

Lester Hall, Fletcher Inc
76 Old Main Road
Kloof
3610

Prepared by me

CONVEYANCER

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer
being duly authorised thereto by a Power of Attorney which said Power of Attorney was
signed at on granted to him by

[REDACTED]
[REDACTED]
[REDACTED]

Seller (a natural person): name, ID number
and marital status redacted by VDH

And the appearer declared that his said principal had, on 8 April 2015, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

CHARTAPROPS 28 PROPRIETARY LIMITED

Registration Number 1996/005141/07

or its Successors in Title or assigns, in full and free property

ERF 169607 CAPE TOWN
IN CITY OF CAPE TOWN
CAPE DIVISION
PROVINCE WESTERN CAPE

IN EXTENT 261 (TWO HUNDRED AND SIXTY ONE) SQUARE METRES

FIRST REGISTERED by Certificate of Consolidated Title Number
T38189/2009 with Diagram SG No. 5178/2005 annexed and held by Certificate
of Registered Title Number T

THIS PROPERTY IS TRANSFERRED :

- (I) As regards the figure a B d e g f and e d C D on the annexed diagram; SG Number 5178/2005

Subject to the conditions referred to in Deed of Transfer Number T.15469/1920.
- (II) As regards the figure A a b H J K on diagram SG Number 5178/2005 :

Subject to the special condition mentioned in said Deed of Grant (Cape Freeholds Volume 32 No 36) dated 24 August 1926 and repeated in Deed of Transfer Number T4408/1937 viz:-

"That the land shall be subject to all rights and servitudes which now affect or at any time hereafter may be found to affect the title of the land hereby granted or which may be binding on the Government in respect of the said land as at the date hereof."
- (III) As regards the figure f g h b on diagram SG Number 5178/2005;

A. Subject to the special condition mentioned in Deed of Grant

(Cape Freehold Volume 32 Number 37) dated 24 August 1926 reading:-

"That the land shall be subject to all rights and servitudes which now affect or at any time hereafter may be found to affect the title of the land hereby granted or which may be binding on the Government in respect of the said land as at the date hereof."

- B. Subject to the terms of an endorsement contained in Deed of Transfer Number T50808/1993 in terms of section 13(3) of act 28/1969 (National Monuments act) to the effect that the above property has been proclaimed a National Monument as published in Government Gazette Number 2139 dated 8 October 1982.

(IV) As regards the figure G h E F on diagram; SG No 5178/2005

- A. Subject to the conditions referred to in Deed of Transfer number T11331 dated 23 November 1918.

- B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number 8166/1920 namely :

"That the wall shown on the boundary marked a.e. in the diagram of the property, being Lot A, a portion of that part of the Estate "Kleine Oude Wynberg" granted as aforesaid, this day transferred to Isaac Gordon by Transfer No T8166 shall be common or party wall between such property and the property hereby transferred".

- C. SUBJECT FURTHER to the terms of an endorsement dated 3 February 1982 on said Deed of Transfer No T 6539/1957 which endorsement reads as follows: -

"REMAINDER ERF 66660 Cape Town. Endorsements in terms of Section 13(3) of Act 28/1969 (National Monuments Act).

In terms of Section 10(1) of Act 28/1969 the property with the Building thereon, situate in the Historic Old Wynberg Village Wynberg, Cape Town, has been proclaimed a monument by Proclamation NO. 1315 dated 26.6.1981 As published in Government Gazette No. 7632/81. For further particulars refer to said Proclamation and Minute No. 2/K/C-T/107 dated 26.1.1982 from the Director of Archives, Pretoria on File 24/4/6/16."

- D. Entitled to a 0,30 meter wide servitude of overhang the northern boundary whereof is represented by the line C D on diagram SG No 5176/2005, over the Remainder of Erf 66660 Cape Town measuring 1821 (one thousand eight hundred and twenty one) square metres as created in

Deed of Transfer Number T 38187/2009 (which servitude the northern boundary whereof is represented by the line F E on the annexed diagram)

- (V) As regards the figure a B d e g f, A a b H J K, e d C D, on diagram; SG No 5178/2005

Subject to the terms of an endorsement contained in Deed of Transfer no. T.50807/1993, in terms of Section 13(3) of Act 28/1969 (National Monuments Act) to the effect that the above property has been proclaimed a National Monument as published in Government Gazette No. 2139 dated 8 October 1982 for further particulars refer to said Proclamation and minute from the Director of Archives Pretoria File 24/4/6/16

- (VI) As regards the whole property subject to the following conditions contained in Notarial Deed Number K 834/2009

A. Subject to :-

A servitude of right of way 3 metres wide the eastern boundary whereof is represented by the line n G on diagram S.G. Number 5178/2005 hereto annexed in favour of :-

1. Remainder of Erf 66660 Cape Town at Wynberg in the municipality of the City of Cape Town Division of the Cape Province of the Western Cape measuring 1821 square metres.
2. Erf 169606 Cape Town at Wynberg in the municipality of the City of Cape Town Division of the Cape Province of the Western Cape measuring 153 square metres.

B. Entitled to :-

1. A servitude of right of way and parking represented by the figure H G F E p m on said diagram S.G. Number 5178/2005 over :

Remainder of of Erf 66660 Cape Town at Wynberg in the municipality of the City of Cape Town Division of the Cape Province of the Western Cape measuring 1821 square metres.

2. An emergency exist servitude right of way represented by the figure k m n p q r s on Diagram S.G. Number 5177/2005 annexed to Certificate of Consolidated Title Number T /2006.

3. A services servitude 0.90 metres and 1,30 metres wide the southern boundaries of which are represented by the lined D E and F G respectively on said diagram S.G. Number 5177/2005 over :-

Erf 169606 Cape Town at Wynberg in the municipality of the City of Cape Town Division of the Cape Province of the Western Cape measuring 153 square metres subject to certain ancillary rights and conditions.

Further that the above servitudes may not be altered, amended or cancelled without the consent of the municipality of the City of Cape Town as will more fully appear on reference to the said Notarial Deed.

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

[REDACTED]

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

CHARTAPROPS 28 PROPRIETARY LIMITED
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or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R5 928 000,00 (FIVE MILLION NINE HUNDRED AND TWENTY EIGHT 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 on 2016

q.q.

In my presence

REGISTRAR OF DEEDS