

DEED REPORT AND CONVEYANCER CERTIFICATE

I, the undersigned

JOHANNES EKKERT MULLER

Certify as follows:

1. I am an admitted and practicing Attorney and Conveyancer of the High Court of South Africa and an Director of the Snyman de Jager Attorneys, Pretoria
2. Consultant requested a conveyancer's report on the following immovable property, namely:

PORTION 395 (A PORTION OF PORTION 50) of Farm 2 Hartkop 35
Registration Division J.R.,
Province Gauteng

Measuring: 11, 1865 (Eleven comma one Eight and five) hectares

Herein after referred to as "the Property"

3. Consultant advised that a proposed Land Development Area (for commercial and residential purposes) by virtue of an application in pursuance of the provisions of The City of Tshwane Land-use management by-law, 2016, is intended to be established on the property.
4. The property is registered in name of:

HME GOLFING ENTERPRISES (PTY) LTD
Registration Number: 2007/003487/07

By virtue of Deed of Transfer No. T22755/2000

Hereinafter referred to as "the Owner"

5. The Title Deed conditions of the property contained in the aforesaid Deed of Transfer are recorded in the Afrikaans Language. For the purposes of this report I considered it appropriate to translate the conditions in the English Language. The following sub clauses contain my free translation of the title conditions namely:



5.1 Condition A on page 2 of the Deed of Transfer

The condition provides that the property shall not be entitled to riparian rights from the Hennops River.

5.2 Condition B on page 2 of the Deed of Transfer

The condition provides that the property is subject to a servitude for Municipal Purposes, protecting of an existing 3m wide sewer pipe indicated by the figure ghjkl on diagram SG Nr. A9/1993, attached to Deed of Transfer T35444/1994 as will more fully appear from Notarial Deed K2771/1994S.

5.3 Condition C on page 2 of the Deed of Transfer:

The condition provides that the property is subject to a servitude for Municipal Purposes, protecting of an existing overhead electrical power line indicated by the figure d on diagram SG Nr. A9/1993, attached to Deed of Transfer T35444/1994 as will more fully appear from Notarial Deed K2772/1994S.

5.4 Condition D on page 2 of the Deed of Transfer:

The condition provides that the property is subject to a servitude for Municipal Purposes protecting of an existing overhead electrical power line indicated by the figure abcd on diagram SG Nr. A9/1993, attached to Deed of Transfer T35444/1994 as will more fully appear from Notarial Deed K2773/1994S.

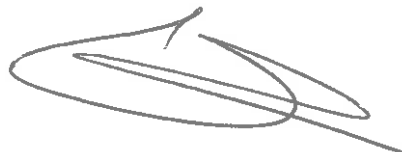
6. Over and above the aforesaid Title Deed conditions in the Deed of Transfer, the Deed does not contain any other conditions or endorsements.

7. For purposes of the report I have perused and considered the following additional documents and/or reports, namely:

7.1 Windeed search results pertaining to the owner and the property;

7.2 Cipro Company search result pertaining to the owner;

7.3 Notarial Deed of Servitude K2771/1994S, K2772/1994S and K2773/1994S



7.4 Surveyor General Approved Sub divisional Diagram SG A9/1993 being the diagram pertaining to the property;

7.5 Proposed townships layout plan pertaining to the property.

8. Comment:

In consideration of the Title Deed conditions and additional documents/information in 7 above, I comment as follow:

8.1 Due to the location thereof the property is not affected by the townships River referred to in condition A in 5.1 above and as a result this condition is rendered superfluous and will not be carried forward. Proposed Township will not be carried forward.

8.2 The existing sewer pipeline servitude in condition B referred to in 5.2 above intersects the property at line ghjl; indicated on diagram SG Nr.A9/1993. Due to the situation thereof the servitude in the proposed Township will not be affected by this servitude and will not be carried forward to the newly created township.

8.3 The servitude area in condition C referred to in 5.3 above intersects the property indicated by the figure shown on diagram S G Nr A9/1993 and affects Erf 1290 and Ashwood Drive and must therefore be carried over as title condition of the proposed township.

8.4 The servitude area in condition D in 5.4 above intersects the property indicated by the figure shown on diagram S G Nr A9/1993 and affects Erf 1290 and must be carried over as a condition of the Title of the proposed township.

9. Comments:

9.1 Whereas, on the face of Transfer Deed T22756/2000 and in the absence of information to the contrary, the property may constitute Agricultural Land as defined in the Subdivision of Agricultural Land Act, Act Nr 70/1970. It is advisable to obtain a letter from the Department of Agriculture confirming that the property is not affected by Act 70/1970 and that the provisions of Section 4 of said Act do not apply.

9.2 I note from the layout plan for the proposed Township in 7.5 above that a road (Ashwood Drive) runs across the property parallel along its far south western boundary. Apart from the drawing on the layout plan neither Subdivision diagram SG Nr. A9/1993 nor any of the other Surveyor General Approved Diagrams referred to in this report



contains any drawings or notes pertaining to the road. I conducted searches in the office of the Registrar of Deeds, Pretoria as well as the office of the Surveyor general Pretoria in an attempt to establish the origin of the road i.e. expropriation or proclamation, but to no avail. I am advised that the road is an existing tarr road in use for a lengthy period of time. The road affects the proposed Land Development Application and conditions of establishment fully deal with the road. I furthermore propose that a thorough investigation be launched with the Roads Department, City of Tshwane Metropolitan Municipality in an attempt to establish all aspects pertaining to the road and historic acts in protection thereof, if any.

Signed at Pretoria on the 13 day of February 2017



Conveyancer

JOHANNES EKKERT MULLER

EXAMPLE