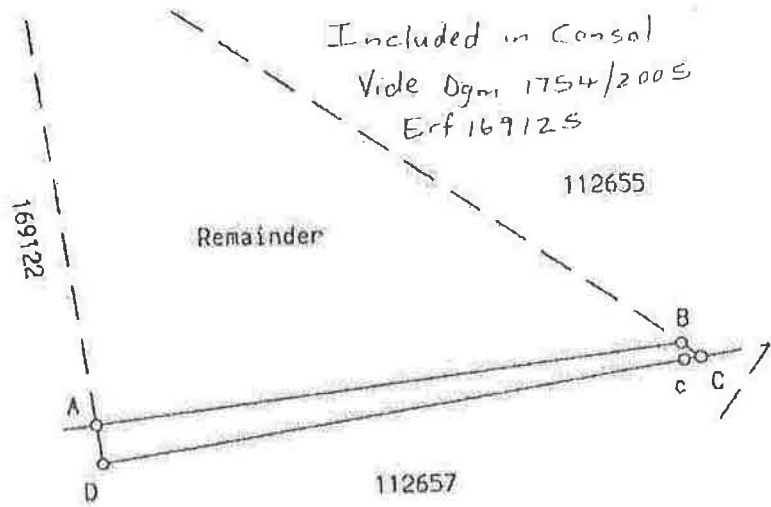
Ref: 04/1873

APPROVED SUBJECT TO SIMULTANEOUS REGISTRATION OF DIAGRAM 1754/2005 BEING Erf 169125

BEACON DESCRIPTIONS:

- A, C Not beacons
- B, c Drill hole in concrete
- D 12mm Iron peg

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 1(a)



Scale 1:2000

The figure A B C D represents 1441 Square Metres of land, being **ERF 169123 PORTION OF ERF 112656 CAPE TOWN** situate at Cape Flats in the City of Cape Town

Administrative District of Cape
Surveyed in April 2003-January 2005
and April 2005 by me,

Province of the Western Cape.

Adrian Geach
A.G. Geach (PLS 0869)
Professional Land Surveyor

APPROVED IN TERMS OF SECT. 25 OF ORD. 15/1985 REF. LM 2368 (8/8/17) DATE 2005-12-15

This diagram is annexed to	The original diagram is	File No. Cape 443
No.	No. 5974/1967 annexed to	S.R. No. E 776/2005
dated	Transfer No.	Comp. BHSX - 2183 (M844)
i.f.o.	1968 . . . 8153	BHSX - 2184 (M845)
Registrar of Deeds		LPI C0160007

Ref: 04/1873

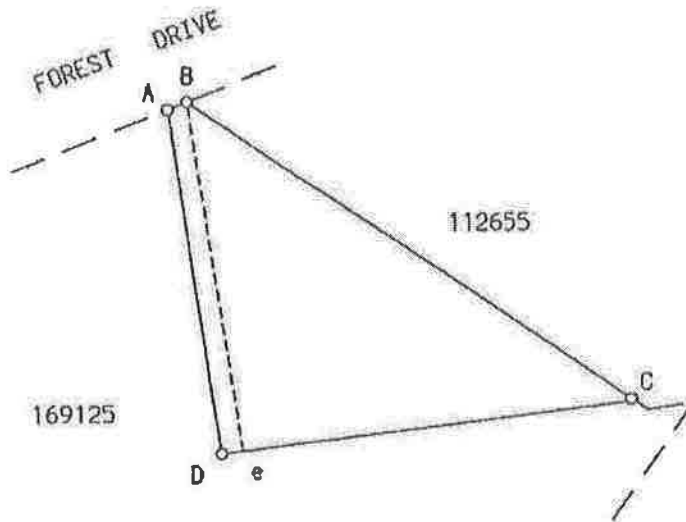
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y System	MG 19° X	
	Constants	0,00	+ 3700000,00	1753/2005
AB 9,05	247 50 50	A + 44076,71	+ 55110,89	Approved <i>Adrian Geach</i> for Surveyor-General 2005-05-10
BC 234,13	304 52 30	B + 44068,33	+ 55107,48	
CD 179,78	82 49 20	C + 43876,25	+ 55241,35	
DA 154,50	171 46 40	D + 44054,62	+ 55263,81	
	5 R 7	⊕ + 43757,86	+ 54963,36	
	16 R 7	⊕ + 44011,90	+ 55071,04	

BEACON DESCRIPTIONS:

A, B, D 12mm Iron peg
C Drill hole in concrete

COMPONENTS:

- The figure ABeD represents Erf 169122 Cape Town
Vide Diagram No. 1751/20050/T
- The figure BCe represents Remainder Erf 112656 Cape Town
Vide Diagram No. 5974/1967 D/T 1968 . 8153



Scale 1:3000

The figure A B C D represents 1,4775 Hectares of land, being

ERF 169124 CAPE TOWN, COMPRISING 1 AND 2 ABOVE

situate in the City of Cape Town
of Cape Flats

Administrative District of Cape April 2005
Surveyed in April 2003-January 2005 and
by me, *Adrian Geach*

Province of the Western Cape.

A.G. Geach (PLS 0869)
Professional Land Surveyor

This diagram is annexed to

The original diagrams are
as quoted above

File No. Cape 443

S.R. No. B 776/2005

No.
dated
i.f.o.

Comp. BHSX - 2183 (MB44)
BHSX - 2184 (MB45)

Registrar of Deeds

LPI C0160007

Erf 169124 Cape Town



Print Form

CONVEYANCER'S CERTIFICATE

I/we, **LEE-ANN FIONA HOPLEY**

(conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property(ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

ERF 158773 CAPE TOWN

(erf number/s and description/s as it appear in the title deed)

in respect of which it was found that there ~~are~~ are no restrictive conditions registered against such property(ies) prohibiting it from being utilised/developed for the following purposes (as elaborated on in the accompanying application):

mixed-use development including residential, retail, commercial, service industry, green space and sports, education,

health facilities and amenities

(proposed use/development/zoning of property)

(*delete whichever not applicable)

LIST OF RESTRICTIVE TITLE CONDITIONS (if any)

Categories	Are there title deed restrictions (indicate below)		Title deed and clause number if restrictive conditions are found (see Annexure A if more space is required)
Use of Land	X	N	DEED OF TRANSFER NO. T20318/1995 CLAUSE II (1). PLEASE SEE ANNEXURE "A" FOR THE FULL WORDING OF THE CLAUSE.
Building lines	Y	X	
Height	Y	X	
Number of dwellings	Y	X	
Bulk floor area	Y	X	
Coverage / built upon area	Y	X	
Subdivision	Y	X	
Servitudes that may be registered over or in favour of the property	X	N	DEED OF TRANSFER NO. T20318/1995 CLAUSES II (6), II C AND III C. PLEASE SEE ANNEXURE "B" FOR THE FULL WORDING OF THE CLAUSES
Other restrictive conditions	Y	X	

PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED (please tick appropriate box)

Application in terms of the City of Cape Town's Municipal Planning By-Law (application type 42(g) or (h))	Notarial Deed of Cancellation (Submit copy of signed agreement)	Expungement by means of 'rule nisi' application to the High Court (Submit copy of court order)	If other, please specify:
---	---	--	---------------------------

Signed at **CAPE TOWN** on this **17th** day of **SEPTEMBER** 20 **16**

Signature 

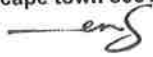
Kindly endorse certificate by affixing firm's official stamp here and initialling it.

Postal address 



Tel **(021) 410 2500**

Email **LHOPLEY@ENSAFRICA.COM**

lee-ann hopley
commissioner of oaths
practising attorney SA
ENS 1 north wharf square
loop street cape town 8001


CLAUSE II (1)

II "SUBJECT to conditions contained in the Agreement dated 21st June 1919 annexed to the Crown Grant dated 24th February 1920 (Cape Quitrents Volume 46No 18A) as the "Garden Cities Site" and which Agreement shall be regarded as incorporated in and forming part of Crown Grant No 46/1942 insofar as the said conditions are not superseded by any of the following conditions subject to which the said Grant is made:-

- (1) The land hereby granted shall not, without consent of the Minister of Lands to used other than for the purpose of establishing thereon and developing a township on the lines of modern Garden Cities."

Please note that the above condition is applicable to the portion of the property marked in green on the diagram attached hereto marked Annexure "C". It is our suggestion that this condition be removed by application in terms of the city of Cape Town's Municipal Planning by-law.

CLAUSE II (6)

II "Subject to conditions contained in the Agreement dated 21st June 1919 annexed to the Crown Grant dated 24th February 1920 (Cape Quitrents Volume 46No 18A) as the "Garden Cities Site" and which Agreement shall be regarded as incorporated in and forming part of Crown Grant No 46/1942 insofar as the said conditions are not superseded by any of the following conditions subject to which the said Grant is made:-

(6) The land hereby granted is subject to a servitude of sewage of 40 feet wide and a servitude of pipeline as indicated by the figure k.e.l.m.n and the line o.p. respectively on the diagram No 2839/41 in favour of the land called "Chronic Sick Home" held by the Government of the Republic of South Africa by Certificate of Registered Crown Title No 45/1942 registered 19th June 1942 (which servitude is now indicated by the line m.n.k.l. on subdivisional diagram No 7073/48 annexed to Deed of Transfer No T8691/1959)"

[In the information copy of Deed of Transfer No. T20318/1995 the above mentioned clause II (6) has been struck through and the words "*REMOVE CONVEYANCER'S 4(1)(B) DOES NOT APPLY BY REASON OF SITUATION. HOWEVER, THE DEEDS OFFICE COULD NOT CONFIRM WHETHER THIS CONDITION STILL APPLIES TO THE PROPERTY*".]

CLAUSE II C

II C "SUBJECT FURTHER to the terms of the endorsement dated 8th August 1956 on Crown Grant No 46/1942, reading as follows:-

"By Notarial Deed No 417/1956 dated 16 March 1956, the within property is subject to a right of construct, lay and maintain a sewer anywhere within a 30 foot strip marked D.E.F.G.t.T.U.V.W. on the servitude diagram No 10033/1949 annexed to said Notarial Deed, across the property hereby conveyed, with ancillary rights, in favour of the Divisional Council of the Cape, as will more fully appear from said Notarial Deed a copy of which is hereto annexed"

(which sewer servitude 9,45 metres wide is represented by the figure y.S.T.P. on diagram No. 8900/94)."

CLAUSE III C

III C "SUBJECT FURTHER to the terms of the endorsement dated 8th August 1956 on said Deed of Transfer No T 21267/1955 which endorsement reads as follows:-

"By Notarial Deed No. 417/1956 dated 16 March 1956, the within property is subject to a right of construct, lay and maintain a sewer anywhere within a 30 feet strip marked C.D.W.A. on the servitude diagram No 10033/1949 annexed to said Notarial Deed, across the property hereby conveyed, with ancillary rights, in favour of the Divisional Council of the Cape, as will more fully appear from said Notarial Deed, a copy of which is hereto annexed"

(which sewer servitude 9,45 metres wide is represented by the figure A.R.S.y. on said diagram No. 8900/94)."

Please note that although the abovementioned conditions are restrictive conditions, the said conditions do not prohibit the property from being used or utilised for mixed-use development including residential, retail, commercial, service industry, green space and sports, education, health facilities and amenities. The abovementioned conditions are applicable to the portion of the property marked in blue on the diagram attached hereto marked Annexure "C".

S.G. NO. 4525/1997
 SHEET 2 OF 2 SHEETS
 APPROVED *M. C. ...*
 for SURVEYOR-GENERAL
 1997. 09 - 18

(CAPE TOWN ALLOTMENT AREA)

GENERAL PLAN NO. 4525/1997

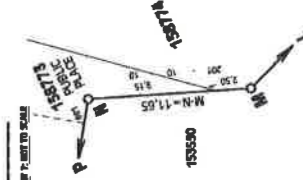
of

subdivisions of Erf 153553 Cape Town

Situate at Epping in the
 City of Cape Town
 Administrative District of Cape
 Province Western Cape

Scale: 1: 1000

CDR



Sheet 1 of 2 to Scale	Sheet 2 of 2 to Scale	Sheet 3 of 2 to Scale	Sheet 4 of 2 to Scale	Sheet 5 of 2 to Scale	Sheet 6 of 2 to Scale	Sheet 7 of 2 to Scale	Sheet 8 of 2 to Scale	Sheet 9 of 2 to Scale	Sheet 10 of 2 to Scale
Sheet 11 of 2 to Scale	Sheet 12 of 2 to Scale	Sheet 13 of 2 to Scale	Sheet 14 of 2 to Scale	Sheet 15 of 2 to Scale	Sheet 16 of 2 to Scale	Sheet 17 of 2 to Scale	Sheet 18 of 2 to Scale	Sheet 19 of 2 to Scale	Sheet 20 of 2 to Scale

ORIGINAL PLAN
 Site Date: 1997.09.18
 for SURVEYOR-GENERAL

Surveyed in March - June 1997
 By *M. C. ...*
 Professional Land Surveyor

S.G. FILE REF: CDR 438
 S.E. NO. E 174487
 COMPILATION: BMS-218308568
 BMS-218308569
 BMS-232186570
 BMS-232186571
 BMS-218308570

B S C