

3ul 1987

RG/LP

SERTIFIKAAT VAN VERENIGDE TITEL

T 64773 / 1989

ten gunste van

WETENSKAPLIKE EN NYWERHEIDSNVORSINGSRAAD

Die plaas SCIENTIA 627 JR TVL

T43895/86

Nademaal hy die geregistreerde eienaar is van

1. Die plaas SCIENTIA 606, Registrasie Afdeling J.R., Transvaal;

Gehou kragtens Sertifikaat van Verenigde Titel T 43895/1986;

2. Gedeelte 15 ('n gedeelte van Gedeelte 10) van die plaas MOPANI 342, Registrasie Afdeling J.R., Transvaal;

Gehou kragtens Akte van Transport T

So is dit dat ingevolge die bepalings van genoemde Wet, ek die Registrateur van Aktes vir Transvaal te Pretoria hierby sertifiseer dat voornoemde

W N N R

(ingestel kragtens Wet 33/1945 en wat voortbestaan kragtens Wet 46/1988)

- BLANKE GROEP -

diese opvolgers in titel of regverkrygendes, die geregistreerde eienaar is van

WHITE GROEP
BLANKE GROEP

Die plaas SCIENTIA 627, Registrasie Afdeling J.R., Transvaal;

Groot: 172,1809 (eenhonderd twee en sewentig komma een agt nul nege) hektaar soos sal blyk uit die aangehegte kaart L.G. No A 2314/89.

2

SYE meter		RIGTINGS- HOEKE		KOÖRDINATE Y Stelsel: Lo 29° X		L.G. No. A 2314/89
		Konstantas:		+ 70 000,00	+2 800 000,00	
AB	215,53	A	90 44 00	A + 2 558,88	+ 48 049,23	Goedgakeur <i>Greeff</i>
BC	314,07	B	179 17 30	B + 2 343,85	+ 48 063,84	
CD	75,67	C	179 33 30	C + 2 030,77	+ 48 088,95	
DE	668,46	D	89 09 30	D + 1 955,39	+ 48 095,59	
EF	336,74	E	262 22 00			
FG	522,74	F	83 00 40			
GG'	212,27	G	270 05 40	G + 1 879,67	+ 49 328,80	
G'H	46,56	G'	202 57 40	G' + 1 680,70	+ 49 402,78	
HJ	467,91	H	73 42 50	H + 1 634,02	+ 49 400,76	
JK	377,39	J	164 03 10	J + 1 745,23	+ 49 855,26	
KL	446,59	K	111 54 20	K + 1 932,19	+ 50 183,09	nms. LANDMETER- GENERAAL 1989-05-24 HIERDIE KAART BESTAAN UIT 3 VELLE VEL 1
LM	314,41	L	158 14 10	L + 2 374,65	+ 50 122,54	
MN	371,22	M	126 07 20	M + 2 648,30	+ 49 967,40	
NP	72,67	N	181 39 30	N + 2 690,71	+ 49 598,61	
PQ	61,84	P	183 05 30	P + 2 701,10	+ 49 526,69	
QR	61,85	Q	182 48 00	Q + 2 713,23	+ 49 466,05	
R	61,66	R	182 40 10	R + 2 728,31	+ 49 406,07	
S	61,62	S	182 55 40	S + 2 746,11	+ 49 347,04	
T	35,13	T	181 13 30	T + 2 766,89	+ 49 289,03	
UV	36,50	U	169 40 30	U + 2 779,44	+ 49 256,22	
VW	23,54	V	191 00 00	V + 2 786,02	+ 49 220,33	
WX	61,71	W	167 32 50	W + 2 794,69	+ 49 198,44	
XY	62,09	X	173 18 30	X + 2 804,51	+ 49 137,52	
YZ	71,84	Y	172 51 00	Y + 2 807,18	+ 49 075,49	
Za	62,61	Z	172 43 50	Z + 2 801,31	+ 49 003,89	
ab	87,35	a	171 56 20	a + 2 788,34	+ 48 942,64	
bc	327,06	b	175 00 50	b + 2 758,44	+ 48 860,57	
cd	64,10	c	186 38 00	c + 2 620,20	+ 48 564,16	
de	57,59	d	189 20 50	d + 2 600,00	+ 48 503,33	
eA	398,51	e	184 24 10	e + 2 590,97	+ 48 446,45	
Konneksie en Serwituutdata						
HH'	0,13	GG'H'	67 02 20	H'	+ 1 680,71	+ 49 402,64
ef	50,69	Afg	81 20 50	f	+ 2 586,89	+ 48 395,93
fg	46,71	fgh	115 14 40	g	+ 2 540,30	+ 48 392,64
gh	317,65	ghj	225 25 40	h	+ 2 425,38	+ 48 096,51
r	63,76	hjk	121 40 40	j	+ 2 366,85	+ 48 071,23
	8,95	jka	85 34 10	k	+ 2 365,56	+ 48 062,37
	(455) Botany Res			△	+ 1 596,89	+ 47 870,42
	(455) Botany Res			△	+ 1 597,03	+ 47 870,31
	(444) WNNR			△	+ 1 918,02	+ 49 657,78

Die figuur A B C D E F G G' H J K L M N P Q R S T U V W X Y Z a b c d e A
 stel voor 172,1809 hektaar grond synde
 die plaas S C I E N T I A No 627 - JR bestaande uit:
 (die komponente soos op Vel 2 getabuleer)

Provinsie Transvaal

Saamgestel in Maart 1989, deur my

ORD. No. 15/1986
 Condition of
 K.13/7/3874

C. J. van Rooyen
 Landmeter

(C J VAN ROOYEN)

Hierdie kaart is geheg aan	Die oorspronklike kaart is	Lêer
No. 64773/89	No.	M.S. No.
ged. 22 09 89	Transport	A.P.
Lg.v.	Grondbrief	JRSM-145, 148, Komo. 149 322 323

KAART VIR GEKONSOLIDEERDE TITEL

Hierdie Kaart bestaan uit³ velle

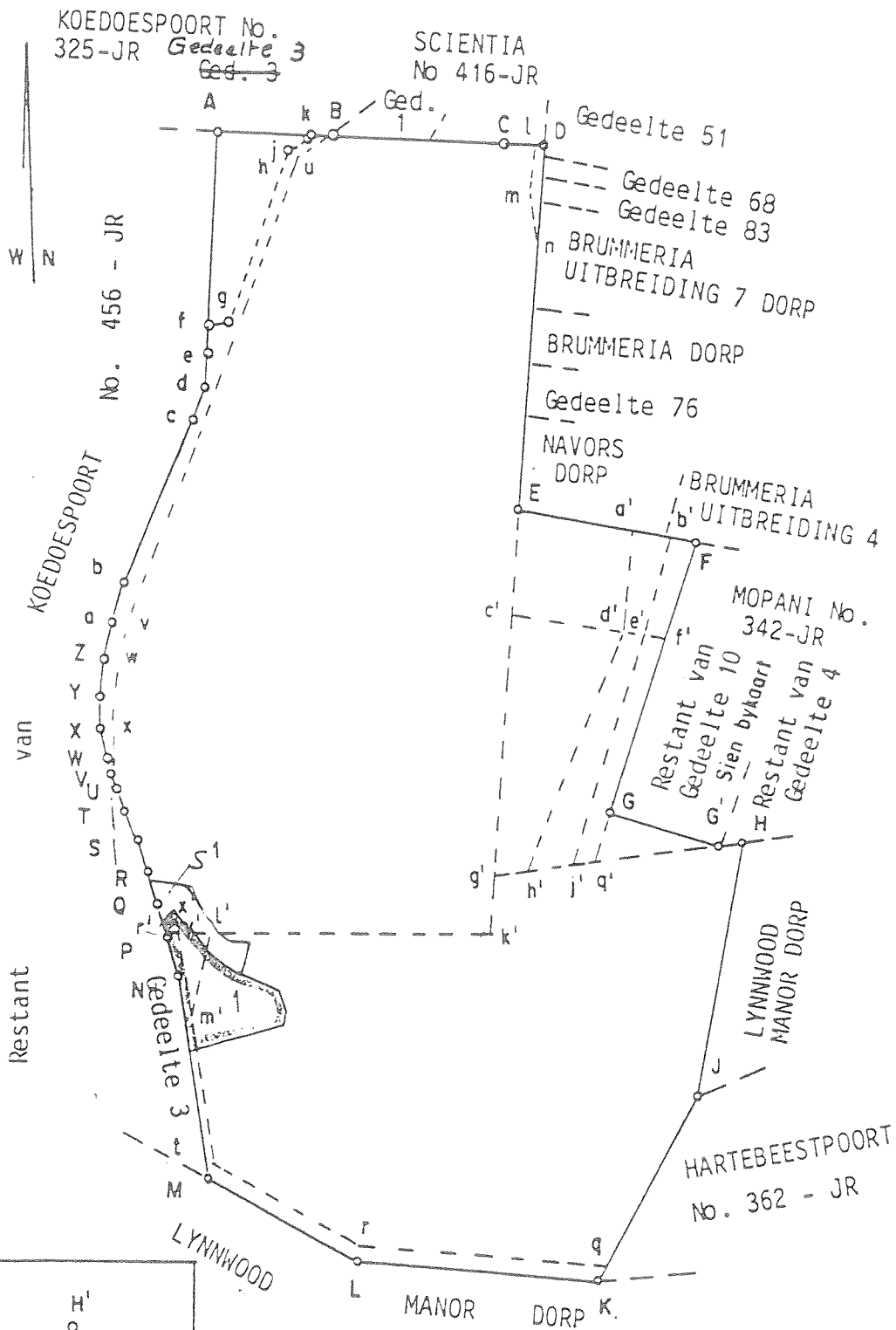
L.G. No. A 2314/89

Vel No. ³

Goedgekeur

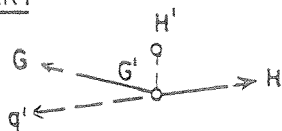
DIE PLAAS SCIENTIA No 627 -JR

nms. LANDMETER-GENERAAL
1989-05-24



9/8

BYKAART



Nie volgens skaal nie

Skaal 1:12 500

Saamgestel in Maart 1989,

deur my

C. J. van Rooyen
Landmeter
(C J VAN ROOYEN)

KAART VIR GEKONSOLIDEERDE TITEL

Hierdie Kaart bestaan uit³..... velle

L.G. No. A 2314/89

Vel No. ².....

Goedgekeur

DIE PLAAS SCIENTIA No. 627 -JR



nms. LANDMETER-GENERAAL

1989-05-24


KOMPONENTE:

FIGUUR	BESKRYWING	KAART	TRANSPORT
1. ABCDEFq'HJKL MNPQRSTUUVWXYZ abcdeA	Die plaas SCIENTIA No. 606-JR	L G No A 1421/86	T43895/1986
2. GG'q'G	Gedeelte 15 MOPANI No 342-JR	L G No A 2313/89	T64772/1989

BESKRYWING VAN BAKENS

- A G W X Y a b c d e f k : 20mm x 900mm Ysterpen in klipstapel.
- B : Ysterdraadpaal in beton.
- C D N P R T V : Ysterpale in beton.
- E : Ysterpen en klipstapel.
- F V : 12mm Ysterpen.
- G' : Geen bakens.
- H' : 12mm Ysterpen teen draadpaal.
- J K : 12mm Ysterpen onder klipstapel.
- M : 20mm Ysterpen 140mm suid-wes van ysterhoek-draadpaal.
- Q : 20mm Ysterpen.
- S U : 100mm Ysterhoekdraadpaal in beton.
- Z : 12mm Gat in rots.
- g h j : Middel van mangatdeksel.
- H L : 600mm Ysterpaal onder klipstapel.

SERWITUUTNOTAS

1. Die lyn fghjk stel voor die middellyn van 'n serwituut 3,00 meter wyd.
Sien kaart L G No A 1420/86 Serwituut ~~Transport~~ No. K 3288/1986.⁵ 
1987-08-13
2. Die figuur 1Dnml stel voor 'n serwituutgebied.
Sien kaart L G No A 4790/78 Serwituutakte No 1982/1980s.
3. Die lyn trq stel voor die middellyn van 'n serwituut 30,48 meter wyd.
Sien kaart L G No A 1169/77 Serwituutakte No 1856/1978s.
4. Onderhewig aan 'n serwituut van Reg van Weg 3,15 meter wyd langs E a' en 'n verdere 3,15 meter wyd langs E a' om bogenoemde serwituut 6,30 meter wyd te maak. Sien kaart L G No A 225/61 Transport No 15474/1961
5. Onderhewig aan 'n serwituut van Reg van Weg 3,15 meter wyd langs a' F tot by 'n punt 73,81 meter vanaf a' en 'n addisionele 3,15 meter om bogenoemde Reg van Weg 6,30 meter wyd te maak en 'n verdere serwituut van Reg van Weg 9,45 meter wyd vanaf n' tot by F.
Sien kaart L G No A 1971/34 Sertifikaat van Geregistreerde Titel No 2737/1935 en kaart L G No A 3414/45 Transport No 5668/1946.
6. Die lyn ty'x' stel voor die middellyn van 'n kraglynserwituut.
Sien kaart L G No A 3889/72 Serwituutakte No 1386/1973s.

Saamgestel in Maart 1989,

deur my



Landmeter

(C J VAN ROOYEN)

Opgestel deur my
[Handwritten Signature]

TRANSPORTBESORGER

R GERKE

RATED
BELASBAAR

*
 Gevysig in terme van artikel 4 (1) (b), Wet 47 van 1937.
 Amended in terms of section 4 (1) (b), Act 47 of 1937.

Verklaring by
 Affidavit with BC.....

Aktekantoor
 Deeds Office
 Pretoria

Registateur/Registrar

[Diagonal stamp: F O U T I T I E L]

[Handwritten notes and signatures]
 26/9
 26/9
 8/5
 5/5

T 64773189

SERTIFIKAAT VAN VERENIGDE TITEL

[Uitgereik kragtens die bepalings van artikel veertig van die Registrasie van Aktes Wet, 1937 (No. 47 van 1937)]

Nademaal

W N N R

aansoek gedoen het om die uitreiking aan hom van 'n Sertifikaat van Verenigde Titel kragtens die bepalings van artikel veertig van die Registrasie van Aktes Wet, 1937; en

[Handwritten mark]

VIR VERDERE ENDOSEMENTE KYK
 FOR FURTHER ENDOSEMENTS SEE.....

15

[Handwritten mark]

Ged 1 = 2,2187H

GETRANSPORTEER AAN *Stette* vir
 TRANSFERRED TO *Navorsings- en ontwikkelings*

No. T. 39874/92 Restant *169,362217*
 Remainder

04 05 192 *A*
 Registrateur Registrar

Moorewaarde Dew E op p 6

() Moorewaarde I bl 11*

Gewysig in terme van artikel 4 (1) (b), Wet 47
 Amended in terms of section 4 (1) (b), Act 47
 of 1937.

Verklaring by *27782/92*
 Affidavit with

Akteskantoor *A*
 Deeds Office 04 05 192 Registrateur Registrar

Recht groot 169,36²² ha


Kroonland akte van transport T
is bevestigende van dan

1) aders bewing aan in des wetent
van reg van weg kan geurete van
ged, van die plaats Kientia 627
SR, ook aangedui werd deur die
figuur QRS TUG FEDCBAPQ op
kaart LG nr A 7782/91 geleg aan
T

2) gerechtig op in des wetent van noot-
determines 2 meter breed, der waermelde
~~waer~~ ^{waer}, aangedui deur die lyne abc
de, by, hijk en lmn op waermelde
kaart LG no A7782/91

04.05.192

Aktekanteer


Registrator van Aktes

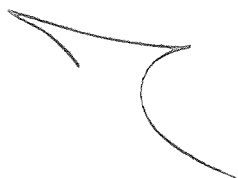
A. The former Portion "E" of the farm KOEDOESPOORT 325, Registration Division J.R., (whereof that portion of the property held hereunder and indicated by the figure lettered ABCDEK¹~~1~~^{OR}STUVWXYZabcdeFA on the annexed Diagram L.G. No A 2314/89, forms a portion) is SUBJECT and ENTITLED to the following conditions:

In conditions 1 to 5 the term "Transferor" shall mean the Trustee of the WESLEYAN METHODIST MISSIONARY SOCIETY and "transferee" shall mean THE UNIVERSITY OF PRETORIA.

1. That the water upon the property held is reserved to the said Transferor, subject to the following rights in favour of the Transferee:

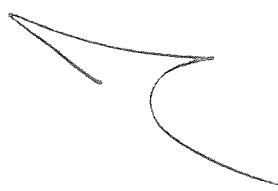
(a) The Transferee shall have the right to use all the water in the Western spruit immediately adjoining the Township of Hatfield from the point where the spruit enters the property above described to a point immediately south of the Railway Bridge, the quantity of which water is estimated to be about 136383 litres per diem, upon condition, however, that should the Transferee augment its water supply from any source upon the property, it shall after having received 227305 litres per diem from such augmented source divide equally with the Association any quantity of water over and above 227305 litres per diem until the Transferor shall receive 136383 litres per diem from such augmented source.

- (b) The Transferee shall be entitled to use all water from such augmented source after the Transferor shall have received 136383 litres per diem therefrom.
2. The Transferee shall not be prevented from in-augurating any scheme or schemes upon the property for the purpose of increasing its water supply, provided that it shall not cause any injury to or diminish or cause to be diminished the present water supply of the Transferor through any such scheme or schemes.
 3. Should the Transferee at any time desire to erect a dam of any description upon the property in the Poort through which the Railway line passes it shall be entitled to do so, either within the boundary of the above described property, upon the boundary thereof or at any place within 94,46 metres North of such boundary but the Transferee shall not cause any diminution in the Transferor's supply of water, by the erection of such dam. The Transferor and the Transferee shall enter into a further agreement with regard to the division of the water supply upon terms to be mutually agreed upon before the Transferee shall erect any such dam.
 4. One-half of all the mineral rights in, on or under the property more described above, are reserved to the Transferor.
 5. The Transferor shall be entitled to a right-of-way from the land upon which the pumping station is situate within the triangle EFG shown



on Diagram S.G. No A 4626/20, annexed to Deed of Transfer 15267/1920, to the main road running from Pretoria through Silverton, such right-of-way to follow the line of kopjes as close to the base thereof as is practicable."

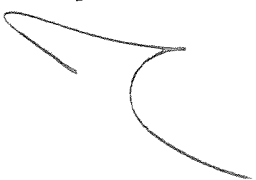
6. "VERDER ONDERHEWIG aan 'n Sessie van een-halwe aandeel in die Minerale regte, ten gunste van die MUNISIPALE RAAD VAN PRETORIA, soos meer ten volle sal blyk uit Notariële Sessie van Minerale Regte 487/22S welke Sessie uitgereik was ten opsigte van Gedeelte "E" van die plaas KOEDOESPOORT 325, Registrasie Afdeling J.R. (voorheen nr 299) Transvaal.
- B. Die voormalige Gedeelte 4 van die plaas KOEDOESPOORT 456, J.R., synde daardie gedeelte van die eiendom hieronder gehou aangedui deur die figuur ABuvwxVWXZabcdeA op die aangehegte kaart L.G. No A 2314/89 is, onderhewig aan 'n serwituut, 3 meter wyd, vir riooldoeleindes ten gunste van die Stadsraad van Pretoria, die middellyn van welke serwituut aangedui word deur die lyn fghjk op die aangehegte kaart L.G. No A 1421/86 en soos meer ten volle sal blyk uit Notariële Akte K 3288/86 S.
- C. Die voormalig Resterende Gedeelte van die plaas SCIENTIA 416, J.R., groot 168,4730 hektaar waarvan daardie gedeelte van die eiendom hieronder gehou aangedui deur die figuur BCDEFq'HJKLMNPQRSTUVWXYZvwuB die aangehegte kaart L.G. No A 2314/89, 'n deel uitmaak, is onderworpe aan 'n serwituut ten gunste van die Stadsraad van Pretoria om elektrisiteit te vervoer, met bykomende regte en onderhewig aan voorwaardes, soos meer ten volle sal blyk uit Notariële Akte 1386/73 S en soos gewysig deur Notariële Akte K 2989/1974-S, die middelyn van welke serwituut aangedui word deur die lyn ty'x'op die aangehegte kaart L.G. Nr A 2314/89.





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- D. Die voormalige Resterende Gedeelte van die plaas SCIENTIA 416, J.R., groot 165,4337 hektaar, synde daardie gedeelte van die eiendom hieronder gehou * aangedui deur die figuur BCDEF^gHJKLMNPQRSTUVxwvuB op die aangehegte kaart L.G. No A 2314/89, is onderworpe aan 'n ewigdurende serwituut ten gunste van die Stadsraad van Pretoria om elektrisiteit te vervoer, met bykomende regte en onderworpe aan voorwaardes, die middellyn van welke serwituut aangedui word deur die lyn trq op kaart L.G. No A 2314/89 en soos ten volle sal blyk uit Notariële Akte K 1856/78 S.
- E. Die voormalige Resterende Gedeelte van die plaas SCIENTIA 416, J.R., groot 165,4337 hektaar, synde daardie gedeelte van die eiendom hieronder gehou * aangedui deur die figuur BCDEF^gHJKLMNPQRSTUVxwvuB op die aangehegte kaart L.G. No A 2314/89, is onderhewig aan 'n ewigdurende serwituut, groot 1329 vierkante meter ten gunste van die Stadsraad van Pretoria vir munisipale doeleindes, welke serwituut aangedui word deur die figuur lDnm1 op kaart L.G. No A 2314/89 soos meer ten volle blyk uit Notariële Akte K 1982/80 S.
- F. A portion of Portion 42 of the farm HARTEBEESTPOORT 362, J.R., of which that portion of the property held hereunder indicated by the figure g'HJKLMNPr'l'k' on the annexed diagram L.G. No A 2314/89, forms a portion, is subject to a servitude of way-leave for the conveyance of electric energy and a site 9,45 metres by 9,45 metres for use as a sub-station, in favour of the City Council of Pretoria, as will more fully appear from Notarial Deed 463/1913 S.

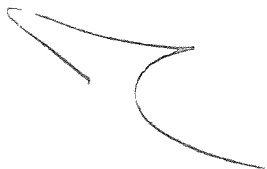
G. Portion A of the farm MOPANI 342, J.R., being that portion of the property held hereunder indicated by the figure Ea'd'h'g'c'E on the annexed diagram L.G. No A 2314/89, is specially subject and entitled to the following:

- (a) Certain portion of the said farm Mopani shown on diagram 1969/34 annexed to Certificate of Consolidated Title 2736/1935 by the figure AcbG of which the portion shown on the diagram of the said Portion "A" annexed to Certificate of Registered Title No 2737/1935 by the figure A.B.C.F. is a portion, is specially subject to a right of way 3,15 metres wide in favour of portions 6 and 7 of portion "H" of a portion of the farm HARTEBEEESTPOORT 308, district Pretoria along the side lettered A.B. on the said diagram and as indicated by the line Ea¹ on the annexed diagram L.G. No A 2314/89 and entitled to a right of way 6,30 metres wide over portion 6 and the remaining extent, measuring 22,1242 hectares, of the said Portion "H", along the line A.E. on diagram S.G. No A 19/21 annexed to Deed of Transfer No. 3002/1921; and entitled to a right of way 3,15 metres wide over the said portion 6 along the line letered A.B. on the diagram of the said portion "A" as fully shown on the General Plan filed with Deed of Transfer 2998/1921; such rights of way to be for foot and wheel traffic;
- (b) The said Portion "A" is entitled to a servitude of right of way 9,45 metres wide over portion 10 of the said farm held under Certificate of Consolidated Title 5670/1946 along its Northern boundary line as indicated on the diagram of the said portion 10 annexed to the said Certificate of Consolidated Title 5670/46 and over portion D of the said farm as shown on the diagram of the said portion D.
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- (c) The said Portion "A" is subject to a right of way 6,30 metres wide along its Northern Boundary in favour of Portion 10 of the said farm held under Certificate of Consolidated Title 5670/1946 and in favour of Portions D and the Remaining Extent of the said farm measuring 17,4765 hectares as shown on the diagram of the said portion "A", and as indicated by the line Ea¹ on the annexed diagram S.G. No A 2314/89.
- (d) The said portion "A" is entitled to a servitude of a pipe-line over the said portion 10, portion "D" and the said remaining extent of the said farm to enable the owner of the said portion "A" to convey from the spruit adjoining the remaining extent such water as he may be entitled to take therefrom.
- (e) Subject to the reservation in favour of MARY ELIZABETH STRUBEN, born Jones, married out of community of property to FRANK EDWARD BEATTIE STRUBEN, of all rights to minerals, mineral products and metals, precious stones and lime deposits thereon, but she shall not be entitled to carry on any prospecting or mining operations upon or under the property without first having purchased the surface rights from the owner. Should the said Mary Elizabeth Struben or her successors in title desire to carry on prospecting or mining operations upon the property, she or they shall be entitled to purchase and the said owner or its successors in title shall be bound and obliged to sell the surface rights thereof at the value placed thereon by an impartial sworn appraiser plus one-half ($\frac{1}{2}$) of such value, which reservation was made in respect of the said Portion "A" of the said farm MOPANI and as will more fully appear from Certificate of Rights to Minerals 285/62 R.M.
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1. Portion 11 of the farm MOPANI 342 Registration Division J.R., being that portion of the property held hereunder and indicated by the figure a'F^gh'd'a' on the annexed diagram S.G. No A 2314/89 is SPECIALLY SUBJECT to the following conditions:-

(a) Certain Portion of the said farm "MOPANI" shown on diagram No 1968/34 (annexed to Certificate of Consolidated Title 2736/1935) by the figure A c b G (of which the portion shown on diagram S.G. No 3416/45, annexed to Certificate of Consolidated Title 5671/1946 of Portion 11, by the figure A E a B is a portion) as indicated by the figure a'd'f'F on the annexed diagram L.G. No A 2314/89 is specially subject to a right of way 3,15 metres wide in favour of portions 6 and 7 of portion "H" of a portion of the farm HARTE-BEESTPOORT 308 district Pretoria, along the side lettered A B to a point b 73,816 metres distant from A as shown on the said diagram and as indicated by the line a'b' on the annexed diagram L.G. No A 2314/89 and entitled to a right of way 6,30 metreswide over portion 6 and the Remaining Extent, measuring 22,1242 hectares, of the said portion "H", along the line A.E. on diagram S.G. No A 19/21 annexed to Deed of Transfer No 3002/1921; and entitled to a right of way 3,15 metres wide over the said portion 6 along the line lettered A.a on the diagram of the said portion "B" as fully shown on the General Plan filed with Deed of Transfer No 2998/1921, such rights of way to be for foot and wheel traffic.

- (b) The said portion 11 is entitled to a servitude of right of way 9,45 metres wide over portions 10 (being the former Portion C and portions of Portion B) and "D" Of the said farm, as shown on the diagrams of these portions.
- (c) The said portion 11 is subject to a right of way along its Northern boundary as shown on the diagram S.G. No A 3416/45 annexed to Certificate of Consolidated Title No 5671/1946 as indicated by the line b' F on the annexed diagram L.G. No A 2314/89, in favour of Portions 10 (being the former Portion C and portions of Portion B) "D" and the remaining extent of the said farm measuring 17,4765 hectares.
- (d) The said portion 11 is entitled to a servitude of pipeline over Portion 10 (being the former Portion C and Portions of Portion B) "D" and the said Remaining Extent of the said farm to enable the owner of the said Portion 11 to convey from the spruit adjoining the remaining extent such water as he may be entitled to take therefrom.
- (e) Subject to the reservation in favour of MARY ELIZABETH STRUBEN (born JONES) married out of community of property to Frank Edward Beattie Struben of all rights to minerals, mineral products and metals, precious stones and lime deposits, but she should not be entitled to carry on any prospecting or mining operations upon or under the property without first having purchased the surface rights from the owner, which reservation was made in respect of Portion 11 of the farm Mopani 342 J.R. and as will more fully appear from Certificate of Rights to Minerals 285/1962 R.M.
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Should the said MARY ELIZABETH STRUBEN, or her Successors in title desire to carry on prospecting or mining operations upon the property, she or they shall be entitled to purchase and the said owner or its successors in title shall be bound and obliged to sell the surface rights thereof at the value placed thereon by an impartial sworn appraiser plus one half ($\frac{1}{2}$) of such value.

- I. Daardie gedeelte van die eiendom hieronder gehou aangedui deur die figuur ~~Plan~~^{Plan NP} op die aangehegte kaart L.G. No A 2314/89 is onderworpe aan die volgende voorwaarde:

All rights to minerals and precious stones including all rights which may be or become vested in the freehold owner to share in any proceeds which may accrue to the State from the disposal of the undermining rights of the township and also the share of claim licence moneys and any share or rental or profits which accrue to any owner under any mining lease granted in respect of the land covered by the Township and the like are reserved to FRANCIS RODERICK DAINVILLE STRUBEN and ROSEMARY PATRICIA KRAUSE, born STRUBEN, married out of community of property to HERBERT DEREK RUSSEL KRAUSE, and their Successors in Title to such rights, in respect of which reservation Certificate of Mineral Rights 673/1952 R.M. was issued which reservation was made in respect of Portion 46 of the farm HARTEBEEESTPOORT 304, district of Pretoria.



J. Die voormalige Resterende Gedeelte van Gedeelte 91 van die plaas KOEDOESPOORT 325, Registrasie Afdeling J.R., Transvaal, groot 595,3198 hektaar, waarvan daardie gedeelte van die eiendom hieronder gehou aangedui deur die figuur ABuvwxVWXYZabcdeA op die aangehegte kaart L.G. No A 2314/89, 'n deel uitmaak is:

- (a) Onderworpe aan 'n reg van weg 7,56 meter wyd ten gunste van Gedeelte 92 ('n Gedeelte van Gedeelte 91) van die plaas, groot 1983 (Eenduisend Negehonderd Drie en Tagtig) vierkante meter, gehou kragtens Akte van Transport 19601/1963, tesame met sekere regte en verpligtings, welke reg van weg aangetoon word op Kaart L.G. No A 2203/80 geheg aan Sertifikaat van Verenigde Titel T 35123/1980 deur die figuur A B W^{iv} V^{iv};
- (b) Geregtig tot die volgende regte op Gedeelte 92 ('n Gedeelte van Gedeelte 91) van die gesegde plaas soos meer ten volle sal blyk uit Akte van Transport 19601/1963:

Die eienaar van gesegde Gedeelte 92 sal die grenslyne daarvan op sy koste omhein en die omheinings instand en in goeie toestand hou, op versoek van die eienaar van die gesegde restant van die gesegde Gedeelte 91 van die plaas Koedoespoort, en welke gesegde Gedeelte 92 nie geregtig tot die genot en gebruik van water op die voormelde Restant van Gedeelte 91 van die voormelde plaas is nie.

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K. Portion 10 of the farm Mopani 342 Registration Division J.R., Transvaal, of which the portion of the property held hereunder, indicated by the figure GG'q'G on the annexed diagram L.G. No A 2314/89, forms a portion, is entitled and subject to the following conditions:

- (a) Entitled to a servitude of right of way over Portion "A", held under Deed of Transfer No. 23627/1936, Portion 11, held under Certificate of Consolidated Title No. 5671/1946, and Portion "D" of the said farm "MOPANI", as shown on the diagrams of those portions.
- (b) Entitled to a servitude of pipe-line over Portion "D" of the said farm "MOPANI" to enable the owner of the said portion 10 to convey from the spruit adjoining the remaining extent such water as he may be entitled to take therefrom; and subject to a similar servitude of pipe-line in favour of Portion "A", held under Deed of Transfer 23627/1936, and Portion 11, held under Certificate of Consolidated Title 5671/1946, and entitled to a similar servitude of pipe-line over the said Remaining Extent of the said farm "MOPANI", which condition has been cancelled in so far as it affects the Remaining Extent of the said farm Mopani, measuring 17,4765 hectares, vide Notarial Deed 986/71S and in so far as it affects Portion 8 (a portion of portion 4) of the said farm Mopani and Remaining Extent of Portion 4 of the said farm Mopani measuring 3,6843 hectares vide Notarial Deeds K 3248/75S and K 2295/76S.
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(c) Subject to the reservation in favour of MARY ELIZABETH STRUBEN (born Jones), married out of community of property to FRANK EDWARD BEATTIE STRUBEN, which reservation is in respect of the said farm "MOPANI" No. 342 Registration Division J.R., Transvaal measuring 55,1449 hectares (of which the property hereby conveyed forms a portion) of all rights to minerals, mineral products and metals, precious stones and lime deposits thereon, but she shall not be entitled to carry on any prospecting or mining operations upon or under the property without first having purchased the surface rights from the owner. Should the said MARY ELIZABETH STRUBEN or her successors in title desire to carry on prospecting or mining operations upon the property, she or they shall be entitled to purchase and the said owner or his successors in title shall be bound and obliged to sell the surface rights thereof at the value, placed thereon by an impartial sworn appraiser plus one-half (1/2) of such value which rights were ceded to the Congregation of the Irish Dominican Sisters in the Region of South Africa by Notarial Deed of Cession 14/62 R.M.

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

dat kragtens hierdie sertifikaat genoemde

W N N R

diese opvolgers in titel of regverkrygendes, nou en voortaan daartoe geregtig is ooreenkomstig, plaaslike gebruik, maar behoudens die regte van die Staat.

Ten bewyse waarvan ek, voornoemde Registrateur hierdie Akte onderteken en met die ampseël bekragtig het.

ALDUS GEDOEN en VERLY op die kantoor van die Registrateur van Aktes vir Transvaal te Pretoria op 22 09 89

[Handwritten signature]

.....
Registrateur van Aktes



[Handwritten mark]