

# **ANNEX B**

<b>FEES</b>	
Stamp Duty.....	
Reg. <u>2390.00</u>	
Serv. ....	
G/M Bond.....	

Mc Naught & Company  
 Suite1, 555 Bluff Rd, Bluff  
 19 Highland Rd, Hillcrest  
 467-3810/765-2327

Prepared by me

CONVEYANCER  
 A.D. Mc NAUGHT

GETRANSFERRED TO	TO THE REGISTER
RESTANT/REMAINDER	
<b>T</b>	

*In Error In Error*

2000 -02- 2 8

**T 7595 2000**

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

*[Signature]*

appeared before me, Registrar of Deeds, at Pietermaritzburg, the said appearer being duly authorised thereto by a Power of Attorney granted to him by

**GEORGE HENRY ROWLES**  
 Identity Number: 300820 5020 00 1  
 Married out of community of property

which said Power of Attorney was signed at Hillcrest on 29 June 1999

FOR ENDORSEMENTS SEE PAGE **6**

*[Signature]*

DEPARTMENT OF REVENUE  
 OFFICE OF REGISTERED TITLE ISSUED

Portion 753 (OFL) of the Farm  
 Upper End large Fentan No 920

RESTANT 27,1797H  
 REMAINDER

T 000025355/2011  
 2011-08-26

REGISTERED RECEIPT

FOR ENDORSEMENTS SEE PAGE 7

For Information Only

And the said appearer declared that his principal had, on 31 May 1999, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

**The Trustees for the time being of the  
ELDORADO TRUST  
Number IT 556/98**

their successors in office or assigns, in full and free property

**Remainder of Portion 4 (of 2) of the Farm Upper End of Lange  
Fontein No 980, Registration Division FT, situate in the Outer West  
Local Council Area, Province of KwaZulu-Natal;**

**IN EXTENT 30,1940 (THIRTY COMMA ONE NINE FOUR NOUGHT)  
Hectares**

**First transferred by Deed of Transfer No 1104/1907 with diagram  
annexed thereto and held by Deed of Transfer No 2602/1966**

THIS PROPERTY IS TRANSFERRED:

- A. Subject to such of the terms and conditions of the original Government Grant No 980 dated 1 May 1851 as are still in force and applicable.
- B. Subject to a road servitude, with ancillary rights, represented by the figure X.5.9.N.O.P.Q.R.S.T.U.V.W.X. on Servitude Diagram S G 2924/46 annexed to and as created in Notarial Deed of Servitude No 240/1946 S dated 22 October 1946 in favour of the Remainder of Lot 4 of Upper End of Lange Fontein No 980.
- C. Subject to a Water Reserve Servitude with ancillary rights represented by the figure Y.3 middle of Nkutu River 4.Z on Servitude Diagram S G No 2924/46 annexed to and as created in Notarial Deed of Servitude No 240/1946 S dated 22 October 1946 in favour of the Remainder of Lot 4 of Upper End of Lange Fontein No 980.

①

- D. Subject to a Pump Site Servitude, with ancillary rights, represented by the figure M.C.E.K. on Servitude Diagram S G No 2924/46 annexed to and as created in Notarial Deed of Servitude No 240/1946 S dated 22 October 1946 in favour of the Remainder of Lot 4 of Upper End of Lange Fontein No 980.
- E. Subject to a Water Pump Servitude represented by the figure A.B.C.D on Servitude diagram S G No 7338/51 annexed to and as created in Notarial Deed of Servitude No 67/1953 S dated 8 November 1952, in favour of the Remainder of Subdivision C of Lot 4 of Upper End of Lange Fontein No 980.
- F. Subject to an Electric Power Line Transmission Line Servitude three comma nought five (3,05) metres wide represented by the figure A.B.C.D on Servitude Diagram S G No 4160/53 annexed to and as created in Notarial Deed of Servitude No 176/1955 S dated 29 March 1955, in favour of the City Council of the City of Durban.
- G. Subject to a Pump Site Servitude represented by the figure b.B.C.a on Servitude Diagram S G No 4388/60 annexed to and as created in Notarial Deed of Servitude No 43/1961 S dated 19 December 1960 in favour of Sub 78 (a Sub of 46) of the farm Waterfall No 978.
- H. Subject to a Pipe Line Servitude one comma eight three (1,83) metres wide represented by the figure E.F.L.M.J.K on Servitude Diagram S G No 4388/60 annexed to and as created in Notarial Deed of Servitude No 43/1961 S dated 19 December 1960 in favour of Sub 78 (a Sub of 46) of the farm Waterfall No 978.
- I. Subject to a Pipe Line Servitude two comma four four (2,44) metres wide represented by the figure A.B.C.D on Servitude Diagram S G 2646/61 annexed to and as created in Notarial Deed of Servitude No 464/1961 S dated 22 November 1961 in favour of the Pinetown Regional Water Supply Corporation.



- J. Subject to a road servitude 6 metres wide represented by the figure V middle of Nkutu River 2L.M.N.P.Q.R.S.T.U.V.W.X.Y on diagram SG No. 1377/1974 in favour of the local authority as created in Deed of Transfer No. T 1023/75.
- K. Subject to Expropriation No. 89/99 whereby an Expropriation of a 22 metre wide overhead transmission line servitude, for construction of an overhead electrical transmission line from Hillcrest to Waterfall substations in favour of the Durban Metropolitan Council.

WHEREFORE the said Appearer, renouncing all right and title which the said

**GEORGE HENRY ROWLES**

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

**The Trustees for the time being of the  
ELDORADO TRUST  
Number 556/98**


its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R1 125 000,00 (ONE MILLION ONE HUNDRED AND TWENTY FIVE THOUSAND RAND)**.



IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, 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 Pietermaritzburg on

2000-07-28

  
\_\_\_\_\_  
q.q.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

For Information Only



**ARTIKEL 3, WET No 10 VAN 1944 EN  
SECTION 3, ACT No 10 OF 1944 AND  
ENDOSSEMENT KRAGTENS ARTIKEL 3(v), WET No. 47 VAN 1937  
ENDORSEMENT UNDER SECTION 3(v), ACT No. 47 OF 1937**

Die restant van binnegemelde grond in onderhewig aan die volgende servituut  
The remainder of the land described herein is subject to the following servitude

Opgelê deur die Premier kragtens Ordonnansie No. 27 van 1949, soos gewysig:  
Imposed by the Premier in terms of Ordinance 27 of 1949, as amended:  
SEE ANNEXRE MARKED "A"

Goedkeuring van die Premier geliasseer onder  
Approval of Premier filed with No. K 2489/11 **S**

en toestemming van die eienaar geliasseer onder  
and consent of owner filed herewith 2011-08-26

DATUM/DATE \_\_\_\_\_ REGISTRATEUR/REGISTRAR \_\_\_\_\_

(7)

**SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK**

CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN  
IN RESPECT OF PORTION 754 ( OF 4) OF THE FARM LANGE FONTEIN  
NO.980 =8003 SQUARE METRES

RESTANT  
REMAINDER 26,3794 HECTARES

T 26958/2011

2011-08-26

REGISTRATEUR/REGISTRAR \_\_\_\_\_

(9)

ENDORSEMENTS BY BLADBY  
ENDORSEMENTS SEE PAGE 8



**ARTIKEL 3, WET No 10 VAN 1944 EN  
SECTION 3, ACT No 10 OF 1944 AND  
ENDOSSEMENT KRAGTENS ARTIKEL 3(v), WET No. 47 VAN 1937  
ENDORSEMENT UNDER SECTION 3(v), ACT No. 47 OF 1937**

Die restant van binnegemelde grond in onderhewig aan die volgende servituut  
The remainder of the land described herein is subject to the following servitude

Opgelê deur die Premier kragtens Ordonnansie No. 27 van 1949, soos gewysig:  
Imposed by the Premier in terms of Ordinance 27 of 1949, as amended:  
SEE ANNEXURE MARKED B

Goedkeuring van die Premier geliasseer onder

Approval of Premier filed with No. K 2491/11 S

en toestemming van die eienaar geliasseer onder  
and consent of owner filed herewith

2011-08-26

DATUM/DATE

REGISTRATEUR/REGISTRAR

10

FOR FURTHER ENDORSEMENTS SEE

IR VERREBIE ENDOSSEMENTE SIE.



ANNEXED TO T7595/2000

PAGE11

**SERTIFIKAAT VAN GEREГИSTREERDE TITEL UITGEREIK**  
**CERTIFICATE OF REGISTERED TITLE ISSUED**

**TEN OPSIGTE VAN**  
**IN RESPECT OF PORTION 784 (OF 4) OF THE FARM UPPER END**  
**LANGE FONTEIN NO. 980**

MEASURING 3,0000 HECTARES

RESTANT

REMAINDER 23,3794 HECTARES

**T** 009916138 / 2014

2014-05-22

**REGISTRATEUR/REGISTRAR**

Kragtens Notariële Akte

By Notarial Deed No. **K**

Het die hierinvermelde

The within-mentioned mentioned property is subject to

gedateer

**S**

dated 10-03-2014

6,00 Metre wide right of way servitude lettered **H J K L M N P Q R S** as depicted  
on Subdivisional Diagram SG NO. 1269/2013

IN FAVOUR OF

**PORTION 784 (OF 4) OF THE FARM UPPER END LANGE**  
**FONTEIN NO. 980**

soos meer volledig sal blyk uit gemelde Notariële Akte waarvan  
as will more fully appear on reference to the said Notarial Deed.  
'n afskrif hieraan geheg is  
a copy whereof is hereunto annexed.

Datum/Date

**REGISTRATEUR/REGISTRAR**

FOR FURTHER ENDORSEMENTS SEE  
VIR VERDERE ENDOSSEMENTE SIEM

Page 12

# Annexure A

PAGE \_\_\_\_\_

ENDORSEMENT TO DEED OF TRANSFER NO. T7575/2000

Subject to the following condition imposed by the Minister as Controlling Authority in terms of Section 20 of the KwaZulu-Natal Provincial Roads Act No. 4 of 2001:

No building or structure whatsoever, other than a fence, hedge or wall which does not rise higher than 2,1 metres above the surface of the land on which it stands, shall be erected on the land within a distance of 15 metres measured from the road reserve boundary of Main Road 255 without the written approval of the Controlling Authority as defined in Act No. 4 of 2001.

For Information Only



ENDORSEMENT TO DEED OF TRANSFER NO. T7575/2000

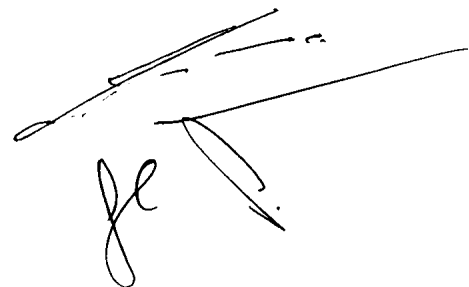
1. Subject to the following condition imposed by the Head of Department, Local Government and Traditional Affairs in terms of the Town Planning Ordinance No. 27 of 1949:

The land shall be subject to a servitude for the provision of storm-water drainage, water supply, irrigation, sewerage, electricity, gas and/or fuel supply, telecommunications, radio and television services over or under the land, along any boundary thereof, other than a road frontage and within a distance of 2 metres from such boundary. Reasonable access shall be provided to such servitude at all times for the purpose of installation, maintenance, removal or extension of such services. The owner of the land shall without compensation be obliged to allow the servicing of any other land or street to be conveyed along such servitude; provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Minister whose decision shall be final.

Maintenance shall include cutting, trimming or otherwise dealing with vegetation so as to prevent interference with any service. The right conferred by this condition shall be exercised by the local municipality or any other body or person legally authorized to provide such services for the benefit of the inhabitants of the township.

2. Subject to the following condition imposed by the Minister as Controlling Authority in terms of Section 20 of the KwaZulu-Natal Provincial Roads Act No. 4 of 2001:

No building or structure whatsoever, other than a fence, hedge or wall which does not rise higher than 2,1 metres above the surface of the land on which it stands, shall be erected on the land within a distance of 15 metres measured from the road reserve boundary of Main Road 255 without the written approval of the Controlling Authority as defined in Act No. 4 of 2001.

Handwritten signature and scribbles at the bottom right of the page.

For deductions and Servitudes see enlarged Tracing filed in S.R. 12343.

SV 308 F4.

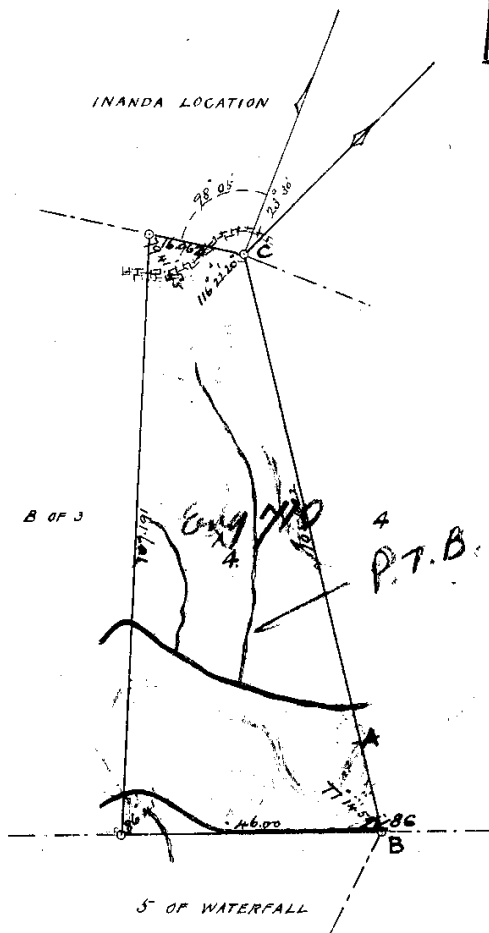
S.G.O.

Sub. Vol. 308 Fol. 4

27/9/06 *Mc*

Exc. of D.

BEACONS REPLACED/RELOCATED	VIDE S.R. NO. 163/1990
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Reg. Div. FT

BEACONS ACKNOWLEDGED  
A being on line BC } File 4675/4.  
Bdy. B.A.C.

NOW SUB. 4 (22) OF THE UPPER END OF THE FARM... LANGE FONTEIN NO. 980...

SCALE OF CHAINS

The above diagram represents the figure and extent of 326 Acres, 1 Roods, 21.12 Perches of land known as Lot A of 3 of the Farm Upper End of Lange Fontein

situated in the County of Durban Colony of Natal.

Bounded:- N.E. by Lot 4  
N.W. by Inanda Location  
S.E. by Lot 5 of Waterfall  
S.W. by Lot B of 3

D/T 1104/1907

Surveyed by me  
Sept. 1906. *J. H. ...*

Government Surveyor

FT 50

FT 852A

FOR ENDORSEMENTS - SEE BACK

SV 308 F4.

BY COND	
Consented to	Established
<i>Don</i> <i>Deinger</i>	<i>file</i>
<i>Booy</i> <i>B.R. Linnel</i>	<i>4675/4</i>

The Road serv. Hd. A.B.D.E  
 40 WIDE HAS BEEN LAID DOWN AS SHOWN  
 SQ. 319/63  
 DATE 24.8.63  
*W. G. F.*  
 FOR SURVEYOR GENERAL  
 D/T 7785/1963

DIAGRAM:

NO.	DATE	AREA	EST. INT.	NEW NUMBER	TRANSFER NO.	INTD.	DATE
86	4/6/1953	864/53	19226 sq. ft.	325.9406 Acs	5525/1957	<i>W. G. F.</i>	9.7.57
106	1622/58	354/58	12.9806 A.	312.9600 A.	5666/59	<i>W. G. F.</i>	13.8.59
154	319/63	86/63	61.8114 "	251.1486 "	7785/1963	<i>W. G. F.</i>	22.8.63
107	1623/58	354/58	16.3518 Ac		2599/1966		
149	314/1963	86/63	11.7372 "		2600/1966		
151	316/ "	"	10.6959 "		"		
146	311/ "	"	20.9932 "		2601/1966		
147	312/ "	"	11.9732 "		"		16.3.66
148	313/ "	"	11.7611 "		"		
152	317/ "	"	10.3679 "		"		
153	318/ "	"	10.2834 "		"		
150	315/ "	"	6.6354 "		"		
156	738/1964	"	34.5069 "	105.8426 Ac	CRT 4298/1974	<i>W. G. F.</i>	21.3.74
234	1374/1973	35/1972	3,2168 ha.	39,6162 ha.	CRT 1023/1975	<i>W. G. F.</i>	4.2.1975
233	1377/1974	412/1974	2,8046 ha.	36,8116 ha.		<i>W. G. F.</i>	15.6.79
453	1998/1978	724/1978	2,2766 ha	34,5350 ha	7472/1979	<i>W. G. F.</i>	1989.3.16
463	185/1985	630/1985	43,410 Ha	29,1260 Ha	4894/1989	<i>W. G. F.</i>	2011.09.16
753	357/2008	123/43	3,0143 Ha	29,1497 Ha	26958/2011	<i>W. G. F.</i>	2011.09.17
754	360/2008	1018/2008	8003 m <sup>2</sup>	26,3794 Ha	26958/2011	<i>W. G. F.</i>	2011.09.17
784	1259/2013	354/2013	3,000 ha	23,3794 ha	16138/2014	<i>W. G. F.</i>	2014.07.05

Pump + pipe line Sam.lett S1  
 1625/58  
 13.8.59  
*W. G. F.*  
 D/T 5666/59

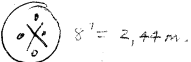
~~THE Pipeline Serv. of the~~  
 6 WIDE SQ 7338/1951  
 18.2.53.

~~Water Pump Serv. of the~~  
 54 7338/1951  
 18.2.53  
 (W. G. F.)  
 05.67/1953.

W. G. F.  
 05.67/1953

Sub. 3

603/1995



Sub Vol. 308 Fol. 4  
S.R. 12343

The pump + pipe line serv. lot 51  
54 1625/58  
DATE 13. 8. 59

The pipe line serv. lot 51  
DATE 14. 12. 61

(sg) P.J. Swanepoel  
D/S 464/1961

D/S 464/1961

The pump site serv. j.k.l.m.  
& pipe line serv. g.c.h.u.v.  
6' WIDE HAS BEEN LAID DOWN AS SHOWN  
D/S 4388/10  
DATE 8. 2. 61

FOR SURVEYOR GENERAL  
D/S 43/1961

D/S 179/1955

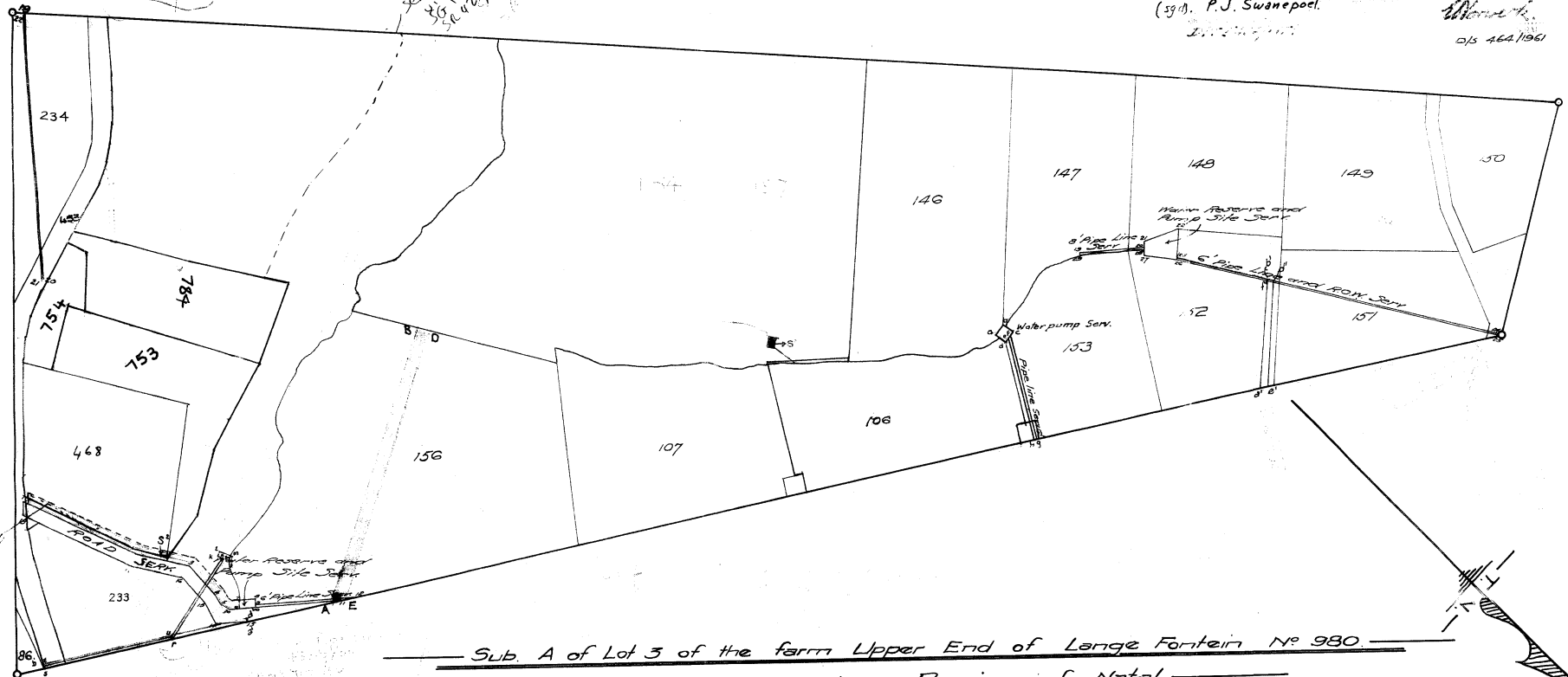
Power line serv. 19.20.21.22.  
50 7338/1951  
18. 2. 53

W. Frankland  
D/S 67/1953

Pipeline serv. c.f.g.h.  
50 7338/1951  
18. 2. 53

W. Frankland  
D/S 67/1953

Water Pump Serv. a,b,c,d.  
50 7338/1951  
18. 2. 53  
W. Frankland  
D/S 67/1953



The power & pipe line serv. lot  
88' 6" & 120' 2 1/2' 30' & 6' 1/4' respectively.  
32/1963  
16. 3. 65

W. Frankland  
D/S 67/1953

50 7338/1951

Sub. A of Lot 3 of the farm Upper End of Lange Fontein N<sup>o</sup> 980

County of Durban, Province of Natal.

Scale 1:5000.

FOR DEDUCTION PURPOSES ONLY.

The Water Reservoir and Pump Site Servitudes numbered  
6.7.8.10.11.12.13.14.15.16.17.18; The Road servitude numbered 12.34.  
5.30.11.13.14.15.16.17.18; The 6' 6" Pipe Line Servitudes num-  
bered 3.12.11.10.13.20.21.22; and the 6' Pipe line and  
ROAD servitude numbered 22.24.25.26 have been  
laid down as shown vide S.G.N. 2324/1946  
D/S 240/1946

C.A. Webb  
for Surveyor General  
15. 12. 1946

15. 12. 1946