

FEE
R. 95,00

PREPARED BY ME

CONVEYANCER
BRUWERFS

JANINE FOUCHÉ

ARTIKEL 43 WET 47 VAN 1937 SECTION 43 ACT 47 OF 1937
VERBIND **MORTGAGED**
71265/2006
VIR FOR R. 8 500 000,00
05.11.07
REGISTRATEUR/REGISTRAR

for ephases
see bond

000165/11
BC
GEEKANSELEER
CANCELLED
REGISTRATEUR/REGISTRAR
2011-07-24

000094855/2007
05.11.07

00088126/2007

CERTIFICATE OF REGISTERED TITLE

Issued under the provisions of Section 43 of the Deeds Registries Act 1937 (No 47 of 1937)

WHEREAS

AVIEPROP DEVELOPMENTS (PROPRIETARY) LIMITED
NO 2005/009376/07

DATA / VERIFY
06 DEC 2007
LARNEY F

has applied for the issue to them of a Certificate of Registered Title under the provisions of Section 43 of the Deeds Registries Act 1937 in respect of the undermentioned land and being portion of the land registered in their name under Deed of Transfer No T53342/2006.

DATA / CAPTURE
28 NOV 2007

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 5.

Endorsement in terms of Section 46 of Act 47 of 1937

The land herein described has been subdivided in terms of
SECTION 25 OF ORDINANCE 15/1985,

In accordance with GENERAL PLAN No. **4839/1995**

~~Provisionally Approved~~ / Finally Approved by the Surveyor- General on **18/08/1995**

Into Erven numbers: **3456 – 3508**

Public places

and thoroughfares.

APPLICATION FILED WITH BC 94836/2007

Servitudes Notes: none

05 NOV 2007

Deeds Registry
Cape Town 2011 -07- 24

[Signature]

Registrar of Deeds

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 6

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

AVIEPROP DEVELOPMENTS (PROPRIETARY) LIMITED
NO 2005/009376/07

their Successors in title or assigns is the registered owner of

**ERF 1669 SEDGEFIELD
 IN THE MUNICIPALITY AND DIVISION OF KNYSNA
 PROVINCE OF WESTERN CAPE**

**IN EXTENT : 4,4577 (FOUR COMMA FOUR FIVE SEVEN SEVEN)
 HECTARES**

AS SHOWN ON DIAGRAM SG NO 11144/91

AND HELD BY DEED OF TRANSFER NO T53342/2006

- A. SUBJECT** to the conditions as referred to in Deeds of Transfer No's T22861/1964, T3201/1928, T10213/1929, T5927/1924, T10085/1924 and T500 dated 19 August 1878.
- B. SUBJECT FURTHER** to the provisions of Section 4 of Sir John Cradock's proclamation dated 6 August 1813 by virtue of which all rights to the mining of gold, silver and precious stones are reserved in favour of the State.
- C. SUBJECT FURTHER** to the conditions contained in Deed of Transfer No T500 dated 19 August 1878, namely:

"That all drinking places for cattle and the use of fountains on the different portions of the farm shall remain as heretofore and that the rights of all roads shall be respected".

-6-

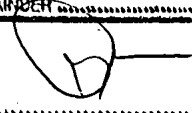
SERTIFIKAT VAN GEREISTREERDE TITEL UITGEEK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>Lot 3508 - 9/25</u> <u>M2</u> IN RESPECT OF	
RESTANT REMARQUE	
<u>T</u> <u>43865/2011</u>	
2011-08-12	REGISTRATEUR/REGISTRAR

Diagram number sy no 4699/2010
has been framed for within
property

~~ERROR~~

Deeds office
Cape Town

Registrar of
Deeds

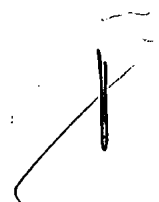
For Information Only

D. SUBJECT FURTHER to the following conditions imposed by The South African National Roads Agency Limited (SANRAL) in terms of Section 49 of The South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998) namely:

1. No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established on the land without the written approval of SANRAL within a distance of 20 metres measured from the boundary of the national road;
2. Access will be obtained via Egret Street. Traffic signals shall be installed at the N2/Egret Street Intersection when warranted.
3. SANRAL will not be held liable for any damage or diminishment in value of the property arising out of any impact the development hereby approved may have on existing storm water drainage on the property. SANRAL hereby reserves its right to impose any conditions in this regard that it deems reasonable in the circumstances;
4. SANRAL will not be held liable should it be found at any future time that noise emanating from the road presents a problem for the development adjacent to the road and therefore either the developer, land owner or Local Authority will be liable for taking such steps as may be necessary to reduce the noise complained of.

E. SUBJECT FURTHER to the following condition imposed by the Municipality of Knysna in terms of Section 42 of the Land Use Planning Ordinance 15/85:

"The transferee and his successors in title will be members of the AVIEMORE SECURITY VILLAGE HOME OWNERS ASSOCIATION established in terms of Section 29 of Ordinance 15/85, and shall at all times be subject to the Constitution thereof and the property will not be transferred without the written consent of the AVIEMORE SECURITY VILLAGE HOME OWNERS ASSOCIATION.



AND that by virtue of these presents, the said

**AVIEPROP DEVELOPMENTS (PROPRIETARY) LIMITED
NO 2005/009376/07**

their 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 subscribe to these present, 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
2007.



REGISTRAR OF DEEDS

