TRANSPORTAKTE

Fanie Maritz

32 Adderley Straat
Posbus 905
WORCESTER 6850

Tel: (02334) 77070

HL/sb/103943

Opgestel deur my,

Aktebesorger

C F Pohl

SERTIFIKAAT VAN VERENIGDE TITEL UITGEREIK
CERTIFICATE OF CONSOLIDATED TITLE ISSUED
NOU BEKEND AS / NOW KNOWN AS Erf 21217 Strand = 1678 m²

T 15236 / 99

1999-02-24

REGISTRATEUR/REGISTRAR

FOOI / FEES R 165,00

Pohl & Stuhlinger
Prokureurs, Notarisse & Aktebesorgers
16de Vloer Cartwright's Corner Gebou
Adderleystraat 19
Kaapstad
8001

T 89406 / 98

TRANSPORTAKTE

5421

HIERMEE WORD BEKEND GEMAAK

Dat CARL FRIEDRICH POHL,

Aktebesorger, voor my, Registrateur van Aktes, Kaapstad, verskyn het, behoorlik daartoe gemagtig deur 'n volmag geteken te Worcester op 31 Julie 1998 en aan hom verleen deur

JOHANNES JACOBUS HENDRIKSZ

Identiteitsnommer 320121 5030 00 9

Getroud buite gemeenskap van goedere

En die Komparant het verklaar dat die genoemde

JOHANNES JACOBUS HENDRIKSZ

op die 23ste dag van JULIE 1998, waarlik en wettig verkoop het en dat hy, die genoemde Komparant, in sy voornoemde hoedanigheid hiermee sedeer en transporteer aan en ten gunste van

DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA

hul opvolgers in titel of regverkrygendes, in volkome en vrye eiendom

1. RESTANT ERF 5232 STRAND, geleë in die Helderberg Munisipaliteit, Afdeling Stellenbosch, Provinsie Wes-Kaap

   GROOT: 400 (vierhonderd) vierkante meter

   OORSPRONKLIK oorgedra deur Transportakte Nr T 12246/1994 met Kaart Nr 7431/1948 wat daarop betrekking het en gehou kragtens Transportakte Nr T 25152/1987.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr T 4623/1901.

B. VERDER ONDERHEWIG aan die volgende voorwaardes opgelê in gemelde Akte van Verdelingstransport Nr T 42729/85 deur die Administrateur by die goedkeuring van die onderverdeling van Erf 5232 Strand kragtens bepalinge van Artikel 9 van Ordonnansie 33 van 1934:

   (a) "The owner of this erf shall without compensation, be obliged to allow gas, mains, electricity-, telephone- and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of

any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon 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 for the purpose of constructing, altering, removing or inspecting any works connected with the above.

(b) 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 build retaining walls to the satisfaction of and within a period to be determined by the local authority."

C. VERDER ONDERHEWIG aan en geregtig op die volgende spesiale voorwaardes opgelê in gemelde Akte van Verdelingstransport Nr T 42729/85 deur die Administrateur kragtens die bepalings van Artikel 9 van Ordonansie 33 van 1934, welke voorwaardes soos volg lees:

"By Deeds of Partition Transfer Numbers T 42728 and T 42729 dated this day, the owners of Erf 11535, portion of Erf 5232 The Strand, and the remainder of Erf 5232 The Strand shall respectively and reciprocally:

(i) Maintain so much of the support for any wall, roof pipe, gutter wiring or other structure or thing as is common to such erf and any other erf.

(ii) Maintain every part of such wall, roof, pipe gutter, wiring or other structure or thing which is on or traverses his erf, and

(iii) permit access to this erf for the purpose of maintaining cleaning, renovating, repairing, renewing, altering and adding to any wall, roof,

pipe, gutter, wiring or other structure or thing, and shall not do anything which will prevent or hinder any such access or work from being done.

(iv) The owner of this erf shall not make any alterations, additions or demolitions to any part of the buildings, erected on the property including boundary walls and fences, and he/she shall also not change the external colour scheme or materials of such buildings without the written consent of the Local Authority, nor shall he permit the external appearance of the buildings to deteriorate into an untidy or dirty condition."

2. ERF 11535 STRAND, geleë in die Helderberg Munisipaliteit, Afdeling Stellenbosch, Provinsie Wes-Kaap

GROOT: 238 (tweehonderd agt en dertig) vierkante meter

OORSPRONKLIK geregistreer kragtens Akte van Verdelingstransport Nr T 42728/1985 met Kaart Nr SG Nr 943/85 wat daarop betrekking het en gehou Kragtens Transportakte Nr T 73037/1996.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr T 4623/1901.

B. VERDER ONDERHEWIG aan die volgende voorwaardes opgelê in gemelde Akte van Verdelingstransport Nr T 42728/85 deur die Administrateur by die goedkeuring van die onderverdeling van Erf 5232, Strand kragtens bepalinge van Artikel 9 van Ordonnansie 33 van 1934:

(a) "The owner of this erf shall without compensation, be obliged to allow gas, mains, electricity-, telephone- and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed

thereon 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 for the purpose of constructing, altering, removing or inspecting any works connected with the above.

(b) 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 build retaining walls to the satisfaction of and within a period to be determined by the local authority."

C. VERDER ONDERHEWIG aan en GEREGTIG op voordele onder die volgende voorwaardes opgelê in gemelde Akte van Verdelingstransport Nr T 42728/85 deur die Administrateur by die goedkeuring van die onderverdeling van Erf 5232, Strand kragtens bepalinge van Artikel 9 van Ordonnansie 33 van 1934:

"By Deeds of Partition Transfer Numbers T 42728 and T 42729 dated this day, the owners of Erf 11535, portion of Erf 5232 The Strand, and the remainder of Erf 5232 The Strand shall respectively and reciprocally:

(i) Maintain so much of the support for any wall, roof pipe, gutter wiring or other structure or thing as is common to such erf and any other erf.

(ii) Maintain every part of such wall, roof, pipe gutter, wiring or other structure or thing which is on or traverses his erf, and

(iii) permit access to this erf for the purpose of maintaining cleaning, renovating, repairing, renewing, altering and adding to any wall, roof, pipe, gutter, wiring or other structure or thing, and shall not do anything which will prevent or hinder any such access or work from being done.

(iv) The owner of this erf shall not make any alterations, additions or demolitions to any part of the buildings, erected on the property including boundary walls and fences, and he/she shall also not change the external colour scheme or materials of such buildings without the written consent of the Local Authority, nor shall he permit the external appearance of the buildings to deteriorate into an untidy or dirty condition."

Weshalwe die Komparant afstand doen van al die regte en aanspraak wat die genoemde

TRANSPORTGEWER

voorheen op die eiendom gehad het, en gevolglik ook erken dat die genoemde

TRANSPORTGEWER

geheel en al van die besit daarvan onthef is en nie meer daarop geregtig is nie, en dat kragtens hierdie akte die genoemde

TRANSPORTNEMER

hul opvolgers in titel of regverkrygendes, tans daarop geregtig is, en voortaan daarop geregtig sal wees ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat, en ten slotte verklaar dat die koopprys ten bedrae van R525 000.00 (vyfhonderd vyf en twintig duisend Rand) ten volle betaal of verseker is.

Ten bewyse waarvan ek, die genoemde Registrateur van Aktes, saam met die Komparant, q.q., hierdie akte onderteken en met die ampseël bekragtig het.

Aldus gedoen en geteken in die kantoor van die Registrateur van Aktes, te Kaapstad, Provinsie van die Kaap die Goeie Hoop, op 18 September 1998

q.q.

In my teenwoordigheid,

Registrateur van Aktes

DE HAAN & WARD - Landmeters

REGISTRASIE AFSKRIF

L.G.Nr.
6716/1998

Goedgekeur

Landmeter-Generaal
1998.12.01

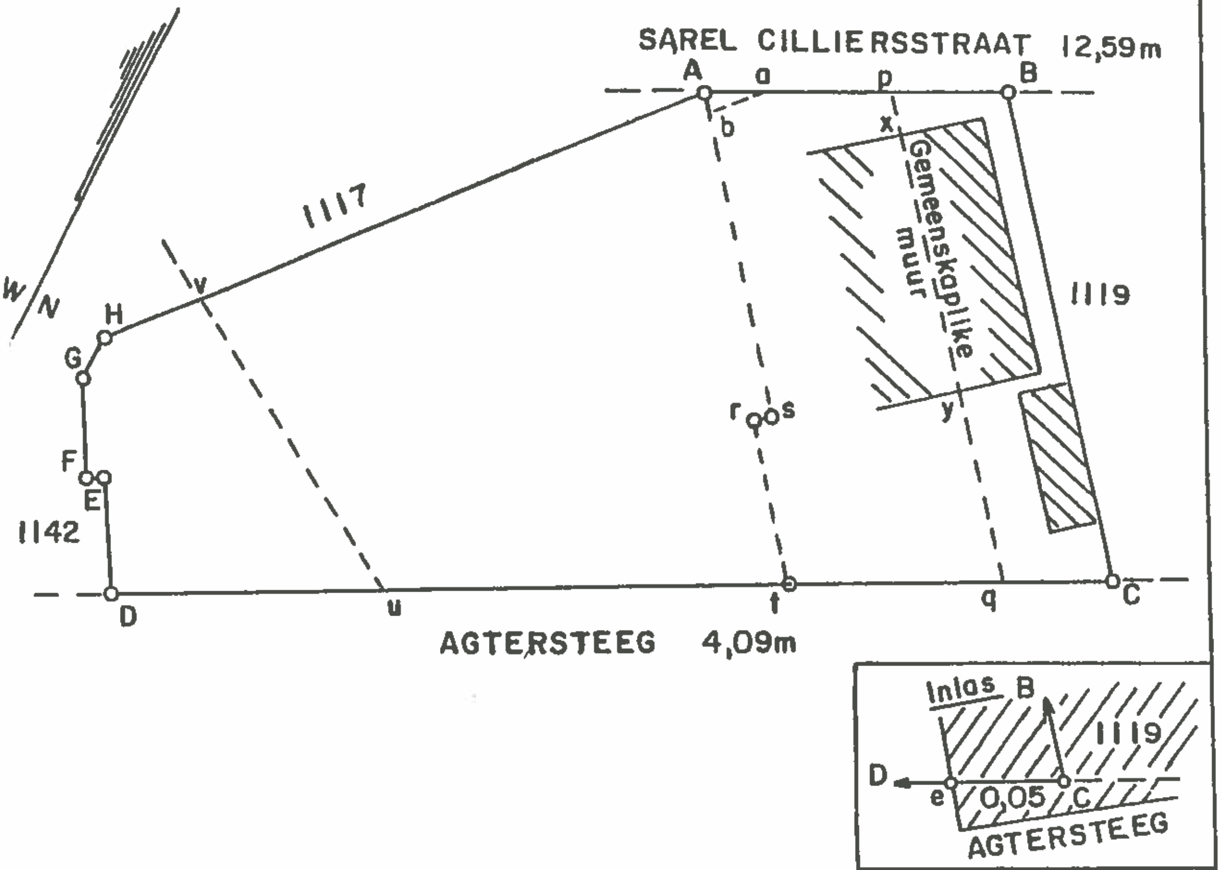
Komponente :

(1) Die figuur AsrtDEFGH stel voor Erf 23477 Die Strand.
Vide kaart 7395/1997. T/A

(2) Die figuur Apqtrs stel voor die restant van Erf 5232 Die Strand.
Vide kaart 7431/1948. T/A 1949.245.12246

(3) Die figuur pBCq stel voor Erf 11535 Die Strand.
Vide kaart 943/1985. T/A 1985. .42728

Nota:
Die lyn xy stel voor 'n gemeenskaplike muur.



Skaal 1:500

Die figuur A B C D E F G H

stel voor 1678 vierkant meter grond, synde

ERF 21217 DIE STRAND en bevat (1) - (3) hierbo aangetoon.

Geleë in die Helderberg Munisipaliteit.

Administratiewe Distrik Stellenbosch Provinsie Wes-Kaap

Saamgestel in Oktober 1998

deur my F. de Haan (PLS 0138) Professionele Landmeter

Hierdie kaart is geheg aan Nr. 15236 / 99 gedateer t.g.v. 1999-02-24 Registrateur van Aktes	Die oorspronklike kaarte soos bo aangedui. ~~Nr.~~	Lêer Nr. S/2905/59 ~~M.S. Nr.~~ Saamgestel Komp. AHNK-1153 (M3101)

2/2/7