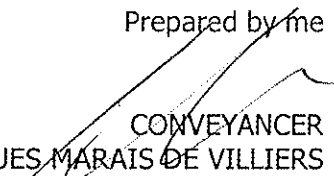


Fee endorsement		
	Amount	Office fee
Purchase price/Value	R.....	R. 260.00
Mortgage capital Account	R.....	R.....
Reason for exemption	Exempt i.t.o	
	Cat.....	section.....Act.....

Prepared by me  
  
 CONVEYANCER  
 JACQUES MARAIS DE VILLIERS

REKENAAR: DATAVASLEGGING/COMPUTER DATA CAPTURE		
	DATUM/DATE	OPERASIE/OPERATION
.....	29/05/2014	P. Mra
.....		

~~WHEREAS SANDPIPER NATURE RESERVE PROPRIETARY LIMITED~~  
~~FOR ENDORSEMENTS SEE PAGE 8~~

T 000025587 / 2014

**CERTIFICATE OF CONSOLIDATED TITLE**  
 (Issued under the provisions of Section FORTY OF THE Deeds Registries Act, 1937  
 (No 47 of 1937))

DATA VERIFY  
 13 JUN 2014  
 WILLEM DE VRIES

WHEREAS

**SANDPIPER NATURE RESERVE PROPRIETARY LIMITED**  
**Registration Number 2005/017465/07**

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

WHEREAS **SANDPIPER NATURE RESERVE PROPRIETARY LIMITED** is the registered owner of




1. **REMAINDER ERF 1632 SEDGEFIELD  
IN THE MUNICIPALITY AND DIVISION OF KNYSNA  
PROVINCE OF THE WESTERN CAPE;**

HELD BY Deed of Transfer Number T 25545 / 2014

and

2. **REMAINDER ERF 1633 SEDGEFIELD  
IN THE MUNICIPALITY AND DIVISION OF KNYSNA  
PROVINCE OF THE WESTERN CAPE;**

HELD BY Deed of Transfer Number T 25586 / 2014

which properties have been consolidated into the property hereinafter described

**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

**SANDPIPER NATURE RESERVE PROPRIETARY LIMITED**

**Registration Number 2005/017465/07**

its successors-in-title or assigns is the registered owner of

**ERF 4884 SEDGEFIELD**

**IN THE MUNICIPALITY AND DIVISION OF KNYSNA**

**PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 13,1356 (THIRTEEN comma ONE THREE FIVE SIX) HECTARES**

**AS WILL MORE FULLY APPEAR ON ANNEXED DIAGRAM S.G. Number  
1697/2009**

1. AS FAR AS THE FIGURE adef irregular line 25,19m above H.W.M. of Indian Ocean QRSTUVWXY irregular line 25,19m above H.W.M. of Swartvlei a on annexed Diagram S.G. Number 1697/2009 is concerned :-

A. SUBJECT to the conditions referred to in Certificate of Consolidated Title Number T2542/1926.

B. ENTITLED to the benefits of the servitude, a reference to the terms of which dated 25<sup>th</sup> September 1929 appears on Deed of Transfer Number T822/1928 reading as follows :-

"By Deed of Transfer Number 9658 d.d. 25<sup>th</sup> September 1929 certain two rights of way shown on the diagram annexed thereto are to remain open for the use of the owner of the remainder of the land held hereunder as will more fully appear on reference to the said Deed of Transfer."

C. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer Number T10151/1963 imposed for the benefit of Sedgefield Holdings Proprietary Limited as owner of the remaining extent of Sedgefield Township held under Deed of Transfer Number T8581/1960, namely :-

1. The Transferee shall not be entitled to claim against the Transferors as owner of the remaining extent for the time being of the Sedgefield Township and/or the farm Sedgefield for any consideration or compensation or be entitled to make any claim whatever in respect of the construction, erection or maintenance of any gates or fences which may at present exist on the boundary line of any lot or lots purchased or which may in future be erected by the Transferee on the

boundary line of such land, provided, however, that the said Transferee shall not be debarred from claiming in this regard from any purchaser of a lot other than the said Transferors.

2. The Transferee shall be obliged to observe uniformity in respect of the fencing line of any fence that may abut on any road, pathway, open space or property of the Transferors and to maintain all boundary fences on the lot in good order and repair.
3. The Transferors shall be entitled to enforce proper sanitation and cleanliness upon the Transferee in respect of the property hereby sold and may make and enforce all such regulations as the Transferors shall see fit to that end, provided that such regulations shall not require anything in excess of that which a Village Management Board or other like local authority might require. In the event of the Transferee failing to conform to the requirements of the Transferors, they may carry out such work or do such acts which may be necessary to ensure such sanitation and cleanliness and shall be entitled to recover the costs of such from the Transferee.
4. ....
5. The transferee shall not be entitled to erect any corrugated iron fence or screen on this lot without the written consent of the Transferors first had and obtained.
6. No boarding house or hotel shall be erected on this lot nor shall the lot or any building thereon be used for the purpose

of a Boarding House without the written permission of the Transferors first had and obtained.

7. Burial of night soil on this lot is forbidden.
8. ....
9. The Transferee shall not use or suffer to be used the property sold or any portion thereof or any buildings or erections thereon for the purpose of advertising or displaying any advertisements except first having received written permission from the Transferors.
10. This property shall not without the written consent of the Transferors be used for other than residential and/or agricultural and/or horticultural purposes, and all trading rights thereon shall be and are hereby reserved to the Transferors.
11. This lot shall not be used for the carrying on of any offensive, unhealthy or dangerous trade as defined in the Cape Municipal Ordinance of 1912 or any amendments thereto.
12. ....
13. The Transferee shall be obliged to allow the drainage and sewerage of any other lot or lots to be conveyed over the lot hereby sold if deemed necessary by any local authority as may hereafter be established, and in such manner and in such position as may from time to time be required by such local authority.
14. The Transferors and their successors in title shall be entitled to assign or delegate all or any of the rights conferred by

virtue hereof to and in favour of any local authority which may hereafter be constituted or established in respect of the whole or any part of the Sedgefield Township.

- 15. The terms "TRANSFERORS" and "TRANSFEE" in these conditions shall be deemed to include the heirs, executors, administrators, assigns or successors in title of the Transferors and the Transferee.

D. ....

E. ENTITLED to the following condition referred to in Deed of Partition Transfer Number T imposed by the Transferor at the instance of the Municipality of Knysna in terms of Section 25 of Ordinance 15 of 1985 when approving the subdivision of ERF 1632 SEDGEFIELD :-

Entitled to a garden servitude over Erf 4774 SEDGEFIELD represented by the figure A B C D E F G H J irregular line 25.19 metres above high water mark of the Indian Ocean K irregular line 25,19 metres above high water mark of Swartvlei LMNPQ irregular line 25,19 metres above high water mark of Swartvlei on diagram SG Number 4522/2008

- 2. AS FAR AS THE FIGURE ABCDA1B1 and EFGHJKLMNB irregular line 25,19m above H.W.M. of Indian Ocean fed on annexed Diagram S.G. Number 1697/2009 is concerned :-

A. SUBJECT to the conditions referred to in Certificate of Consolidated Title Number T2542/1926, dated 22<sup>nd</sup> March 1926.

- B. ENTITLED to the benefits of the servitude, referred to in the endorsement dated 25<sup>th</sup> September 1929 on Deed of Transfer Number T822/1928, dated 3<sup>rd</sup> February 1928, which endorsement reads as follows :-

"By Deed of Transfer Number 9658 dated 25<sup>th</sup> September 1929 certain 2 rights of way shown on the diagram annexed thereto are to remain open for the use of the owner of the remainder of the land held hereunder as will more fully appear on reference to the said Deed of Transfer."

AND that by virtue of these presents the said

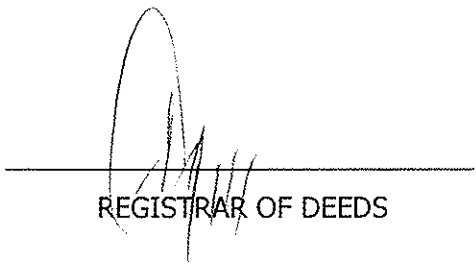
**SANDPIPER NATURE RESERVE PROPRIETARY LIMITED**  
**Registration Number 2005/017465/07**

its successors-in-title or 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

2014 -05- 23 2014

  
REGISTRAR OF DEEDS



**ENDORSEMENT IN TERMS OF SECTION 46 ACT 47/1937**  
**ENDOSSEMENT KRAGTENS ARTIKEL 46 WET 47/1937**

The land herein described has been subdivided  
Die grond hierin beskryf is onderverdeel

In accordance with General Plan No ~~1698/2012~~ 1698/2009  
In ooreenstemming met Algemene Plan Nr. ....

Approved by the Surveyor-General on ~~14-05-2012~~ 30.4.2009  
Goedgekeur deur die Landmeter-Generaal op .....

In terms of <sup>25</sup> Section ~~300~~ of Ordinance No. 15/1985.  
Kragtens .....

Into erven numbers ~~4891 - 5000~~ 4886 - 4909  
In erwe genommer .....


Public places numbered 4910 ; 4911 and 4885 (ROAD) and thoroughfares  
Openbare Plekke genommer ..... en strate

Application filed as <sup>6</sup> 23696 / 2014  
Aansoek geliasseer as BC .....

Deeds Office/Aktekantoor

Cape Town/Kaaptad

Date/Datum..... 14 DEC 2017

  
Registrar of Deeds / Registrateur van Aktes

Servitude Notes/ Serwituut Notas (if any/indien enige)



CERTIFICATE OF CONSOLIDATED TITLE NO.T 25537/2014

PAGE NUMBER: 9

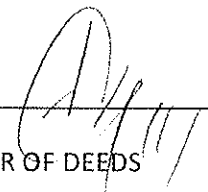
ENDORSEMENT

General Plan No.1689/2009 has been amended by the relayout of Erven 4886 to 4910 to Erven 4891 to 5000 disclosed on General Plan SG 1345/2012.

Vide Interdict 3827/2012LG.

Deeds Registry

Cape Town

  
REGISTRAR OF DEEDS

*For further endorsements  
see pg. 10.*

-10-

S31 Act 47/1937 Dated +

GETRANSPORTEER AAN	TRANSFERRED TO
<i>Kyrenia Municipality</i>	
RESTANT/REMAINDER	
T 000070986 / 2015	
08 DEC 2015	REGISTRAR/REGISTRAR

\* Eaf 4885 = 1, Gd 197A. (Public Place) (Road).

GETRANSPORTEER AAN	TRANSFERRED TO
RESTANT/REMAINDER	
T	
	REGISTRAR/REGISTRAR

GETRANSPORTEER AAN	TRANSFERRED TO
RESTANT/REMAINDER	
T	
	REGISTRAR/REGISTRAR