

# CONVEYANCER'S CERTIFICATE

I, the undersigned duly admitted attorney and conveyancer,

**MORNÉ JÉAN BINEDELL (LPCM84316),**

hereby certify that according to my enquiries on the Deeds Office's data base and the information available to me at the time hereof, the following property:

**REMAINDER OF THE FARM RHENOSTERKOP NO. 155  
IN THE MUNICIPALITY AND DIVISION OF BEAUFORT WEST  
WESTERN CAPE PROVINCE**

**IN EXTENT: 4296,4889 (FOUR THOUSAND TWO HUNDRED AND NINETY-SIX  
COMMA FOUR EIGHT EIGHT NINE) HECTARES**

**HELD BY DEED OF TRANSFER: T34797/1969**

Is registered in the name of:

**ADRIAAN JOHAN NIGRINI  
IDENTIFICATION NUMBER: 410925 5131 08 3**

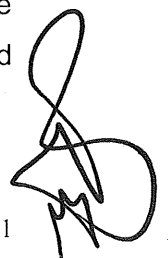
and was so registered in its name on 11 December 1969 in the Deed's Office at Cape Town.

**THE CONDITIONS CONTAINED IN THE CURRENT TITLE DEED ARE:**

**SUBJECT** to the conditions contained in said Deed of Grant dated 18<sup>th</sup> November 1890 (Beaufort West Quitrents Volume 14 No. 9) No V of which reads as follows:-

"That all rights to gold, silver and precious stones found or discovered at any time on or in the said land shall be reserved to the Crown together with a right of ingress to and egress from any mines or work undertaken for mining or prospecting purposes by any person or persons authorised by the Commissioners, but subject always to the provisions of the Act No. 44 of 1887 or any other Act to be hereafter passed with regard to prospecting and mining for precious stones and minerals."

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**SUBJECT FURTHER** to a servitude relating to the effluent from certain water softening plant referred to in the endorsement dated 7<sup>th</sup> February 1940 on Deed of Transfer dated 20<sup>th</sup> December 1922 (No. 11722), which endorsement reads as follows:

"By Notarial Deed dated 29<sup>th</sup> December 1939 the Government of the Union of South Africa (Railways and Harbours Administration) shall be entitled to discharge effluent from the water softening plant at Rhenosterkop Station on the remg. ext. of the land held hereunder together with other rights subject to conditions as will more fully appear on reference to said Notarial Deed Registered this day in the Servitude Register under No. 31/1940."

**FUTHER SUBJECT** to the following condition contained in the said last Will dated 16<sup>th</sup> July, 1964 of the said late ADRIAAN DE WAAL NIGRINI, reading as follows:

"..... dat die gemelde eiendom by die dood van my genoemde seun onbelas sal vererf of sy seun ADRIAAN DE WAAL NIGRINI, gebore op 22 Januarie, 1962, Blanke Groep."

**ENDORSEMENTS APPLICABLE TO THE CURRENT TITLE DEED:**

Notarial Deed Number 517/1973 dated 16 April 1975 in favour of Electricity Supply Commission to convey electricity over the property together with ancillary rights, and subject to conditions as will more fully appear with reference Notarial Deed, grosse whereof is hereto annexed. (Registered 22 October 1973)

Notarial Deed Number K246/1996S. A powerline servitude in favour of ESKOM, with ancillary rights. (Registered on 14 March 1996)

By virtue of Notarial Deed Number K679/1996S the route of the within mentioned powerline servitude in terms of Notarial Deed number K517/1973 and Notarial Deed number K246/96, has been determined. (Registered 17 July 1996)

Endorsement in terms of Section 6(2) of Act. 70 of 1970 whereby the within mentioned property is subject to the following condition imposed by the Minister in terms of his consent, Number 20982 dated 18 June 1993, that the property herein contained and portion 8 (a portion of portion 1) of the farm Rhenosterkop number 155, in extent 2,297 square metres and portion 9 (a portion of portion 1) of the farm Rhenosterkop number 155, in extent 1,0396 hectares, shall not be transferred separately without the written consent of the Minister of Agriculture or be separately bonded or separately dealt with in any other way.

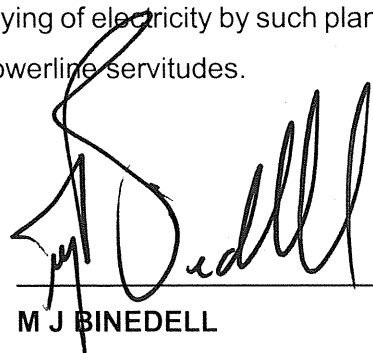


Notarial Deed number 87142/1996. By virtue of Deed of Transfer Number T87/1996 the herein mentioned property and portion 8 (a portion of portion 1) of the farm Rhenosterkop number 155, in extent 2,297 square metres and portion 9 (a portion of portion 1) of the farm Rhenosterkop number 155, in extent 1,0396 hectares may not be alienated without the written consent of Transnet (Pty) Ltd as more fully appear from the said Deed of Transfer. (Registered 11 November 1996)

By virtue of Notarial Deed number K1546/2007S, the within mentioned property is subject to a Powerline and Telecommunications line servitude in favour of ESKOM, with ancillary rights. (Registered 11 December 2007)

I have considered the current title, T34797/1969, which was available to me. I was unable to consider the diagram deed of 18 November 1890 contained in the Beaufort West Quitrents Vol 14 no. 9, as same was not available for consideration.

There are, as far as I am able to ascertain, in my opinion no conditions that restricts and/or that prohibits the conclusion and registration of a long-term lease agreement(s) or the establishment and/or development of renewable energy generation plants, such as Wind- and/or Solar Photovoltaic facilities, on the property, nor does it exclude the generation, transmission, distribution or conveying of electricity by such plant, provided that same does not encroach on ESCOM's powerline servitudes.



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**M J BINEDELL**

(Conveyancer)

27/03/2024