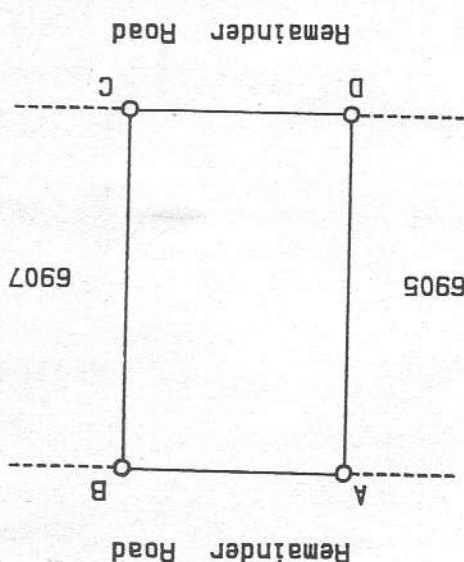


SIDES	ANGLES OF DIRECTION	CO-ORDINATES	System	S.G. No.
AB	271 12 50	A +	50000,00	108/93
BC	1 12 50	B +	7880,53	Approved
CD	91 12 50	C +	7851,55	M/R
DA	181 12 50	D +	7881,55	Surveyor-General
			5908,51	1995-02-18
			5909,15	
			5861,30	
			5860,66	
			50000,00	
			50000,00	
			7936,56	
			8168,52	
			5765,14	
			5877,02	

Beacon Descriptions
All 12mm Round Iron Pegs.



Scale 1:1000

The figure A B C D represents 1436 Square Metres
ERF 6906, portion of ERF 2754 HOUT BAY
situate in the Local Area of Hout Bay
Administrative District of Cape
Surveyed in November 1992
by me,
A.R. Murray - Professional Land Surveyor

This diagram is annexed to
No. T 6334/93
dated
l.f.o.
Registrar of Deeds

The original diagram is
No. 1092/66
Transfer/Grant
No. 1966 - 207 - 10350
annexed to

File No. S. 5327/47X
S.R. No. E 45/93
Comp.
AHNB - 2283 (M232)
AHNB - 2281 (M230)

PROPERTY DETAILS PRINT FOR PORTION 0

ERF NO 6906
TOWNSHIP HOUT BAY
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE

PREV DESCRIPTION PTN OF 2754
DIAGRAM DEED NO 163344/1993
EXTENT 1436 SQM
CLEARANCE CAPE TOWN SOUTH
FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

NO INTERDICTS

DOC TS 860568/1993
HOLDER & SHARE STANDARD BANK
AMOUNT O/P/A 1993 0680 2108 MDD

OWNER DETAILS

FULL NAME & SHARE PLESSIS ANDREW JOHN DU
PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED MDD 1993 0680 2090
R130000 19930302 6501065122005 163344/1993

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

*** END OF REPORT ***

ISSUED FOR INFORMATION ONLY
ATTENTION TO THE REGISTRAR
REGISTERED

No. 87/01732/07

BISHBAN INVESTMENTS (PROPRIETARY) LIMITED

appeared before me at CAPE TOWN, he being duly authorised thereto by a Power of Attorney granted to him by

ADRIAN TOBIAS DOMMISSE

BE IT HEREBY MAKE KNOWN THAT:

DEED OF TRANSFER

Handwritten signature and date 19/9/93

T 65344 93

17 08.93	
B	60568.93
VERBIND	
MORTGAGED	
FOR R 95 000.00	
VIR	
REGISTRAR	

DOMMISSE & BUTLER
TANNERY PARK
21 BELMONT ROAD
RONDEBOSCH
7700
ATD/J MUDALY

CONVEYANCER
DOMMISSE A T

Prepared by me

And the said appearer declared that his principal had, on 02 March 1993, truly and legally sold, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer in full and free property to and on behalf of:

ANDREW JOHN DU PLESSIS

Identity Number: 650106 5122 00 5

Unmarried

his Heirs, Executors, Administrators or Assigns, the following property namely:

ERF 6908 (PORTION OF ERF 2754) HOUT BAY,
IN THE LOCAL AREA OF HOUT BAY.

CAPE DIVISION;

IN EXTENT 1436 (One Thousand Four Hundred and Thirty Six) Square Metres

AS will appear from the annexed Diagram SG No.108/93 and held by DEED OF TRANSFER NO. T.50225/1989

TRANSFER NO. T.50225/1989

A. SUBJECT to the conditions referred to in Certificate of Uniform Title No. T.16625/1956.

T.16625/1956.

B. SUBJECT to the following reservation of rights reserved in favour of the State as contained in Certificate of Uniform Title No. T.16625/1956.

contained in Certificate of Uniform Title No. T.16625/1956.

(ii) Subject to the provisions of the Reserved Minerals Development Act 1926 and of the Precious Stones Act 1927, as amended, all rights to gold, silver and precious stones in or under the land are reserved to the Republic of South Africa (in respect of which rights a Certificate of Mineral Rights No. 261 was issued dated the 16th November, 1950).

(ii) The right to take land and remove materials for making and repairing public roads.

C. SUBJECT to the following Condition contained in the Deed of Transfer No. T.5041/1922.

"further subject to the Conditions and servitudes specified in the original and subsequent Deed of Transfer and to all such other Conditions as may exist in respect thereof."

D. SUBJECT FURTHER to and entitled to the benefit of, as the case may be, in terms of that portion of the endorsement dated 17th April 1936 on Deed of Transfer No. T.5041 of 1922, reading :-

"By Deed of Transfer No. 3279 dated 17.4.36"

(a) The Transferee and his successors in title has the sole right to water rising on the land thereby conveyed, excluding, however, any rights to which the land is entitled by virtue of a riparian rights to the Bokkemannskloof River or any other source.

(b) The Transferee and his successors in title of Lot DF2 conveyed by paragraph 1 thereof has been granted a right of way from, point C to the Main Road as indicated on Diagram No. 697/1936 annexed thereto over the remainder of properties Paragraphs 3 and 4 hereunder.

E. FURTHER SUBJECT and entitled, as the case may be to the following special conditions contained in T10350/1966 newly imposed by the Transferees, for the benefit of the Transferee and its successors in title to the above described Erf 2754 passed in its favour and for the benefit of the Transferees themselves and their successors in title, to the remaining extent of Erf 2054 Hout Bay situate in the Division of the Cape in the Hout Bay Irrigation Area in the Hout Bay Local Area. MEASURING: 149,2673 (one hundred and forty nine comma two six seven three) hectares.

Held under Deed of Transfer passed in their favour No. 10346/1966.

(a) The Transferee and its successors in title shall be entitled to a servitude area 3,15 metres wide for the supply of water from the river flowing over the remaining extent of Erf 2054 Hout Bay which water supply shall through a 101,6 millimetre pipeline to be laid down by the Transferee at

his own cost and expense, running on the surface from the river across the said remaining extent of Ert 2054, to the boundary of the said Ert 2754 to the position marked in middle of river on Diagram No. 1092/66 relating thereto.

(b) The Transferee and its successors in title shall at its own cost and expense lay down and thereafter keep in good order and condition and maintain and replace -

(i) the said 101,6 millimetre pipe line and/or

(iii) any pump at or near the river bank necessary to pump the water from the river.

(c) The Transferee and its successors in title and all persons authorised by them shall be entitled to access only to that portion of the Transferors land on which the said pump has been erected and the 101,6 millimetre pipeline is running for the purposes of inspecting, cleaning, maintaining and replacing such water pipeline and/or pump.

(d) The Transferors and their successors in title of the remaining extent of Ert 2054, Hout Bay, and the Transferee and its successors in title of the said Ert 2754 shall be entitled to the joint use of such water in as near as possible the following proportion, namely :-

(i) The Transferors and their successors in title - 64%.

(iii) The Transferee and its successors in title - 36%.

(e) Should, however, through no fault or neglect on the part of the Transferors, their successors in title or assigns, there be no water in the river or insufficient water in the river, or if the river dries up, or if the river changes its course resulting in its flowing outside the remaining extent of the property hereby sold, and as a consequence of any of above contingencies it is not possible to obtain any water or a sufficient quantity of water through the aforesaid 101,6 mm pipeline then the Transferee and its successors to the land hereby transferred shall have no claim whatsoever in consequence, thereof against the Transferors and their successors to the Remaining Extent hereinbefore set out.

(f) The rights granted herein by the Transferees and their successors in title as aforesaid to the Transferee and its successors in title as aforesaid are granted subject to the rights of any other riparian owners.

(g) Should the Transferees or their successors in title or assigns at any time hereafter require the Transferee or its successors in title or assigns, to remove the said 101.6 mm pipeline from the surface of the land and to place same underground in the same position but at a minimum dept of 0.7825 metres under the surface of the land, the Transferee and its successors in title do hereby agree and undertake to comply with the Transferees request at its (i.e. the Transferees) own cost and expense within a period of three (3) months of the receipt of written notice from the Transferees requiring it to do so.

ENTITLED
F. ~~SUBJECT~~ to the following conditions imposed by the Administrator in terms of Section 25 of Ordinance No. 15 of 1985 when approving the subdivision of Remainder Erf 2754 Hout Bay, namely :-

ENTITLED to the benefit of a temporary Access Servitude 11 (eleven) metres wide over Erf 6896 (Portion of Erf 2754 Hout Bay) in extent 8534 (eight thousand five hundred and thirty four) Square Metres the north eastern boundary of which is indicated by the line LM on Diagram SG No. 98/93 annexed to Certificate of Registered Title No. T. 63340/93

WHEREFORE the said Appraiser, renouncing all right and title which the said

BISHBAN INVESTMENTS (PROPRIETARY) LIMITED

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

ANDREW JOHN DU PLESSIS

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging that the property was sold on the 02 March 1993 for the sum of R130 000,00 (One Hundred and Thirty Thousand Rand).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, 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

1993

on 17 August

In my presence

REGISTRAR OF DEEDS

q.q.