

CONVEYANCER'S CERTIFICATE

I the undersigned, Nicolette Joubert, a Conveyancer practicing as such at Debra Gouws Attorneys, Suite 306, 3rd floor, Newlands-on-Main, Main Road, Claremont, do certify that I have undertaken a search of the records of the office of the Registrar of Deeds at Cape Town relating to the following property, namely:

Portion 67 (a portion of portion 57) of the Farm Brakkloof No. 443

In the Bitou Municipality, Division Knysna, Western Cape Province

Registered in favour of Seven Falls Trading 101 Proprietary Limited

up to and including the Amended Title relating thereto being Knysna Quitrents Vol. 10 no 20 (dated 2 January 1908) and confirm that the property is subject to the conditions contained in Deed of Transfer T25165/2015 as follows:

T25165/2015

- A. Subject to the conditions referred to in Deed of Transfer T10170/1926
- B. Subject further or entitled to the conditions mentioned in Deeds of Transfer No's T277/1911 and T282/1911 which conditions relate to:
 - (i) The use of certain waterfurrow through which water from the Pisang River is conveyed
 - (ii) Roads
 - (iii) Use of the fountain on Lot G
 - (iv) Use of the Krantz Kop fountain
 - (v) Use of the water from the Piesang River
- C. Subject further to the following conditions mentioned in Deed of Partition Transfer No. T35110/1975 imposed by the Administration of the Province of the Cape of Good Hope in terms of Ordinance No. 33 of 1934, namely:-
 - "(a) Die eienaar van hierdie erf is verplig om sonder betaaling van vergoeding, te laat date elektrisiteitskables of -drade, hoof- en ander waterpipe en die rioolvuil en dreinerings, insluitend stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te le, te wysig, te verander of te inspekteer.
 - (b) Die eienaar van hierdie erf is verplig of sonder vergoeding op die erf die material te ontvang op uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word, end die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangele en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal"
- D. Subject further to a servitude right of way 6 meter wide parallel to and along the entire length of the line D as shown on Diagram 8363/1970 annexed to Deed of Transfer T35111/1975 with ancillary rights in favour of Portion 60 (portion of portion 57) of the Farm Brakkloof No. 442



held by deed of transfer No. T36740/1984, as will more fully appear from Notarial Deed of Servitude No. K750/1996.

Prior Deeds

T10170/1926 is subject to the conditions contained in T1984/1913, T277/1911, T282/1911 and T8131/1924

T1984/1913, T277/1911, T282/1911 and T8131/1924 are subject to the conditions set out below (which are referred to in condition B of T58337/1996 and set out fully below) as well as the conditions referred to in Knysna Quitrents Vol. 10 No. 20 granted on 22 January 1908 (Amended Title).

- a. That the sole and undisturbed use of the present watercourse conveying the Pisang River, commencing on the North-Westerly portion of the remaining extent, and passing over the Westerly portion of the remaining freehold extent, and Lots "q", "k", "g" and "j" of the property now subdivided, and the use of the as much water as may be necessary for irrigation of land on the said lots "g" and "j" be granted in perpetuity to the present and future owners of lots "g" and "j".
- b. All main roads and those roads on the original diagrams of the property shall be free and undisturbed, except that:
 1. Each owner shall be at liberty to place a gate or gates convenient to the public where the roads cross the respective boundary lines.
 2. The owners of the remaining extent of the freehold portion of this farm may alter the present road over the westerly portion of such remaining extent
 3. The road over the northerly portion of the remaining extent of the quitrent portion of this property leading to Lot "W" may be changed where possible, and where it interferes with the arable portion of the said remaining extent.
 4. The footpaths at present running from the southerly Homesteads of the property now subdivided to the Homesteads along the Pisang River shall be free only to school children and to the owners for the time being of the property now subdivided.
- c. The spring above the dwelling-house situate on Lot "G" of the property now subdivided shall be used by the present and future proprietors thereof, and by the present and all future proprietors of the North-Westerly portion of the said remaining quitrent extent of the said property now subdivided as follows:-

The present and future proprietors of the North-Westerly portion of the said remaining extent shall have the right to make a watercourse of lay pipes to convey their share of the water from the spring over the ground of the present and future proprietors of the said Lot "G". and have for ever free and undisturbed use of the water of the Spring for irrigation and drinking purposes from sunset Sunday to sunset Wednesday in each week, and the present and future proprietors of the said Lot "G" from sunset Wednesday to sunset Sunday in each week.

- d. The Krantz Kop Spring situate on the South-Easterly portion of the remaining extent of the quitrent portion of this property shall be used for drinking and household purposes by the owners of the said remaining extent, and by the present and future proprietors of Lot "J",



and shall not be defiled by the washing of clothes etc., in its vicinity. All surplus water shall belong to the present and future proprietors of the said remaining extent.

- e. The water from the Pisang River may be used for irrigation in properly arranged turns by those proprietors of the property now subdivided who are able to use it, due regard being given to the rights of the owners of Lots "g" ad "j".

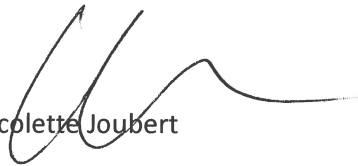
Amended Title: Knysna Quitrents Vol. 10 no 20 (dated 2 January 1908)

The amended title references prior grants dating back to 1873 to which the property will be subject which prior grants have not been reviewed by me.

Notarial Deed of Servitude K750/1996

Copy is hereto annexed together with Diagram 8363/1970 referred to therein.

Signed at Cape Town on this the 15 day of February 2021


Nicolette Joubert

SEELREG DUTY	R.
FOOI FEE	R. 75,00

GEREGISTEREER REGISTERED

REGISTRAR/REGISTRAR
02 08 96

6/11/96

K 750,96

NOTARIELE AKTE VAN SERWITUUT

HIERMEE WORD BEKEND GEMAAK dat op die 12de dag van JUNIE 1996 voor my,
MEYER DE WAAL

Notaris, deur wettige gesag behoorlik beëdig en toegelaat en woonagtig en praktiserend te KAAPSTAD Provinsie Wes-Kaap en in die van die teenwoordigheid van die ondergetekende getuies persoonlik gekom en verskyn het

GAIL LINDA BITHELL

behoorlik daartoe gemagtig deur 'n volmag geteken te KAAPSTAD op 10 JUNE 1996 en aan haar verleen deur JOHANNES JACOBUS JANSEN VAN RENSBURG in sy hoedanigheid as Algemene Bestuurder: (Eiendomme) van

METROPOLITAN LIFE LIMITED
NO. 05/32491/06

(as eienaar van die heersende eiendom)
'n afskrif van welke volmag nou in my protokol berus;



7

EN

ILZE FOURIE VAN NIEKERK
Identiteitsnommer: 590426 0052 004
ONGETROUD

as eienaar van die dienende eiendom

'n afskrif van welke volmag nou in my protokol berus;

NADEMAAL die partye ooreengekom het dat die dienende eienaar aan die heersende eienaar 'n serwituut sal verleen vir die reg van weg oor

GEDEELTE 67 (gedeelte van gedeelte 57) van die plaas BRAKKLOOF nommer 443 geleë in die gebied van die Groter Plettenbergbaai Plaaslike Oorgangsraad, Afdeling Knysna, Provinsie Wes-Kaap

GROOT: 8565 (Agt Duisend Vyfhonderd Vyf en Sestig) vierkante meter

GEHOU: kragtens TRANSPORTAKTE Nr. T14689/1989 (die dienende eiendom)

DERHALWE het die partye ooreengekom om die volgende serwituut te registreer:

ten gunste van **METROPOLITAN LIFE LIMITED** of die opvolgers-in-title daarvan as geregistreerde eienaar van

GEDEELTE 60 ('n gedeelte van gedeelte 59) van die plaas BRAKKLOOF Nr 443 geleë in die gebied van die Groter Plettenbergbaai Plaaslike Oorgangsraad, Afdeling Knysna, Provinsie Wes-Kaap

GROOT: 92,8530 (Nege Twee komma Agt Vyf Drie Nul) hektaar

GEHOU: kragtens TRANSPORTAKTE Nr. T36740/1984 (die heersende eiendom)

oor

GEDEELTE 67 ('n gedeelte van gedeelte 57) van die plaas BRAKKLOOF Nr 443 geleë in die gebied van die Groter Plettenbergbaai Plaaslike Oorgangsraad, Afdeling Knysna, Provinsie Wes-Kaap

GROOT: 8565 (Agt Duisend Vyfhonderd Vyf en Sestig) vierkante meter

GEHOU: kragtens TRANSPORTAKTE Nr T14689/1989 (die dienende eiendom)

Y

gA

PM

- 1.1 'n Serwituut reg van weg 6(ses) meter wyd parallel tot en vir die volle lengte van die lyn D.a. op Kaart 8363/1970 geheg aan transportakte Nr T35111/1976;
- 1.2 Die reg om die serwituut gebied beskryf in klousule 1.1 hierbo uit te lê volgens keuse en wat sal insluit maar nie beperk is tot die aanplanting van bome, struike, rotstuiene, terasse en plaveisel te lê soos en waar nodig;
- 1.3 Die reg om die oprigting van strukture op gedeelte 67 voormeld te beperk tot 'n maksimum van nie meer as 3 (drie) verdiepings gemeet vanaf grondoppervlakte nie.
2. Daar word geen vergoeding deur die een party aan die ander vir die bogemelde kansellasië van serwituut soos wat vervat was in Notariële Akte van Serwituut K110/1987S is of vir die verlening van hierdie serwituut betaal is nie.

Aldus geteken te Kaapstad, op die dag, maand en jaar vermeld in die teenwoordigheid van die ondergetekende getuies.

AS GETUIES:

1.

Helam

2.

mbiz

[Signature]
QUOD ATTESTOR

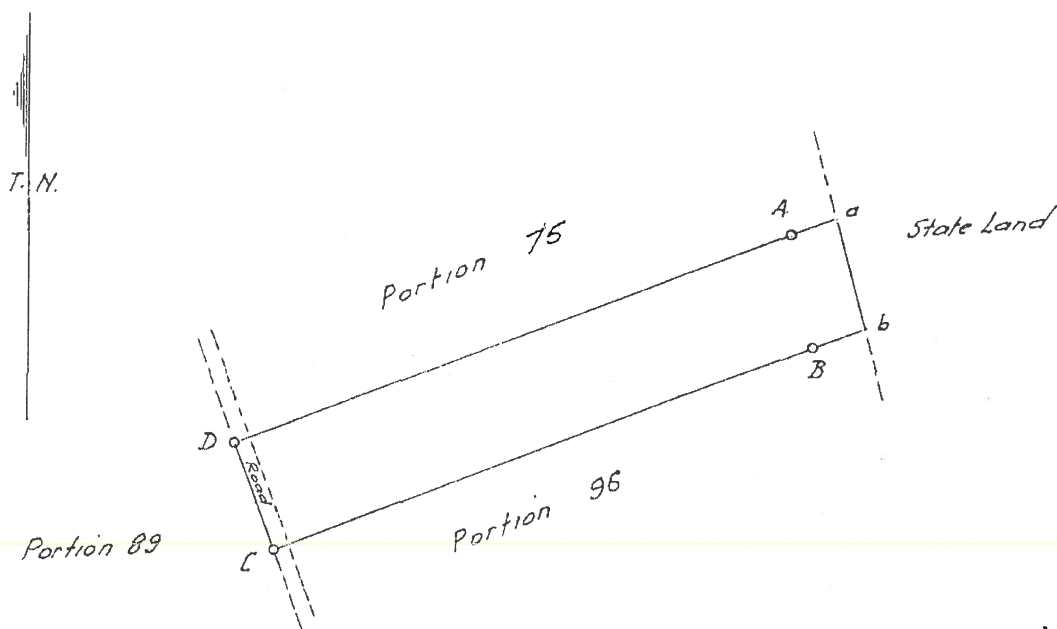
[Signature]
NOTARIS

OFFICE COPY

SIDES Cape Feet		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo = 23° X		S.G. No.
	Metre				L 8 3 6 3 / 70
AB	40.1	348.12.50	A	- 34000.0 + 3773000.0	Approved <i>E. Smith</i> Surveyor-General 10 -11- 1970
BC	198.4	69.20.10	B	- 287.6 + 324.6	
CD	39.7	159.20.30	C	- 295.8 + 363.9	
DA	204.6	249.20.00	D	- 110.2 + 433.9	
Aa		249.20.00		- 96.2 + 396.8	
Bb		249.20.10			

Description of Beacons.

A.B.C.D..... iron bar 50 X 12 mm.



Portion 87 (.....)

(a portion of Portion 57.....) of the farm

Brakkloof No. 443

KNYSNA

Scale: 1:2500

The figure a. curve 63.0 metres above High Water Mark Indian Ocean. b.C.D. represents 8565 square metres of land, being

PORTION 97 (portion of Portion 74) of the farm BRAKKLOOF

situate in the

Administrative District

of Knysna

Province of Cape of Good Hope.

Surveyed in June 1946 & December 1947

by me,

E. Smith

Land Surveyor

This diagram is annexed to

The original diagram is

File No. S.1604.

No. 35111/76
dated

No. 2247/1947 annexed to
Transfer/Grant

S.R. No. E. 542/47 & 255/48.
E 2159/70
Comp. AM - LCB

i.f.o.

No. 1958 - 105 - 5228

Registrar of Deeds

C

S

COLLUTION

443/187