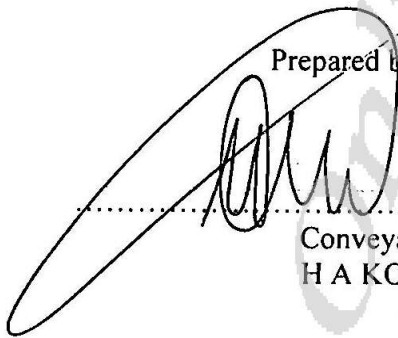


FEE
R. 160,00

Prepared by me

.....
Conveyancer
H A KOTZE

DATA / VERIFY
25 OCT 2010
OLIVIER YOLANDI

VIR ENDOSSAMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

T 051894 / 10

CERTIFICATE OF REGISTERED TITLE

issued under the provisions of Section 43 of the Deeds Registries Act 1937
(No. 47 of 1937)

WHEREAS

LUCA BECHIS
Born on 10 August 1966
Unmarried

DATA / CAPTURE
11 OCT 2010
MAGNUS JAMMERS

has applied for the issue to them/him/it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act 1937, in respect of the under mentioned land, being portion of the land registered in his/her/its name under Deed of Transfer No T14716/2007.



w.o.p.

ARTIKEL 43	WET 47 VAN 1937	SECTION	ACT 47 OF 1937
VERBIND		MORTGAGED	
B 18418/2007			
VIR FOR R 35 000 000,00			
BC 046414/10	(4)		
30 SEP 2010		REGISTRATEUR/REGISTRAR	

w.o.p.

VERBIND		MORTGAGED	
VIR FOR R 13 000 000,00			
B	028454/10		
30 SEP 2010		REGISTRATEUR/REGISTRAR	

w.o.p.

VERBIND		MORTGAGED	
VIR FOR R 50 000 000,00			
(1) B	000025138/2020		
17 DEC 2020		REGISTRATEUR/REGISTRAR	

VR ENDOUWINGS-PAK BLANK
VER ENDOUWINGS-PAK BLANK

NOW THEREFORE in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Cape Town, do hereby certify that the said

LUCA BECHIS
Born on 10 August 1966
Unmarried

His/Her/Its Heirs, Executors, Administrators or Assigns, is the registered owner of

PORTION 2 OF THE FARM NO 496
in the Bitou Municipality, Division of Knysna, Western Cape Province;

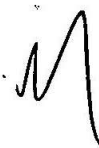
In extent: 49,5722 (Forty Nine comma Five Seven Two Two) hectares

Represented on diagram S.G. Number 4881/2009 , being a portion of the land held by Deed of Transfer Number T14716/2007

"I. **AS REGARDS** the figure ABLM indicated on said Diagram Number SG4881/2009 hereto annexed:

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No T22592/1969;
- B. **NOT SUBJECT** to condition B on page 2 of Deed of Transfer No T14716/2007 by virtue of Section 53 of the Mining Titles Registration Act 24 of 2003;
- C. **SUBJECT FURTHER** to the Servitude referred to in the endorsement dated 2 March 1956 on Deed of Transfer No T15688/1949, reading:

"By Notarial Deed No 77/1956 dated 26/5/1952, the owner of the property held under T50/1950 has granted to the owner of the property held under



7

w.o.p.

VERIFIED		MORTGAGED	
RMB		10,000,000.00	
0:0:0:25139 / 2020		①	
17 DEC 2020		SECRETARY GENERAL	

②

For Information Only

best

T5463/1941 the use of a servitude road 20 feet wide across the properties as indicated by the line ADB on Diagram No 10007/1950, annexed to said Notarial Deed.....

Subject to such conditions as are more fully set out in the aforementioned Notarial Deed, a copy of which is annexed hereto".

The north western boundary of the said servitude road 6,30 metres wide is represented by the broken line xy on Diagram No 4881/2009 hereto annexed.

- D. By Certificate of Consolidated Title Number T34172/1985, the property hereby conveyed is subject to an endorsement in terms of Section 13(3) of Act 28/1969 (National Monuments Act) in terms of Section 10(1) of Act 28/1969, that the double storeyed manor house known as Forest Hall together with a portion of surrounding land which extends 15 metres to the South, 20 metres to the West as well as 175 metres to the North of the house situated on portion of the farm 471, Division Knysna, has been proclaimed a monument by Proclamation Number 2960 dated 30/10/1992, as published in Government Gazette Number 14358/1992. For further particulars refer to said Proclamation form the Director N.M.C. on File 24/4/6/16.

II. **AS REGARDS** the figure KBCDEFGHJ indicated on said Diagram SG Number 4881/2009 hereto annexed:

- A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T27304/1974.
- B. **NOT SUBJECT** to condition B on page 2 of Deed of Transfer Number T14716/2007 by virtue of Section 53 of the Mining Titles Registration Act 24 of 2003;
- C. **SUBJECT FURTHER** to the Servitude referred to in the endorsement dated 2 March 1956 on Deed of Transfer Number T50/1950, which endorsement reads as follows:

"By Notarial Deed Number 77/1956 dated 26/5/1952, the owner of the property held hereunder and under T15688/1949 has granted to the owner of the property held under T5463/1941 the use of a servitude road 20 feet wide across the properties as indicated by the line ADB on Diagram Number 10007/1950, annexed to said Notarial Deed.....

Subject to such conditions as are more fully set out in the aforementioned Notarial Deed, a copy of which is annexed hereto".

M

The north western boundary of the said servitude road 6,30 metres wide is represented by the broken line xy on Diagram Number 4881/2009 hereto annexed.

- D. By Certificate of Consolidated Title Number T34172/1985, the property hereby conveyed is subject to an endorsement in terms of Section 13(3) of Act 28/1969 (National Monuments Act) in terms of Section 10(1) of Act 28/1969, that the double storeyed manor house known as Forest Hall together with a portion of surrounding land which extends 15 metres to the South, 20 metres to the West as well as 175 metres to the North of the house situated on portion of the farm 471, Division Knysna, has been proclaimed a monument by Proclamation Number 2960 dated 30/10/1992, as published in Government Gazette Number 14358/1992. For further particulars refer to said Proclamation form the Director N.M.C. on File 24/4/6/16.

III **AS REGARDS** the whole of the property indicated on Diagram SG Number 4880/2009 annexed hereto:

- A. **SUBJECT FURTHER** to the following condition imposed by the Minister of Agricultural in terms of Act 70/1970 when approving the subdivision of the property, namely that the property may only be used for the purpose of Open Space Zone III and purposes incidental thereto.

- B. **SUBJECT FURTHER** to the following conditions imposed by the Controlling Authority in terms of Section 11(6) of Act 21 of 1940, namely:

1. That the owners of Portions A and B take notice that Minor Road 5(a)K, that runs over both portions up to Forest Hall Manor House, is a public road with a reserve width of 20m.
2. That no gates or fences be erected within the proclaimed road reserve width of Minor Road 5(a)K without the approval of the relevant authority.
3. That no building or structure be closer than 15m to the centerline of Minor Road 5(a)K.
4. That no signs be erected inside the road reserve without the approval of the relevant authority.

M

AND THAT by virtue of these present the said

LUCA BECHIS
Born on 10 August 1966
Unmarried

His/Her/Its Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights;

IN WITNESS WHEREOF, I, the said Registrar, have subscribed to these present 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 this 30th day of September in the year of our Lord, Two Thousand and Ten (2010)

.....
REGISTRAR OF DEEDS



CERTIFIED COPY FOR REGISTRATION
 FOR SURVEYOR-GENERAL *Shawing*
18 NOV 2009
 DATE

BEACON SURVEY

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES		
		Y	System: WG23	X
		Constants	0,00	+3700 000,00
AB	322,07	1 11 10	A	- 45 820,94 + 62 212,15
BC	224,38	15 18 20	B	- 45 814,26 + 62 534,16
CD	262,11	84 14 20	C	- 45 755,03 + 62 750,58
DE	138,50	33 58 50	D	- 45 494,24 + 62 776,88
EF	48,86	87 52 50	E	- 45 416,83 + 62 891,73
FG	87,70	175 16 10	F	- 45 368,01 + 62 893,54
GH	64,83	163 15 00	G	- 45 360,78 + 62 806,15
HJ	106,43	90 57 40	H	- 45 342,09 + 62 744,06
JK	152,70	180 26 40	J	- 45 235,68 + 62 742,28
KL	487,46	84 30 00	K	- 45 236,87 + 62 589,59
LM	378,79	178 03 00	L	- 44 751,65 + 62 636,32
MA	1083,15	267 35 16	M	- 44 738,75 + 62 257,74

SG No.
 4881/2009
 Approved
Shawing
 for
SURVEYOR-GENERAL
 1:8 NOV 2009

(72) SAPPERS HILL	△	-44 570,79	+ 62 829,84
(155) HUM 14	△	-44 658,50	+ 60 479,04

SHEET 1 OF 2 SHEETS

Servitude Notes

1. The curvilinear broken line prt represents the centre line of a servitude road 6,00m wide.
 2. The curvilinear broken line tv produced, when necessary, to meet the high water mark represents the centre line of a servitude road 6,00m wide over the remainder.
 3. The curvilinear broken line pry represents the centre line of a servitude road 6,00m wide.
 4. The curvilinear broken line yu represents the centre line of a servitude road 6,00m wide over the remainder.
 5. The broken line xy represents the north-western boundary of a servitude road 6,30m wide
- Vide diagram No. 10007/1950, Deed of Servitude 77/1956.

Beacon Descriptions

B Prismoidal concrete beacon
 with square hole in centre
 A,C,D,E,F,G,H,J,K,L,M ... Iron standard

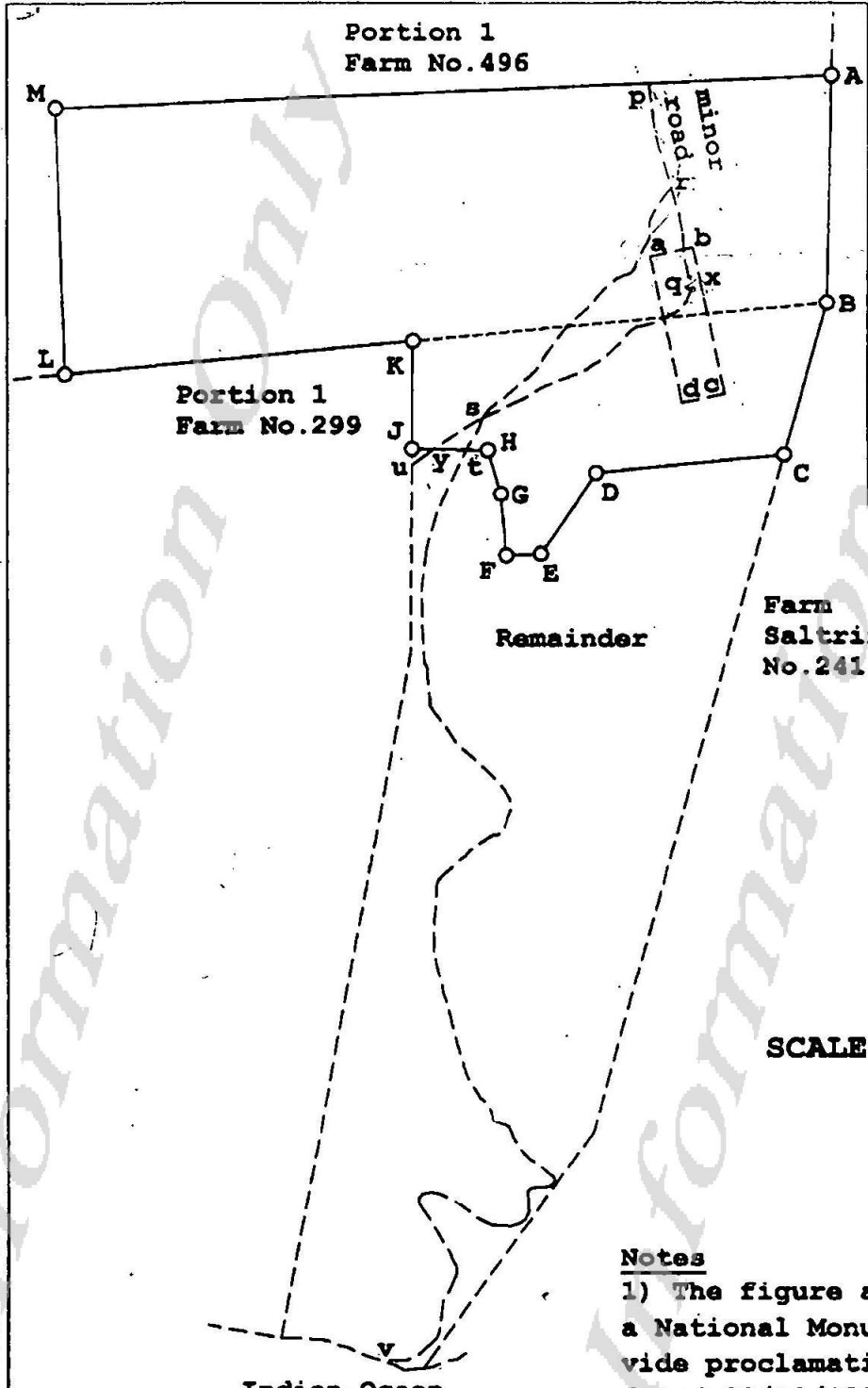
The figure A B C D E F G H J K L M
 represents 49,5722 hectares of land being
PORTION 2 OF THE FARM No. 496
 Situate in the Bitou Municipality,
 Administrative District of Knysna, Province of the Western Cape
 Surveyed in September - October 2006 and August 2009

by me *Pegg* Professional Land Surveyor (P.G.TEGGIN - PLS 1118)

This diagram is annexed to No. <i>051894/10</i> d.d. <i>30 SEP 2010</i> i.f.o. Registrar of deeds	The original diagram is No. 1295/1995 Transfer No. 1995 . . . 68512 LPI C0390000	File Knys 496 S.R. No. 2033/2009 T.P. Comp. AB-1BB (3607) EM-7000 (4185)
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CERTIFIED COPY FOR REGISTRATION
 FOR SURVEYOR-GENERAL *Stow Abang*
 DATE 18 NOV 2009

BEACON SURVEY



SG No.
 4881/2009
 Approved
Stow Abang
 for
 SURVEYOR-GENERAL
 18 NOV 2009

SHEET 2 OF 2 SHEETS

Farm Saltrifor No. 241



SCALE 1:10 000

THIS PORTION IS SUBJECT TO CONDITIONS REFERRED TO IN SECT. 11 (6) OF ACT 21/1988

APPROVED IN TERMS OF SECT. 4 OF ACT 70/1970
 REF 40402
 DATE 2006/07/10

APPROVED IN TERMS OF SECT. 25 OF ORD. 15/1986
 F 496 BM-4
 2005/10/24

Notes

- 1) The figure abcd represents a National Monument Area vide proclamation No. 2960 dated 30/10/1992.
- 2) The curvilinear broken line pq represents a minor road.
- 3) Beacon B and boundary BC are established vide BA048/1940

PORTION 2 OF THE FARM No. 496

Situate in Bitou Municipality
 Administrative District of Knysna
 Province of the Western Cape
 Surveyed in September - October 2006 and August 2009

Stow Abang

by me Professional Land Surveyor (P.G. TEGGIN - PLS 1118)