

## **CONVEYANCER'S CERTIFICATE**

I, the undersigned, **STEFANUS GIDEON MALHERBE**, in my capacity as Conveyancer, do hereby certify that I have inspected the records of the Deeds Registry in Cape Town in respect of the following property:

**ERF 18354 BRACKENFELL  
SITUATED IN THE IN THE CITY OF CAPE TOWN,  
STELLENBOSCH DIVISION,  
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT: 10.9240 (TEN COMMA NINE TWO FOUR ZERO) HECTARES**

**HELD BY: CERTIFICATE OF REGISTERED TITEL NO. T45336/2006** (attached hereto as Annexure "A").

I have been advised that application will be made for the rezoning of the abovementioned property to allow the development thereon of a mixed-use industrial development. Simultaneously, application will be made for the removal of any conditions from the Title Deed which would restrict such rezoning (insofar as it concerns use, building lines and the like).

### **I have found the following conditions which may restrict the intended use of the property:**

#### **1. Condition V (on page 4):**

- A. "SUBJECT to the services servitude imposed by the City of Cape Town in its favour in terms of section 42(1) of the Land Use Planning Ordinance No 15/1985 when approving in terms of Section 25 of the said Ordinance the subdivision of which this erf forms a part, which servitude is indicated by the figure X.A.B.Z.A1.B1.C1.D1.E1.F1.P.G1.H1.J1.R.S.T.U. V.Y on said Plan No 7281/2005."

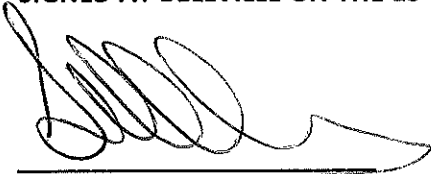


**2. Condition V (on page 5):**

B. "SUBJECT to the following condition imposed by the City of Cape Town in its favour in terms of section 42(1) of the Land Use Planning Ordinance when approving in terms of Section 25 of the said Ordinance the subdivision of which this erf forms a part, namely:

"This erf will not be sold by Duro Brick Company (Proprietary) Limited to third parties without the permission of the Local Authority. The site shall not be utilized for any other purpose other than the containment of asbestos waste disposal in line with all relevant environmental legislation."

**SIGNED AT BELLVILLE ON THE 15<sup>TH</sup> DAY OF SEPTEMBER 2020.**

A handwritten signature in black ink, appearing to be 'S G Malherbe', written over a horizontal line.

**CONVEYANCER**

**S G MALHERBE**

11/11

144  
SMUTS KEMP & SMAL  
Attorneys  
BELLVILLE

Prepared by me  
AL.  
CONVEYANCER  
AJ SMUTS

FEE  
R. 957.00

T000045336 / 2006

### CERTIFICATE OF REGISTERED TITLE

Issued under the provisions of Section Forty-Three of the Deeds Registries Act 1937 (no. 47 of 1937)

06 JUL 2006

Whereas

**DURO BRICK COMPANY (PROPRIETARY) LIMITED**  
No 1929/001280/07

Has applied for the issue to it of a Certificate of Registered Title under the provisions of the Deeds Registries Act 47 of 1937, and whereas it is the registered owner of the undermentioned land held by it under the Certificate of Consolidated Title No T 45332/06 to be registered herewith..

07 JUL 2006  
MURIE L

Δ1.

Now, therefore, pursuant of the provisions of the said Act, I, the Registrar of Deeds at Cape Town do hereby certify that the said

**DURO BRICK COMPANY (PROPRIETARY) LIMITED**  
**No 1929/001280/07**

its successors in title or assigns

Is the registered owner of:

**ERF 18354 PORTION OF ERF 18328 BRACKENFELL**  
Situat in the City of Cape Town  
Stellenbosch Division, Western Cape Province

**IN EXTENT: 10,9240 (One Nil comma Nine Two Four Nil)**  
hectare

**AS WILL APPEAR** from Plan SG No 7281/2005 and HELD by Certificate of Consolidated Title No. T ~~000045332 / 2005~~ <sup>000045332 / 2006</sup>.

**I. AS REGARDS THE FIGURE A.B.a.g.d.E.F.m.n.L.M.P.q.p.S.T.U.V.W ON SAID PLAN NO 7281/2005:**

A. **SUBJECT** to such conditions as are referred to in Certificate of Consolidated Title No T ~~000045332 / 2005~~ <sup>000045332 / 2006</sup>.

B. **ENTITLED** by Notarial Deed No K786/1999S dated 26 July 1999 and endorsed on Certificate of Consolidated Title No T80632/1996 to:

1. a dam servitude for the storage of water, defined by the figure **J.K.L.M** on Diagram SG No 4444/1997;
2. a services servitude 3,0 metres wide along a route to be determined;



3. a stormwater servitude 3,0 metres wide along a route to be determined;

over Erf 11297 Brackenfell measuring 9,0506 (Nine comma Nought Five Nought Six) Hectare held by T 62443/1999. As will more fully appear from said Notarial Deed and Diagram SS4444/1997 annexed thereto.

**II. AS REGARDS THE FIGURE a.C.D.d.g ON SAID PLAN NO 7281/2005:**

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No 14816 dated 19<sup>th</sup> October 1920.

- B. **ENTITLED** by Notarial Deed No K786/1999S dated 26 July 1999 and endorsed on Certificate of Consolidated Title No T80632/1996 to:

1. a dam servitude for the storage of water, defined by the figure J.K.L.M on Diagram SG No 4444/1997;
2. a services servitude 3,0 metres wide along a route to be determined;
3. a stormwater servitude 3,0 metres wide along a route to be determined;

over Erf 11297 Brackenfell measuring 9,0506 (Nine comma Nought Five Nought Six) Hectare held by T 62443/1999. As will more fully appear from said Notarial Deed and Diagram SS4444/1997 annexed thereto.

**III. AS REGARDS THE FIGURE r.m.G.H.J ON SAID PLAN NO 7281/2005**

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No 12255 dated 28<sup>th</sup> August 1920.

B. ENTITLED by Notarial Deed No K786/1999S dated 26 July 1999 and endorsed on Certificate of Consolidated Title No T80632/1996 to:

- 1. a dam servitude for the storage of water, defined by the figure J.K.L.M on Diagram SG No 4444/1997;
- 2. a services servitude 3,0 metres wide along a route to be determined;
- 3. a stormwater servitude 3,0 metres wide along a route to be determined;

over Erf 11297 Brackenfell measuring 9,0506 (Nine comma Nought Five Nought Six) Hectare held by T 62443/1999. As will more fully appear from said Notarial Deed and Diagram SS4444/1997 annexed thereto.

IV. AS REGARDS THE FIGURES F1.u.M and L.p.q.r.J.K ON SAID PLAN NO 7281/2005:

A. SUBJECT to the conditions referred to in Deed of Transfer No 12255 dated 28<sup>th</sup> August 1920.

V. AS REGARDS THE ENTIRE PROPERTY HEREBY TRANSFERRED:

A. SUBJECT to a services servitude imposed by the City of Cape Town in its favour in terms of Section 42(1) of the Land Use Planning Ordinance No 15/1985 when approving in terms of Section 25 of the said Ordinance the subdivision of which this erf forms a part, which servitude is indicated by the figure X.A.B.Z.A1.B1.C1.D1.E1.F1.P.G1.H1.J1.R.S.T.U.V.Y on said Plan No 7281/2005.

- B. **SUBJECT** to the following condition imposed by the City of Cape Town in its favour in terms of Section 42(1) of the Land Use Planning Ordinance when approving in terms of Section 25 of the said Ordinance the subdivision of which this erf forms a part, namely:

"This erf will not be sold by Duro Brick Company (Proprietary) Limited to third parties without the permission of the Local Authority. The site shall not be utilized for any other purpose other than the containment of asbestos waste disposal in line with all relevant environmental legislation."

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And that by virtue of these presents the said Duro brick Company (Proprietary) Limited is now 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 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 CAPE TOWN on this 23<sup>rd</sup> day of JUNE 2006.

  
REGISTRAR OF DEEDS





Date: 18/02/2020

Our Reference: 9229462018

MICHAEL PHILIPPUS WILLEM FOURIE  
E-mail: WIMFOURIE@GROUPEFIVE.CO.ZA  
POSTNET SUITE 500  
PRIVATE BAG X26 SUNNINGHILL  
**JOHANNESBURG**  
2157

**RE: Amendment to Company Information**  
**Company Number: 1929/001280/07**  
**Company Name: DURO BRICK COMPANY (PTY) LTD**

We have received a COR39 (Notice of change of company directors) from you dated 18/02/2020.  
The COR39 was accepted and placed on file.

The following change was effected to Director/Secretary/Officer:  
Director PIETER SMITH was added

The following change was effected to Director/Secretary/Officer:  
Director KUSHIL RABINDRANATH MAHARAJ - Change was made.  
- Director / member status changed from Active to Resigned.

The following change was effected to Director/Secretary/Officer:  
Director NTOKOZO THABISILE HLONGWANE - Change was made.  
- Director / member status changed from Active to Resigned.

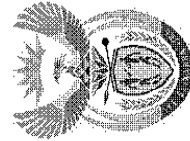
The following change was effected to Director/Secretary/Officer:  
Director ANNISH DOORGAPERSAD - Change was made.  
- Director / member status changed from Active to Resigned.

Yours truly

**Commissioner: CIPC**

**Please Note:**

The attached certificate can be validated on the CIPC web site at [www.cipc.co.za](http://www.cipc.co.za).  
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



**Certificate issued by the Companies and Intellectual Property Commission on Thursday, February 20, 2020 11:27**  
**Certificate of Confirmation**



Companies and Intellectual  
Property Commission  
↓ member of the sbs group

Registration number 1929 / 001280 / 07

Enterprise Name DURO BRICK COMPANY (PTY) LTD

Enterprise Shortened Name None provided.

Enterprise Translated Name None provided.

Registration Date 08/02/1929

Business Start Date 08/02/1929

Enterprise Type Private Company

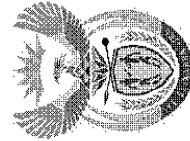
Enterprise Status In Business

Financial year end June

Main Business/Main Object

Postal address  
 THE PICTON  
 134 KING EDWARD ROAD  
 PAROW  
 WESTERN CAPE  
 7500

Address of registered office  
 THE PICTON  
 134 KING EDWARD ROAD  
 PAROW  
 WESTERN CAPE  
 7500



The Companies and Intellectual Property Commission  
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)



**Certificate issued by the Companies and Intellectual Property Commission on Thursday, February 20, 2020 11:27  
Certificate of Confirmation**



Companies and Intellectual  
Property Commission

→ member of the ahlglobe

Registration number 1929/001280/07

Enterprise Name DURO BRICK COMPANY (PTY) LTD

Name

Postal Address

**Active Directors / Officers**

Surname and first names

ID number or  
date of birth

Director type

Appoint-  
ment date

Addresses

SMITH, PIETER

7907125019082

Director

03/02/2020

Postal: PO BOX 15492,  
PANORAMA, PANORAMA,  
WESTERN CAPE, 7506  
Residential: THE PICTON, 134  
KING EDWARD STREET,  
PAROW, WESTERN CAPE, 7500



The Companies and Intellectual Property Commission  
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

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