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24. FINDLAY & TAIT INC.
Attorneys, Notaries & Conveyancers

Prepared by me,
[Signature]
Conveyancer
R G SHERRY

VIR ENDOSSEMENTE KYK BLADSY 26
FOR ENDORSEMENTS SEE PAGE.....ET SEQ.

24787.89

VIR ENDOSSEMENTE KYK BLADSY 25
FOR ENDORSEMENTS SEE PAGE.....ET SEQ.

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the provisions of Section 40 of the Deeds

Registries Act No 47 of 1937

WHEREAS

THE MUNICIPALITY OF MILNERTON

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act, 1937;

Lease Area A - Sg Diagram 939/90

VERHUUR aan
LEASED to Leuwinn Developments CC
 vir fifty years from 1/3/1990
 deur Huurkontrak gedateer
 by Deed of Lease dated 11/6/1990
 waggelê
 filed as K 528.90 L
 Geregistree hierdie 19 dag van
 Registered this 29 day of
1990-06-29
 Antskantoor, Deeds Registry, Kaapstad, Cape Town.
 Assi.-Registateur/Asst. Registrar

Remarck

ARTIKEL 16 VAN WET 47 VAN 1937
 GETRANSPORTEER AAN
 SECTION 16 OF ACT 47 OF 1937
 TRANSFERRED TO
CITY OF CAPE TOWN
 000020324/2018
 08 MAY 2018
 REGISTRATEUR/REGISTRAR

AND WHEREAS the said Municipality is the registered owner of:

1. ✓ REMAINDER ERF 4608 MILNERTON in the Municipality of Milnerton, Cape Division;
HELD by Deed of Transfer No T.32494/1975 (para 1)
2. ✓ ERF 4609 MILNERTON situate as above;
HELD by Deed of Transfer No T.32494/1975 (para 2)
3. ✓ ERF 4610 MILNERTON situate as above;
HELD by Deed of Transfer No T.32494/1975 (para 3)
4. ✓ ERF 4611 MILNERTON situate as above;
HELD by Deed of Transfer No T.19798/1976
5. ✓ ERF 4612 MILNERTON situate as above;
HELD by Deed of Transfer No T.3669/1973
6. ✓ REMAINDER ERF 4613 MILNERTON situate as above;
HELD by Deed of Transfer No T.19810/1974
7. ✓ ERF 5670 MILNERTON situate as above;
HELD by Deed of Transfer No T. 24781/89
8. ✓ ERF 4927 MILNERTON situate as above;
HELD by Deed of Transfer No T.22369/1975 (para 1)
9. ✓ ERF 4928 MILNERTON situate as above;
HELD by Deed of Transfer No T.22369/1975 (para 2)
10. ✓ ERF 4929 MILNERTON situate as above;
HELD by Deed of Transfer No T.22369/1975 (para 3)
- ✓ 11. ERF 4930 MILNERTON situate as above;
HELD by Deed of Transfer No T.21021/1972 ✓

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12. ✓ ERF 4923 MILNERTON situate as above;
HELD by Deed of Transfer No T.14649/1974
13. ✓ ERF 4924 MILNERTON situate as above;
HELD by Deed of Transfer No T.32456/1974
14. ✓ ERF 4925 MILNERTON situate as above;
HELD by Deed of Transfer No T.3199/1975 (para 3)
15. ✓ ERF 4926 MILNERTON situate as above;
HELD by Deed of Transfer No T. 24782/87
16. ✓ ERF 5671 MILNERTON situate as above;
HELD by Deed of Transfer No T. 24781/89
17. REMAINDER ERF 4723 MILNERTON situate as above;
HELD by Deed of Transfer No T.3199/1975 (para 1)
18. ✓ ERF 4724 MILNERTON situate as above;
HELD by Deed of Transfer No T.3199/1975 (para 2)
19. ✓ ERF 4725 MILNERTON situate as above;
HELD by Deed of Transfer No T.21019/1972
20. ✓ ERF 4726 MILNERTON situate as above;
HELD by Deed of Transfer No T.10517/1986 (para 1)
21. ✓ ERF 4727 MILNERTON situate as above;
HELD by Deed of Transfer No T.10517/1986 (para 2)
22. ✓ ERF 4728 MILNERTON situate as above;
HELD by Deed of Transfer No T.30617/1973
23. ✓ ERF 4729 MILNERTON situate as above;
HELD by Deed of Transfer No T.3220/1973

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24. ✓ REMAINDER ERF 4730 MILNERTON situate as above;
HELD by Deed of Transfer No T.10517/1986 (para 3)
25. ✓ ERF 12198 MILNERTON situate as above;
HELD by Certificate of Registered Title No T. 24783/89
26. ✓ REMAINDER ERF 4758 MILNERTON situate as above;
HELD by Deed of Transfer No T. 24728/89
27. ✓ ERF 4759 MILNERTON situate as above;
HELD by Deed of Transfer No T.39697/1983
28. ✓ REMAINDER ERF 4760 MILNERTON situate as above;
HELD by Deed of Transfer No T. 24728/89
29. ✓ REMAINDER ERF 4761 MILNERTON situate as above;
HELD by Deed of Transfer No T. 24772/89
30. ✓ ERF 5661 MILNERTON situate as above;
HELD by Deed of Transfer No T.29435/1986
31. ✓ ERF 5662 MILNERTON situate as above;
HELD by Deed of Transfer No T.8760/1981
32. ✓ ERF 5663 MILNERTON situate as above;
HELD by Deed of Transfer No T.17437/1963 (para 5)
33. ✓ ERF 12136 MILNERTON situate as above;
HELD by Certificate of Registered Title No T. 24783/89
34. ✓ ERF 4874 MILNERTON situate as above;
HELD by Deed of Transfer No T.58669/1983 (para 1)

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35. ✓ ERF 4875 MILNERTON situate as above;
HELD by Deed of Transfer No T.58669/1983 (para 2)
36. ✓ REMAINDER ERF 5687 MILNERTON situate as above;
HELD by Deed of Transfer No T.31638/1975 (para 2)
37. ✓ ERF 5690 MILNERTON situate as above;
HELD by Deed of Transfer No T. (3) 24784/89
38. ✓ REMAINDER ERF 4774 MILNERTON situate as above;
HELD by Deed of Transfer No T. 24780/89
39. ✓ REMAINDER ERF 4775 MILNERTON situate as above;
HELD by Deed of Transfer No T.20696/1972
40. ✓ ERF 4776 MILNERTON situate as above;
HELD by Deed of Transfer No T.5699/1973
41. ✓ ERF 4777 MILNERTON situate as above;
HELD by Deed of Transfer No T.23064/1972
42. ✓ ERF 4778 MILNERTON situate as above;
HELD by Deed of Transfer No T.24426/1972 (para 1)
43. ✓ ERF 4779 MILNERTON situate as above;
HELD by Deed of Transfer No T.24426/1972 (para 2)
44. ✓ ERF 4780 MILNERTON situate as above;
HELD by Deed of Transfer No T.28434/1972
45. ✓ ERF 4781 MILNERTON situate as above;
HELD by Deed of Transfer No T.21898/1972

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46. ✓ ERF 4782 MILNERTON situate as above;
HELD by Deed of Transfer No T.21899/1972
47. ✓ ERF 4783 MILNERTON situate as above;
HELD by Deed of Transfer No T.24425/1972
48. ✓ ERF 4784 MILNERTON situate as above;
HELD by Deed of Transfer No T.36552/1973
49. ✓ ERF 4785 MILNERTON situate as above;
HELD by Deed of Transfer No T.12995/1981
50. ✓ ERF 4786 MILNERTON situate as above;
HELD by Deed of Transfer No T.37884/1981
51. ✓ ERF 4787 MILNERTON situate as above;
HELD by Deed of Transfer No T.767/1979
52. ✓ ERF 5683 MILNERTON situate as above;
HELD by Deed of Transfer No T. 24783/81
53. ✓ ERF 1964 MILNERTON situate as above;
HELD by Deed of Transfer No T.31638/1975 (para 1)
54. ✓ ERF 12199 MILNERTON situate as above;
HELD by Deed of Transfer No T. 24786/89
55. ✓ REMAINDER ERF 10070 MILNERTON situate as above;
HELD by Deed of Transfer No T.8449/1974
56. ✓ ERF 12135 MILNERTON situate as above;
HELD by Deed of Transfer No T.35391/1986

which properties have been consolidated into the land hereinafter described;

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NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Cape Town, do hereby certify that the said

THE MUNICIPALITY OF MILNERTON

- WHITE GROUP -

or its Assigns, is the registered owner of

ERF 12137 MILNERTON in the Municipality of Milnerton, Cape Division

IN EXTENT Twenty Three comma nine nought seven eight (23,9078) hectares;

AS WILL appear from Diagram No 3467/85 relating hereto and filed as Plan No. 10981.

1. INsofar as concerns the land represented by Component Figures Nos 1, 2, 3, 5 and 38 on the said Diagram No 3467/85:

SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943.

2. INsofar as concerns the land represented by Component Figures Nos 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 33, 39, 40, 41, 42, 43, 44, 45, 46 and 47 on the said Diagram No 3467/85:

SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943, insofar as such conditions refer to rights in favour of the State.

WHITE GROUP
BLANKE GROEP

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3. INSOFAR as concerns the land represented by Component Figures Nos 7, 16, 52 and 54 on the said Diagram No 3467/85:

SUBJECT to the conditions referred to in Certificate of Consolidated Title No T.8291/1943.

4. INSOFAR as concerns the land represented by Component Figure No 26 on the said Diagram No 3467/85:

SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943, save insofar as such conditions have lapsed by reason of Deed of Transfer No T.21536/1974.

5. INSOFAR as concerns the land represented by Component Figure No 27 on the said Diagram No 3467/85:

A. SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943.

B. SUBJECT to the following special conditions contained in Deed of Transfer No 7925/1952 imposed by the Administrator of the Cape Province at the time Table View Township was approved; the words and expressions used in the conditions having the meanings assigned to them in the annexure to the Township conditions:

- "1. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934:

(a) That this erf be used only for the purposes associated with one of the types of building stated in the following sub-paragraphs:

(b) That only one building designed for use as shops or as a business premises, or a dwelling house, or a residential building, or a place of public worship, or a place of instruction or a social hall, be erected on this erf, provided that after having first obtained the written consent of the Local Authority, a licensed hotel may be erected on this erf;

(c) That not more than 70% of the area of this erf be built upon.

(d) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 3,15 metres to the back boundary of this erf.

2. As being in favour of the Administrator:

(e) That this erf be not subdivided except with the consent in writing of the Administrator.

3. As being in favour of the Local Authority:

(f) That the owner of this erf shall be obliged to allow the drainage or sewerage of any other erf to be conveyed over this erf if deemed necessary by the Local Authority and in such manner and in such position as may from time to time be reasonably required by the Local Authority.

(g) That the owner of this erf shall be obliged to receive material necessary to give a proper slope to the bank if this erf is below the level of the adjoining street; and if this erf is above the level of the adjoining street he shall in like manner permit a safe slope to the bank, unless in either case he shall elect to build retaining walls to the satisfaction of the Local Authority and within a period to be determined by the said Local Authority.

C. SUBJECT to the following special conditions contained in Deed of Transfer No 7925/1952, imposed by Porterfield Estates Limited in favour of the said Company and its successors in title as owner of the remaining extent of Table View Township or any portion or portions thereof, and in favour of the registered owner of any erf in said Township:

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- (h)
- (i) The owner shall not have the right to make or cause to be made upon this erf for any purposes whatsoever any bricks, tiles or earthenware pipes or other articles of such nature nor shall he have the right (save and except to prepare the erf for building purposes) to dig or quarry any earth, gravel, lime or stone thereon.
- (j) No wood and iron buildings of any description shall be erected on this erf.
- (k) No slaughter poles, cattle kraals, pigsties or cowsheds shall be erected or carried on by any person whomsoever on this erf.
- (l) This erf shall be neatly fenced to the satisfaction of the Company and the owner shall be obliged to use therefor hard wood, or iron palings or good wire fencing, or properly built stone, brick or cement walls. Moreover he shall not erect an unsightly fence nor one of galvanised iron, canvas or other fabric or reeds, grass, soft wood or other inflammable material. The fence shall be kept in proper repair by the owner.
- (m) The purchaser and every successive registered owner of the erf or any portion thereof shall not remove any vegetation therefrom save and in so far as it is to be replaced by buildings or hard roads or paths, the intention being that all tendencies to sand drift are to be avoided and combatted to which end moreover the purchaser and each successive registered owner for the time being of the said erf or any portion thereof shall be regarded as having undertaken during his tenure to plant and maintain thereon such suitable plant life or vegetation or to apply and maintain thereon such other suitable surface covering as will effectively avoid and combat sand drift. And in so far as the purchaser or registered owner for the time being fails or neglects to observe this condition, the Company or its successors including any local authority controlling the area in which the erf or any portion thereof may fall, shall have the right, but shall not be bound, to repair and/or supply any omission on the part of the defaulter and shall have the right to recover the cost thereof plus interest thereon from the registered owner for the time being."
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6. INSOFAR as concerns the land represented by Component Figures Nos 28 and 29 on the said Diagram No 3467/85:

SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943, save insofar as such conditions have lapsed by reason of Deed of Transfer No T.17907/1976.

7. INSOFAR as concerns the land represented by Component Figure No 30 on the said Diagram No 3467/85:

A. SUBJECT to the conditions referred to in Deed of Transfer No T.15918/1943.

B. SUBJECT to the following special conditions contained in Deed of Transfer No T.15918/1943:

As being in favour of the registered owner of any erf in Table View Township, which conditions are subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934, namely:

- (a) That only one building, together with the necessary outbuildings, be erected on this erf.
- (b) That not more than 60% of the area of this erf be built upon.
- (c) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres of the street line which forms a boundary of this erf. No building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf."

As being in favour of the Administrator:

- (d) That this erf be not subdivided except with the consent in writing of the Administrator.

As being in favour of the Local Authority:

- (e) That the owner of this erf shall be obliged to allow the drainage or sewerage of any other erf to be conveyed over this erf if deemed necessary by the Local Authority and in such manner and in such position as may from time to time be reasonably required by the Local Authority.

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- (f) That the owner of this erf shall be obliged to receive material necessary to give a proper slope to the bank if this erf is below the level of the adjoining street; and if this erf is above the level of the adjoining street he shall in like manner permit a safe slope to the bank, unless in either case he shall elect to build retaining walls to the satisfaction of the Local Authority and within a period to be determined by the said Local Authority.
- C. SUBJECT, as stated in Deed of Grant No T.29435/1986, to the reservation in favour of the State of all rights to precious stones, precious metals, base minerals and mineral oil as defined in the Mining Rights Act 1967 (Act No 20 of 1967).
8. INSOFAR as concerns the land represented by Component Figure No 31 on the said Diagram No 3467/85:
- A. SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943.
- B. SUBJECT to the following special conditions contained in Deed of Transfer No 23120/1964 imposed by the Administrator of the Cape Province at the time Table View Township was approved; the words and expressions used in the conditions having the meanings assigned to them in the annexure to the Township conditions:
- "1. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934:
- (a) That this erf be used for sports or amusement purposes only, provided that after having first obtained the written consent of the Local Authority, such use shall not exclude the erf being used for the erection thereon of a special building.
- (b) That only one building designed for use as a place of amusement or a club house, or, subject to the consent of the local authority, a special building be erected on this erf.
- (c) That not more than 60% of the area of this erf be built upon.
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(d) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf.

2. As being in favour of the Administrator:

(e) That this erf be not subdivided except with the consent in writing of the Administrator.

3. As being in favour of the Local Authority:

(f) That the owner of this erf shall be obliged to allow the drainage or sewerage of any other erf to be conveyed over this erf if deemed necessary by the Local Authority and in such manner and in such position as may from time to time be reasonably required by the Local Authority.

(g) That the owner of this erf shall be obliged to receive material necessary to give a proper slope to the bank if this erf is below the level of the adjoining street; and if this erf is above the level of the adjoining street he shall in like manner permit a safe slope to the bank, unless in either case he shall elect to build retaining walls to the satisfaction of the Local Authority and within a period to be determined by the said Local Authority.

C. SUBJECT to the following special conditions contained in Deed of Transfer No 23120/1964, imposed by Porterfield Estates Limited in favour of the said Company and its successors in title as owner of the remaining extent of Table View Township or any portion or portions thereof, and in favour of the registered owner of any erf in said Township:

(h)

(i) The owner shall not have the right to make or cause to be made upon this erf for any purposes whatsoever any bricks, tiles or earthenware pipes or other articles of such nature nor shall he have the right (save and except to prepare the erf for building purposes) to dig or quarry any earth, gravel, lime or stone thereon.

(j) No wood and iron buildings of any description shall be erected on this erf.

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- (k) No slaughter poles, cattle kraals, pigsties or cowsheds shall be erected or carried on by any person whomsoever on this erf.
- (l) This erf shall be neatly fenced to the satisfaction of the Company and the owner shall be obliged to use therefor hard wood, or iron palings or good wire fencing, or properly built stone, brick or cement walls. Moreover he shall not erect an unsightly fence nor one of galvanised iron, canvas or other fabric or reeds, grass, soft wood or other inflammable material. The fence shall be kept in proper repair by the owner.
- (m) The purchaser and every successive registered owner of the erf or any portion thereof shall not remove any vegetation therefrom save and in so far as it is to be replaced by buildings or hard roads or paths, the intention being that all tendencies to sand drift are to be avoided and combatted to which end moreover the purchaser and each successive registered owner for the

time being of the said erf or any portion thereof shall be regarded as having undertaken during his tenure to plant and maintain thereon such suitable plant life or vegetation or to apply and maintain thereon such other suitable surface covering as will effectively avoid and combat sand drift. And in so far as the purchaser or registered owner for the time being fails or neglects to observe this condition, the Company or its successors including any local authority controlling the area in which the erf or any portion thereof may fall, shall have the right, but shall not be bound, to repair and/or supply any omission on the part of the defaulter and shall have the right to recover the cost thereof plus interest thereon from the registered owner for the time being."

- 9. INsofar as concerns the land represented by Component Figure No 32 on the said Diagram No 3467/85:
 - A. SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943.
 - B. SUBJECT to the special conditions contained in Deed of Transfer No T.15919/1943 imposed by the Administrator under the provisions of Ordinance No 33 of 1934 when approving Table View Township namely:

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1. As being in favour of the registered owner of any erf in the Township which special conditions are subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934, namely:
 - (a) That only one building, together with the necessary outbuildings, be erected on this erf.
 - (b) That not more than 60% of the area of this erf be built upon.
 - (c) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf.
2. As being in favour of the Administrator:
 - (d) That this erf be not subdivided except with the consent in writing of the Administrator.
10. INsofar as concerns the land represented by Component Figures Nos 34 and 35 on the said Diagram No 3467/85:
 - A. SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943.
 - B. SUBJECT to the following special conditions contained in Deed of Transfer No 17979/1947 imposed by the Administrator of the Cape Province at the time Table View Township was approved:
 1. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934:
 - (a) That this erf be used only for the purposes associated with one of the type of buildings stated in the following sub-paragraphs.
 - (b) That only one building designed for use as shops or as a business premises, or dwelling-house, or a residential building, or a place of public worship or a place of

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instruction or a social hall, be erected on this erf, provided that after having first obtained the written consent of the Local authority, a licensed hotel may be erected on this erf.

- (c) That not more than 70% of the area of this erf be built upon.
 - (d) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 3,05 metres to the back boundary of this erf.
2. As being in favour of the Administrator:
- (e) That this erf be not subdivided except with the consent in writing of the Administrator.

C. SUBJECT to the following special conditions contained in Deed of Transfer No 17979/1947, imposed by Porterfield Estates Limited in favour of the said Company and its successors in title as owner of the remaining extent of Table View Township or any portion or portions thereof, and in favour of the registered owner of any erf in said Township:

- (i) The owner shall not have the right to make or cause to be made upon this erf for any purposes whatsoever any bricks, tiles or earthenware pipes or other articles of such nature nor shall he have the right (save and except to prepare the erf for building purposes) to dig or quarry any earth, gravel, lime or stone thereon.
 - (j) No wood and iron buildings of any description shall be erected on this erf.
 - (k) No slaughter poles, cattle kraals, pigsties or cowsheds shall be erected or carried on by any person whomsoever on this erf.
 - (l) This erf shall be neatly fenced to the satisfaction of the Company and the owner shall be obliged to use therefor hard wood, or iron palings or good wire fencing, or properly built stone, brick or cement walls. Moreover he shall not erect an unsightly fence nor one of galvanised iron, canvas or other fabric or reeds, grass, soft wood or other inflammable material. The fence shall be kept in proper repair by the owner.
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- (m) The purchaser and every successive registered owner of the erf or any portion thereof shall not remove any vegetation therefrom save and in so far as it is to be replaced by buildings or hard roads or paths, the intention being that all tendencies to sand drift are to be avoided and combatted to which end moreover the purchaser and each successive registered owner for the time being of the said erf or any portion thereof shall be regarded as having undertaken during his tenure to plant and maintain thereon such suitable plant life or vegetation or to apply and maintain thereon such other suitable surface covering as will effectively avoid and combat sand drift. And in so far as the purchaser or registered owner for the time being fails or neglects to observe this condition, the Company or its successors including any local authority controlling the area in which the erf or any portion thereof may fall, shall have the right, but shall not be bound, to repair and/or supply any omission on the part of the defaulter and shall have the right to recover the cost thereof plus interest thereon from the registered owner for the time being.
11. INsofar as concerns the land represented by Component Figure No 36 on the said Diagram No 3467/85:
- A. SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943.
- B. SUBJECT to the following special conditions contained in Deed of Transfer No T.15917/1943, namely:
- "As being in favour of the registered owner of any erf in the said Township, which special conditions are subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934, namely:
- (a) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 15 feet to the street line which forms a boundary of this erf."
12. INsofar as concerns the land represented by Component Figure No 37 on the said Diagram No 3467/85:
- A. SUBJECT to the conditions referred to in Certificate of Consolidated Title No T.8291/1943.

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B. SUBJECT to the following conditions contained in Deed of Transfer No T. 24784/1989(3) dated this day imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No 33 of 1934:

1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Notice No 383 dated 13th June 1958.
2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any conditions of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance No 15 of 1952, as amended.
3. The owner of this erf shall without compensation be obliged to allow electricity and water pipes and mains and the sewage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required; this shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
4. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
5. No building on this erf shall be used or converted to use for any purpose other than that stipulated in these conditions.
6. This erf shall be subject to the following further conditions, provided that where, in the opinion of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

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- a) it shall not be subdivided;
 - b) it shall be used only as a site for an electricity substation or transformer;
 - c) no more than two-thirds of the area thereof shall be built upon.
13. INsofar as concerns the land represented by Component Figure No 48 on the said Diagram No 3467/85:
- SUBJECT to the conditions referred to in Deed of Transfer No T.25382/1969.
14. INsofar as concerns the land represented by Component Figure No 49 on the said Diagram No 3467/85:
- A. SUBJECT to the conditions referred to in Deed of Transfer No T.25382/1969.
 - B. SUBJECT to the following special conditions contained in Deed of Transfer No 1213/1948:
 - A. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934:
 - (a) That this erf be used for residential purposes only, provided that after having first obtained the written consent of the Local Authority, such use shall not exclude the erf being used for the erection thereon of a special building.
 - (b) That only one dwelling house, or, subject to the consent of the Local Authority, a special building be erected on this erf.
 - (c) That not more than one-third the area of this erf be built upon.
 - (d) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf.

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- B. As being in favour of the Administrator:
- (e) That this erf be not subdivided except with the consent in writing of the Administrator.
- C.
- D. As being in favour of Porterfield Estates Limited and its successors in title as owner of the remaining extent of Table View Township or any portion or portions thereof, and in favour of the registered owner of any erf in said Township:
- (i) The owner shall not have the right to make or cause to be made upon this erf for any purposes whatsoever any bricks, tiles or earthenware pipes or other articles of such nature nor shall he have the right (save and except to prepare the erf for building purposes) to dig or quarry any earth, gravel, lime or stone thereon.
 - (j) No wood and iron buildings of any description shall be erected on this erf.
 - (k) No slaughter poles, cattle kraals, pigsties or cowsheds shall be erected or carried on by any person whomsoever on this erf.
 - (l) This erf shall be neatly fenced to the satisfaction of the Company and the owner shall be obliged to use therefor hard wood, or iron palings or good wire fencing, or properly built stone, brick or cement walls. Moreover he shall not erect an unsightly fence nor one of galvanised iron, canvas or other fabric or reeds, grass, soft wood or other inflammable material. The fence shall be kept in proper repair by the owner.
 - (m) The purchaser and every successive registered owner of the erf or any portion thereof shall not remove any vegetation therefrom save and in so far as it is to be replaced by buildings or hard roads or paths, the intention being that all tendencies to sand drift are to be avoided and combatted to which end moreover the purchaser and each successive registered owner for the time being of the said erf or any portion thereof shall be regarded as having undertaken during his tenure to plant and maintain thereon such suitable plant life or vegetation or to apply and maintain thereon such other suitable surface covering as will effectively avoid and combat sand drift. And in so far as the purchaser or registered owner for the time being fails or neglects to observe this condition, the Company or its successors including any local authority controlling the area in which the erf or any portion thereof may fall, shall

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have the right, but shall not be bound, to repair and/or supply any omission on the part of the defaulter and shall have the right to recover the cost thereof plus interest thereon from the registered owner for the time being.

15. INSOFAR as concerns the land represented by Component Figure No 50 on the said Diagram No 3467/85:
 1. SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943.
 2. SUBJECT to the following special conditions contained in Deed of Transfer No 8176/1952 imposed by the Administrator of the Province of the Cape of Good Hope at the time the Township of Table View was approved, the words and expressions used in the conditions having the meanings assigned to them in the annexure to the Township conditions:
 - A. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934:
 - (a) That this erf be used for residential purposes only, provided that after having first obtained the written consent of the Local Authority, such use shall not exclude the erf being used for the erection thereon of a special building.
 - (b) That only one dwelling house, or, subject to the consent of the Local Authority, a special building be erected on this erf.
 - (c) That not more than one-third the area of this erf be built upon.
 - (d) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf.
 - B. As being in favour of the Administrator:
 - (e) That this erf be not subdivided except with the consent in writing of the Administrator.

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3. SUBJECT to the following special conditions contained in Deed of Transfer No 8176/1952, imposed by Porterfield Estates Limited in favour of the said Company and its successors in title as owner of the remaining extent of Table View Township or any portion or portions thereof, and in favour of the registered owner of any erf in said Township:

(h)

(i) The owner shall not have the right to make or cause to be made upon this erf for any purposes whatsoever any bricks, tiles or earthenware pipes or other articles of such nature nor shall he have the right (save and except to prepare the erf for building purposes) to dig or quarry any earth, gravel, lime or stone thereon.

(j) No wood and iron buildings of any description shall be erected on this erf.

(k) No slaughter poles, cattle kraals, pigsties or cowsheds shall be erected or carried on by any person whomsoever on this erf.

(l) This erf shall be neatly fenced to the satisfaction of the Company and the owner shall be obliged to use therefor hard wood, or iron palings or good wire fencing, or properly built stone, brick or cement walls. Moreover he shall not erect an unsightly fence nor one of galvanised iron, canvas or other fabric or reeds, grass, soft wood or other inflammable material. The fence shall be kept in proper repair by the owner.

(m) The purchaser and every successive registered owner of the erf or any portion thereof shall not remove any vegetation therefrom save and in so far as it is to be replaced by buildings or hard roads or paths, the intention being that all tendencies to sand drift are to be avoided and combatted to which end moreover the purchaser and each successive registered owner for the time being of the said erf or any portion thereof shall be regarded as having undertaken during his tenure to plant and maintain thereon such suitable plant life or vegetation or to apply and maintain thereon such other suitable surface covering as will effectively avoid and combat sand drift. And in so far as the purchaser or registered owner for the time being fails or neglects to observe this condition, the Company or its successors including any local authority controlling the area in which the erf or any portion thereof may fall, shall have the right, but shall not be bound, to repair and/or

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supply any omission on the part of the defaulter and shall have the right to recover the cost thereof plus interest thereon from the registered owner for the time being.

16. INsofar as concerns the land represented by Component Figure No 51 on the said Diagram No 3467/85:
 - A. SUBJECT to the conditions referred to in Certificate of Township Title No T.8292/1943.
 - B. SUBJECT to the following special conditions contained in Deed of Transfer No 21830/1947 imposed by the Administrator of the Province of the Cape of Good Hope at the time the Township of Table View was approved, the words and expressions used in the conditions having the meanings assigned to them in the annexure to the Township conditions:
 1. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934:
 - (a) That this erf be used for residential purposes only, provided that after having first obtained the written consent of the Local Authority, such use shall not exclude the erf being used for the erection thereon of a special building.
 - (b) That only one dwelling house, or, subject to the consent of the Local Authority, a special building be erected on this erf.
 - (c) That not more than one-third the area of this erf be built upon.
 - (d) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf.
 2. As being in favour of the Administrator:
 - (e) That this erf be not subdivided except with the consent in writing of the Administrator.
 3. As being in favour of the Local Authority:

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- (f) That the owner of this erf shall be obliged to allow the drainage or sewerage of any other erf to be conveyed over this erf if deemed necessary by the Local Authority and in such manner and in such position as may from time to time be reasonably required by the Local Authority.
- (g) That the owner of this erf shall be obliged to receive material necessary to give a proper slope to the bank if this erf is below the level of the adjoining street; and if this erf is above the level of the adjoining street he shall in like manner permit a safe slope to the bank, unless in either case he shall elect to build retaining walls to the satisfaction of the Local Authority and within a period to be determined by the said Local Authority.

C. SUBJECT to the following special conditions contained in Deed of Transfer No 7931/1965, imposed by Porterfield Estates Limited in favour of the said Company and its successors in title as owner of the remaining extent of Table View Township or any portion or portions thereof, and in favour of the registered owner of any erf in said Township:

- (i) The owner shall not have the right to make or cause to be made upon this erf for any purposes whatsoever any bricks, tiles or earthenware pipes or other articles of such nature nor shall he have the right (save and except to prepare the erf for building purposes) to dig or quarry any earth, gravel, lime or stone thereon.
- (j) No wood and iron buildings of any description shall be erected on this erf.
- (k) No slaughter poles, cattle kraals, pigsties or cowsheds shall be erected or carried on by any person whomsoever on this erf.
- (l) This erf shall be neatly fenced to the satisfaction of the Company and the owner shall be obliged to use therefor hard wood, or iron palings or good wire fencing, or properly built stone, brick or cement walls. Moreover he shall not erect an unsightly fence nor one of galvanised iron, canvas or other fabric or reeds, grass, soft wood or other inflammable material. The fence shall be kept in proper repair by the owner.
- (m) The purchaser and every successive registered owner of the erf or any portion thereof shall not remove any vegetation therefrom save and in so far as it is to be replaced by buildings or hard roads or paths, the intention being that all tendencies to sand drift are to be avoided and combatted to which end moreover the purchaser and each successive registered owner for the time being of the said erf or any portion thereof shall

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be regarded as having undertaken during his tenure to plant and maintain thereon such suitable plant life or

vegetation or to apply and maintain thereon such other suitable surface covering as will effectively avoid and combat sand drift. And in so far as the purchaser or registered owner for the time being fails or neglects to observe this condition, the Company or its successors including any local authority controlling the area in which the erf or any portion thereof may fall, shall have the right, but shall not be bound, to repair and/or supply any omission on the part of the defaulter and shall have the right to recover the cost thereof plus interest thereon from the registered owner for the time being.

17. INSOFAR as concerns the land represented by Component Figure No 53 on the said Diagram No 3467/85:

SUBJECT to the conditions referred to in Deed of Transfer No 372 dated 24 April 1890.

18. INSOFAR as concerns the land represented by Component Figures Nos 55 and 56 on the said Diagram No 3467/85:

SUBJECT to the conditions referred to in Deed of Transfer No T.11382/1960.

AND THAT by virtue of these presents the said MUNICIPALITY OF MILNERTON or its assigns now is and henceforth shall be entitled thereto conformably to local custom; the State, however, reserving its rights.

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 this 9TH day of MAY in the Year of Our Lord One Thousand Nine Hundred and Eighty-Nine (1989).


REGISTRAR OF DEEDS

11/64

ERF 14467 Meas 3,9015 HA.

PICK 'N PAY (NEWTON PARK)
 Aan (PROPRIETARY) LIMITED

GETRANSPORTEER
 TRANSFERRED..... To

No. 24788 89

Restant 19,9983 HA
 Remainder

[Signature]
 Asst.-registrator/Asst. Registrar

1989-06-09

VA 961 /1990

Certified a true copy of the duplicate original
 Gesertifiseer 'n ware afskrif van die duplikaat-

filed of record in this Registry, issued to serve in
 oorspronklike in bewaring gegee op hierdie Regi-

place of the original thereof under the provisions
 strasiekantoor, uitgereik om te dien in die plek van

of Deeds Registries Regulation No. 68.
 die oorspronklike daarvan onder die bepalings van
 die Registrasiekantoor Regulasie No. 68.

Deeds Registry/Registrasiekantoor,
 Cape Town/Kaapstad.

1990-06-18

[Signature]
 Asst. Registrar of Deeds.
 Asst. Registrateur van Aktes.

Ek sertifiseer hiermee, kragtens Art. 6 (1) (d) van Wet Nr. 59 van 1982 dat
 I hereby certify in terms of Sect. 6 (1) (d) of Act No. 59 of 1982 that receipt

kwitansie Nr. A 233095 gedateer 14/6/1990
 No. dated

uitgereik is vir 565 wat ontvang is vir
 was issued for R. received in respect of

the issue of this copy

[Signature]
 Asst. Registrar of Deeds.
 Asst. Registrateur van Aktes.

Afsetkantoor,
 Deeds Office,
 Kaapstad/Cape Town.

FOR FURTHER ENDORSEMENTS SEE
 VIR VERDERE ENDOSSEMENTE SIEN pg 27

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Endorsement

By virtue of Notarial Agreement No
K 000000387/2018 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.

Deeds Registry

Cape Town


Registrar of Deeds

08 MAY 2018