

## CONVEYANCER'S CERTIFICATE

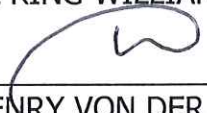
I, the undersigned,

**BRIAN HENRY VON DER DECKEN**

a Conveyancer of King William's Town, do certify, from an investigation of the records at the Cape Town Deeds Registry, that :

- I. **REMAINING EXTENT of FARM SCHIETKUIL No 3**, Division of Murraysburg, Province of the Western Cape, measuring 8928,3221 (eight thousand nine hundred and twenty eight comma three two two one) hectares was registered in the name of the Trustees for the time being of the **ROOIKOP TRUST, No IT224/1997**, on 20<sup>th</sup> August 2003 under Deed of Transfer No T76646/2003;
2. There are no mortgage bonds registered over the property;
3. There are no conditions in Deed of Transfer No T76646/2003 that affect the use and development of the property as a Renewable Energy Facility and Support Infrastructure and none that will have to be removed.

DATED at KING WILLIAM'S TOWN this 14<sup>th</sup> day of MARCH 2023.



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BRIAN HENRY VON DER DECKEN  
B.Proc.LI.B / LPCM No 80120  
Smith Tabata Incorporated  
Sutton Square, Queens Road  
King William's Town



# CONVEYANCER'S CERTIFICATE

I/we, Willem Francois Pretorius / Ronel Straughan

(conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town for restrictive conditions affecting the development of the following property(ies) (including title deeds and pivot deeds):

Restant van Die Plaas Schietkuil No. 3 in die Sentrale Karoo Distriksmunisipaliteit, Afdeling Murraysburg, die Provinsie Wes-Kaap

(erf number/s and description/s as it appear in the title deed)

## 1. CERTIFICATE TYPE (please select only one option)

☒ The information provided below is a certified record of all restrictive conditions affecting development on the above stated property(ies).

☐ The information provided below is a certified record of all applicable restrictive conditions relating to a specific plan or proposed application of the above stated property(ies). (complete plan no., date and application type below).

Plan no. 1. SG Diagram No 3/1889 2. LG No. 2418/1986 3. SG No. 6626/2007 4. SG No. 2206/2003

Date 2 1 0 5 1 8 8 9 2 4 0 4 1 9 8 6 0 4 1 2 2 0 0 7

2 7 0 6 2 0 0 3

Application type 1. Resurveyed Diagram 2. Servitude Diagram 3. Servitude Diagram 4. Expropriation Diagram

## 2. SCHEDULE OF TITLE DEEDS APPLICABLE (List title deed number in full and attach a complete set of copies)

1. T76646/2003 2. T9127/1917 3. T9128/1917 4. T10611/1951 5. EX717/1981  
6. EX126/1972 7. K838/2007S 8. K236/2009S 9. K46/2010S 10. K1026/2011S  
11. T83485/2006

## 3. LIST OF RESTRICTIVE TITLE CONDITIONS Please note: If any clause is selected, Addendum A needs to be completed for each property.

Categories	Title deed and clause number of restrictive conditions. Conveyancer to provide details of any necessary interpretation of conditions.		
	Title Deed	Clause Number	Interpretation
Use of land	N/A	N/A	N/A
Building lines	N/A	N/A	N/A
Height	N/A	N/A	N/A
Number of dwellings	N/A	N/A	N/A
Bulk floor area	N/A	N/A	N/A
Coverage / built upon area	N/A	N/A	N/A
Subdivision	N/A	N/A	N/A
Servitudes that may be registered over or in favour of	T76646/2003	B.	<p>Subject further to the following endorsement dated 19 February 1980 on Deed of Transfer No. T10611/1951, reading as follows:</p> <p>"Remainder</p> <p>By Notarial Deed of Servitude No. K102/1980S dated 27.11.79, the remainder of the within mentioned property is subject to:</p> <p>1. The perpetual right to a servitude area measuring 900 Square metres which servitude area is depicted by the figure A. B. C. D. on servitude diagram 3477/79 thereto annexed.</p>



2. The perpetual right to two servitude areas each 200 metres wide of which the centre lines are depicted by the lines E. F. and E. G. on servitude diagram 3477/79 thereto annexed.

3. A perpetual servitude right of way 6 metres wide of which the western and north western boundaries are depicted by the line H J K L M N O P Q R S T U V W X Y Z A'B'C'D'E'F'G'H'J'K'L' on servitude diagram 3477/79 thereto annexed.

4. A perpetual servitude of electricity supply 22 metres wide in favour of the Electricity Supply Commission. The above servitudes are with ancillary rights and subject to conditions as will more fully appear from the said Notarial Deed."

C.

Subject further to the endorsement dated 25 November 1987 on Deed of Transfer No. T10611/1951, reading as follows:

"Pursuant to Notarial Deed No. K799/87S dated 9/10/1987 and registered on this day, Eskom exercised the right reserved in Notarial Deed K99/1973 and the routes are now determined by the centre line of the route 47m wide, represented by the letters ab, cd, ef and gh, jk, lm on diagram 2418/1986 annexed thereto as will appear more fully appear from the said Notarial Deed"

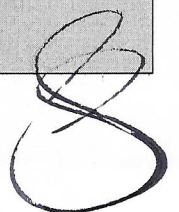
E.

Subject further to the endorsement dated 28 March 1973 on Deed of Transfer No T10611/1951, reading as follows:

"By Notarial Deed No. 99/1973 dated 22/2/1973 the right has been granted to Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference Notarial Deed copy of which are hereto annexed."

G.

Subject further to the endorsement dated 23 September 1996 on Deed of Transfer No. T11451/1992 reading as follows:





			"The within mentioned property is subject to an electricity supply servitude in favour of Eskom with ancillary rights, K990/96S."
Other restrictive conditions limiting	N/A	N/A	N/A

Signed at **Cape Town** on the **11<sup>th</sup>** day of **May 2023**

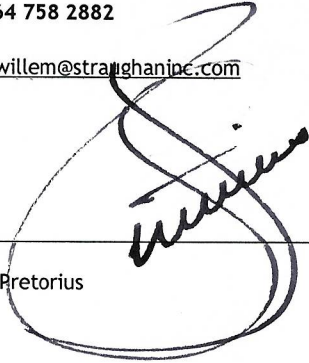
Company name: **Straughan Incorporated**

Address: **150 St George's Mall, Cape Town, 8001**

Cell: **064 758 2882**

Email: [willem@straughaninc.com](mailto:willem@straughaninc.com)

\_\_\_\_\_  
Willem Pretorius

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be 'Willem Pretorius'.



Property reference

Restant van Die Plaas Schietkuil No. 3

Allotment

in die Sentrale Karoo Distriksmunisipaliteit, Afdeling  
Murraysburg, die Provinsie Wes-Kaap**ADDENDUM A**

	APPLICABLE LEGISLATION OR TYPE OF CONDITIONS	AFFECTED CONDITION FOR PROPOSED DEVELOPMENT ON PROPERTY		BENEFICIARY IDENTIFICATION TO BE SUPPLIED BY CONVEYANCER	INTERPRETATION
		Title deed no.	Clause no.		
EXPROPRIATIONS	Section 31(6) of the Deeds Registries Act No. 47 of 1937 (as amended)	T76646/2003	D.	<p>* <i>Persons whose rights are affected</i> - Registered owner of Remainder Farm Schietkuil No. 3</p> <p>* <i>Specified state departments</i> - The South African National Roads Agency SOC Ltd</p>	<p>Subject further to the endorsement dated 21 October 1981 on Deed of Transfer No. T10611/1951, reading as follows:</p> <p>"REMAINDER ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)</p> <p>A portion of the herein mentioned property measuring plus minus 13,9201 hectare has been expropriated by Provincial Administration of the Cape in terms of Section 27 of the Roads Ordinance 19 of 1976 vide notice of expropriation No. R/D 17/3007 dated 14/10/1981 files as exprop. Caveat EX717/81 plans in duplicate filed."</p>
	Section 31(6) of the Deeds Registries Act No. 47 of 1937 (as amended)	T76646/2003	F.	<p>* <i>Persons whose rights are affected</i> - Registered owner of Remainder Farm Schietkuil No. 3</p> <p>* <i>Specified state departments</i> - The South African National Roads Agency SOC Ltd</p>	<p>Subject further to the endorsement dated 28 March 1973 on Deed of Transfer No. T10611/1951, reading as follows:</p> <p>"Endorsement in terms of Section 31(6) OF Act 47 of 1937 (AS AMENDED)</p> <p>A portion of the herein mentioned property measuring plus minus 29,571 morgen has been expropriated by the Administrator of the Cape Province in terms of Section 130 and 15/1952 and Section 70 and 28/1967 Vide Notice of Expropriation No. R/D17/887 dated 28/10/1969 filed as exprop. Caveat 126/72 plans filed herewith."</p>
					<p><b>BENEFICIARIES</b> (If insufficient space is provided in each block, then please attach a separate document or file)</p>
TRADITIONAL SERVITUDES	Personal Servitude: Right of Way, Right of Conduction of Electricity	T76646/2003	B. C. E. G.	* Eskom	