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Repeted and within

S. P. MARAIS

DE VILLIERS & SON,
"S.A.N.I.A.M." BUILDINGS,
c/o WALE AND BURG STREETS,
CAPE TOWN.

INGED IEN
3 DEC 1963
7/10/63

2073154-00

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BESTER

Mr. L. BESTER

21344

DEED OF TRANSFER 1963

HS/Aler.

Prepared by me

M/L
Conveyancer.

(BY VIRTUE OF A POWER OF ATTORNEY)

Be it hereby made known

That EDGAR DRYDEN TUDHOPE (Conveyancer) appeared before me, Registrar of Deeds, at Cape Town, he being duly authorised thereto by a Power of Attorney signed at CAPE TOWN 11th day of November, 1963 by

HENRICUS RECHT MALAN, in his capacity as Chairman,
and CASPER HERMANUS DE BRUYN, in his capacity as
Manager of the

CAPE TOWN FORESHORE BOARD,

duly authorised thereto by a Resolution of the
said Board held at Cape Town on the 30th November,
1953,

And the said Appearer declared that whereas the Cape Town Foreshore Board
On.....

Retel 3

on the 20th May, 1963, sold the hereinafter mentioned property to the hereinafter mentioned transferee;

NOW THEREFORE he, the said Appearer, in his aforesaid capacity did, in consequence by these presents, cede and transfer in full and free property unto and on behalf of

MUNICIPALITY OF THE CITY OF CAPE TOWN,

Its Successors in Title or Assigns;

1. CERTAIN piece of land, being

ERF NO.1, ROGGEBAAL,

situate at Cape Town, ~~partly in the Municipality of Cape Town~~ in the Cape Division, held by the said Cape Town Foreshore Board by Certificate of Registered Title No.3938 dated 25th March, 1953;

MEASURING four decimal one one five six (4.1156) morgen;

AS WILL MORE FULLY APPEAR from the annexed diagram No.4237/63;

SUBJECT, in respect of the figure A B C b a F G as depicted on the annexed diagram No.4237/63, to the conditions referred to in Certificate of Consolidated Title No.19644 dated 1st December, 1952;

SUBJECT FURTHER, in respect of the figure a b D as depicted on the annexed diagram No.4237/63, to the conditions referred to in Certificate of Amended Consolidation No.147 dated 15th January, 1953;

SUBJECT FURTHER, in respect of the whole figure, to the following condition imposed and enforceable by the Cape Town Foreshore Board, namely:-

"It shall be used by the Transferee for the purposes of a Civic Centre."

BUT NOT SUBJECT to the terms of certain servitudes of extension and projection endorsed on the said Certificate of Registered Title No.3938 dated 25th March, 1953, which endorsements are dated 14th March, 1956, 4th October, 1956, 10th December, 1956, 20th March, 1957, 18th June, 1957, 22nd January, 1958, 4th November, 1958, 3rd December, 1959 and 26th September, 1961.

2. CERTAIN piece of land, being

ERF NO.2, ROGGEBAAL,

situate at Cape Town in the ~~Municipality of Cape Town~~, in the Cape Division, held by the said Cape Town Foreshore Board by Certificate of Registered Title No.3938 dated 25th March, 1953;

MEASURING One decimal nought six one nought (1.0610) morgen;

AS WILL MORE FULLY APPEAR from the annexed diagram No.4238/63;

SUBJECT.....

BLADSY/PAGE 5
ENDORSEMENT OF 121344/63
ENDORSEMENT ON

ENDORSEMENT PROPERTY
Erf No 1 Roggebaai etc

~~CANCELLED~~
~~SE~~
~~RAILWAY ADMINISTRATION ENDORSEMENT~~
~~ENDORSEMENT~~
~~121344/63~~
~~10/10/1987~~

Para 2 ...
Endorsement in terms of Section 31(6)(a)/32(5) of 1937 (as amended)

apportion of
The herein-mentioned property in Para 2 means $\pm$ 1615 m²

has been expropriated by The Railway Administration in terms of the Expropriation Act No. 63 of 1975 read with Act No. 70 of 1957.

Vide Notice of Expropriation Railway Reference
No. C 37/80 Application dated 20-6-1980 and
plans filed herewith
EXT. CAV. NO. 500/80

DEEDS OFFICE
CAPE TOWN

DATE: 1980-07-10

Cm.

ASST. REGISTRAR OF DEEDS

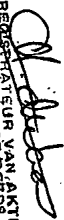
Para 2.

ENDORSEMENT IN TERMS OF SECTION 31(7)
OF ACT 47/1937 (AS AMENDED)

THE ENDORSEMENT HEREON DATED 10/7/1980
REFERRING TO THE EXPROPRIATION (EX 500/86)
BY THE RAILWAY ADMINISTRATION OF A
PORTION OF THE WITHIN-MENTIONED PROPERTY
IN PARA 2 MENCIONING ± 1615 M², IS HEREBY
CANCELLED. VIDE APPLICATION FILED WITH
EXPROPRIATION NO EX 500/80

DEEDS OFFICE
CAPE TOWN

1987-10-08


REGISTRARS VAN AKKER
REGISTRAR OF DEEDS.

SUBJECT, in respect of the figure a B b as depicted on the annexed diagram No.4238/63, to the conditions referred to in Certificate of Consolidated Title No.19644 dated 1st December, 1952;

SUBJECT FURTHER, ^{in respect of the figure a B b as depicted on the annexed diagram No.4238/63} to the conditions referred to in Certificate of Amended Title on Consolidation No.147 dated 15th January, 1953;

SUBJECT FURTHER, in respect of the whole figure, to the following condition imposed and enforceable by the Cape Town Foreshore Board, namely:-

"It shall not be used for any purpose other than for the purpose of a public place and roadway, unless both Houses of Parliament have by Resolution approved of the use thereof for such other purposes."

BUT NOT SUBJECT to the terms of certain servitudes of extension and projection endorsed on the said Certificate of Registered Title No.3938 dated 25th March, 1953, which endorsements are dated 14th March, 1956, 4th October, 1956, 10th December, 1956, 20th March, 1957, 18th June, 1957, 22nd January, 1958, 4th November, 1958, 3rd December, 1959 and 26th September, 1961.

WHEREFORE.....

Wherefore the Appearer renouncing all the Right and Title

CAPE TOWN FORESHORE BOARD.

heretofore had to the premises, did, in consequence also acknowledge it to be entirely disposed of, and disentitled to, the same, and that, by virtue of these Presents, the said

MUNICIPALITY OF THE CITY OF CAPE TOWN,

its Successors, in Title, or Assigns,

now is and, henceforth shall be entitled thereto, conformably to local custom; ^{State} Government, however reserving its rights,—and finally acknowledging

TWO HUNDRED AND SEVENTY-THREE THOUSAND ONE HUNDRED
AND FIFTY-FOUR RAND (R273,154-00)

In ~~Witness~~ ^{Witness} whereof I, the said Registrar of Deeds, together with the Appearer, q.q., 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, in Cape
Town, Cape Province, on the 20th
Day of the month of ~~February~~ ^{February}
in the year of our Lord, One Thousand Nine Hundred and ~~Forty~~
ONE, sixty-three (1963).

[Signature]
(Conveyancer)
q.q. his Principal

In my presence,

[Signature]
ASSISTANT Registrar of Deeds.

Registered in the Register of Deeds, Book *1-118*

1-118
folio *2-21*

[Signature]
Clerk

S.N.D. ^{RECEIVED}
NOTAS VERVOLG OP AFSCHERDLIKE VEL HIERBINA.
NOTES CONTINUED ON SEPARATE SHEET WITHIN.

Register deed
notum

DATE 9/2/63

No. 4 2 3 7 63

Approved

*Adrian van der Horst*Surveyor-General.
6.9.1963

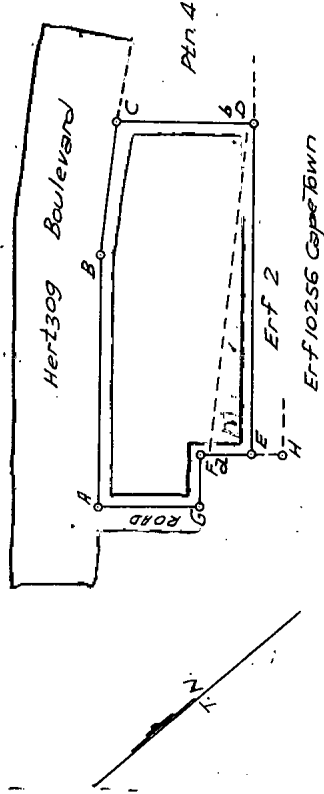
SIDES Cape Feet	ANGLES OF DIRECTION	SYSTEM L ^o 19 ^o CO-ORDINATES	
		Y	X
	Constant	+100000.0	+11900000.0
AB 638.95	310.38.50	A + 67704.80	+ 24984.29
BC 333.33	314.02.30	B + 67219.99	+ 25400.48
CD 367.49	40.38.50	C + 66980.38	+ 25632.20
DE 838.39	130.38.50	D + 67219.76	+ 25911.04
EF 130.69	220.38.50	E + 67856.03	+ 25364.80
FG 133.11	130.38.50	F + 67770.90	+ 25265.64
GA 256.53	220.38.50	G + 67871.90	+ 25178.93
EH 77.45	40.38.50	H + 67905.48	+ 25423.57

Description of Beacons:—

A.B.C.F.G. 1" x 3' round iron peg in concrete.

D. 1" x 9" hexagonal iron in pavement.

H. 3/4" x 2' round iron peg in concrete.

E. ~~Abt beazoned~~ 1/2" diameter round iron pegThe figure ~~a, b, c, d~~ A.B.C.D.E.F.G.
Scale 1: 5000

represents 4.1156 Morgen Square Feet of land being

ERF No. 1 ROGGEBAAI

situate at Cape Town in the Division of Cape, Province of Cape of Good Hope.

Surveyed in May 1963 by me

Land Surveyor.

This diagram is annexed to
of No. 2 of 12.1963,
dated 21.3.44,
of the Municipality of the
City of Cape Town.

Registrar of deeds.

The original diagram is

No. 3661/1952 annexed to
C. R. T. 1953 - 79 - 3938

File No. S 9390/1

S.R. No. E. 4841951 12-0063
General Plan 995 L.D.

Noting Sht. 35, 36, 37,

BH-7DB
Y33

SIDES Cape Feet	ANGLES OF DIRECTION	SYSTEM L ^o 19° CO-ORDINATES	
		Y	X
	Constant	+ 100000.0	+ 119000000.0
AB 1183.51	310.38.50	A + 67856.03	+ 25364.80
BC 77.45	40.38.50	B + 66958.06	+ 26135.72
CD 1183.51	130.38.50	C + 67008.51	+ 26194.49
DA 77.45	220.38.50	D + 67906.48	+ 25423.57
CE 145.23	310.38.50	E + 66898.32	+ 26289.07
AF 130.69	220.38.50	F + 67770.90	+ 25265.64

Approved

M. L. Anderson-Kewell

P. Surveyor-General.
6.9.1963.

Description of Beacons:—

F. 1" x 3' round iron peg in concrete.

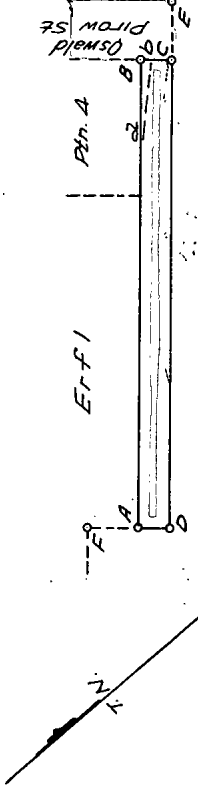
B. 5/8" x 3' " " " "

D. 3/4" x 2' " " " "

E. 5/8" x 6" " " " tarmac

~~A.C. Not beacons~~

A.C. 1/2" diameter round iron peg



Erf 10256, Cape Town

Scale 1 : 5000

The figure 4, b, 6, d A.B.C.D.

represents 1.0610 Morgen Square-Feet of land being

ERF No. 2 ROGGEBAAI

situate at Cape Town in the Division of Cape,

Province of Cape of Good Hope.

Surveyed in May 1963 by me

Land Surveyor.

This diagram is annexed to

7th of May
date 21 3 44 20 12 1963
170. Municipality of the
City of Cape Town

The original diagram is

No. 3661/1962 annexed to
C.E.T. 1953-79-3938

File No. S 9390/1

S.R. No. E. 484/1941

General Plan 995 L.D.

Noting Shd. 35, 36, 37,

and BH-7DB
Y 33

Registrar of deeds.

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

A.S.P.C.T. 8 7422

