

UITVOERING - EXECUTION

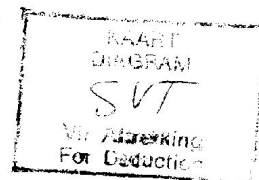
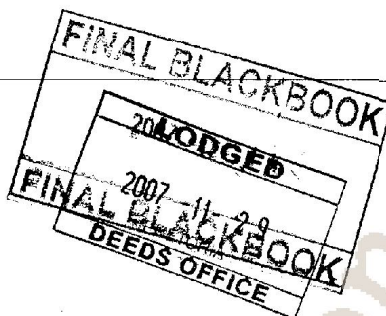
ROLF GERKE

56

TEL: 452 0860

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

(a) Datum van indiening/Date of lodgement:



	Ondersoekers/Examiners	Kamers Rooms	Skakeling/Linking	Verwerp/Reject	Passeer/Pass
1	AC BOSTON				
2	S HUNTER		2		
3					

B. VIR AKTERFORSORGER SE GEBRUIK
FOR CONVEYANCER'S USE:Aard van Akte byv: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

CCI

169982 /07

Verwysingsno./Reference No.

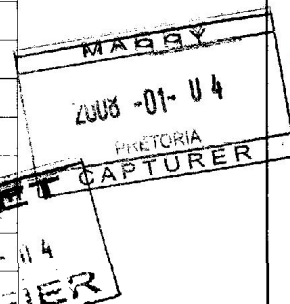
141/061v

Skakeling/Linking

6 3

GELYKTYDIGES/SIMULS

Kode Code	Name van Partye/NAMES of Parties	Firma No. Firm No.	No. in stel/batch	Titelaktes ens. binne Titles etc. within
1	T City of T.W.	56	1	SG 1204685/2002
2	T do	56	2	T 1163/2005
3	T do	56	3	
4	T do	56	4	
5	T do	56	5	
6	T do	56	6	
7				
8				
9				
10				
11				
12				
13				



REGISTRASIE VERSOEK DEUR:

REGISTRATION REQUEST BY:

DATUM:

DATE:



Ptn 159 Niepblaf 319 I Q.

15/12

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:			
(a) Gelyktydiges met ander registrasiekantore/deeltitels : Simult with other registries/sectional titles:			
Kode Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			
(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer: Client copies of deed filed permanently in Deeds Office:			
Aard en nommer van akte Nature and number of deed		Kode Code	Parawe van ondersoekers Initials of examiners
		T.R.	
(c) Notas/Notes:			

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:			
		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions		
Datum Date	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General plan		
	(7) Titel akte Title deed		
	(8) Verbande teen dorpsitel Bonds against township title		
	(9) Datum nagesien Date checked		
Datum Date			
Kantoor instruksies/Office instructions:			
Seksie/Section:			

UITVOERING - EXECUTION

ROLF GERKE

56

TEL: 452 0860

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

(a) Datum van indiening/Date of lodgement:

(b)

	Onssoekers/Examiners	Kamers Rooms	Skakeling/Linking	Verwerp/Reject	Passeer/Pass
1					
2					
3					

B. VIR AKTEBESORGER SE GEBRUIK FOR CONVEYANCER'S USE:

Aard van Akte by: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

Verwysingsno./Reference No.

Skakeling/Linking

GELYKTYDIGES/SIMULS

Kode Code	Name van Partye/Names of Parties	Firma No. Firm No.	No. in stel/batch	Titelaktes ens. binne Titles etc. within
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

REGISTRASIE VERSOEK DEUR:

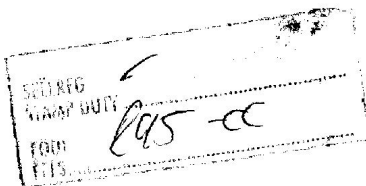
REGISTRATION REQUEST BY:

DATUM:

DATE:

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2			
3			
4			
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Aard en nommer van akte Nature and number of deed		Kode Code	Parawe van ondersoekers Initials of examiners
		T.R.	
(c) Notas/Notes:			

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	(4) Voorwaardes Conditions		
Interdikte nagesien deur Interdicts checked by	(5) Mikro Micro		
	(6) Algemene plan General plan		
Datum Date	(7) Titel akte Title deed		
	(8) Verbande teen dorpsitel Bonds against township title		
	(9) Datum nagesien Date checked		
Kantoor instruksies/Office instructions:			
<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">Seksie/Section: 2)</div> <div style="border: 2px solid black; padding: 5px; text-align: center;"> 100/100 HEG KAAFT AAN ANNEX DIAGRAM </div> </div> <div style="margin-top: 20px; font-size: 1.2em;">3) veruys na LG</div>			



Prepared by me,

CONVEYANCER
R GERKE

T 169982 /07

CERTIFICATE OF CONSOLIDATED TITLE
(Issued under the provisions of Section 40 of the
Deeds Registries Act, 1937 - Act No. 47 of 1937)

WHEREAS -

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
(a Body Incorporated by Statute)

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act, 1937.

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AND WHEREAS the said CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY is the registered owner of the following properties :

1. **PORTION 108 (A PORTION OF PORTION 16) OF THE FARM DIEPKLOOF 319, REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG**

HELD by Certificate of Registered Title T

2. **PORTION 158 (A PORTION OF PORTION 109) OF THE FARM DIEPKLOOF 319 REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG**

HELD by Deed of Transfer No. T1163/2005

which have been consolidated into the land hereinafter described.

NOW THEREFORE in pursuance of the provisions of the said Act, I, the REGISTRAR OF DEEDS at PRETORIA do hereby certify that the said -

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
(A Body Incorporated by Statute)

its Successors in Title or Assigns, is the registered owner of -

PORTION 159 OF THE FARM DIEPKLOOF 319, REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG

MEASURING 30,5292 (THIRTY COMMA FIVE TWO NINE TWO) HECTARES

As will more fully appear from the annexed Diagram S.G. No. 4685/2002

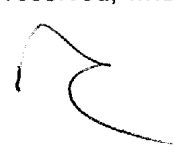
A. Specially subject to the following conditions :-

- (a) The land is proclaimed land and as such is subject to the provisions of the Gold Law now or hereafter to be in force affecting such land, and subject to all mining titles and to all rights attaching to them under the Gold Laws on and under the area of the said land. The



For Information Only

CROWN MINES, LIMITED, or its successors in title, retains and reserves to itself all rights to minerals and rights to mine, as also all rights which may be allotted to the freehold owner, arising from rights to minerals, such as its rights to one half of the claim licence moneys received by the State in respect of the gold mining claims, but this reservation shall not apply in respect of any licence moneys payable by the owner to the State in respect of the said land in respect of which certificate of Mineral Rights 269/1948 RM was issued on 23 May 1948. Notwithstanding anything to the contrary contained in the aforesaid reservation of rights to minerals, the transferee and its successors in title or assigns to the land hereby transferred, shall at all times be entitled to establish and maintain Townships, Agricultural Holdings, Locations and other settlements on the said land and to construct or cause or permit to be constructed thereon streets, houses, buildings, erections and structures of all kinds.

- (b) AS the land may be undermined and is adjoining or adjacent to land which has been and is being undermined, neither CROWN MINES, LIMITED, nor its successors in title to the remaining extent of a portion of the farm "DIEPKLOOF" 319 I.Q., district Johannesburg, measuring 1383,1478 morgen, held by the Company by Deed of Transfer No. 5386/1930, dated 4th June, 1930, nor the holder of any mining title over the land or any adjoining or any adjacent land shall be liable or responsible for any damage or injury caused by past or future mining operations beneath the land or any adjoining or any adjacent land.
- (c) THE owner of the land shall not directly or indirectly interfere with or in any way restrain or prevent gold mining operations being carried on beneath the surface of the said land by the CROWN MINES, LIMITED, or its successors in title to the minerals reserved, whether
- 

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the surface be occupied by buildings, roads or otherwise.

- (d) THE CROWN MINES, LIMITED, or its successors in title to the said remaining extent or portion or the farm "DIEPKLOOF" 319 I.Q. Transvaal shall not be responsible for any damage caused to the Transferee or its successors in title or any occupiers of the said land from the dumps in the vicinity thereof or from the flowing of water or sand or slime over the said area from any slimes dams or sand dumps adjoining or adjacent to the said area or from any water flowing therefrom.

- B. The former Remaining Extent of Portion 16 of the said farm Diepkloof, measuring 163,9287 hectares of which the property held hereunder forms a portion, is subject to the following condition:

Onderhewig aan 'n kraglynserwituut met bykomende regte en onderhewig aan voorwaardes ten gunste van ESKOM soos vollediger sal blyk uit Notariële Akte van Serwituut K2348A/1981S.

- C. The former Portion 158 (a portion of Portion 109) of the said farm Diepkloof, indicated by the figure E F G H J K L M N P g E on the said diagram SG No 4685/2002, is subject to the following conditions:

1. (a) The transferee shall use the Properties solely for purposes of upgrading the Elias Motsoaledi Informal Settlement by the development of low-cost housing and related municipal infrastructure.
- (b) Should the properties not be used for the purposes referred to in Clause (a) above, the properties shall revert to the Transferor. All costs giving effect to the reversion shall be for the account of the Transferee or

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its successors in title.

- (c) The parties agree that the donation of the properties is further subject to a pre-emptive right in favour of the transferor whereby the transferee or its successors in title grants the transferor the right of first refusal to acquire its land for the transferor's needs, free of charge, whenever the Council decides to dispose of any superfluous land vested in it, and whenever the State identifies Council land for the domestic purposes of the State and such land is found to be superfluous to the domestic needs of the Council, up to a value equivalent to the value of the donated land, duly escalated to its future value, as at the date of any such acquisitions.


2. Subject to a 2,00 metres wide servitude in perpetuity over the property in favour of AECL Limited for the purpose of constructing, laying and maintaining a gas pipeline with ancillary rights, the centre line of which servitude is indicated by the line b d e f on the said diagram SG No 4685/2002 as will more fully appear from Notarial Deed of Servitude K1241/1995S with diagram annexed thereto.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deeds.

AND that by virtue of these presents, the said -

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
(A Body Incorporated by Statute)

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.



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IN WITNESS WHEREOF, I, the said REGISTRAR, 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 PRETORIA.

18 12 / 07



REGISTRAR OF DEEDS

For Information Only

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For Information Only



1-3-4

Prepared by me,

CONVEYANCER

R. Gerke

**APPLICATION FOR THE ISSUE OF A CERTIFICATE OF CONSOLIDATED
TITLE IN TERMS OF SECTION 40(3) OF THE DEEDS REGISTRIES ACT, 1937
(NO. 47 OF 1937).**

I the undersigned

GUGU ESMERALDA MILLICENT MAZIBUKO

duly authorised hereto by a resolution dated 26 April 2005 of

**CITY OF JOBURG PROPERTY COMPANY (PROPRIETARY) LIMITED
NO. 2000/017147/07**

the said company being duly authorised thereto by a Power of Attorney signed at Johannesburg on 19 June 2002 and granted to the company by

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
(a Body Incorporated by Statute)**

which said Power of Attorney is registered under number PA 1015/2002 hereby apply to the Registrar of Deed at Pretoria for the issuing of a Certificate of Consolidated Title in terms of Section 40 of Act 47 of 1937 in respect of the following property:

1. **PORTION 108 (A PORTION OF PORTION 16) OF THE FARM DIEPKLOOF 319,
REGISTRATION DIVISION I.Q;
PROVINCE OF GAUTENG**

Held by Certificate of Registered Title

2. **PORTION 158 (A PORTION OF PORTION 109) OF THE FARM DIEPKLOOF 319
REGISTRATION DIVISION I.Q; PROVINCE OF GAUTENG**

HELD by Deed of Transfer No. T1163/2005

which properties on consolidation will be known as:

1 P 2

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PORTION 159 OF THE FARM DIEPKLOOF 319, REGISTRATION DIVISION I.Q;
PROVINCE OF GAUTENG

MEASURING 30, 5292 (THIRTY COMMA FIVE TWO NINE TWO) HECTARES;

As will more fully appear from Diagram S.G. No. 4685/2002

SIGNED AT JOHANNESBURG on 21 November 2006

AS WITNESSES:

1. etaphana

2. D

P

For Information Only

Prepared By : DRS01288 - JACOB NGWETJANA

TRACK NUMBER : 10005084357

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER - 00159
FARM NUMBER - 0000319
REGISTRATION DIVISION - IQ

REG DIV OR FARM NO OR FARM PORTION DOES NOT EXIST

*** END OF REPORT ***

For Information Only

TRACK NUMBER : 10005084357

PROPERTY DETAILS PRINT FOR PORTION 158
OF PORTION 109
FARM NO 319
REG DIV IQ

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T1163/2005
EXTENT 17.2732 H
CLEARANCE CITY OF JOHANNESBURG
FARM NAME DIEPKLOOF

INTERDICTS	CASE NUMBER	CASE DATE/TITLE NR	NOTED ON
I-25737/1997LG-97112	7453	8/14/55/23	19971203
I-8618/2004LG - SG copy of 7451/73 withdrawn	7451/73	20040612 /	20040618
I-8619/2004LG - SG copy of 7454/93 withdrawn	7454/93	20040612 /	20040618
I-8615/2004LG - SG copy of 7682/23 withdrawn	7682/23	20040612 /	20040618

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	MICROFILM REF	MMDD
K1241/1995S				1995 0325 3096	
VA82/2005				2005 0513 1612	0104

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY		DONATION	P		T1163/2005	0104	2005 0513 1641

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** Please Note : The information appearing on this printout is furnished for purposes of information only.
For more detailed information, please refer to the registered source documents.

*** END OF REPORT ***

① Refer to the extension of the components on the application doc ①

Dit is nie die praktyk om die groottes op te sit nie.

② Nota 1 staan.

F. STRYDOM
ROOM 808

For Information Only