SANRAL
SOUTH AFRICAN NATIONAL ROADS AGENCY SOC LTD

Reg.No.1998/009584/30

BUILDING SOUTH AFRICA
THROUGH BETTER ROADS

REQUEST FOR INFORMATION (RFI): SANRAL HO: 66130/1007/2025/01
SCM REF NO. NRA 2025/0047

REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

ISSUE DATE:	**27 NOVEMBER 2026**
BRIEFING SESSION AND DATE:	**NOT APPLICABLE FOR THIS RFI**
CLOSING DATE:	**29 JANUARY 2027**
CLOSING TIME:	**12:00 PM**

SECTION 1: SBD1 FORM

PART B
INVITATION TO BID

BID NUMBER:	**SANRAL NRA 2025/0047**	ISSUE DATE:	**27 November 2026**	CLOSING DATE:	**29 January 2027**		CLOSING TIME:	**12:00 PM**
DESCRIPTION		**REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK**						
VALIDITY PERIOD		**90** calendar days including the first day and including the last day.						

	BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO: ProcurementNR4@sanral.co.za
CONTACT PERSON	**Procurement Officer**
TELEPHONE NUMBER	**N/A**
E-MAIL ADDRESS	ProcurementNR4@sanral.co.za

	SUPPLIER INFORMATION						
NAME OF BIDDER							
POSTAL ADDRESS							
STREET ADDRESS							
TELEPHONE NUMBER	CODE				NUMBER		
CELLPHONE NUMBER							
E-MAIL ADDRESS							
VAT REGISTRATION NUMBER							
SUPPLIER COMPLIANCE STATUS	TAX COMPLIANCE SYSTEM PIN:		**OR**	CENTRAL SUPPLIER DATABASE		UNIQUE REGISTRATION REFERENCE NUMBER: MAAA	
B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE	TICK APPLICABLE BOX] ☐ Yes ☐ No			B-BBEE STATUS LEVEL SWORN AFFIDAVIT		[TICK APPLICABLE BOX] ☐ Yes ☐ No	

	[A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE/ SWORN AFFIDAVIT MUST BE SUBMITTED FOR PURPOSES OF COMPLIANCE WITH THE B-BBEE ACT]	
	ARE YOU A FOREIGN BASED SUPPLIER FOR **THE GOODS /SERVICES /WORKS OFFERED?**	☐Yes ☐No [IF YES, ANSWER QUESTIONAIRE BELOW]
	QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS	
	IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? NO	☐ YES ☐
	DOES THE ENTITY HAVE A BRANCH IN THE RSA? NO	☐ YES ☐
	DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA? YES ☐ NO	☐
	DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA?	☐ YES ☐

	NO IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? ☐ YES ☐ NO **IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 1.3 BELOW.**

PART B
TERMS AND CONDITIONS FOR BIDDING

1. TAX COMPLIANCE REQUIREMENTS	
1.1	BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.
1.2	BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VERIFY THE TAXPAYER'S PROFILE AND TAX STATUS.
1.3	APPLICATION FOR TAX COMPLIANCE STATUS (TCS) PIN MAY BE MADE VIA E-FILING THROUGH THE SARS WEBSITE WWW.SARS.GOV.ZA.
1.4	BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.
1.5	IN BIDS WHERE UNINCORPORATED CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED, EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE / PIN / CSD NUMBER.
1.6	WHERE NO TCS IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.

NB: FAILURE TO PROVIDE / OR COMPLY WITH ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID.

SIGNATURE OF BIDDER:

……

CAPACITY UNDER WHICH THIS BID IS SIGNED:

……

(Proof of authority must be submitted e.g. company resolution)

DATE:_____

SECTION 2: NOTICE TO RESPONDENTS

1. INSTRUCTIONS TO RESPONDENTS

1.1 Submission of Responses

The Request for Information (RFI) submissions will close at **12h00 on Friday, 29 January 2027** and all documentation must be sealed in a clearly marked envelope and placed in the tender box.

Responses shall be clearly marked with the **RFI reference number** and sealed in an envelope when placing in the tender box and addressed to:

SOUTH AFRICAN ROADS AGENCY LIMITED
36 Assegaai Wood Street
Rooihuiskraal Ext. 39
Centurion
0157
South Africa
Tender Box is located at the above address
Location GPS Coordinates: (https://share.google/X1drxPpwHeYkATAGP)

1.1.1 Respondents must submit one original hard copy and electronic copy (e.g. USB-memory stick). Additional supporting information can be provided in a separate file and cross-referenced in the main submission. The RFI envelope must also contain the Respondent's details on the back of the envelope.

1.1.2 No RFI may be withdrawn after it has been submitted to SANRAL unless the Respondent so requests in writing and such request is received by SANRAL before the scheduled closing date. All Proposals received by SANRAL on or before the scheduled closing date and time shall be valid and binding for a period of 90 (NINETY) calendar days calculated from the last scheduled closing date ("validity period"). During the validity period or any extensions to the validity period, proposals prices/commercial offers shall remain firm save only for cost variations as are measurable by the permissible contract price/commercial offer adjustments as set out elsewhere in this document.

1.1.3 No telegraphic, e-mailed or faxed Proposals will be accepted.

1.1.4 Properly motivated alternatives may be submitted but will only be considered if a

compliant commercial offer has been submitted. The alternative shall be approached and priced to the same detail as required by this RFI.

1.1.5 Respondents will be judged based on the information submitted by the due date as well as additional information as may have been requested by SANRAL. A Respondent will be disqualified for the furnishing of, misleading or incorrect information, which SANRAL may rely upon in the selection of a preferred Respondent's proposal and commercial offer.

1.1.6 Respondents must ensure that their proposals contain all documents as specified in this RFI.

1.2 Clarification

If a Respondent considers that any of the RFI documents are deficient in any respect and require clarification, or if any words or figures are indistinct or ambiguous, or should Respondents have any queries regarding this document they may contact SANRAL by **e-mail only** using the contact information stated in the **SBD 1 Form**.

Request clarifications at least 5 (five) working days before the closing date. SANRAL will not be obliged to respond to any queries received after this date. No unauthorised alteration, addition or note entered by the Respondent in the RFI documents shall modify the issued RFI.

Enquiries will close at 16h00 on Thursday, 21 January 2027.Use this address for such enquiries: ProcurementNR4@sanral.co.za SANRAL will not be obliged to respond to any queries received after this date. No unauthorised alteration, addition or note entered by the Respondent in the RFI documents shall modify the issued RFI.

1.3 Briefing

Since this is an RFI, there will be **NO briefing meeting**. Any enquiries must be emailed to the SANRAL contact person indicated in SBD 1 Form.

There will be **NO site visit**. Respondents are encouraged to familiarise themselves with the Commercial Land Parcels in **Annexure A**.

Pre-arranged site visits, if absolutely necessary, shall be facilitated by SANRAL. A request can be submitted to the SANRAL contact person as indicated in the SBD 1 Form. Site visits may be allowed during weekdays from 10h00-15h00. Site visits are not allowed on public holidays, weekends, December shutdown period starting from 15 December 2026

to 15 January 2027. Site visit period: 2 December 2026 – 21 January 2027. No SANRAL representative will be at the site visits; these are Greenfields land parcels that do not require any further explanation other than information contained in **Annexure A**. Bidders are therefore encouraged to use enquiries email address indicated in SBD 1 Form for more information regarding each land parcel.

1.4 Late Submission

All responses received later than the abovementioned time and date as per 1.1 will not be accepted.

1.5 Conflicts of Interest

Respondents are required to identify and to disclose as soon as possible any conflict of interest or potential conflict of interest to SANRAL. Respondents should contact SANRAL for clarity on whether a conflict of interest actually exists or not. The existence of a conflict of interest, or a failure by a Respondent timeously to disclose any such conflict or part conflict of interest, may result in the Respondent's Information not being considered.

1.6 Participation in More than One Proposal

No Respondent or any member of the Respondent's consortium may participate or have an interest (whether direct or indirect) in any other Respondent or in any member of any other Respondent's consortium for purposes of submitting a proposal.

1.7 Collusion with others

Respondents may not collude with any Service Providers, whether local or international, for purposes of submission of proposals in response to this RFI. Such action will lead to disqualification with no further evaluation of their proposal.

1.8 Communication

Specific **enquiries** relating to this RFI before the closing date of the RFI should be submitted to the contact person stated in the SBD 1 Form before **16h00 on Thursday, 21 January 2027**. In the interest of fairness and transparency, SANRAL's response to such enquiries will then be made available to other Respondents.

It is prohibited for Respondents to attempt, either directly or indirectly, to canvass any officer or employee of SANRAL in respect of this RFI between the closing date and the date of the award of the business.

Respondents found to be in collusion with one another will be automatically disqualified and restricted from doing business with organs of state for a specified period.

Respondents may also, at any time after the closing date of the RFI, communicate with the name of delegated individual on any matter relating to its RFI response.

All unsuccessful Respondents have a right to request SANRAL to furnish individual reasons for their development proposal not being considered for the next stage of this process. This request must be directed to the contact person stated in the SBD 1 form.

1.9 Joint Ventures or Consortiums

Respondents who would wish to respond to this RFI as a Joint Venture [JV] or consortium with B-BBEE entities, must state their intention to do so in their RFI submission. Such Respondents must also submit a signed JV or consortium agreement between the parties clearly stating the percentage [%] split of business and the associated responsibilities of each party. If at the time of the proposal submission such a JV or consortium agreement has not been concluded, the partners must submit confirmation in writing of their intention to enter into a JV or consortium agreement should they be awarded business by SANRAL through this RFI process. This written confirmation must clearly indicate the percentage [%] split of business and the responsibilities of each party. In such cases, award of business will only take place once a signed copy of a JV or consortium agreement is submitted to SANRAL.

Respondents are to note that for the purpose of Evaluation, a JV will be evaluated based on one consolidated B-BBEE score card (a consolidated B-BBEE Status Level verification certificate). Preference points will be awarded to a Respondent for attaining the specific goals requirements in accordance with the table indicated in the specific goals Claim Form.

1.10 Legal Compliance

The successful Respondent shall be in full and complete compliance with all applicable national and local laws and regulations.

1.11 Disclaimers

Respondents are hereby advised that SANRAL is not committed to any course of action as a result of its issuance of this RFI and/or its receipt of Information in response to it. Please note that SANRAL reserves the right, in its sole and absolute discretion, to:

- modify this RFI and request Respondents to re-submit on any changes;

- reject any Information or Proposal (used interchangeably), which does not conform to instructions and specifications which are detailed herein;
- disqualify Proposals submitted after the stated submission deadline;
- not necessarily accept or agree to the commercial offers or an alternative information;
- place an order in connection with this Proposal at any time after the RFI's closing date;
- consider only a portion of the proposed leasing and development offer which are reflected in the scope of this RFI;
- split the award of the land parcels between more than one Respondent at SANRAL's absolute discretion should it be more advantageous in terms of, amongst others, price/offers or development considerations;
- cancel the RFI process;
- validate any information submitted by Respondents in response to this RFI. This would include, but is not limited to, requesting the Respondents to provide supporting evidence. By submitting Information in relation to this RFI, Respondents hereby irrevocably grant the necessary consent to SANRAL to do so;
- request audited financial statements or other documentation for the purposes of a due diligence exercise;
- not accept any changes or purported changes by the Respondent unless the RFI specifically provides for it;
- to cancel the RFI/contract and/or request that National Treasury place the Respondent on its Database of Restricted Suppliers for a period not exceeding 10 years, on the basis that information was relied upon on the strength of incorrect information furnished by the Respondent or on any other basis recognised in law;
- award the proposal or business to any other Respondent or the next ranked Respondent, provided that he/she is still prepared to provide the required Goods/Services based on commercial offers, should the preferred Respondent's submission fail to sign or commence with the contract within a reasonable period after being requested to do so. Under such circumstances, the validity of the submissions of the next ranked Respondent(s) will be deemed to remain valid, irrespective of whether the next ranked Respondent(s) were notified of their submission being unsuccessful. Respondents may therefore be requested to advise whether they would still be prepared to provide the required Goods/Services at their quoted price/ commercial offers; and

- Should a Respondent fail to respond to a request for extension of the validity period before it expires, that Respondent will be excluded from tender process.

1.12 Security clearance

Acceptance of this proposal could be subject to the condition that the Successful Respondent, its personnel providing the goods/services and its subcontractor(s) must obtain security clearance from the appropriate authorities to the level of CONFIDENTIAL/ SECRET/TOP SECRET. Obtaining the required clearance is the responsibility of the Successful Respondent. Acceptance of the proposal is also subject to the condition that the Successful Respondent will implement all such security measures as the safe performance of the contract may require.

1.13 Johannesburg Stock Exchange Debt Listing Requirements

SANRAL may also be required to disclose information relating to the subsequent contract i.e. the name of the company, goods/services provided by the company, the value and duration of the contract, etc. in compliance with the Johannesburg Stock Exchange (JSE) Debt Listing Requirements.

1.14 National Treasury's Central Supplier Database

Respondents are required to self-register on National Treasury's Central Supplier Database (CSD) which has been established to centrally administer supplier information for all organs of state and facilitate the verification of certain key supplier information. SANRAL is required to ensure that the development proposals are invited and accepted from prospective Respondents listed on the CSD. Business proposals may not be considered for a respondent who has failed to register on the CSD. Only foreign suppliers with no local registered entity need not register on the CSD. The CSD can be accessed at https://secure.csd.gov.za

For this purpose, the attached SBD 1 Form must be completed and submitted as a mandatory returnable document by the closing date and time of the RFI.

1.15 Tax Compliance

Respondents must be compliant when submitting a Proposal to SANRAL and remain compliant for the entire contract term with all applicable tax legislation, including but not limited to the Income Tax Act, 1962 (Act No. 58 of 1962) and Value Added Tax Act, 1991 (Act No. 89 of 1991). It is a condition of this proposal that the tax matters of the Respondents be in order, or that satisfactory arrangements have been made with South

African Revenue Service (SARS) to meet the Respondents tax obligations. The Tax Compliance status requirements are also applicable to foreign Respondents/ individuals who wish to submit proposals. Where Consortia / Joint Ventures / Sub-contractors are involved, each party must be registered on the Central Supplier Database, and their tax compliance status will be verified through the Central Supplier Database.

SANRAL urges its clients, suppliers and the general public to report any fraud or corruption to

TIP-OFFS ANONYMOUS:

0800 204 558

SECTION 3

INTRODUCTION, BACKGROUND AND SCOPE OF REQUIREMENTS

1. EXECUTIVE OVERVIEW

The South African National Roads Agency (SOC) Ltd (SANRAL), a schedule 3A public entity, was established in terms of the SANRAL Act (No.7 of 1998). SANRAL is the custodian of national roads that stretches into South Africa's nine provinces – linking cities to towns and people to places. In terms of the SANRAL Act, the Agency is mandated to finance, manage, control, plan, design, develop, construct, maintain, and rehabilitate the South African national roads. SANRAL manages approximately 27 478 km of national road.

Vision: To ensure our national road transport system delivers a better South Africa for all.
Mission: To deliver a safe, efficient, reliable, and resilient national road transport system for the benefit of all the people of South Africa.

The SANRAL 2030 Strategy (also known as Horizon 2030) recognises the contribution a state-owned entity such as SANRAL can make to build a capable and developmental state, and drive economic development through provision and maintenance of critical infrastructure. In line with Horizon 2030, SANRAL maximises the return on assets to generate alternative funding sources and explore opportunities to commercialise its services as part of its integrated funding strategy. Public funding remains the main source and private finance (toll-road network/concessionaires/bonds) continue to supplement public funds.

SANRAL has a significant number of land parcels outside of the road reserve of which some have been identified for potential investment and development opportunities. The road reserves consist of 37 791 properties, and the investment portfolio consists of 2 256 investment properties. The fair value of the investment property portfolio is estimated to be R1,9 billion. SANRAL seeks to monetise its landholdings outside the national road reserves, and therefore has identified development lease opportunities to generate long-term sustainable income to improve financial sustainability, drive economic development and transformation objectives.

2. INTRODUCTION

SANRAL requests proposals from experienced businesses for leasing and development of its landholdings located outside the road reserves along the national road network in the Republic of South Africa.

This Request for Information ("RFI") is an instrument to attract suitably qualified and experienced organisations, developers and businesses to submit land development proposals that will generate sustainable income for SANRAL over a long-term period to ensure financial sustainability. The landholding for leasing is indicated in **Annexure A** of this RFI.

The period of the development lease shall be influenced by the uniqueness of land development proposal. However, the proposed development lease shall not exceed a period of 30 (Thirty) years. Automatic renewal of the agreement of lease shall not be permitted in line with the current SANRAL property policy. At the end of the lease period, an open tender may be followed to ensure a competitive process.

SANRAL is committed to transformation and supporting broad-based black economic empowerment; therefore, Respondents that meet the scope of works requirements are encouraged to respond to this RFI by returning all the required documents.

3. BACKGROUND

From time-to-time, interested parties have come forward with unsolicited Proposals for leasing SANRAL land parcels for development. Given SANRAL's strategy to monetise its commercial land parcels to grow its portfolio and generate alternative sources of income, the agency wish to ensure there is compliance with relevant legislation, which include, amongst others, the Constitution of the Republic of South Africa, the amended Property Sector Code published in the Government Gazette, No. 40910 of 9 June 2017, the SANRAL Transformation Policy, the SANRAL 2030 Strategy, and the SANRAL Property Policy.

Submitted development proposals shall be considered for the next stage of the process, which will be the Request for Proposal (RFP).

Specifically, this process involves TWO phases: **Phase 1**: Request for Information and **Phase 2**: Request for Proposals which will be published for ALL interested bidders to respond.

3.1 REQUEST FOR INFORMATION

The South African National Roads Agency SOC Limited ("SANRAL") is requesting Information or Proposals from qualified, experienced, and competent Respondents for leasing and development of owned commercial land parcels ("Commercial Land Parcels"), as provided in Annexure A.

This is not a bid in which SANRAL will make the award, but a Request for Information to determine the suitability of its landholdings for future lease and development options to maximise income over long-term.

4. SCOPE OF WORKS

4.1 Qualified, experienced, and competent businesses, individuals, government departments, and state-owned companies that wish to lease available SANRAL's premium commercial land parcels for development indicated in **Annexure A** are required to submit proposals as indicated herein.

Financing, planning and management of land development is essential for sustainable income generating. Therefore, proposed commercial land developments can range from modern technologically advanced and sustainability compliance building classes to shared commercial spaces, retail centers, warehouses, hotels/lodging, mixed-use developments, rest and service facilities (petrol filling stations) including electronic vehicle charging stations, truck staging, tourism and resorts facilities, community facilities and any other related developments.

The Respondents are required to take the following information into consideration when preparing a business case for development in response to this RFI.

4.1.1 **Landholdings:** commercial land parcels are registered in favour of SANRAL. Site, ownership, location, existing land use rights, and planning restrictions are provided in Annexure A.

4.1.2 **Public access and other statutory requirements**: where not clearly defined, public access will be negotiated based on the proposed development. Even in areas where

this information is either not available or not sufficient, Respondents are encouraged to propose developments that will maximise revenue over a long period for SANRAL.

4.1.3 **Warranties:** SANRAL does not warrant that its landholdings for development is suitable for any of the purposes for which the Respondent may propose land use.

4.1.3.1 Where land rights are currently not available in terms of zoning, Respondents shall be offered the opportunity to follow the required processes for land zoning for a maximum period of two (2) years, and such period may be extended for another twelve (12) months. However, the current land zoning status, where available, has been indicated in **Annexure A.**

4.1.3.2 SANRAL does not warrant that the Respondents will be granted any licenses, consents, authorities, services or permits in respect of the proposed development or for conducting business or any other type of use, or that such licenses, consents, authorities, services or permits will be renewed from time to time by the relevant authorities.

4.1.3.3 Since Respondent may be permitted to undertake a rezoning or any other process to suit proposed development, they must comply with all legislative and regulatory requirements, including SPLUMA and NEMA, and any other relevant legislation applicable to the proposed development, as well as compliance with SANRAL policies.

4.1.3.4 Respondents shall be responsible for all costs associated with the zoning and/or rezoning application processes including the cost of any other legislative requirements in line with proposed development.

4.1.3.5 Respondents shall be responsible for the confirmation of the position of the survey boundary beacons of the Land by a practicing Land Surveyor before moving onto the Land, at its own expense, if required by it.

4.1.4 Respondents shall be responsible for the payment of any bulk services, the costs of developing and maintaining the land, and compliance with the rates, taxes, and service charges levied by the relevant authorities.

4.1.5 Respondents' business case shall include detailed commercial options under one or more of the following structures, which shall include:

a. A lease of the Landholdings; or
b. A royalty agreement, where SANRAL receives a monthly lease rental and percentage share of "Gross Revenue" per annum generated; or
c. A combination of these structures (a lease with additional revenue share).

Each proposal must clearly state the **proposed structure**, **the financial terms**, and **assumptions** on which they are based.

4.1.6 **Development Options** shall include:

a. **Lease** (leasing the land parcel voetstoots), the proposal should include the following:

- Proposed lease rental amount per month inclusive of VAT;
- Proposed lease tenure (duration of the lease not exceeding 30 years);
- Renewal options (current policy: no automatic renewal of leases. Renewal of leases must comply with SANRAL property policy regarding open tender, closed tender, or negotiations);
- Annual rental escalation fixed at CPIX plus 3%;
- Proposed lease area and permitted use;
- Commitment letter for a security deposit of 1 month rental;
- Proposed development, including design sketches, artist impression, and related information to ensure understanding of development proposal; and
- Proposed beneficial occupation period, moratoriums, with clear justification.

b. **Royalty (Revenue Sharing of Turnover),** proposal should include the following:

- Proposed royalty rate, expressed as a percentage of Gross Revenue per annum; and also projected over the duration of the proposed lease period not exceeding 30 years;
- Proposed minimum guaranteed payment or floor, and any cap or tiered rate structure;
- Payment frequency and settlement dates;
- Audit and verification rights for SANRAL, including access to records;
- Treatment of late payment and non-reporting (interest and remedies); and
- Term of the arrangement (period/tenure not exceeding 30 years), and the proposed basis for review.

c. Combination Proposals

- Respondents proposing a combination of structures shall provide the information required under each applicable heading above and shall clearly set out how the components interact.

4.1.7 In addition to the above-mentioned in 4.1.6, Respondents are required to include in the development lease proposal the following information:

4.1.7.1 Proposed **revenue sharing percentage** of gross revenue per annum for the duration of the lease period shall be calculated as follows: [the following split is the minimum requirement over a 30-year period]:

SANRAL/ Respondent

- 1-5 years = 5% / 95% split.
- 6-10 years = 10% / 90% split.
- 11-20 years = 15% / 85% split.
- 21-30 years = 25% / 75% split.

NB: Other revenue sharing proposal to maximise income for SANRAL in addition to this minimum requirement may be submitted by the Respondent. SANRAL shall, in its sole and absolute discretion, select the preferred commercial or revenue model considering value for money.

4.1.7.2 **Financial Plan** including the capital financing structure of the proposed development. Both debt and equity financing must be disclosed.

Budget and Funding: An estimate of the project budget, including hard and soft costs, and proposed funding sources should be included.

A **commitment letter** indicating the total amount to fund the development capital costs will strengthen the development proposal for SANRAL's consideration.

4.1.7.3. Schedule and timeline for proposed land development.

4.1.7.4 In addition to the above, any other commercial proposal and commitments that will maximise income for SANRAL over a maximum period of 30 years shall be submitted for consideration.

4.1.7.5 Respondents shall also submit projected revenue, expenses, and profitability, and any other relevant financial information in relation to the proposed land development.

4.1.8 If, in addition to the above-mentioned in 4.1.6 and 4.1.7, the Respondent desire to submit for consideration any other **Alternative Method Proposal** of delivering the land development to maximise revenue for SANRAL, shall ensure that each Alternative Method Proposal is submitted independently, clearly marked as such, and shall also be fully priced in terms of the best financial and commercial offer including compliance with ALL minimum requirements as indicated in this RFI.

4.1.9 Since the Respondents will be responsible for development capital investment, SANRAL shall not provide any funding whatsoever for the proposed land development.

However, SANRAL reserves the right, in its sole and absolute discretion, to consider, amongst others, equity in lieu of lease rental amount based on the market valuation to be determined by SANRAL. SANRAL further reserves the right to apply any other commercial model that may maximise future income stream, including the market revaluation of landholdings based on proposed development.

4.1.10 Respondents shall be responsible for the maintenance of the developed property for the duration of the lease period, and shall comply with any other SANRAL's terms as per the Agreement of Lease.

4.1.11 Additional requirements include the following:

4.1.11.1 On termination of the lease, no compensation shall be paid by SANRAL for land improvements.

4.1.11.2 The development on the land shall remain the property of SANRAL after the expiry of the lease or if the lease ceases, cancelled, or is terminated in accordance with the Agreement of Lease.

4.1.11.3 On termination of the lease, land improvements or development shall be handed over to SANRAL with all applicable certificates, which include amongst others, Certificates of Compliance, Water Use Licenses, EIA Approvals, Occupational Health and Safety Certificate, Zoning Certificate, other Licenses, including maintenance schedules, manuals, warranties, and all such relevant documents that may be applicable.

4.1.11.4 Respondents will be required to keep proper accounting records and comply with all the necessary latest accounting provisions. This will include, amongst others, the following:

(a) keeping and retaining at its registered office comprehensive accounting records materially complying with accounting principles in use in the Republic of South Africa together with all books of original entry and source documents relating to all billings achieved by the Respondent from the development and operations.

(b) On an annual basis, submit to SANRAL the Audited Financial Statements on the letterhead of the accredited Auditor that is recognised by SANRAL, within three (3) months after each anniversary of the Commencement Date, failing which, SANRAL shall have the right to appoint its own Auditor, at the cost of the Respondent, to produce the required Audited Financial Statements. Signed financial management accounts with corresponding official bank statements shall also be acceptable.

(c) SANRAL and the Auditor shall, at all times and on reasonable notice to the Respondent, be granted full and unfettered access to the Respondent's accounting records, books and source documents and shall be able to inspect them, take extracts from them and/or make copies of them for the purposes of establishing due compliance by the Respondent with obligations.

4.1.11.5 No monthly lease rental payment shall be made to SANRAL during the agreed Beneficial Occupation of Land from the Commencement date of the Agreement of Lease.

4.1.11.6 Monthly lease rental shall be required in advance on the first month from the Commencement Date or as agreed by the Parties considering the Beneficial Occupation period.

4.1.11.7 Rental deposit: A rental deposit equal to 1 (One) month's rental shall be payable on date of signature of the lease agreement, by both parties, together with the first month's rent or SEVEN (7) days before the Occupation Date (whichever date is the earlier). Payment of any other applicable amounts as agreed by the parties will also be payable. Upon receipt, the Rental deposit shall be deposited by the LESSOR into a Trust Bank Account in the name of the LESSOR. The interest received will be retained by the LESSOR and the Rental deposit paid to the LESSEE at the end of the lease period after the inspection report has been signed by both Parties and within a period of six (6) months and in compliance with the terms and conditions of lease.

4.1.11.8 Successful bidders (post the RFP process) shall be required to pay Land Reservation Fee for development leases that are longer than ten (10)

years. Payment shall be in a form of bank transfer or a Bank Guarantee in favour of SANRAL for the undeveloped or vacant land which is equivalent to a rental of Twelve (12) months, within seven (7) days upon signing of the lease agreement for the undeveloped or vacant land. Upon receipt, the Land Reservation Fee shall be deposited by the LESSOR into a Trust Bank Account in the name of the LESSOR. The interest received shall be retained by the LESSOR, and the Reservation Fee shall be paid to the LESSEE within six (6) months following the start of operations by the LESSEE in compliance with the terms and conditions of agreement of lease.

4.1.11.9 Land Development Proposal that must be submitted to SANRAL shall also include the following minimum information:

(a) **Returnable Schedules**, as indicated in this RFI, section 4.

(b) ***Land Development Proposal***:
This shall include as a minimum land development concept, artist impression, designs, and other relevant information that the Respondent may deem essential to strengthen their land development proposal for SANRAL's consideration.

© **Management and Operational Plan**:
This shall demonstrate management experience and qualifications of the delivery team. CVs of key personnel responsible for the management of the developed facility shall be included by the Respondent.

(d) **Sales and Marketing Plan**:
This shall demonstrate the Respondents competence in the proposed land development and access to market to generate income during the lease period. Market Case shall provide SANRAL with initial high-level evidence of the market demand and potential for the proposed development.

(e) **Land Use/ Zoning**:
This shall demonstrate the proposed land use based on the Respondent's unique land development. The SANRAL property shall not be utilised as security to third parties. Land sharing and sub-division or sharing shall not be permitted without written permission from SANRAL.

(f) **Financial Feasibility**, which shall include a breakdown of costs, including hard and soft costs, and a financial analysis to support the land development proposal.

(g) **Development Programme**. A timeline for the proposed land development, including milestones and estimated completion date.

4.1.12 SANRAL shall not be responsible for any expenses or losses which may be incurred by the Respondent in the preparation and submission of this RFI or in visiting the identified land sites for development. Respondents are encouraged to obtain as much information as possible concerning each land parcel to strengthen their land development options.

4.1.13 SANRAL does not bind itself to accept any land development Information/ Proposals and Commercial Offers; and no correspondence shall be entered into regarding its decision and way forward.

4.1.14 SANRAL reserves the right, in its sole and absolute discretion, to reject any land development Information or Proposal and Commercial Offers.

4.1.15 SANRAL reserves the right, in its sole and absolute discretion, to call for any clarification, amplification and/or further details relating to the proposed lease rental, revenue sharing, hurdle rate, risk premium, NPV, WACC (debt and equity capital), or other commercial information as indicated in the Respondent's Business Case and Commercial Proposal, as well as details concerning the method and manner in which the Respondent intend to deliver the project and the Respondent's capabilities. This information may be required in a written word format document, presentation, email, or online presentation to SANRAL.

(a) The Respondent shall furnish such additional information within 48 (forty-eight) hours of being called upon to do so. Should the Respondent not provide the required information, or satisfactory reason as to why it cannot be provided, SANRAL may regard the development Information or Proposal as non-compliant and may not be considered for future processes of SANRAL in relation to land development.

(b) The Respondent shall be fully responsible for all costs in connection with the preparation and furnishing of any other additional information or clarification required by SANRAL.

4.1.16 SANRAL reserves the right, in its sole and absolute discretion, to appoint a firm of chartered accountants, transaction advisors or any other suitably qualified and experienced professionals to authenticate and advise on the land development proposal furnished to SANRAL by the Respondent. The Respondent shall provide reasonable assistance in such an enquiry and shall, within 48 (forty-eight) hours of receiving any request for information pursuant to such enquiry, comply with such request.

4.1.17 All written information submitted by the Respondent together with and in support of his/her land development Information or Proposal, or subsequently in response to a request for additional information from SANRAL, shall form the basis on which the Proposal has been prepared and submitted.

4.1.18 Respondents submitting Land Development Information or Proposals for consideration shall further indicate their commitment to obtain minimum insurance coverage of R20 000 000-00 (Twenty Million Rand) per incident in respect of public liability insurance, as this may be required in future processes as determined by SANRAL. Additional insurance commitment by the Respondent will be required for land and buildings.

4.1.19 In considering Respondents' Proposals, compliance with SANRAL's Transformation Policy shall be adhered to. This shall include sub-contracting the works to local small businesses in areas where the development is located. SANRAL's Transformation Policy requires, amongst others, that a minimum of 30% of the works be awarded to SMMEs. Therefore, Respondents are required to familiarise themselves with SANRAL's Transformation Policy and Preferential Procurement Policy which have been uploaded on its website: www.nra.co.za.

4.1.20 A clearly defined Incubation Programme proposal may also be submitted to ensure individuals and/or small businesses are given the opportunity to participate in the property development and/or acquire experience during operations.

4.1.21 SANRAL employees, directors and shareholders who submit land development Proposals to SANRAL shall not be considered, and this includes politically exposed individuals, as contemplated in relevant FORM A of this RFI.

4.1.22 Government entities that wish to lease commercial land parcels for their own purposes shall also comply with this RFI requirement, in addition to any other applicable legislation and/or processes of government to ensure a transparent, equitable, fair and competitive process.

4.1.23 Respondents hereby authorise SANRAL to conduct a creditworthiness assessment and due diligence of the Respondent and each member of the company/trust/JV submitting Land Development Information or Proposal.

4.1.24 SANRAL commercial land parcels shall be leased for development subject to the terms and conditions of Agreement of Lease.

SECTION 4

RETURNABLE DOCUMENTS

List of Returnable Documents

The Respondent must complete the following returnable documents:

The Respondent must complete the following returnable documents:	**Completed (tick)**
Form A1: SBD 1	
Form A2: SBD 4: Declaration of Interest	
Form A3: SBD 6.1: Bidder's BBBEE Verification certificate (Incorporated in SBD 6.1)	
Form A4: Declaration of Bidder's Past Supply Chain Management Practices	
Form A5: Protection of Personal Information (POPIA)	
Form A6: Certificate of Acquaintance with RFT Documents	
Form A7: Certificate of Authority for Signatory	
Form A8: Certificate of Authority for Joint Ventures (where applicable)	
Form A9: Declaration of Bidder's current status of any debt outstanding with SANRAL	
Form A10: Domestic Prominent Influential Persons (DPIP) OR Foreign Prominent Public Officials (FPPO)	
Form A11: Certificate of Fronting practices	
Form A12: Preference Points Claim Form in terms of the Preferential Procurement Regulations 2022 (SBD 6.1)	
Form A13: Registration on National Treasury Central Supplier Database	
Form A14: Declaration of Bidder's Litigation History	
Form A15: Certificates of Tax Compliance	
Form A16: Schedule of Deviations or Qualifications by Bidder	
Form B1: Respondents previous experience in commercial land investment and development	
Form B2: Respondents key personnel experience in commercial land development and management	
Form B3: Respondents previous experience the management and planning of commercial land development projects	
Form B4: Respondent's detailed business case for SANRAL commercial land development (the development lease proposal)	
Form B5: Respondent's annual financial statements as evidence of financial standing	
Form B6: Respondents selected land parcels for development	

CONTINUED VALIDITY OF RETURNABLE DOCUMENTS

The successful Respondent will be required to ensure the validity of all returnable documents, including but not limited to its valid proof of B-BBEE status emanating from this RFI. **All Returnable documents must be signed in the provided signature spaces at the bottom of the page.**

Signed:……..……..……..Date:……..

Name:……Position……

Respondent:……..……

FORM A2: BIDDER'S DISCLOSURE SBD4

SANRAL HO :66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Bidder:

i. Definitions:
   a. "State" means:
      - any National or Provincial Department, National or Provincial Public Entity or Constitutional Institution within the meaning of the Public Finance Management Act, 1999 (Act No 1 of 1999);
      - any Municipality of Municipal Entity;
      - Provincial Legislature;
      - National Assembly or the National Council of Provinces; or
      - Parliament.

   b. "Shareholder" means a person who owns shares in the company and is actively involved in the management of the enterprise or business and exercises control over the enterprise.

ii. In the case of a joint venture (JV), a separate declaration form is to be completed and submitted by each JV member.

iii. If the Form is omitted or blank; or if the Bidder found to have failed to declare conflict or declare false information, The tender will be declared non-responsive and should it be discovered after the award of a contract, contract maybe terminated, and Bidder will be ultimately restricted from doing business with the State.

---

1. **PURPOSE OF THE FORM**

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the Bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. **Bidder's declaration**

2.1 Is the Bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest1 in the enterprise, employed by the state?

YES/NO

2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

Full Name	**Identity Number**	**Name of State institution**

2.2 Do you, or any person connected with the Bidder, have a relationship with any person who is employed by the procuring institution?**.....YES/NO**

2.2.1 If so, furnish particulars:

……
……

2.3 Does the Bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract?.....**YES/NO**

1. If so, furnish particulars:

…….
…….

3. **DECLARATION**

I, the undersigned, (name)……. in submitting the accompanying bid, do hereby make the following statements that I certify to be true and complete in every respect:

3.1 I have read and I understand the contents of this disclosure;

3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;

3.3 The Bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium will not be construed as collusive bidding.

3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.

3.4 The terms of the accompanying bid have not been, and will not be, disclosed by the Bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

3.5 There have been no consultations, communications, agreements or arrangements made by the Bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the Bidder was not involved in the drafting of the specifications or terms of reference for this bid.

6. I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT.

I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE

Signed:……..……..……..Date:……

Name:…….……Position……

Respondent:……..……..

FORM A3: BIDDER'S B-BBEE VERIFICATION CERTIFICATE (INCORPORATING SBD 6.1)

SANRAL HO :66130/1007/2025/01

REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Bidder:

1. A Bidders' scorecard shall be a B-BBEE Verification Certificate issued in accordance with:

- The Amended Generic Codes of Good Practice issued in terms of government gazette No. 42496, issued on 31 May 2019.

i) The scorecard shall be submitted as a certificate attached to Returnable Schedule Form A14; and

ii) The certificate shall:
   - Be valid at the closing date;
   - Have been issued by a verification agency accredited by the South African National Accreditation System (SANAS);
   - Be in the form of a sworn affidavit (accompanied by an audited financial statement or Management Account on the latest financial year) or a certificate issued by the Companies and Intellectual Property Commission in the case of an Exempted Micro Enterprise (EME); and
   - Have a date of issue less than 12 (twelve) months prior to the tender closing date (see Tender Data 4.15); and

iii) A valid BBBEE Certificates shall contain:
   - Name of enterprise as per enterprise registration documents issued by CIPC, and enterprise business address.
   - Value-Added Tax number, where applicable.
   - The B-BBEE Scorecard against which the certificate is issued, indicating all elements and scores achieved for each element. The actual score achieved must be linked to the total points as per the relevant Codes.
   - B-BBEE status with corresponding procurement recognition level.
   - The relevant Codes used to issue the B-BBEE verification certificate.
   - Have a date of issue and expiry (e.g. 9 June 2018 to 8 June 2019). Where a measured entity was subjected to a re-verification process, due to material change, the B-BBEE Verification Certificate must reflect the initial date of issue, date of re-issue and the initial date of expiry. Re-verification does not extend the lifespan of the B-BBEE Verification Certificate.
   - Financial period which was used to issue the B-BBEE Verification Certificate

iv) A valid Sworn Affidavit must contain the following:
   - Name/s of deponent as they appear in the identity document and the identity number.
   - Designation of the deponent as either the director, owner or member must be indicated in order to know that person is duly authorised to depose of an affidavit.
   - Name of enterprise as per enterprise registration documents issued by the CIPC, where applicable, and enterprise business address.
   - Percentage black ownership, black female ownership and whether they fall within a designated group.
   - Indicate total revenue for the year under review and whether it is based on audited financial statements or management accounts.
   - Financial year-end (must be in the format dd/mm/yyyy) as per the enterprise's registration documents, which was used to determine the total revenue.
   - B-BBEE status level. An enterprise can only have one status level.
   - Date deponent signed and date of Commissioner of Oath must be the same.
   - Commissioner of Oath cannot be an employee or ex officio of the enterprise because, a person cannot by law, commission a sworn affidavit in which they have an interest.

v) In an event of an un-incorporated Joint Venture (JV), a valid project specific (must contain SANRAL project name and number) consolidated B-BBEE Verification Certificate in the name of the JV shall be submitted.

A notated affidavit is given below. this indicates critical information that is required., as well as formats and conventions that must be adhered to.
Please use appropriate affidavit linked to your Sector code; where applicable.

Signed:……..…….……..Date:……

Name:…….……Position……

Respondent:……..……..

FORM A4: DECLARATION OF BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES

SANRAL HO :66130/1007/2025/01

REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Bidder:

1. **This declaration:**
   a. **must form part of all tenders submitted.**
   b. **in the case of a joint venture (JV), must be completed and submitted by each member of the JV**
2. **This form serves as a declaration to be used by institutions in ensuring that when goods and services are being procured, all reasonable steps are taken to combat the abuse and/or misused the State's procurement of the supply chain management system.**
3. **The tender of any Bidder may be disregarded if that Bidder or any of its directors have –**
   a. **abused and/or misused the State's procurement and/or supply chain management system;**
   b. **committed fraud, corruption, or any other improper conduct in relation to such State system; and/or**
   c. **has been charged with fraud, corruption or any other improper conduct whether of a criminal or civil nature during the course and scope of rendering services to the state or any other party and/or entity; or**
   d. **failed to perform on any previous contract [with the State].**
4. **In order to give effect to the above, the following questionnaire must be completed and submitted with this tender.**

4.1	Is the Bidder or any of its directors listed on the National Treasury's Database of Restricted Suppliers as companies or persons prohibited from doing business with the public sector? **Companies or persons who are listed on this Database were informed in writing of this restriction by the Accounting Officer/ Authority of the institution that imposed the restriction after the *audi alteram partem* rule was applied.** The Database of Restricted Suppliers now resides on the National Treasury website (www.treasury.gov.za) and can be accessed by clicking on its link at the bottom of the home page.	Yes ♦	No ♦
4.1.1	If Yes, furnish particulars:		
4.2	Is the Bidder or any of its directors listed on the Register for Tender Defaulters in terms of Section 29 of the Prevention and Combatting of Corrupt Activities Act (No. 12 of 2004)? **The Register for Tender Defaulters can be accessed on the National Treasury website ((**www.treasury.gov.za) by clicking on its link at the bottom of the home page.	Yes ♦	No ♦
4.2.1	If Yes, furnish particulars:		
4.3	Was the Bidder or any of its directors convicted by a court of law (including a court outside the Republic of South Africa) for fraud or corruption during the past five years?	Yes ♦	No ♦
4.3.1	If Yes, furnish particulars:		
4.4	Was any contract between the Bidder and any organ of State terminated during the past five years on account of failure to perform on or comply with the contract?	Yes ♦	No ♦
4.4.1	If Yes, furnish particulars:		

CERTIFICATION

I, the undersigned, ...
certify that the information furnished on this declaration form is true and correct.

I accept that, in addition to cancellation of a contract, action may be taken against me should this declaration prove to be false.

Signature: .....

Name: .....

Position: .....

Date: .....

Name of Bidder: .....

FORM A5: PROTECTION OF PERSONAL INFORMATION

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

1. The following terms shall bear the same meaning as contemplated in Section 1 of the Protection of Person information act, No.4 of 2013 ("POPIA"):
   consent; data subject; electronic communication; information officer; operator; person; personal information; processing; record; Regulator; responsible party; special information; as well as any terms derived from these terms.
2. SANRAL will process all information by the Respondent in terms of the requirements contemplated in Section 4(1) of the POPIA:
   Accountability; Processing limitation; Purpose specification; Further processing limitation; Information quality; Openness; Security safeguards and Data subject participation.
3. The Parties acknowledge and agree that, in relation to personal information that will be processed pursuant to this RFT, the Responsible party is "SANRAL" and the Data subject is the "Respondent". SANRAL will process personal information only with the knowledge and authorisation of the Respondent and will treat personal information which comes to its knowledge as confidential and will not disclose it, unless so required by law or subject to the exceptions contained in the POPIA.
4. SANRAL reserves all the rights afforded to it by the POPIA in the processing of any of its information as contained in this RFT and the Respondent is required to comply with all prescripts as detailed in the POPIA relating to all information concerning SANRAL.
5. In responding to this bid, SANRAL acknowledges that it will obtain and have access to personal information of the Respondent. SANRAL agrees that it shall only process the information disclosed by Respondent in their response to this bid for the purpose of evaluating and subsequent award of business and in accordance with any applicable law.
6. SANRAL further agrees that in submitting any information or documentation requested in this RFT, the Respondent is consenting to the further processing of their personal information for the purpose of, but not limited to, risk assessment, assurances, contract award, contract management, auditing, legal opinions/litigations, investigations (if applicable), document storage for the legislatively required period, destruction, de-identification and publishing of personal information by SANRAL and/or its authorised appointed third parties.
7. Furthermore, SANRAL will not otherwise modify, amend or alter any personal data submitted by the Respondent or disclose or permit the disclosure of any personal data to any third party without the prior written consent from the Respondent. Similarly, SANRAL requires the Respondent to process any personal information disclosed by SANRAL in the bidding process in the same manner.
8. SANRAL shall, at all times, ensure compliance with any applicable laws put in place and maintain sufficient measures, policies and systems to manage and secure against all forms of risks to any information that may be shared or accessed pursuant to this RFT (physically, through a computer or any other form of electronic communication).
9. SANRAL shall notify the Respondent in writing of any unauthorised access to information, cybercrimes or suspected cybercrimes, in its knowledge and report such crimes or suspected crimes to the relevant authorities in accordance with applicable laws, after becoming aware of such crimes or suspected crime. The Respondent must take all necessary remedial steps to mitigate the extent of the loss or compromise of personal information and to restore the integrity of the affected personal information as quickly as is possible.
10. The Respondent may, in writing, request SANRAL to confirm and/or make available any personal information in its possession in relation to the Respondent and if such personal information has been accessed by third parties and the identity thereof in terms of the POPIA. The Respondent may further request that SANRAL correct (excluding critical/mandatory or evaluation information), delete, destroy, withdraw consent or object to the processing of any personal information relating to the Respondent in SANRAL's possession in terms of the provision of the POPIA and utilizing Form 2 of the POPIA Regulations.
11. In submitting any information or documentation requested in this RFT, the Respondent is hereby consenting to the processing of their personal information for the purpose of this RFT and further confirming that they are aware of their rights in terms of Section 5 of POPIA

Respondents are required to provide consent below:

YES		**NO**	

12. Further, the Respondent declares that they have obtained all consents pertaining to other data subject's personal information included in its submission and thereby indemnifying SANRAL against any civil or criminal action, administrative fines or other penalty or loss that may arise as a result of the processing of any personal information that the Respondent submitted.
13. The Respondent declares that the personal information submitted for the purpose of this RFT is complete, accurate, not misleading, is up to date and may be updated where applicable.

Signature of Respondent's authorised representative: _____

Should a Respondent have any complaints or objections to processing of its personal information, by SANRAL, the Respondent can submit a complaint to the Information Regulator on https://www.justice.gov.za/inforeg/, click on contact us, click on complaints.IR@justice.gov.za

Signed:……..……..……..Date:…….
……..
Name:……Position……
…….
Respondent:……..…….

FORM A6: CERTIFICATE OF ACQUAINTANCE WITH RFI DOCUMENTS

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

By signing this certificate, the Respondent is deemed to acknowledge that he/she has made himself/herself thoroughly familiar with and agrees with all the conditions governing this RFI. This includes those terms and conditions contained in any printed form stated to form part hereof, including but not limited to the documents stated below. As such, SANRAL will recognise no claim for relief based on an allegation that the Respondent overlooked any such term or condition or failed properly to take it into account in calculating tendered prices or any other purpose:

Note: As a general rule, successful Respondents will be required to complete a Supplier registration as a vendor onto the SANRAL vendor master database.

Should the Bidder find any terms or conditions stipulated in any of the relevant documents quoted in the RFI unacceptable, it should indicate which conditions are unacceptable and offer alternatives by written submission on its company letterhead, attached to its submitted Bid. Any such submission shall be subject to review by SANRAL's Legal Department who shall determine whether the proposed alternative(s) are acceptable or otherwise, as the case may be. A material deviation from the Standard terms or conditions could result in disqualification.

Bidders accept that an obligation rests on them to clarify any uncertainties regarding any bid to which they intend to respond, before submitting the bid. The Bidder agrees that he/she will have no claim or cause of action based on an allegation that any aspect of this RFI was unclear but in respect of which he/she failed to obtain clarity.

The Bidder understands that his/her Bid will be disqualified if this Certificate of Acquaintance with RFI documents included in the RFI as a returnable document, is found not to be true and/ or complete in every respect.

SIGNED at _____ on this _____ day of _____ 20___

SIGNATURE OF RESPONDENT'S AUTHORISED REPRESENTATIVE: _____

NAME: _____

DESIGNATION: _____

Signed:……..……..……..Date:……

Name:…….……Position……

Respondent:……..……

FORM A7: CERTIFICATE OF AUTHORITY FOR SIGNATORY
SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Bidder:

1. The signatory for the Bidder shall confirm his/her authority thereto by attaching on the tendering company's letterhead a duly signed and dated copy of the relevant resolution of the board of directors/partners. Submit a copy of the resolution on printed and bound hard copy and flash drive.
2. In the event that the Bidder is a joint venture, a certificate is required from each member of the joint venture clearly setting out:
   - authority for signatory,
   - undertaking to formally enter into a joint venture contract should an award be made to the joint venture,
3. The resolution below is given as an example of an acceptable format for authorisation, but submission of this page with the example completed shall not be accepted as authorisation of the Bidder's signatory.
4. In the event that authorisation is for more than one project, then all projects shall be listed in the copy of the resolution of the Board of Directors/Partners.

By resolution of the board of directors/partners passed at a meeting held on

Mr/Ms……whose signature appears below, has been duly authorised to sign all documents in connection with the tender for contract no. **SANRAL HO 66130/1007/2025/01**
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

and any contract which may arise therefrom on behalf of *(enter name of Bidder in block capitals)*

SIGNED ON BEHALF OF THE COMPANY:

IN HIS/HER CAPACITY AS:
DATE:
SIGNATURE OF SIGNATORY:

WITNESSES:…… ……..

SIGNATURE SIGNATURE

……
……..……..
NAME (print) NAME (print)

Signed:……..…….……..Date:……..……..

Name:…….……Position……
…….
Respondent:……..…….

FORM A8: JOINT VENTURE AGREEMENT

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Bidder Name	**Contact Detail (Name, Cellphone, Email)**	**Share % in the JV**
Total		**100**

Signed:……..……..……..Date:……

Name:…….……Position……

Respondent:……..……

FORM A9: DECLARATION OF BIDDER'S CURRENT STATUS OF ANY DEBT OUTSTANDING TO SANRAL

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Bidder:
1. **The signatory for the Bidder (as per Form A2.1) shall complete and sign this form declaring the current status of (any) debt outstanding to SANRAL.**
2. **In the event that the Bidder is a Joint Venture, a declaration is required from each member of the Joint Venture.**

I, the undersigned, ... declare that:

(i) the Bidder or any of its Directors/Members do not have any debt outstanding to SANRAL, other than what is listed below:

.....

.....

.....

.....

(ii) the Bidder and/or any of its Directors/Members freely, voluntarily and without undue duress unconditionally authorises SANRAL to set off any debts agreed to which is due and payable by the Bidder or any of its Directors/Members in terms of this declaration against any moneys due to the Bidder or any of its Directors/Members.

(iii) to the best of my knowledge the above information is true and accurate.

Signed and sworn before me at ……. on the …….. day of

…… 20……..

……..
SIGNATURE

The deponent having:
1. Acknowledged that he/she knows and understands the contents hereof;
2. Confirmed that he/she has not objection to the taking of the prescribed oath;
3. That he/she considered the prescribed oath as binding upon his/her conscience; and
4. The Regulations contained in the Government Gazette Notice R1258 of July 1972 and R 1648 of August 1977 having been complied with.

……..
COMMISSIONER OF OATHS

Signed:……..……..Date:……...

Name:……Position……

Respondent:……

FORM A10: DOMESTIC PROMINENT INFLUENTIAL PERSONS (DPIP) OR FOREIGN PROMINENT PUBLIC OFFICIALS (FPPO)

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Bidder:

1. In line with a policy on the management of Prominent Influential Persons (PIP's), the purpose of this declaration form is to ensure maintenance and monitoring of the business relationships with prominent, influential stakeholders who have domestic and/or foreign influence as far as the procurement under the management of the Employer is concerned. This is done to mitigate the Employer's perceived association, reputational, operational or legal risk, as it strives to foster and maintain fair and transparent business relations. (This policy is available on the Employer's website: www.nra.co.za)
2. It is compulsory that all prospective and existing Bidders conducting business with the Employer, who potentially meet the definition of DPIP's, FPPO's or FIN's, complete this form by supplying credible information as required and submit together with their tender document.
3. Bidders are required at the tender stage to declare any DPIP's, FPPO's or FIN's involved in their tenders, as part of their submission.
4. Further, that Bidders shall at the tender stage furnish the Employer of all information relating to namely, shareholders names, identity numbers and share certificates of the individual and/or transaction concerned using the form below, for verification purposes, including where applicable, confirmation as it relates to:
    i. Knowledge of any offence within the meaning of Chapter 2, Section 12 and 13 of Prevention and Combating of Corrupt Practices Act No 4 of 2006; and/or
    ii. Knowledge of any offence within the meaning of Chapter 3 of Prevention of Organised Crime Act No 121 of 1998 as it relates to any of the shareholders, directors, owners and/or individual link to the Bidder.
5. Bidders undertake that should it be discovered that the information provided in the table below is fraudulently or negligently misrepresented, then Chapter 9, Section 214 and 216 of Companies Act No 17 of 2008 shall apply to shareholders, directors, owners and/or individual link to the Bidder.
6. Should the Bidder fail to declare or supply the Employer with credible information in the prescribed form, the tender may be rendered invalid.
7. Should the Employer, in the process of conducting verification and investigation of information supplied by the Bidder find out that the information poses a reputational risk, the tender shall be rendered invalid.
8. The following definitions shall apply:
    i. "Board" means the Board of Directors or the Accounting Authority of the Employer.
    ii. "Business relationship" means the connection formed between the Employer and external stakeholders for commercial purposes.
    iii. "DD" means Due Diligence.
    iv. "Domestic Prominent Influential Person" means an individual who holds an influential position, including in an acting position for a period exceeding 6 (six) months, or has held at any time in the preceding 12 (twelve) months, in the Republic, as defined in the Financial Intelligence Centre Amendment Act No 1 of 2017.
    v. "DPIP" means a Domestic Prominent Influential Person.
    vi. "Family members and known close associates" means immediate family members and known close associates of a person in a foreign or domestic prominent position, as the case may be, as defined in the Financial Intelligence Centre Amendment Act No 1 of 2017.
    vii. "Foreign Influential National" means an individual who is not a South African citizen or does not have a permanent residence permit issued in terms of the Immigration Act No 13 of 2002, who possesses personal power that induces another person to give consideration or to act on any basis other than the merits of the matter.

    viii. "Foreign Prominent Public Official" means (as defined in the Financial Intelligence Centre Amendment Act No 1 of 2017) an individual who holds or has held at any time in the preceding 12 (twelve) months, in any foreign country a prominent public function.

ix. "FPPO" means a Foreign Prominent Public Official.
x. "Improper influence" means personal power that induces another person to give consideration or to act on any basis other than the merits of the matter.
xi. "The Employer" means the South African National Roads Agency SOC Limited (SANRAL) with registration number 1998/009584/30.
xii. "Senior Management" means the Executive Committee or its individual members.

9. A separate declaration is required from each DPIP, FPPO and FIN. In the event that the Bidder is a Joint Venture (JV), a separate declaration from each DPIP, FPPO and Fin from each of the Joint Venture (JV) members, is required.

Prominent Influential Persons (PIP's) Reporting Form

IDENTIFICATION PARTICULARS					
Primary Particulars	First Name	Surname		Middle Name	ID/Passport Number
Country Details	Country of Origin		Citizenship	Current Country of Residence	
CURRENT STATUS AND BACKGROUND					
Current Occupation	Occupational Title			Status	
				Active	Non-active
Is the potential/business partner (mark with an "X" whichever is applicable):					
a DPIP	a FPPO	a FIN	Family member or Close Associate of a DPIP/FPPO/FIN?		

KNOWN BUSINESS INTERESTS				
No	Name of Entity	Role in Entity	Status	
1			Active	Non-active
2				
3				
4				
5				

MEDIA REPORTS / OTHER SOURCES OF INFORMATION
(Please reference all known negative or damaging media reports associated with the DPIP/FPPO/FIN)

Reporting Person/s:

Full names:		
Designation:		
Department:		
Head of Department:		
Head of Department's signature:	Date:	
Reporting Person's signature:	Date:	

DECLARATION / UNDERTAKING BY THE BIDDER

I, the undersigned, ...

declare that:

i. the information furnished on this declaration form is true and correct.

ii. I accept that, any action may be taken against me should this declaration prove to be false.

Signed:……..…….……..Date:……

Name:…….……Position……

Respondent:……..……

FORM A11: CERTIFICATE OF FRONTING PRACTICES

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Fronting Practices

Window-dressing: This includes cases in which black people are appointed or introduced to an enterprise on the basis of tokenism and may be:

- Discouraged or inhibited from substantially participating in the core activities of an enterprise; and
- Discouraged or inhibited from substantially participating in the stated areas and/or levels of their participation;

Benefit Diversion: This includes initiatives implemented where the economic benefits received as a result of the B-BBEE Status of an enterprise do not flow to black people in the ratio as specified in the relevant legal documentation.

Opportunistic Intermediaries: This includes enterprises that have concluded agreements with other enterprises with a view to leveraging the opportunistic intermediary's favourable B-BBEE status in circumstances where the agreement involves:

- Significant limitations or restrictions upon the identity of the opportunistic intermediary's suppliers, Service Providers, clients or customers;
- The maintenance of their business operations in a context reasonably considered improbable having regard to resources; and
- Terms and conditions that are not negotiated at arms-length on a fair and reasonable basis.

Responsibility to Report Fronting

In order to effectively deal with the scourge of Fronting, verification agencies, and/or procurement officers and relevant decision makers are encouraged to obtain a signed declaration from the clients or entities that they verify or provide business opportunities to, which states that the client or entity understands and accepts that the verification agency, procurement officer or relevant decision maker may report Fronting practices to **the dtic**. Intentional misrepresentation by measured entities may constitute fraudulent practices, public officials and verification agencies are to report such cases to **the dtic**.

Fronting Indicators

• The black people identified by an enterprise as its shareholders, executives or management are unaware or uncertain of their role within an enterprise;
• The black people identified by an enterprise as its shareholders, executives or management have roles of responsibility that differ significantly from those of their non-black peers;
• The black people who serve in executive or management positions in an enterprise are paid significantly lower than the market norm, unless all executives or management of an enterprise are paid at a similar level;
• There is no significant indication of active participation by black people identified as top management at strategic decision making level;
• An enterprise only conducts peripheral functions and does not perform the core functions reasonably expected of other, similar, enterprises;
• An enterprise relies on a third-party to conduct most core functions normally conducted by enterprises similar to it;

• An enterprise cannot operate independently without a third-party, because of contractual obligations or the lack of technical or operational competence;
• The enterprise displays evidence of circumvention or attempted circumvention;
• An enterprise buys goods or services at a significantly different rate than the market from a related person or shareholder;
• An enterprise obtains loans, not linked to the good faith share purchases or enterprise development initiatives, from a related person at an excessive rate; and
• An enterprise shares all premises and infrastructure with a related person, or with a shareholder with no B-BBEE status or a third-party operating in the same industry where the cost of such premises and infrastructure is disproportionate to market-related costs.

DECLARATION

I, the undersigned, ...

in submitting the accompanying tender on behalf of the Bidder do hereby make the following statements that I certify to be true and complete in every respect:

1. I have read and understand the contents of this certificate.
2. I accept that the Employer may report fronting practices to the Department of Trade, Industry and Competition and the B-BBEE Commissioner.
3. I accept that intentional misrepresentation by measured entities may constitute fraudulent practices that shall be reported to the Department of Trade and Industry and the B-BBEE Commissioner.

Signed:……..……..……..Date:……

Name:…….……Position……

Respondent:……..……

FORM A12. PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022 (SBD 6.1)

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

NB: BEFORE COMPLETING THIS FORM, BIDDERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022

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1. **GENERAL CONDITIONS**
   The following preference point systems are applicable to invitations to tender:
   the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included); and

2. **To be completed by the organ of state**

   a. The applicable preference point system for this tender is the **90/10** preference point system.
   b. The **90/10 preference point system** will be applicable in this RFI. The lowest/ highest acceptable commercial offer will be used to determine the accurate system once RFIs are received.

3. Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:
   a. Price; and
   b. Specific Goals.

4. **To be completed by the organ of state:**
The maximum points for this tender are allocated as follows:

	POINTS
PRICE (COMMERCIAL OFFER)	90
SPECIFIC GOALS	10
Total points for Price (Commercial Offer) and Specific Goals	**100**

5. Failure on the part of a Bidder to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.
6. The organ of state reserves the right to require of a Bidder, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

2. **DEFINITIONS**
   a. **"tender"** means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;
   b. **"price"** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;
   c. **"rand value"** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;
   d. **"tender for income-generating contracts"** means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating

contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and

e. **"the Act"** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

POINTS AWARDED FOR PRICE

3.1.1 THE 90/10 PREFERENCE POINT SYSTEMS

A maximum of 90 points is allocated for price on the following basis: **90/10**

$$Ps = 90\left(1 - \frac{Pt - P\,min}{P\,min}\right)$$

Where

Ps = Points scored for price of tender under consideration

Pt = Price of tender under consideration

Pmin = Price of lowest acceptable tender

4. POINTS AWARDED FOR SPECIFIC GOALS

1. In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the Bidder will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:

2. In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—
   a) an invitation for tender for income-generating contracts, 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or
   b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,

   then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system

Table 1: Specific goals for the tender and points claimed are indicated per the table below.

The specific goals allocated points in terms of this tender	*Criteria*	*Number of points allocated (90/10 system)*	*Number of points claimed (80/20 system) (To be completed by the Bidder)*
B-BBEE level scorecard of the tendering entity.	*B-BBEE Level 1*	10.00	
	B-BBEE Level 2	9.00	
	B-BBEE Level 3	6.00	
	B-BBEE Level 4	5.00	
	B-BBEE Level 5	4.00	
	B-BBEE Level 6	3.00	
	B-BBEE Level 7	2.00	
	B-BBEE Level 8	1.00	
	Non-compliant contributor	0.00	

Notes to Bidders: The Bidder must indicate how they claim points for each preference point system.

5. **DECLARATION WITH REGARD TO COMPANY/FIRM**

1. Name of company/firm…….
2. Company registration number: ……...
3. TYPE OF COMPANY/ FIRM

□ Partnership/Joint Venture / Consortium
□ One-person business/sole propriety
□ Close corporation
□ Public Company
□ Personal Liability Company
□ (Pty) Limited
□ Non-Profit Company
□ State Owned Company

[TICK APPLICABLE BOX]

4. I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/ firm for the preference(s) shown and I acknowledge that:

i. The information furnished is true and correct;
ii. The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
iii. In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;
iv. If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –

c) disqualify the person from the tendering process;
d) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
e) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
f) recommend that the Bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted from obtaining business from any organ of state for a period not exceeding 10 years, after the audi alteram partem (hear the other side) rule has been applied; and
g) forward the matter for criminal prosecution, if deemed necessary.

.....

SIGNATURE(S) OF TENDERER(S)

SURNAME AND NAME: .....

DATE: .....

ADDRESS: .....

.....

.....

FORM A13: REGISTRATION ON NATIONAL TREASURY CENTRAL SUPPLIER DATABASE

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

The Bidder shall provide a copy supplier registration from the National Treasury Central Supplier Database (www.treasury.gov.za). Bidders who are not registered on the Central Supplier Database at tender closure will be declared non-responsive. In the case of a Joint Venture a printed copy supplier registration from must be provided for each member of the Joint Venture.

Name of Service Provider: .....

Central Supplier Database Supplier Number: .....

Supplier Commodity: .....

Delivery Location: .....

Signed:……..……..Date:……

Name:……Position……

Respondent:……

FORM A14: DECLARATION OF BIDDER'S LITIGATION HISTORY

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Bidder:
The Bidder shall list below details of any litigation with which the Bidder (including its directors, shareholders or other senior members in previous companies) has been involved with any organ of state or state department within the last ten years. The details must include the year, the litigating parties, the subject matter of the dispute, the value of any award or estimated award if the litigation is current and in whose favour the award, if any, was made.

CLIENT	OTHER LITIGATING PARTY	DISPUTE	AWARD VALUE	DATE RESOLVED

Signed:……..……..……..Date:……

Name:……Position……

Respondent:……..……

FORM A15: CERTIFICATES OF TAX COMPLIANCE

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

The Bidder shall complete the declaration below.

I, ... (name)
the undersigned in my capacity as ..... (position)
on behalf of ..... (name of company)
herewith grant consent that SARS may disclose to the South African National Roads Agency SOC Limited (SANRAL) our tax compliance status.

For this purpose our unique security personal identification number (PIN) is .....

In the event of a joint venture each member shall comply with the above requirements.

Signed:……..……..……..Date:……

Name:……Position……

Respondent:……..……

FORM A16: SCHEDULE OF DEVIATIONS OR QUALIFICATIONS BY BIDDER

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

PAGE	DESCRIPTION

Signed:……..……..……..Date:……

Name:……Position……

Respondent:……..……

FORM B1: RESPONDENTS PREVIOUS EXPERIENCE IN COMMERCIAL LAND INVESTMENT AND DEVELOPMENT

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Respondent:

A. Respondents must have experience in the commercial land investment and development.

B. **The submission must clearly be marked as FORM B1**

C. Two (2) contactable references must be provided on the following table to confirm demonstrated experience.

Previous client	**Description of previous leasing and development of commercial land parcels**	**Year (from-to)**	**Contact details Name, surname, company, contact number of References**
1			
2			

Signed:……..……..……..Date:……

Name:…….……Position……

Respondent:……..……

FORM B2: RESPONDENTS KEY PERSONNEL EXPERIENCE IN COMMERCIAL LAND DEVELOPMENT AND MANAGEMENT

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Respondents:

- Fill the tables below that indicate name and position of key personnel, provide brief description of work experience, period, position and qualifications (Maximum of 5 key personnel).
- Complete the provided CV template. Respondents may reproduce for each key personnel and submit.
- Attach a copy of **Curriculum Vitae** of the Key Personnel.
- **The submission must clearly be marked as FORM B2.**

NAME	POSITION
1	
2	
3	
4	
5	

Key Personnel Experience

BRIEF DESCRIPTION OF WORK EXPERIENCE	RELEVANT EXPERIENCE STARTED	RELEVANT EXPERIENCE ENDED	POSITION HELD	QUALIFICATION/S
1				
2				
3				

4				
5				

Comments:

RESPONDENTS TO COMPLETE THE FOLLOWING CV FOR EACH KEY PERSONNEL SUBMITTED USE THE FORMAT AS PROVIDED BELOW

CURRICULUM VITAE TO BE COMPLETED BY RESPONDENTS

Please provide **certified copies of qualifications, certificates, and professional registration** of the key personnel to be assigned for this project

Proposed role in the project: .....

1. Last name .....
2. First name: .....
3. Date of birth: .....
4. Nationality .....
5. Education

Institution (Date from - Date to)	

6. Present position: .....
7. Years within the organisation: .....

8. Key qualifications (relevant to the project)

---

9. Professional Experience

Date (From – To) (mm/yyyy)	
Organisation	
Location	
Position	
Description of duties	

Date (From – To) (mm/yyyy)	
Organisation	
Location	
Position	
Description of duties	

Date (From – To) (mm/yyyy)	
Organisation	
Location	
Position	
Description of duties	

Signed:……Date:……..

Name:……Position…….

Tenderer:……

FORM B3: RESPONDENTS PREVIOUS EXPERIENCE THE MANAGEMENT AND PLANNING OF COMMERCIAL LAND DEVELOPMENT PROJECTS

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Respondent:

- Respondents must demonstrate relevant experience of similar projects undertaken (include images of completed development managed by the Respondent).

The submission must clearly be marked as FORM B3.

Respondents to Confirm Submission: (*Please tick (✓) appropriate box below and sign the page***)**

Submitted ☐

Not Submitted ☐

Signed:……..……..……..Date:……

Name:……..……Position……

Respondent:……..……

FORM B4: RESPONDENT'S DETAILED BUSINESS CASE FOR EACH SANRAL COMMERCIAL LAND DEVELOPMENT (THE LDEVELOPMENT LEASE PROPOSAL)

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Respondents:

(a) Respondents must provide a detailed Business Case for the land development proposal and ensure all required information based on this RFI has been included.
(b) The Business Case shall include but not limited to the relevant information.
  (i) Lease
    a. Lease (leasing the land parcel voetstoots), the proposal should include the following:
    - Proposed lease rental amount per month inclusive of VAT;
    - Proposed lease tenure (duration of the lease not exceeding 30 years);
    - Renewal options (current policy: no automatic renewal of leases. Renewal of leases must comply with property policy regarding open tender, closed tender, or negotiations);
    - Annual rental escalation fixed at CPIX plus 3%;
    - Proposed lease area and permitted use;
    - Commitment letter for a security deposit of 1 month rental;
    - Details of proposed development, including designs, artist impression, etc.; and
    - Proposed beneficial occupation period, moratoriums, with clear justification;
  (ii) Royalty
    - Proposed royalty rate, expressed as a percentage of Gross Revenue per annum; and also projected over the duration of the proposed lease period.
    - Proposed minimum guaranteed payment or floor, and any cap or tiered rate structure;
    - Payment frequency and settlement dates;
    - Audit and verification rights for SANRAL, including access to records;
    - Treatment of late payment and non-reporting (interest and remedies); and
    - Term of the arrangement (period/tenure not exceeding 30 years), and the proposed basis for review.
  (iii) Combination of (i) and (ii)
    - Respondents proposing a combination of structures shall provide the information required under each applicable heading above and shall clearly set out how the components interact (for example, whether the royalty is payable in addition to, or as a top-up on, the base rental).
  (iv) Assumptions, financial, market research, sales and marketing, zoning, commercial, forecast of revenue, expenses, projected cash flows, and development implementation plan.

  Each proposal must clearly state the proposed structure, the financial terms, and assumptions on which they are based.

  (v) Proposed revenue sharing percentage of gross revenue per annum and for the duration of the lease period shall be calculated as follows: [the following split is the minimum requirement over a 30-year period]:

    SANRAL/ Respondent
    - 1-5 years = 5% / 95% split;
    - 6-10 years = 10% / 90% split;
    - 11-20 years = 15% / 85% split;
    - 21-30 years = 25% / 75% split.

  NB: Other revenue sharing proposal to maximise income for SANRAL in addition to this minimum requirement may be submitted by the Respondent. SANRAL shall, in its sole and absolute discretion, select the preferred commercial or revenue model considering value for money.

  (vi) Other relevant information as stipulated as requirements in this RFI

The submission must clearly be marked as FORM B4

Respondents to Confirm Submission: (*Please tick (✓) appropriate box below and sign the page***)**

Business Case Submitted ☐

Business Case Not Submitted ☐

Signed:……..……..……..Date:……

Name:……Position……

Respondent:……..……

FORM B5: RESPONDENT'S ANNUAL FINANCIAL STATEMENTS AS EVIDENCE OF FINANCIAL STANDING

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Respondents:

1. The Respondent is required to submit latest Annual Financial Statements (AFS) (Note: if a Respondent is a Joint Ventures (JV), it must provide AFS for each company in the JV).

The AFS submission must clearly be marked as FORM B5

2. **Respondent to Confirm Submission: (***Please tick (✓) appropriate box below and sign the page***)**

AFS Submitted ☐

AFS Not Submitted ☐

Signed:.....Date:.....

Name:.....Position.....

Tenderer:.....

FORM B6: RESPONDENTS SELECTED LAND PARCELS FOR DEVELOPMENT

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Respondents:

1. Complete the following Table A-1 below in Annexure A.
2. Indicate the province, selected land parcels, and corresponding RDS number.
3. It is very important that a business case **FOR EACH** proposed development be provided.

Signed:……Date:……

Name:……Position……

Tenderer:……

ANNEXURE A:

SANRAL'S AVAILABLE LAND PARCELS FOR LEASE AND DEVELOPMENT FOR A MAXIMUM PERIOD OF 30 YEARS

SANRAL HO 66130/1007/2025/01
REQUEST FOR INFORMATION FOR LEASING AND DEVELOPMENT OF SANRAL COMMERCIAL LAND PARCELS ALONG THE NATIONAL ROAD NETWORK

Notes to Respondents:

(a) Select commercial land parcels for leasing and development. Provide information or proposal for each land parcel.
(b) Ensure your selection is clearly marked.

Table A-1

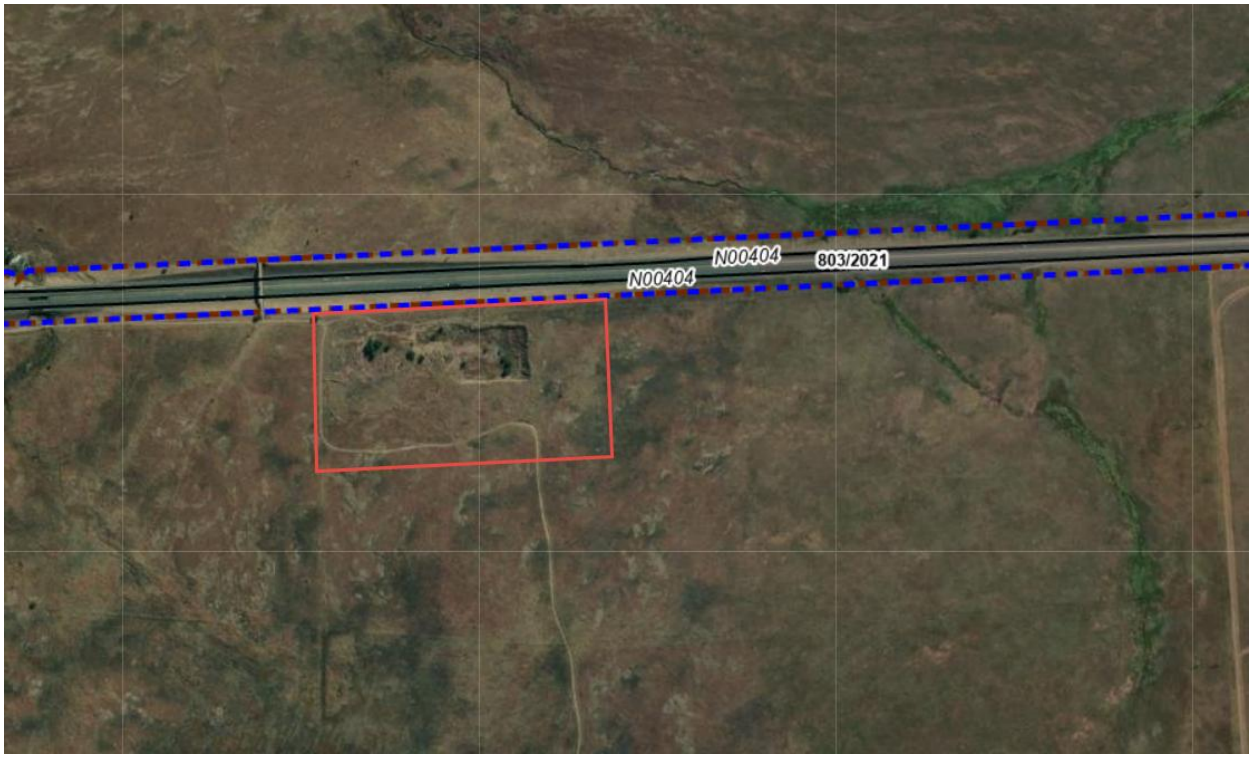
Province	Total Land Parcels Available for Leasing and Development	Respondents: Indicate number of selected land parcels per province. Also indicate RDS number per land parcel
Mpumalanga	**2**	
Gauteng	**23**	
North West	**2**	
Limpopo	**2**	
Kwazulu-Natal	**25**	
Western Cape	**9**	
Eastern Cape	**10**	
Totals	**73**	

1. Mpumalanga = 2 Land Parcels

1.1 RDS61335

Property for Lease: Ptn 77 (ptn of Ptn 2) Vaalbank No 289 – JS, Mpumalanga Province
Lease Extent as per SG Diagram: 10,9327 hectares
Zoning: Agricultural
Monthly Reserve Rental (excl. VAT): R82 000.00

1.1 Locality Plan – Aerial View



1.1 Surveyor Diagram – SG No. 776/2013

SUBDIVISIONAL DIAGRAM

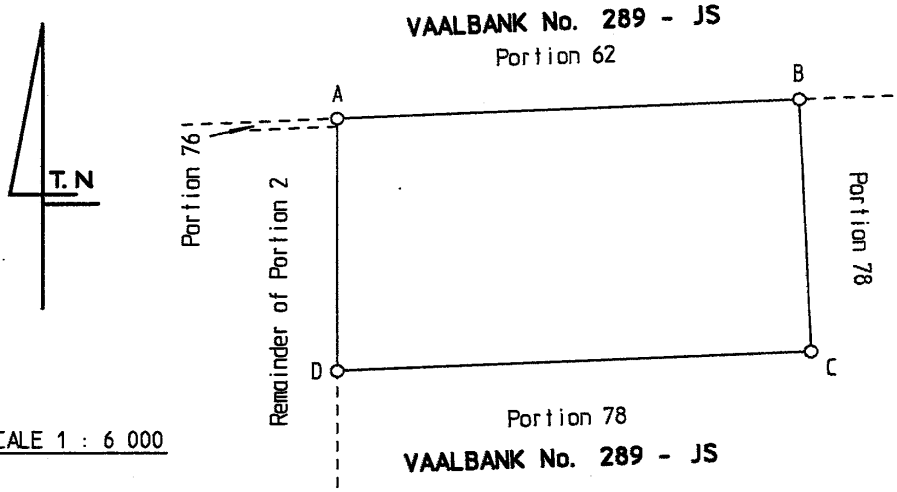
L02821 RDS No. 61335 G/4/334/13/4B N4/4

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X	
		Constants:		+0, 00	+2800 000, 00
AB	431, 95	267-32-40	A	-49 709, 22	+58 223, 85
BC	250, 00	357-32-40	B	-50 140, 77	+58 205, 34
CD	442, 67	87-32-40	C	-50 151, 48	+58 455, 11
DA	250, 23	180-00-00	D	-49 709, 22	+58 474, 08
	MID 55	224	Δ	-45 470, 27	+58 152, 87
	MID 58	227	Δ	-54 259, 57	+57 139, 43

S. G. No. 776/2013
Approved
for SURVEYOR-GENERAL
2013 -10- 21

Act 70/1970
Section 2(a)(i)
EXPROPRIATION

Description of Beacons:
A, B, D : Iron standard
C : Round iron fence post



SCALE 1 : 6 000

The figure A B C D A represents 10, 9327 hectares of land being

Portion 77 (a portion of Portion 2) of the farm

VAALBANK No. 289 - JS

Province: Mpumalanga

Surveyed in September and October 2012 by me

D. J. R Strydom PLS 1137
Professional Land Surveyor

This diagram is annexed to No. d d i. f. o MPL Registrar of Deeds	The original diagram is S. G. No. 10620/1889 Transfer No. T1411/1888 ~~Grant~~ D. B. 161/~~48~~ 1948	File: —/4 S. R No. 237/2013 Comp. JSSS-14, JSSS-23

1.2 RDS08718

Property for Lease: ptn of Ptn 42 (ptn of Ptn 33) Schoongezicht No 308 – JS, Mpumalanga Province
Lease Extent as per Lease Diagram: 0,9137 hectares
Zoning: Agricultural / Vacant
Monthly Reserve Rental (excl. VAT): R45 700.00

1.2 Locality Plan – Aerial View



1.2 Lease Diagram

GEOAFRIKA SURVEYS — LEASE DIAGRAM/NOT FOR REGISTRATION

PS5054 RDS08718 N4/3

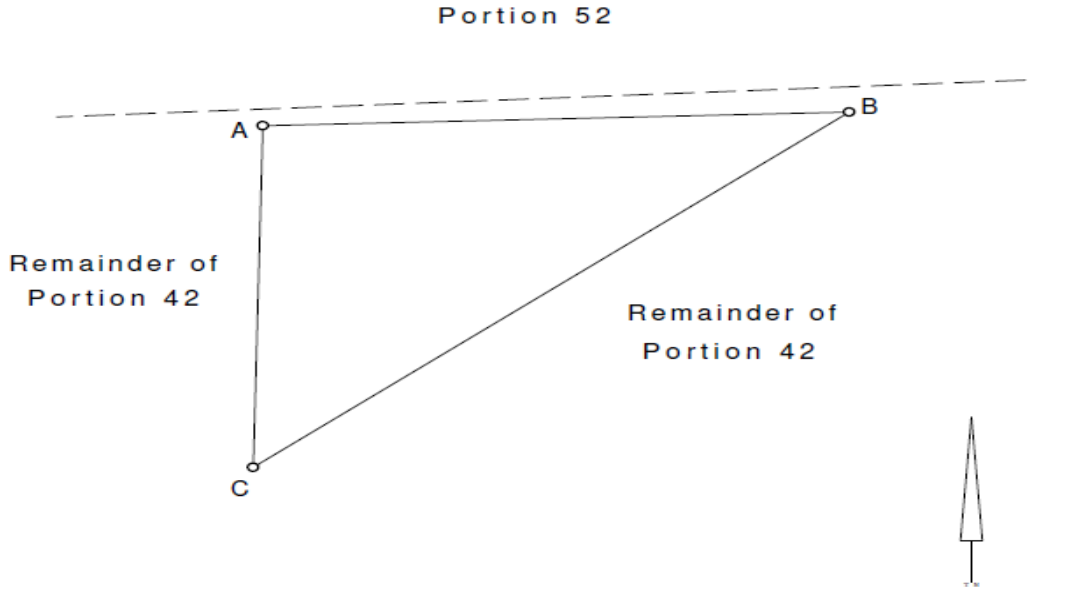
SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 29° X		
			Constants	0,00	0,00
A B	154,45	268.14.00	A	-13 573,38	+2 862 995,81
B C	199,51	51.51.30	B	-13 727,76	+2 862 991,05
C A	118,48	181.13.30	C	-13 570,85	+2 863 114,26
TRIGONOMETRICAL BEACONS					
MSC DUMP		181		-18 863,08	+2 860 913,97
WIT 108		197		-14 073,94	+2 865 174,15

SG No.

approved

for SURVEYOR-GENERAL

BEACON DESCRIPTIONS
A,B,C : 16mm Iron peg



The figure represents A B C A 9 137 square metres of land being LEASE AREA OVER PORTION 42 OF THE FARM

SCHOONGEZICHT No. 308 - JR

Situated in Emalahleni Local Municipality, Province of Mpumalanga
Surveyed in September 2021 by me

SH SIKHAKHANE - GPrLS 1510
Professional Land Surveyor

This Diagram is annexed to No.	The original diagram is S.G. No. A6183/1970	File: S.R. No.
Registrar of Deeds Mpumalanga	Transfer No.5057/1972	G.P.SG No. Comp JSSQ-41,JS7C-3B TP

GAUTENG PROVINCE = 23 Land Parcels

2.1 RDS19229

Property for Lease: ptn of Erf 370 Val-de-Grace – JR, Gauteng Province
Lease Extent as per Lease Diagram: 2,2200 hectares
Zoning: Special / Vacant
Monthly Reserve Rental (excl. VAT): R153 744.50

2.1 Locality Plan – Aerial View



2.1 Lease Diagram

N4/1

PS5230 RDS

LEASE DIAGRAM

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X	
		Constants:		± 0,00	± 0,00
AB	13,93	261 10 30	A	+71 262,78	+2 848 792,62
BC	166,34	317 36 00	B	+71 249,02	+2 848 790,48
CD	100,99	44 07 50	C	+71 136,85	+2 848 913,32
DE	41,65	52 12 30	D	+71 207,17	+2 848 985,80
EF	1,99	295 28 20	E	+71 240,08	+2 849 011,32
FG	5,69	90 27 40	F	+71 238,28	+2 849 012,18
GH	5,68	110 30 20	G	+71 243,97	+2 849 012,13
HJ	59,56	131 32 50	H	+71 249,29	+2 849 010,14
JK	18,05	204 25 40	J	+71 293,87	+2 848 970,64
KL	47,48	128 07 40	K	+71 286,40	+2 848 954,21
LA	145,65	204 44 50	L	+71 323,75	+2 848 924,89
		22 CA25	⊕	+76 083,00	+2 848 287,58
		Moreleta (143)	△	+71 149,98	+2 848 280,40

S.G. No.

Approved

for SURVEYOR-GENERAL

Sheet 1 of 2 sheets

Description of Beacons

A,B,C,D,E,F,L : 12mm Iron Peg
G,H,J,K : Vertical Square Iron Fence Post in Concr

Notes:

The line Kx and yz represent consolidation component lines.

The figure A B C D E F G H J K L A

represents 2,2200 hectares of land being

Lease Area
Over Erf 370

VAL-DE-GRACE TOWNSHIP

Situated in the City of Tshwane Local Municipality,
Province of Gauteng
Surveyed in March 2026 by me

S.N Ndlovu GPr. LS1234
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File :
No.	S.G. No. : 4797/2004	S.R. :
d.d. :	Transfer	G.P. : A4130/1957
i.f.o. Registrar of Deeds North Gauteng		Comp. : JRSM-149
		T.P. :

LEASE DIAGRAM

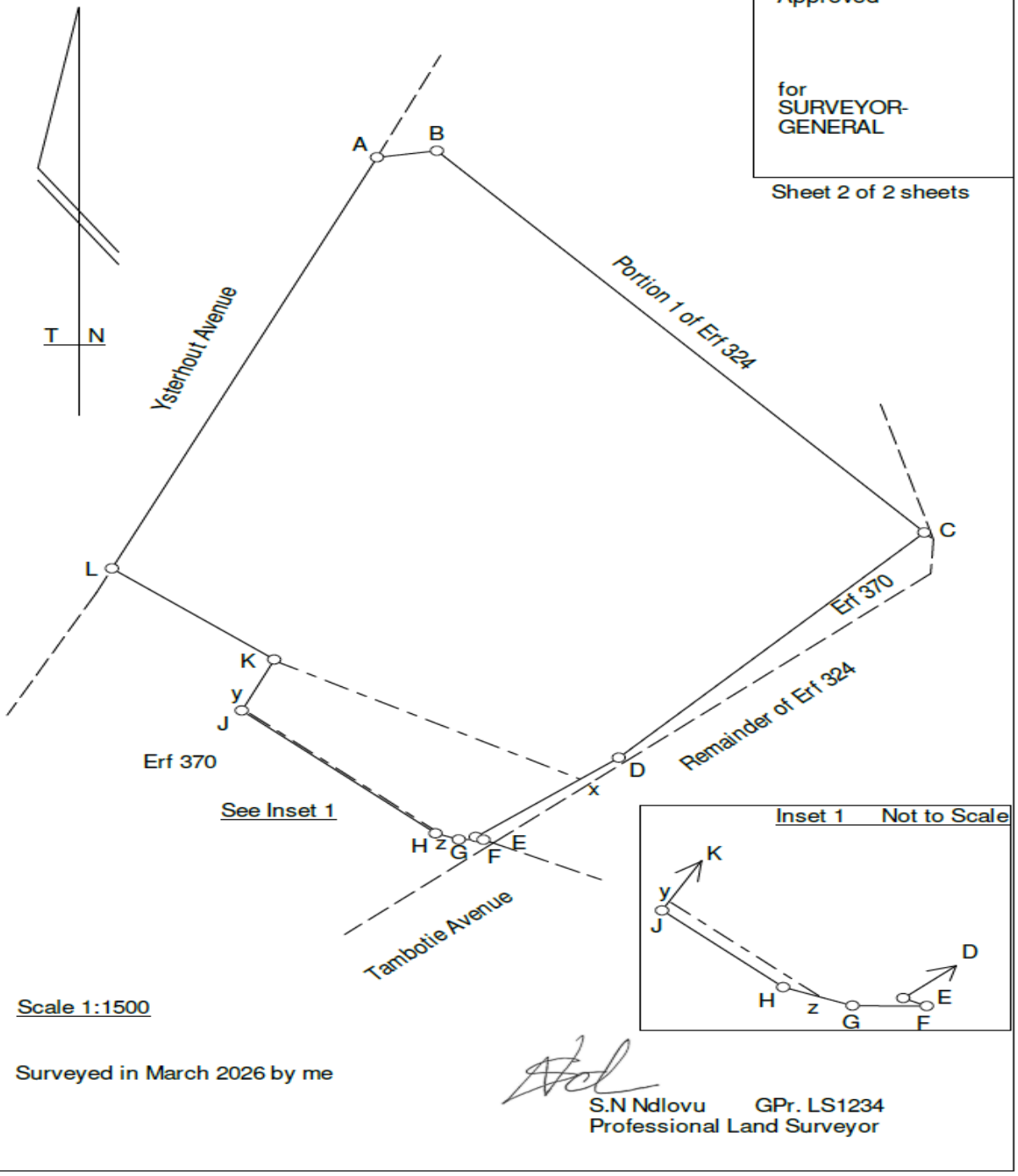
Lease Area
Over Erf 370
VAL-DE-GRACE TOWNSHIP

S.G. No.

Approved

for
SURVEYOR-
GENERAL

Sheet 2 of 2 sheets



Surveyed in March 2026 by me

S.N Ndlovu GPr. LS1234
Professional Land Surveyor

2.2 RDS12088

Property for Lease: ptn of Rem of Erf 32 Val-de-Grace – JR, Gauteng Province
Lease Extent as per Lease Diagram: 0,3155 hectares
Zoning: Residential 4
Monthly Reserve Rental (excl. VAT): R28 951.00

2.2 Locality Plan – Aerial View



2.2 Lease Diagram

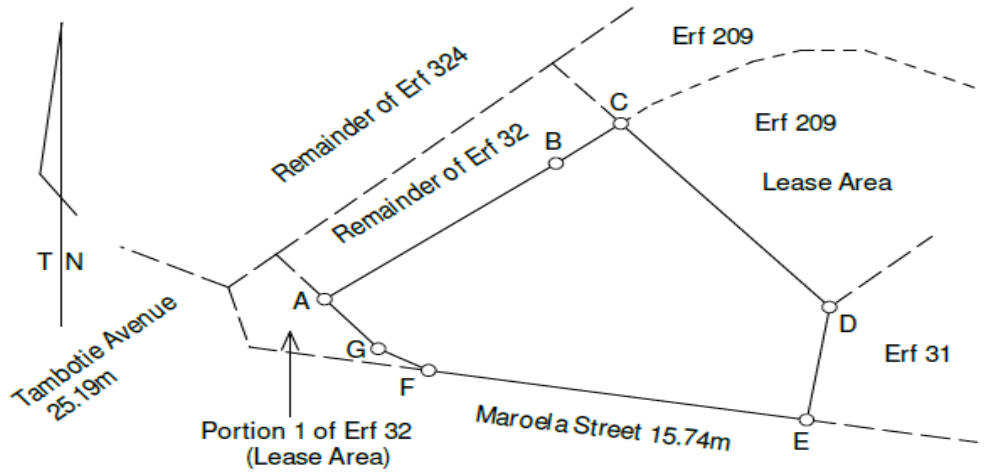
LEASE DIAGRAM

N4/1

PS5230 RDS

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X		S.G. No.
		Constants:		± 0,00	± 0,00	Approved
AB	49,34	233 50 20	A	+71 194,59	+2 849 027,62	
BC	14,07	232 25 10	B	+71 154,76	+2 848 998,51	
CD	53,34	317 36 00	C	+71 143,61	+2 848 989,93	
DE	24,50	9 14 40	D	+71 107,65	+2 849 029,31	
EF	65,96	99 14 30	E	+71 111,58	+2 849 053,50	for
FG	9,84	118 18 30	F	+71 176,69	+2 849 042,91	SURVEYOR-GENERAL
GA	14,08	138 58 10	G	+71 185,35	+2 849 038,24	
		22 CA25	⊕	+76 083,00	+2 848 287,58	
		Moreleta (143)	△	+71 149,98	+2 848 280,40	

Description of Beacons
A,B,C,E,F,G : 12mm Iron Peg
D : Planted Stone



Scale 1:1250

The figure A B C D E F G A

represents 3155 square metres of land being
Lease Area
Over Remainder Erf 32

VAL-DE-GRACE TOWNSHIP

Situated in Tshwane Metropolitan Municipality,
Province of Gauteng
Surveyed in March 2026 by me

S.N Ndlovu GPr. LS1234
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File :
No.	S.G. No. : 1466/2016	S.R. :
d.d. :	Transfer T16416/1965	G.P. : A4130/1957
i.f.o.		Comp. : JRSM-149
Registrar of Deeds Gauteng North		T.P. :

2.3 RDS12093

Property for Lease: ptn of Erf 209 Val-de-Grace – JR, Gauteng Province
Lease Extent as per Lease Diagram: 0,2346 hectares
Zoning: Public Open Space
Monthly Reserve Rental (excl. VAT): R26 000.00

2.3 Locality Plan – Aerial View



2.3 Lease Diagram

LEASE DIAGRAM

N4/1

PS5230 RDS

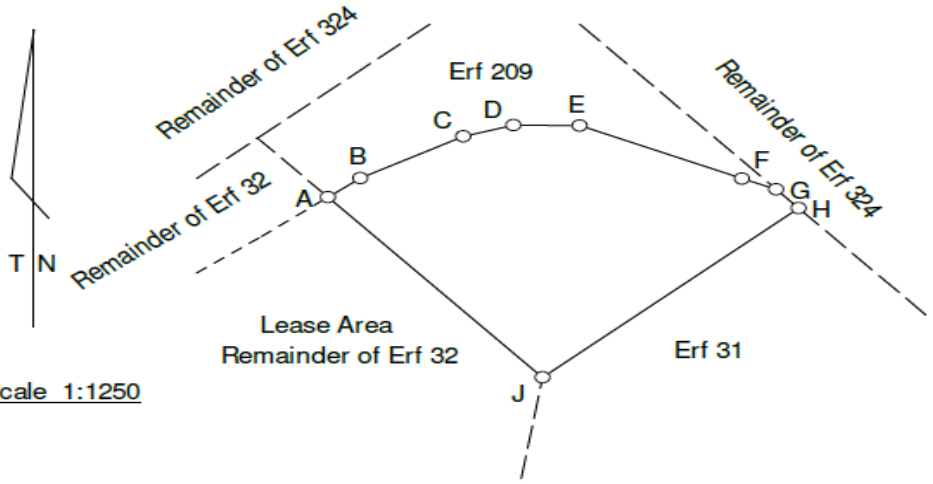
	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X	
		Constants:		± 0,00	± 0,00
AB	6,85	232 25 10	A	+71 143,61	+2 848 989,93
BC	19,49	242 10 20	B	+71 138,18	+2 848 985,75
CD	8,75	253 44 20	C	+71 120,94	+2 848 976,65
DE	11,13	270 21 40	D	+71 112,54	+2 848 974,20
EF	29,59	293 04 50	E	+71 101,41	+2 848 974,27
FG	6,21	292 22 10	F	+71 074,19	+2 848 985,87
GH	5,53	317 36 00	G	+71 068,44	+2 848 988,23
HJ	56,67	49 15 00	H	+71 064,71	+2 848 992,32
JA	53,34	137 36 00	J	+71 107,65	+2 849 029,31
		22 CA25	⊕	+76 083,00	+2 848 287,58
		Moreleta (143)	△	+71 149,98	+2 848 280,40

S.G. No.

Approved

for SURVEYOR-GENERAL

Description of Beacons
A,B,C,D,E,F,G,H : 12mm Iron Peg
J : Planted Stone



Scale 1:1250

The figure A B C D E F G H J A

represents 2346 square metres of land being

Lease Area
Over Erf 209
VAL-DE-GRACE TOWNSHIP

Situated in the City of Tshwane Metropolitan Municipality
Province of Gauteng
Surveyed in March 2026 by me

S.N Ndlovu GPr. LS1234
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File :
No.	S.G. No. :	S.R. :
d.d. :	Transfer	G.P. : A4130/1957
i.f.o. Registrar of Deeds Gauteng North	Grant :	Comp. : JRSM-149
		T.P. :

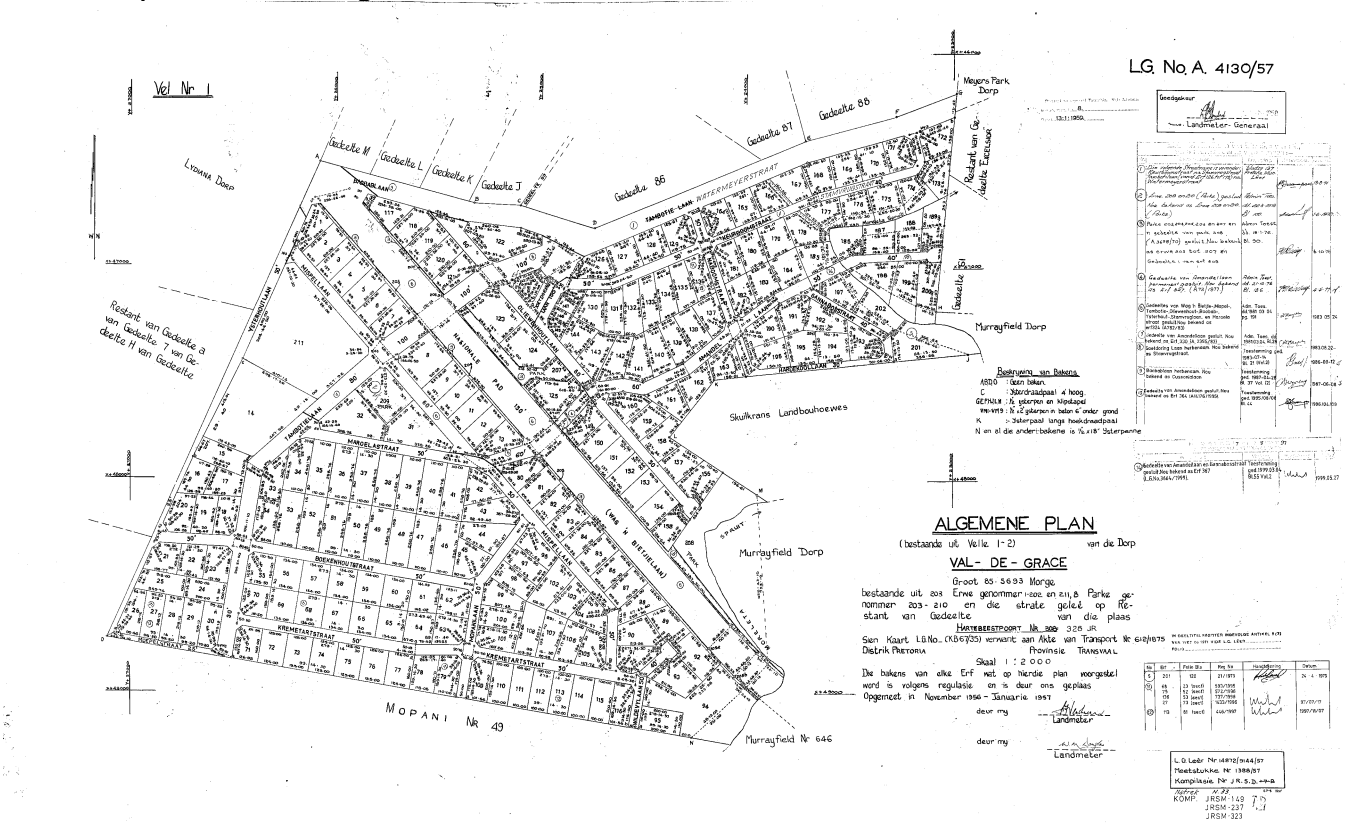
2.4 RDS12087

Property for Lease: Erf 31 Val-de-Grace – JR, Gauteng Province
Lease Extent as per Surveyor General Plan: 0,4487 hectares
Zoning: Public Open Space
Monthly Reserve Rental (excl. VAT): R29 000.00

2.4 Locality Plan – Aerial View



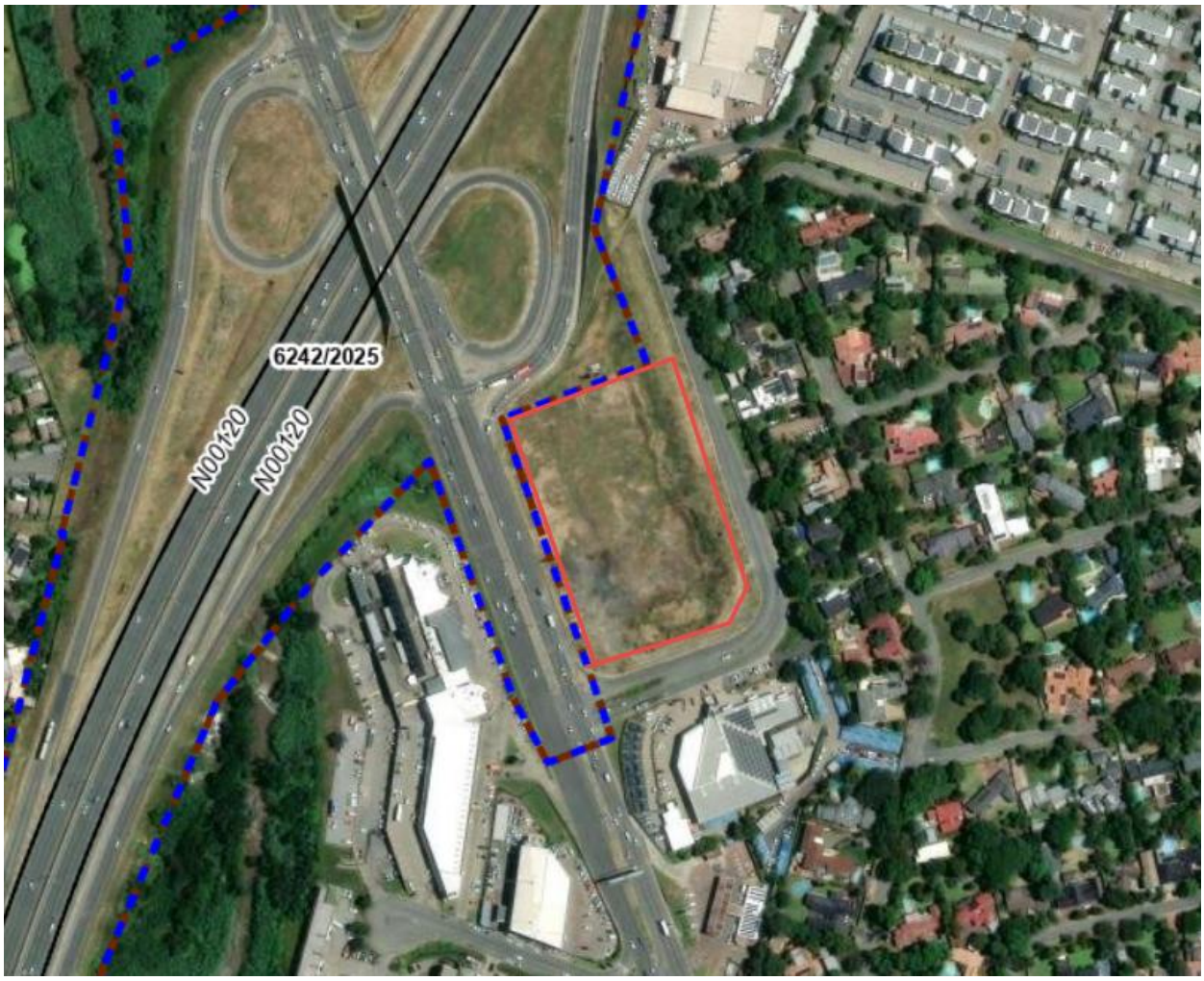
2.4 Surveyor General Diagram – SG. No. A4130/1957



2.5 RDS59938

Property for Lease: Ptn 321 (ptn of Ptn 313) – Klipfontein No 203 – IQ, Gauteng Province
Lease Extent as per SG Diagram: 1,6296 hectares
Zoning: Existing Public Road
Monthly Reserve Rental (excl. VAT): R105 924.00

2.5 Locality Plan – Aerial View



2.5 Surveyor General Diagram – SG. No. 6974/2004

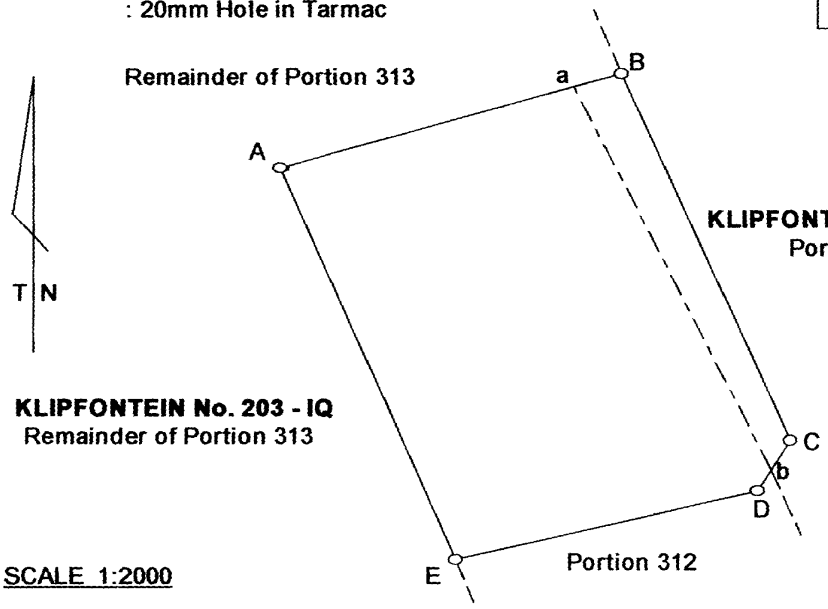
SUBDIVISIONAL DIAGRAM

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 27° X	
		Constants:		± 0,00	+2 800 000,00
AB	102,91	249 50 10	A	-97 504,39	+85 332,29
BC	146,02	340 47 50	B	-97 600,99	+85 296,82
CD	21,15	26 00 00	C	-97 649,02	+85 434,72
DE	89,24	73 10 40	D	-97 639,75	+85 453,73
EA	155,49	161 16 00	E	-97 554,33	+85 479,55
	PRE 77	535	△	-98 234,93	+86 474,23
	MINTEK	697	△	-97 834,64	+87 138,51

S.G. No.
6974/2004
Approved
J.S. WEYERS
for SURVEYOR-GENERAL
2004 -09- 15

Ord. 20/1986
Sect. 2(1)(i)

Description of Beacons
A,C,D : Iron Standard
B : Iron Standard in Tarmac
E : 20mm Hole in Tarmac



SCALE 1:2000

The figure A B C D E represents 1,6296 hectares of land being Portion 321 (a portion of Portion 313) of the farm **KLIPFONTEIN No. 203 - IQ**

Province of Gauteng
Surveyed in July 2004 by me

D.J.R. STRYDOM PLS 1137
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File : -143
No. T 51033/2012	S.G. No. : 4892/2001	S.R. : 2882/2004
d.d. :	Transfer	G.P. :
i.f.o.	Grant :	Comp. : JQ 2B-15C, D
Registrar of Deeds Pretoria		T.P. :

2.6 RDS21225

Property for Lease: ptn of Rem of Ptn 313 – Klipfontein No 203 – IQ, Gauteng Province
Lease Extent as per Lease Diagram: 0,5658 hectares
Zoning: Existing Public Road
Monthly Reserve Rental (excl. VAT): R61 935.00

2.6 Locality Plan – Aerial View



2.6 Lease Diagram

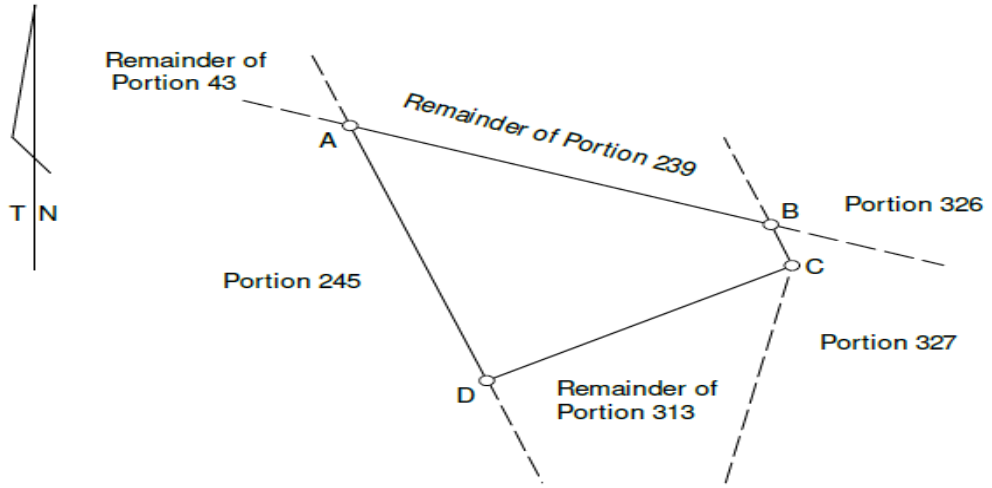
N1/20

PS5230 RDS

LEASE DIAGRAM

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 27° X		S.G. No.
		Constants:		± 0,00	± 0,00	Approved
AB	118.09	289 13 30	A	-97 244.71	+2 885 039.59	
BC	17.04	340 46 40	B	-97 356.22	+2 885 078.47	
CD	92.65	60 47 40	C	-97 361.83	+2 885 094.56	
DA	106.54	160 06 40	D	-97 280.96	+2 885 139.77	
		SAN 432	⊕	-100 088.43	+2 884 488.21	for SURVEYOR-GENERAL
		SAN 625	⊕	-99 997.35	+2 884 197.31	

Description of Beacons
A,B,C,D : Iron Standard



Scale 1:2000

The figure A B C D A represents 5658 square metres of land being Lease Area Over the Remainder of Portion 313 of the Farm **KLIPFONTEIN No. 203 - IQ** Situated in the City of Johannesburg Metropolitan Municipality **Province of Gauteng**

Surveyed in March 2026 by me

S. N Ndlovu GPr. LS1234
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File :
No.	S.G. No. : 4892/2001	S.R. :
d.d. :	Transfer T1641/2008	G.P. :
i.f.o. Registrar of Deeds Gauteng South		Comp. : IQ-2B-15/D IQ-2B-15/C

2.7 RDS01047

Property for Lease: Ptn A and Ptn B of Rem of Ptn 5 – Brakfontein No 390 – JR, Gauteng Province
Lease Extent as per SG Diagram: 48,9414 hectares
Zoning: Agricultural
Monthly Reserve Rental (excl. VAT): R1 436 920.00

2.7 Locality Plan – Aerial View



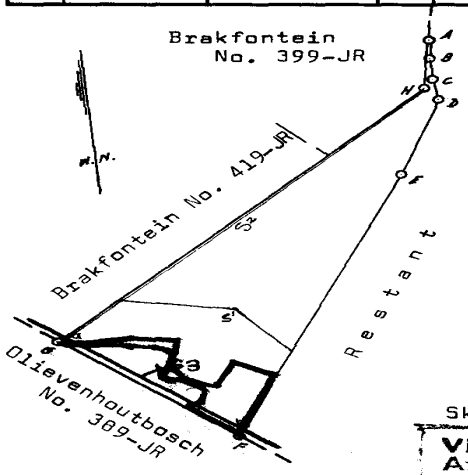
2.7 Surveyor General Plan – SG No. A203/1968

ONDERVERDELINGSKAART L.G. No. A 203/68

Goedgekeur: Landmeter-generaal.

11-6-1968

SYE Kaapse Voet		RIGTINGS		KOORDINATE y Stelsel Lo 29° x	
		Konstante		+250000.0	+9050000.0
AB	245.3	6.24.20	A	+ 17749.5	+ 53280.9
BC	271.1	359.09.20	B	+ 17776.9	+ 53524.7
CD	270.6	354.02.20	C	+ 17772.9	+ 53795.8
DE	1061.4	24.27.00	D	+ 17744.8	+ 54064.9
EF	3786.7	29.24.00	E	+ 18184.1	+ 55031.1
FG	2089.6	132.29.03	F	+ 20043.0	+ 58330.1
GH	4788.4	230.58.30	G	+ 21584.1	+ 56918.8
HA	633.3	190.25.20	H	+ 17864.1	+ 53903.8
		Pre 2	▲	+ 18514.7	+ 53459.1
		Pre 3A	▲	+ 22132.6	+ 65305.6



Beskrywing van Bakens.
ADEF : ½" x 3' Ysterpen en klipstapel.
BC : Ysterpaal in beton.
G : 3' Ysterpaal noord-wes van houtpaal.
H : Ingeplante klip en klipstapel.

Skaal 1:18000

Vir Serwitute Afrekkings en Endossemente Sien Anderkant

Die figuur ABCDEFGHA stel voor 64.7335 Morge grond, synde

G E D E E L T E 5

van die plaas BRAKFONTEIN No. 390 - JR.

Provinsie TRANSVAAL

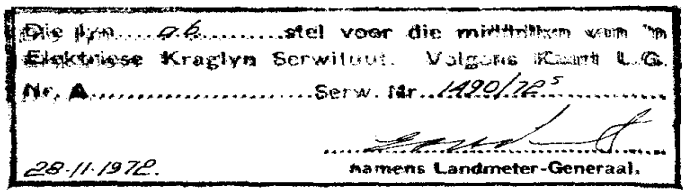
Gemeet in Januarie 1968 deur my Landmeter (P.T. Newham) Landmeter.

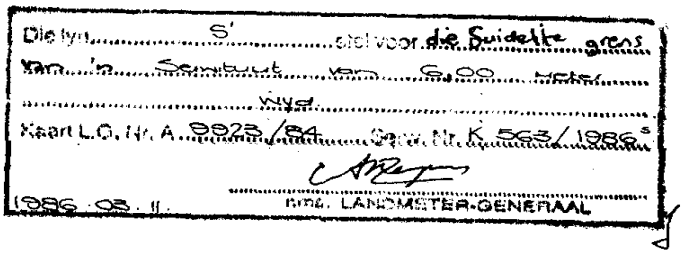
en baken G in November - Desember 1961 deur my,

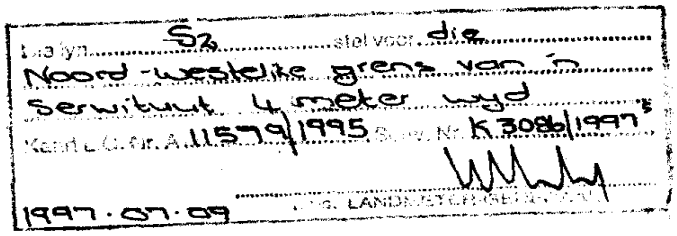
Hierdie kaart is geheg aan No. 4663A/68 gedateer t. Registrateur van Aktes	Die oorspronklike kaart is No. A. — — Transport / Grondbrief No. gedateer 15.7.1859	Lêer No. M.S. No. 68/68 Komp. JR 7C 8 1 9 JRSV-224 JRSV-221 JRSV-21

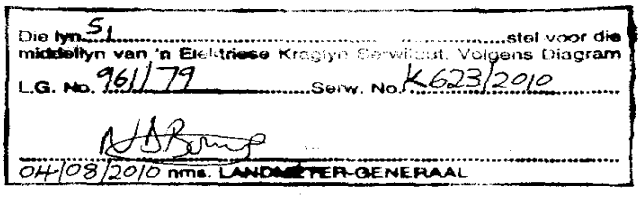
QUICK-CUT

SG No. A203/1968


Die lyn ..... stel voor die middellyn van 'n Elektriese Kraglyn Serwituut. Volgens Kaart L.G. Nr. A ..... Serw. Nr. 1490/72
28.11.1972. namens Landmeter-Generaal.


Die lyn S' stel voor die Suidelike grens van 'n Serwituut van 6,00 meter wyd
Kaart L.G. Nr. A 9923/84 Serw. Nr. K 563/1986
1986 05 11 nms. LANDMETER-GENERAAL


Die lyn S2 stel voor die Noord-westelike grens van 'n serwituut 4 meter wyd
Kaart L.G. Nr. A 11579/1995 Serw. Nr. K 3086/1997
1997.07.09 nms. LANDMETER-GENERAAL


Die lyn S1 stel voor die middellyn van 'n Elektriese Kraglyn Serwituut. Volgens Diagram
L.G. No. 961/79 Serw. No. K623/2010
04/08/2010 nms. LANDMETER-GENERAAL

1	184	3971/2009	6,5049 ha	48,9414 ha		09.03.2011	T 71129/2010

A203/1968 - Additional Notes

SUBDIVIDED,PTN.184,S.G.NO.3971/2009
SUBDIVIDED,Ptn 222,S.G.No. 633/2020

2.8 RDS01423

Property for Lease: ptn of Ptn 27 of Holding 27 – Wolmaranspoort Agricultural Holdings – JR, Gauteng Province
Lease Extent as per Lease Diagram: 2,3351 hectares
Zoning: Existing Street
Monthly Reserve Rental (excl. VAT): R157 000.00

2.8 Locality Plan – Aerial View



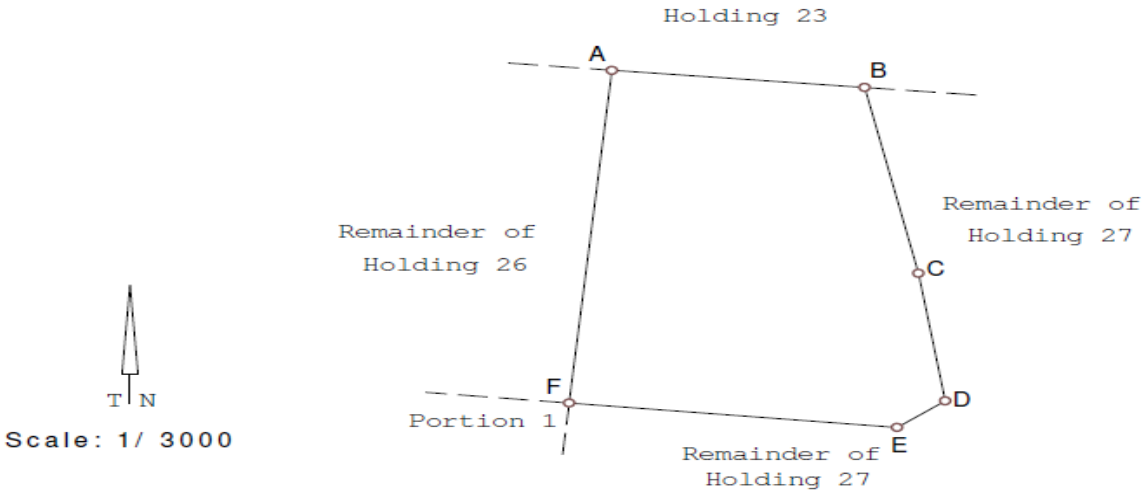
2.8 Lease Diagram

PS5054 RDS01423 N1/21

GEOAFRIKA SURVEYS — LEASE DIAGRAM/NOT FOR REGISTRATION

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X		SG No.
			Constants	0,00	0,00	approved
A B	101,26	275.18.00	A	+72 526,75	+2 841 782,87	
B C	103,59	348.00.20	B	+72 425,92	+2 841 792,22	
C D	70,38	351.18.00	C	+72 404,39	+2 841 893,56	for SURVEYOR-GENERAL
D E	24,04	52.58.40	D	+72 393,75	+2 841 963,13	
E F	131,53	95.48.30	E	+72 412,94	+2 841 977,60	
F A	182,22	185.22.10	F	+72 543,80	+2 841 964,29	
TRIGONOMETRICAL BEACONS						
EAST LYNNE NEW	462			+73 403,53	+2 843 264,92	
DOORNPOORT S E NEW	500			+73 289,53	+2 839 435,49	

BEACON DESCRIPTIONS
A : Base of Round Fence Post
B,E : Iron standard
C : 12mm Iron Peg
D,F : 16mm Iron peg



Scale: 1/ 3000

The figure represents A B C D E F A 2,3351 hectares of land being LEASE AREA OVER HOLDING 27

WOLMERANSPOORT AGRICULTURAL HOLDINGS - JR

Situated in City of Tshwane Metropolitan Municipality, Province of Gauteng
Surveyed in September 2021 by me

SH SIKHAKHANE - GPrLS 1510
Professional Land Surveyor

This Diagram is annexed to No.	The original diagram is S.G. No.	File: S.R. No.
Registrar of Deeds Pretoria	Transfer No.	G.P.SG No.A5973/1957 Comp JRSG-342 TP

2.9 RDS01183

Property for Lease: ptn of Ptn 260 (ptn of Ptn 178) – Derdepoort No 326 – JR, Gauteng Province
Lease Extent as per Lease Diagram: 1,2696 hectares
Zoning: Existing Street
Monthly Reserve Rental (excl. VAT): R14 000.00

2.9 Locality Plan – Aerial View



2.9 Lease Diagram

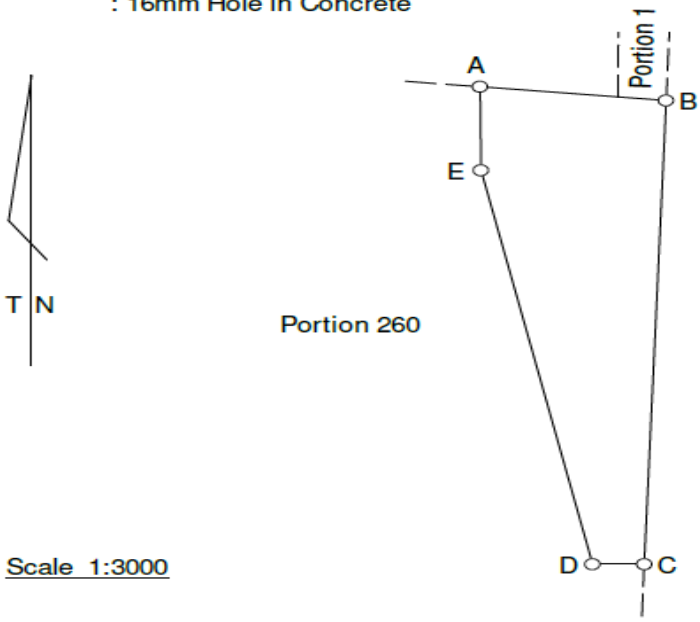
N1/21

PS5230 RDS

LEASE DIAGRAM

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X		**S.G. No.**
		Constants:		± 0,00	± 0,00	Approved
AB	73,57	275 44 50	A	+71 983,55	+2 842 385,42	
BC	249,12	1 59 00	B	+71 910,35	+2 842 392,78	
CD	20,35	90 00 00	C	+71 918,97	+2 842 641,75	
DE	215,93	168 17 00	D	+71 939,32	+2 842 641,75	
EA	44,90	179 30 40	E	+71 983,17	+2 842 430,32	for SURVEYOR-GENERAL
		22 CA25	⊕	+76 083,00	+2 848 287,58	
		Derdepoort (13)	△	+68 531,44	+2 843 205,35	

Description of Beacons
A,D,E : Iron Standard
B : 16mm Iron Peg
C : 16mm Hole in Concrete



Scale 1:3000

The figure A B C D E A

represents 1,2696 hectares of land being

Lease Area
Over Portion 260
of the Farm

DERDEPOORT No. 326 - JR

Situated in the City of Tshwane Metropolitan Municipality,
Province of Gauteng
Surveyed in March 2026 by me

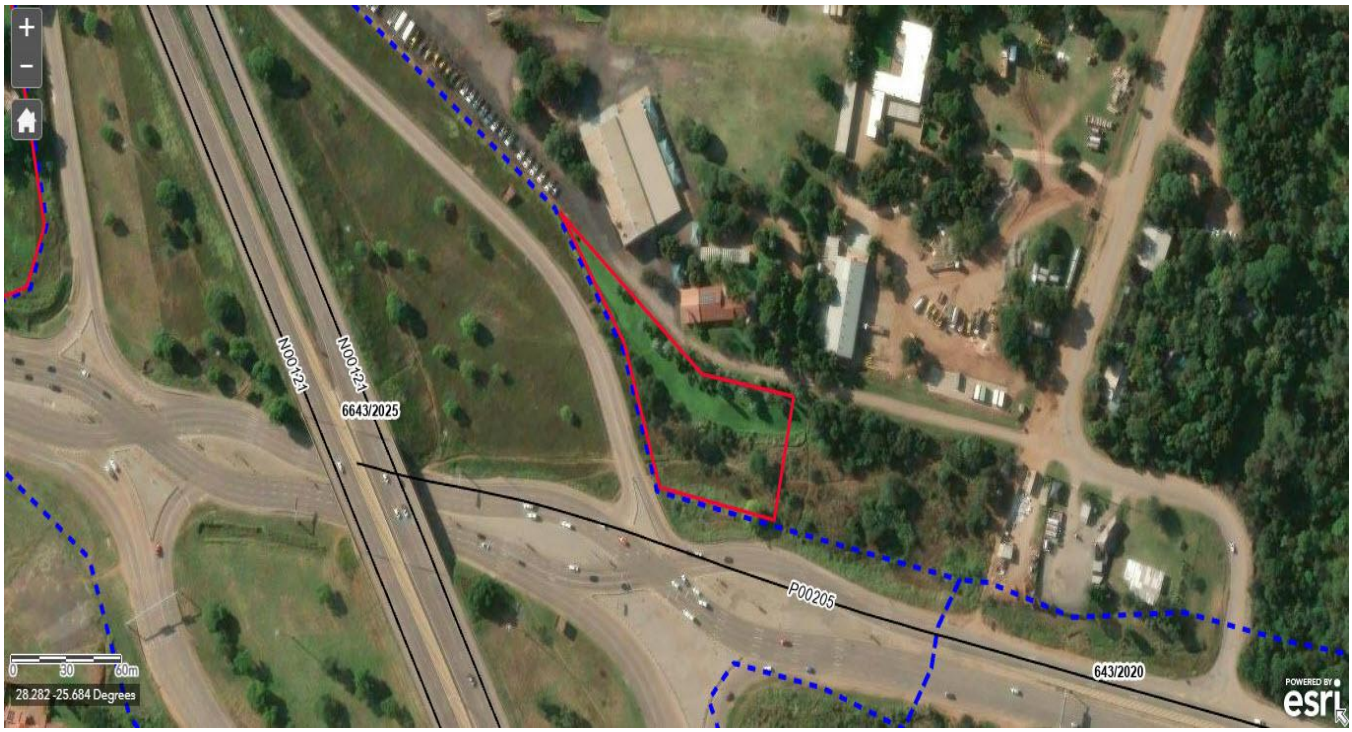
S. N Ndlovu GPr. LS1234
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File :
No.	S.G. No. : A5788/1970	S.R. :
d.d. :	Transfer T15487/1982	
i.f.o. Registrar of Deeds Gauteng North		Comp. : JR-5D-11 JRSG-345

2.10 RDS01586

Property for Lease: ptn of Rem of Holding 21 – Wolmaranspoort Agricultural Holdings – JR, Gauteng Province
Lease Extent as per Lease Diagram: 0,5379 hectares
Zoning: Existing Street
Monthly Reserve Rental (excl. VAT): R30 000.00

2.10 Locality Plan – Aerial View



2.10 Lease Diagram

N1/21

PS5230 RDS

LEASE DIAGRAM

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X	
		Constants:		± 0,00	± 0,00
AB	107,11	309 36 30	A	+72 127,80	+2 841 933,13
BC	49,96	280 31 20	B	+72 045,28	+2 842 001,41
CD	54,06	11 36 50	C	+71 996,16	+2 842 010,54
DE	65,55	102 21 50	D	+72 007,04	+2 842 063,50
EF	60,89	162 04 30	E	+72 071,07	+2 842 049,46
FA	69,67	146 57 30	F	+72 089,81	+2 841 991,53
		22 CA25	⊕	+76 083,00	+2 848 287,58
		Derdepoort (13)	△	+68 531,44	+2 843 205,35

S.G. No.

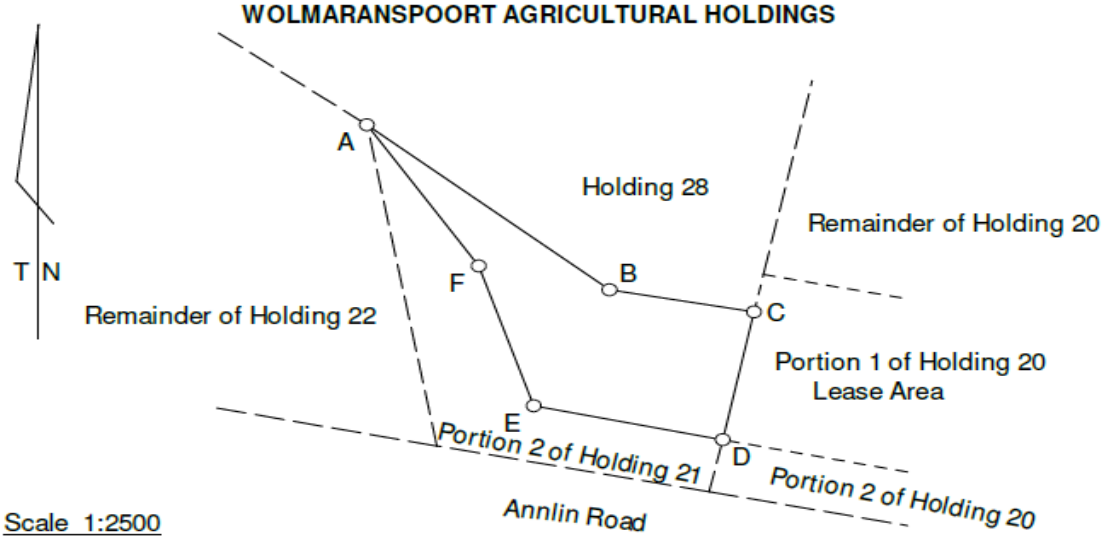
Approved

for SURVEYOR-GENERAL

Description of Beacons

A,D,E,F : 12mm Iron Peg
B : Concrete Block
C : Vertical Iron Fence Post in Concrete

WOLMARANSPOORT AGRICULTURAL HOLDINGS



Scale 1:2500

The figure A B C D E F A

represents 5379 square metres of land being
Lease Area
Over the Remaider of Holding 21

WOLMARANSPOORT AGRICULTURAL HOLDINGS

Situated in the city of Tshwane Metropolitan Municipality,
Province of Gauteng
Surveyed in March 2026 by me

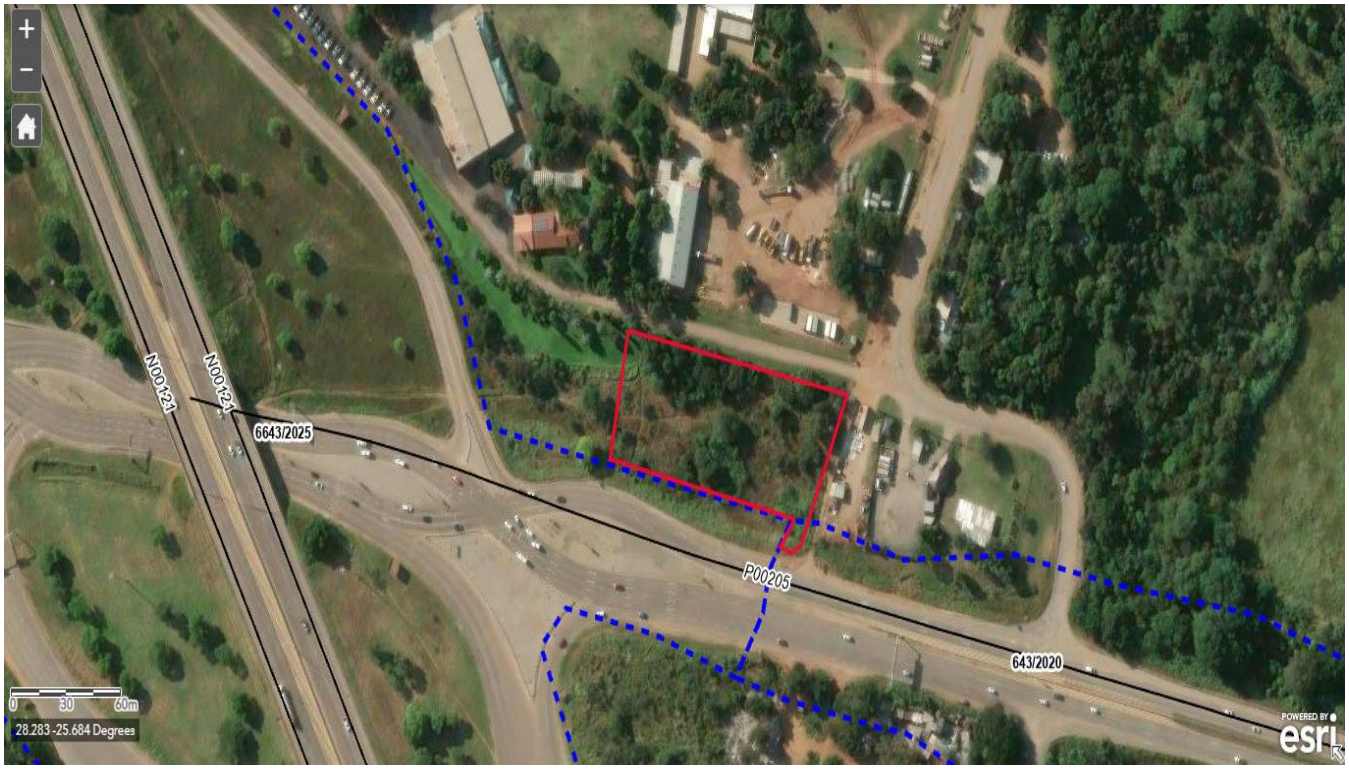
S. N Ndlovu GPr. LS1234
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File :
No.	S.G. No. : A867/1958	S.R. :
d.d. :	Transfer T25981/1962	G.P. : A5973/1957
i.f.o. Registrar of Deeds North Gauteng		Comp. : JR-5D-11,JRSG-342
		T.P. :

2.11 RDS01085

Property for Lease: ptn of Ptn 1 of Holding 20 – Wolmaranspoort Agricultural Holdings – JR, Gauteng Province
Lease Extent as per Lease Diagram: 0,8578 hectares
Zoning: Existing Street
Monthly Reserve Rental (excl. VAT): R34 000.00

2.11 Locality Plan – Aerial View



2.11 Lease Diagram

N1/21

PS5230 RDS

LEASE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X		
		Constants:		± 0,00	± 0,00	
AB	126,70	281 37 00	A	+71 992,97	+2 841 995,06	
BC	81,08	22 35 50	B	+71 868,87	+2 842 020,57	
CD	19,43	62 06 30	C	+71 900,02	+2 842 095,42	
DE	22,72	211 19 50	D	+71 917,20	+2 842 104,51	
EF	103,93	101 59 50	E	+71 905,38	+2 842 085,10	
FA	69,87	191 36 50	F	+72 007,04	+2 842 063,50	
	INDICATORY	DATA				
DH	3,04	242 06 30	H	+71 914,51	+2 842 103,09	
		22 CA25	⊕	+76 083,00	+2 848 287,58	
		Derdepoort (13)	△	+68 531,44	+2 843 205,35	

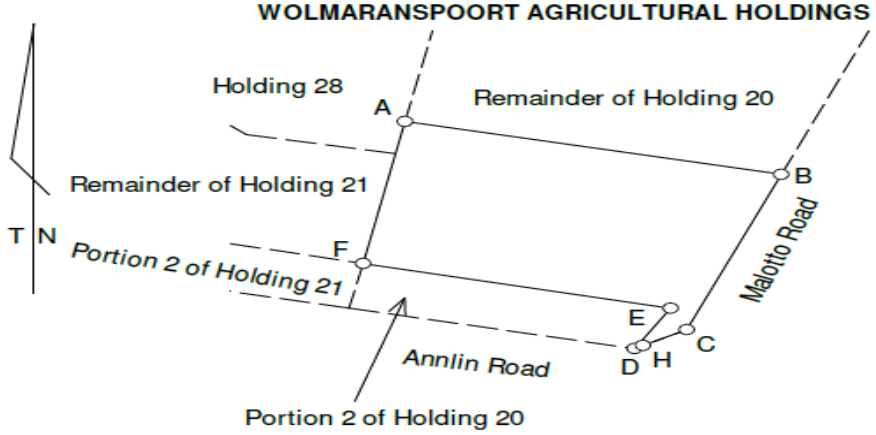
S.G. No.

Approved

for SURVEYOR-GENERAL

Description of Beacons
A,B,C,D,E,F,H : 12mm Iron Peg

WOLMARANSPOORT AGRICULTURAL HOLDINGS



Scale 1:2500

The figure A B C D E F A

represents 8575 square metres of land being
Lease Area
Over Portion 1 of Holding 20
WOLMARANSPOORT AGRICULTURAL HOLDINGS

Situated in the City of Tshwane Metropolitan Municipality,
Province of Gauteng
Surveyed in March 2026 by me

S. N Ndlovu GPr. LS1234
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File :
No.	S.G. No. : A3206/1972	S.R. :
d.d. :	Transfer T37510/1975	G.P. : A5973/1957
i.f.o.		Comp. : JR-5D-11, JRSG-343
Registrar of Deeds		T.P. :

2.12 RDS01072

Property for Lease: ptn of Ptn 267 (ptn of Ptn 1) – Derdepoort No 326 – JR, Gauteng Province
Lease Extent as per Lease Diagram: 1,4227 hectares
Zoning: Use Zone 22: Existing Street
Monthly Reserve Rental (excl. VAT): R93 000.00

2.12 Locality Plan – Aerial View



2.12 Lease Diagram

RDS01072 N1/21

PS5054

GEOAFRIKA SURVEYS — LEASE DIAGRAM/ NOT FOR REGISTRATION

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X		SG No.
			Constants	0,00	0,00	approved
A B	76,18	282.12.40	A	+72 532,51	+2 842 013,72	
B C	81,14	293.27.50	B	+72 458,06	+2 842 029,83	
C D	69,26	334.25.00	C	+72 383,63	+2 842 062,14	for
D E	20,18	14.57.00	D	+72 353,73	+2 842 124,61	SURVEYOR-GENERAL
E F	165,44	101.38.20	E	+72 358,93	+2 842 144,10	
F A	97,69	173.13.00	F	+72 520,97	+2 842 110,73	
TRIGONOMETRICAL BEACONS						
EAST LYNNE NEW	462			+73 403,53	+2 843 264,92	
DOORNPOORT S E NEW	500			+73 289,53	+2 839 435,49	

BEACON DESCRIPTIONS
A,B,C : Iron standard
D : 16mm Iron peg
E : 12mm Iron Peg
F : Corner end wall

SHEET 1 OF 2 SHEETS

SERVITUDE NOTES:
1. The line xy represents the centre line of a Stormwater Servitude 3, 00 metres wide. Vide diagram SG No3876/2016

The figure A B C D E F A represents 1,4227 hectares of land being
LEASE AREA
OVER PORTION 267 OF THE FARM
DERDEPOORT No. 326 - JR
Situated in City of Tshwane Metropolitan Municipality, Province of Gauteng
Surveyed in September 2021 by me

SH SIKHAKHANE - GPrLS 1510
Professional Land Surveyor

This Diagram is annexed to No.	The original diagram is S.G. No. A2714/1973	File: S.R. No.
Registrar of Deeds Pretoria	Transfer No.	G.P.SG No. Comp JRSG - 345 TP

GEOAFRIKA SURVEYS LEASE DIAGRAM/ NOT FOR REGISTRATION

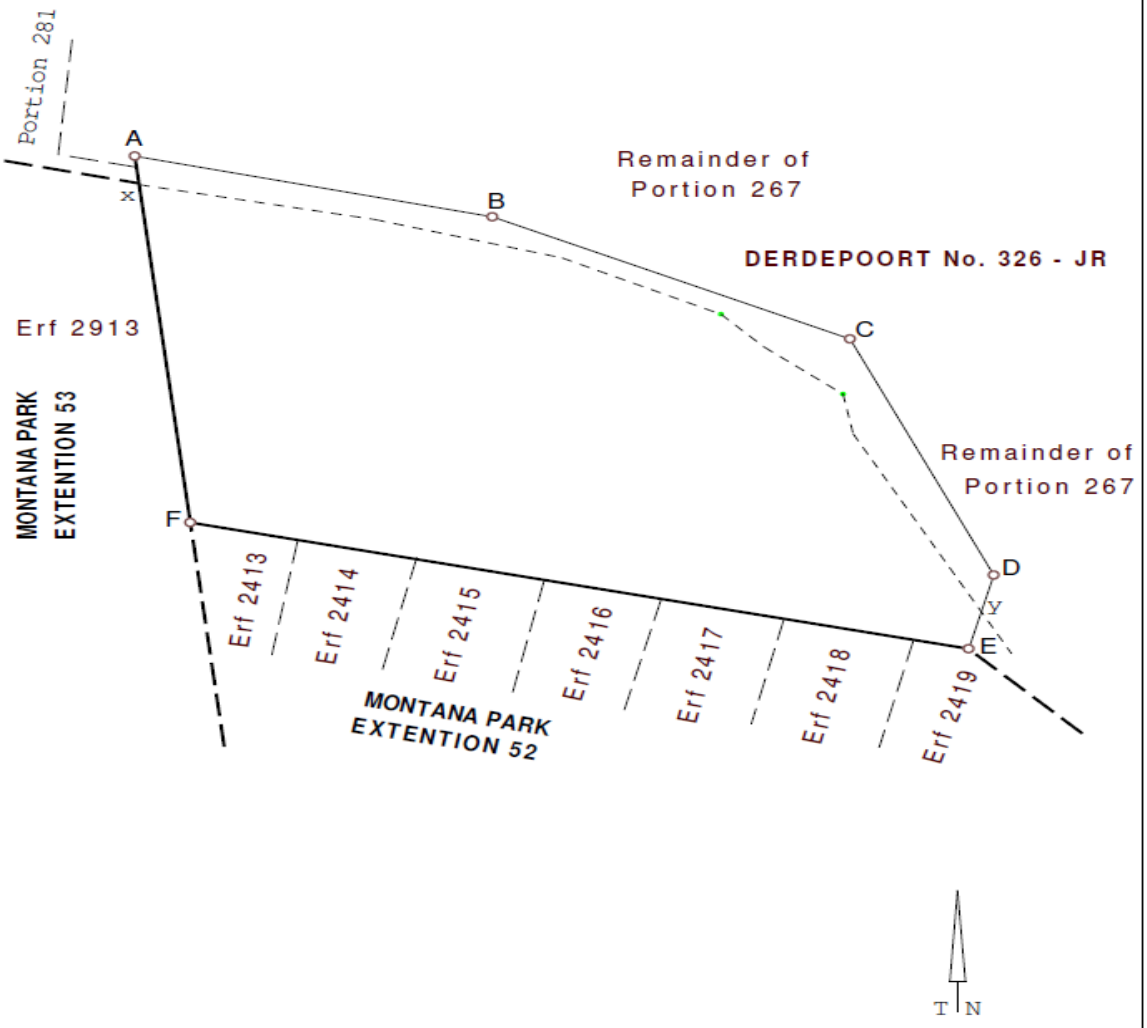
LEASE AREA
OVER PORTION 267 OF THE FARM
DERDEPOORT No. 326 - JR

SG No.

approved

for
SURVEYOR-
GENERAL

SHEET 2 OF 2 SHEETS



Scale: 1/ 1500

Surveyed in September 2021

SH SIKHAKHANE - GPrLS 1510
Professional Land Surveyor

2.13 RDS13656

Property for Lease: Rem of Ptn 84 – Donkerhoek No 365 – JR, Gauteng Province
Lease Extent as per SG Diagram: 11,9635 hectares
Zoning: Undetermined
Monthly Reserve Rental (excl. VAT): R336 473.44

2.13 Locality Plan – Aerial View



2.13 Surveyor General Diagram – SG No. A2497/1964

SYE Kaapse Voet		RIGTINGS HOEKE		KOÖRDINATE y Stelsel: Lo 29°	x
		Konstante		+100000.0	+9000000.0
AB	1653.3	A 48.36.10	A	+ 73547.9	+ 56827.9
BC	339.2	B 186.12.00	B	+ 71930.3	+ 57169.8
CD	41.7	C 55.19.50	C	+ 71592.8	+ 57203.7
DE	262.2	D 298.28.10	D	+ 71619.8	+ 57235.5
EF	424.1	E 90.21.00	E	+ 71363.3	+ 57289.7
FG	602.0	F 176.17.00			
GH	362.9	G 185.56.40			
HJ	834.0	H 101.57.20	~~H~~	~~+ 71667.6~~	~~+ 58640.0~~
JA	2128.8	J 116.51.50	~~J~~	~~+ 72502.0~~	~~+ 58679.4~~
		K o n n e k s i e			
CK	3467.7	90° 180.00.00	K	+ 69345.1	+ 54563.2
		Δ Pre 60		+ 79390.8	+ 62430.0
		Δ Pre 58		+ 86585.6	+ 48310.9

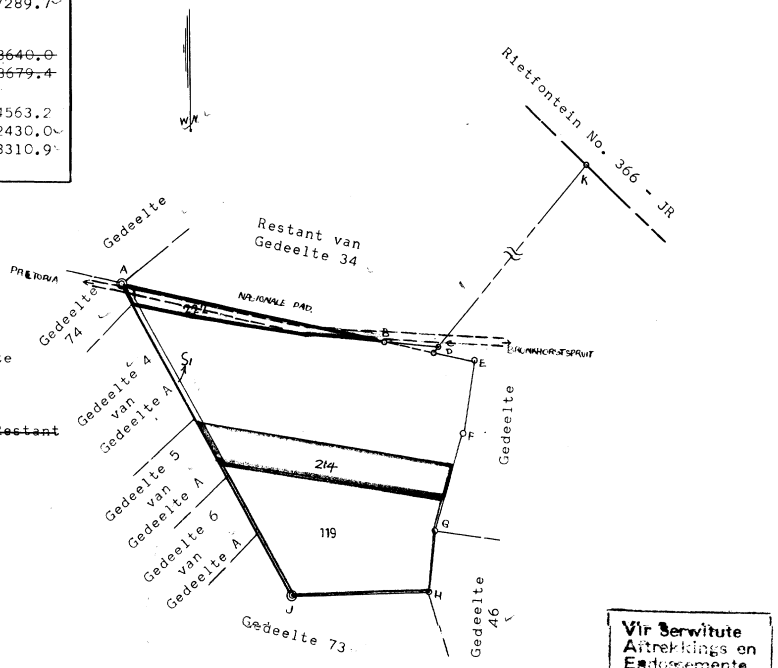
~~KANTOOR KOPIE~~ ~~GEKONSOLIDEERDE TITEL~~

L.G. No. A. 2497/1964

Goedgekeur
Landmeter-generaal.

1. Die figuur BCDB wat Gedeelte 83(n Gedeelte van Gedeelte 34) voorstel. Kaart L.G. No. A 2496/64 Transport No.

2. Die figuur AEFGHJA wat Gedeelte ~~van die Restant van die Suid-Oostelike~~ Gedeelte voorstel. Kaart L.G. No. A 5361/03 Transport No. 12269/1903.



Skaal 1:7500

Die figuur A B C D E F G H J A

stel voor 27.0824 Morge grond, synde

GEDEELTE 84

van die plaas D O N K E R H O E K No. 365 - JR

bestaande uit: (soos bo uiteengesit)

Provinsie TRANSVAAL

~~Saamgestel~~ ~~Gemeet~~ in Mei 1964 deur my

Landmeter.

Hierdie kaart is geheg aan 3674/65 *No.* *gedateer* *t.g.v.* *Registrateur van Aktes.*	*Die oorspronklike kaart is* *No. A.* *Transport/Grondbrief* *No.*	*Lêer No.* *M.S. No.* *Komp.* JR 783

Allardice & H.-1/62-3295

BESKRYWING VAN BAKENS

A ... 3' ysterpaal en klipstapel by snypunt van drade
B ... 3' ysterpaal en klipstapel
C ... Gat in beton O'.25 Wes van ½" pen in beton langs draadpaal
D ... Ysterpaal O'.9 Noord van ronde betonbaken en klipstapel
E ... Ysterdraadpaal en klipstapel
~~F ... Geweerloop onder klipstapel~~
J ... ~~1" ysterpen ± O'.7 Suid-Oos van ysterhoekpaal in beton~~
K ... Gat in rots en klipstapel

Verwysingspenne is by die bakens A B D geplaas.

Vir Serwitute Aftrekkings en Endossemente Bied. Anderkant

SG No. A2497/1964

		AFGETREK		RESTANT			
		Kaart No.	Hektaar	Hektaar	Get.	Datum	Transport
1)	1	4224/71	7,1048	16,0922	J.R. le Grange	15-7-76	2666/1976
2)	227	4975/2008	1,1381 ha.	14,9541 ha.		2010-01-25	TS4956/2009
3)	214	8610/2005	2,9906 ha	11,9635 ha		2010-04-07	T117420/2006

S1
Elektriese Kragleiding
die hartlyn
1
K. 2139/1986 S
9321/85
1986-07-22

A2497/1964 - Additional Notes

Subdivided, Ptn 222, S.G.No. 4975/2008
SERVITUDE, S.G.No. 1808/2012

2.14 RDS00169

Property for Lease: Ptn 93 (ptn of Ptn 71) – Donkerhoek No 365 – JR, Gauteng Province
Lease Extent as per SG Diagram: 3,1578 hectares
Zoning: Undetermined
Monthly Reserve Rental (excl. VAT): R47 000.00

2.14 Locality Plan – Aerial View



2.14 Surveyor General Diagram – SG No. A4005/1967

ONDERVERDELINGSKAART

	SYE Kaapse Voet	RIGTINGS		KOÖRDINATE Stelsel Lo 29° X Y		Amp. Ben.
		Konstante		+ 100000.0	+ 9000000.0	
AB	760.3	330.32.20	A	+ 73478.1	+ 56951.5	
BC	59.0	45.26.00	B	+ 73104.1	+ 57613.5	
CD	921.8	98.49.30	C	+ 73146.1	+ 57654.9	
DA	806.8	225.51.10	D	+ 74057.0	+ 57513.5	
DE	376.1	45.51.10	E	+ 74326.9	+ 57775.5	
		Pre 60	Δ	+ 79390.76	+ 62430.02	
		Pre 61	Δ	+ 73490.12	+ 72052.32	

L. G. Nr. A 4005/67

Goedgekeur

Landmeter-Generaal.

12 -12- 1967

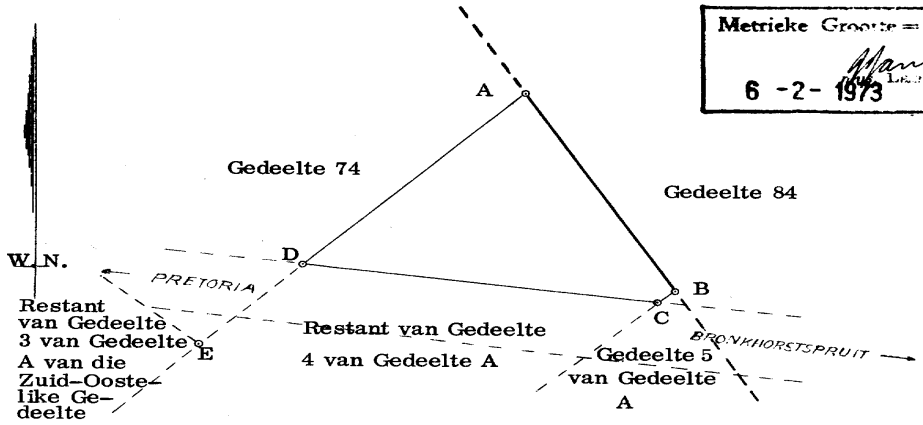
Beskrywing van Bakens:–

A ..... Standaard ysterpaal en klipstapel.
B ..... ½" Ysterpaal en klipstapel.
C, D ... 3 voet Standaard ysterpale en klipstapels.
E ..... Hout hoekdraadpaal met 2 aanduidingspenne op 15 voet.

Metrieke Grootte = 3,1578 Ha.

Landmeter-generaal

6 -2- 1973



Skaal 1 : 5,000

* Nou bekend as Gedeelte 93 ('n gedeelte van Gedeelte 71)

Die figuur ABCD stel voor 3.6867 Morge grond synde

* ~~GEDEELTE 93~~
~~('n gedeelte van Gedeelte 4 van Gedeelte A van Zuid-Oostelike Gedeelte)~~

van die plaas DONKERHOEK NR. 365-JR.
Provinsie : Transvaal
Opgemeet in Junie 1967 deur my

Landmeter.

Hierdie kaart hoort by
No.
d.d.
t.g.v.
Registrateur van Aktes.

Die oorspronklike kaart is No. A3109/35
Transport 1852/1943
~~Grondbrief~~

Lêer T186/67
M.S. No.
Komp. JR 78-8.

A4005/1967 - Additional Notes
SERVITUDE, S.G.No. 1811/2012

2.15 RDS13354

Property for Lease: Rem of Ptn 66 (ptn of Ptn 2) – De Onderstepoort No 300 – JR, Gauteng Province
Lease Extent as per SG Diagram: 5,6786 hectares
Zoning: Existing Street
Monthly Reserve Rental (excl. VAT): R193 000.00

2.15 Locality Plan – Aerial View



2.15 Surveyor General Diagram – SG No. A504/1942

S.-G. No. A 504

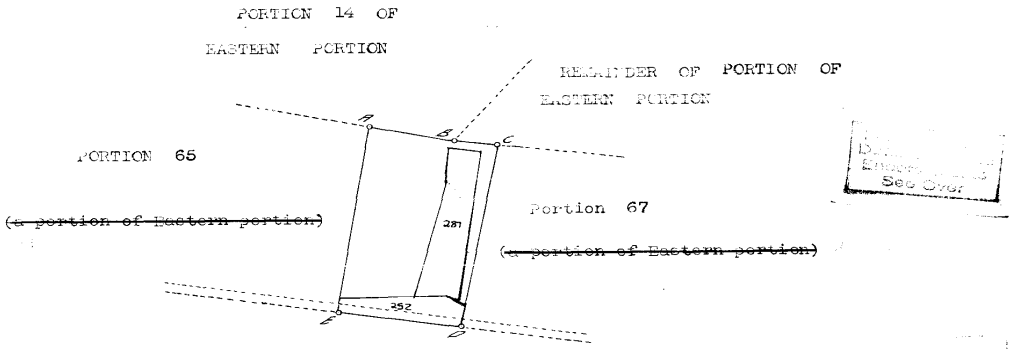
Approved

Surveyor-General

SIDES Cape Feet		ANGLES OF DIRECTION		System CO-ORDINATES Lo 29 Constants		
				y		x
AP	478·4	279	6·40	A	+ 74078·1	+ 7534·4
PC	250·0	275	22·50	P	+ 73805·8	+ 7610·1
CD	1225·1	7	59·40	C	+ 73856·9	+ 7633·5
DE	700·0	96	15·00	D	+ 73827·3	+ 8846·7
EA	1244·6	186	41·30	E	+ 74223·1	+ 8770·5

Description of Beacons: A,C,D,E: Half standards and trenches.
P: Iron pipe in concrete.

This portion is subject to a servitude of right of way 40 feet wide along the side ED.



New Beacons placed
Portion 65 (a portion of
Portion 2) of the farm
SUBDIVISION No. 300 - JR
9 8 1981

1000 500 0 1000 2000 Cape Feet
Scale 1 to 2500

The figure A P C D E represents 10·1573 morgen of land being
Portion 66 (a portion of Portion 2 ~~of Eastern portion~~) of the farm D E O N D E R S T E P O O R T No. 466.

situate in the DISTRICT of Pretoria PROVINCE of TRANSVAAL

Surveyed in February 1942 by me

Land Surveyor

This diagram relates to Deed of No. dated in favour of

Trf. 2538/42

Registrar of Deeds

The original Diagram is No. A 5000/03 relating to Deed of Transfer No. 6208/1904 dated in favour of

S.-G. File No. 111 C/4/11 13/1
Survey Records No.
Compilation No. 28/19 C
Lat. South 25° 37' Long. East. 28° 11'
Degree Sheet No. 13 Pretoria 017

T.P.S

FORM 448 R L ESSON & CO LTD JOHANNESBURG—04194
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DEDUCTED				REM.			
No.	Sub.	Diagram No.	Hectares	Hectares	Transfer	Signature	Date
1)	287	1753/2004	2,1645	6,5356	T138217/2006		
	252	4808/2000	8569 m²	5,6787	T138217/2006		2008-01-22

2.16 RDS69321

Property for Lease: Ptn 32 of Erf 757 – Menlo Park – JR, Gauteng Province
Lease Extent as per SG Diagram: 0,4627 hectares
Zoning: Municipal
Monthly Reserve Rental (excl. VAT): R32 389.00

2.16 Locality Plan – Aerial View



2.16 Surveyor General Diagram – SG No. 1872/2015

SUBDIVISIONAL DIAGRAM **OFFICE COPY** MHP GEOMATICS

N1/21

RDS nr

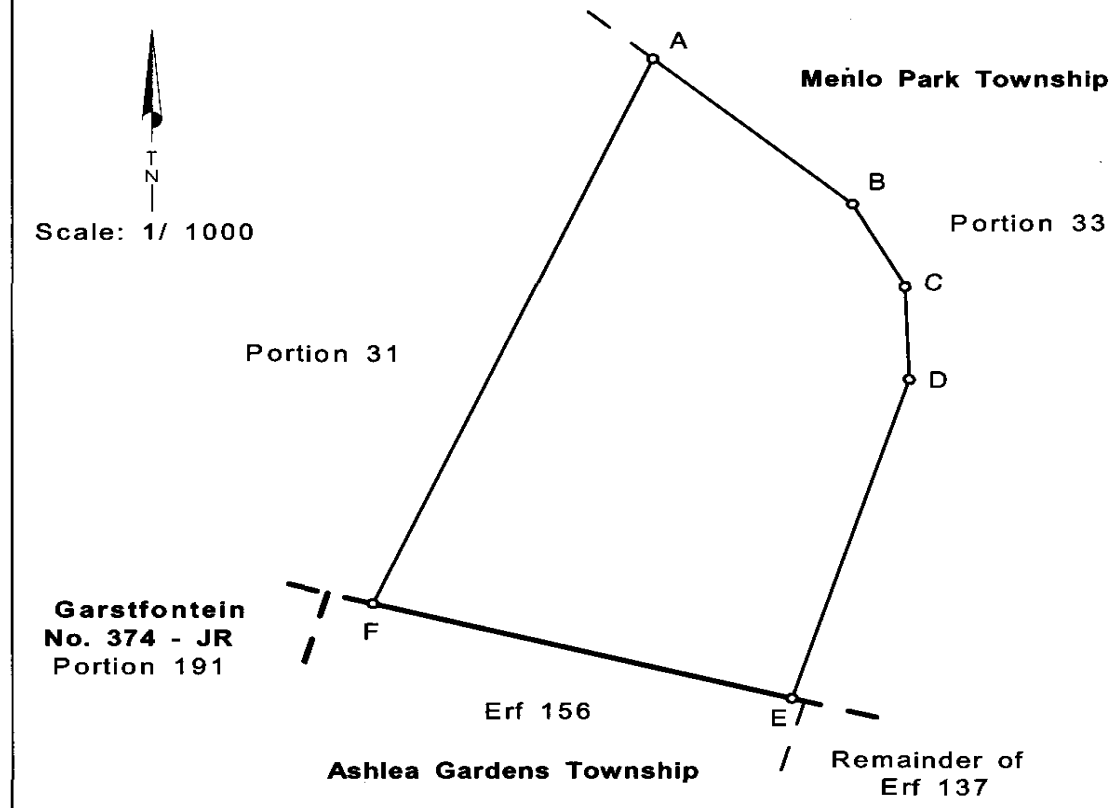
S - 5184

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 29° X		
			Constants	0,00	+2 800 000,00
A B	36,50	311 37 40	A	+73 189,48	+52 439,90
B C	15,55	332 20 00	B	+73 162,19	+52 464,15
C D	15,45	357 56 20	C	+73 154,97	+52 477,92
D E	55,49	16 49 50	D	+73 154,41	+52 493,36
E F	59,56	105 23 40	E	+73 170,48	+52 546,48
F A	98,57	202 56 50	F	+73 227,91	+52 530,67
TRIG					
MENLO MAST		2528-452	△	+73 376,09	+51 698,06
STRUBENSKOP		2528-169	△	+74 330,06	+49 865,39

SG No. 1872/2015
approved
for SURVEYOR-GENERAL
2015 -05- 26

Ord 15/1986
Section 92
Cert & Plan

BEACON DESCRIPTIONS
A,B,C,D,E,F .. Iron Standard



The figure A B C D E F A represents 4 627 square metres of land being
Portion 32 (a portion of Portion 1) of Erf 757 in the township
Menlo Park

Gauteng Province
Surveyed in April 2014

A.S. Crocker
Professional Land Surveyor
by me Registration Number: PLS 1265

This Diagram is annexed to	The original diagram is	File: ERVEN
No. T145928/2017	S.G. No. A ~~1542/1932~~ 807/1971	S.R. No. 906/2015
Pretoria		G.P No. A 1542/1932
Registrar of Deeds	Transfer No. T413/1972	Comp JRSM 342
		TP

2.17 RDS45615

Property for Lease: ptn of Ptn 70 (ptn of Ptn 67) – Waterkloof No 378 – IR, Gauteng Province
Lease Extent as per Lease Diagram: 0,2315 hectares
Zoning: Existing Streets
Monthly Reserve Rental (excl. VAT): R16 802.50

2.17 Locality Plan – Aerial View



2.17 Lease Diagram

R21/1
RDS45615
PS5054

GEOAFRIKA SURVEYS — LEASE DIAGRAM/ NOT FOR REGISTRATION

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 29° X		
			Constants	0,00	0,00
A B	64,10	291.11.30	A	+75 558,38	+2 858 618,77
B C	39,27	22.35.10	B	+75 498,62	+2 858 641,94
C D	12,68	4.14.50	C	+75 513,70	+2 858 678,20
D E	21,09	336.12.40	D	+75 514,64	+2 858 690,85
E F	31,06	324.48.10	E	+75 506,13	+2 858 710,15
F G	1,24	341.48.40	F	+75 488,23	+2 858 735,53
G H	16,99	92.54.00	G	+75 487,84	+2 858 736,71
H A	128,75	155.24.40	H	+75 504,81	+2 858 735,85
TRIGONOMETRICAL BEACONS					
54 CC10		Centurion	⊕	+75 758,44	+2 859 602,82
55 CC10		Centurion	⊕	+75 676,02	+2 859 993,34

SG No.

approved

for SURVEYOR-GENERAL

SHEET 1 OF 2 SHEETS

BEACON DESCRIPTIONS
A : 20mm Iron peg
B : Hole on wall
C,D,F,G,H : Iron standard
E : 12mm Iron Peg

SERVITUDE NOTES:
1. The figure xyCDx and EFGzE represents the Servitude. Vide diagram SG No 10047/1998

The figure A B C D E F G H A represents 2 315 square metres of land being
LEASE AREA
OVER PORTION 70 OF THE FARM
WATERKLOOF No. 378 - JR

Situated in City of Tshwane Metropolitan Municipality, Province of Gauteng
Surveyed in September 2021 by me

SH SIKHAKHANE - GPrLS 1510
Professional Land Surveyor

This Diagram is annexed to No.	The original diagram is S.G. No. A948/1973	File: S.R. No.
	Transfer No.T12973/1976	G.P.SG No. Comp JRSR - 136 TP
Registrar of Deeds Pretoria		

GEOAFRIKA SURVEYS LEASE DIAGRAM/ NOT FOR REGISTRATION

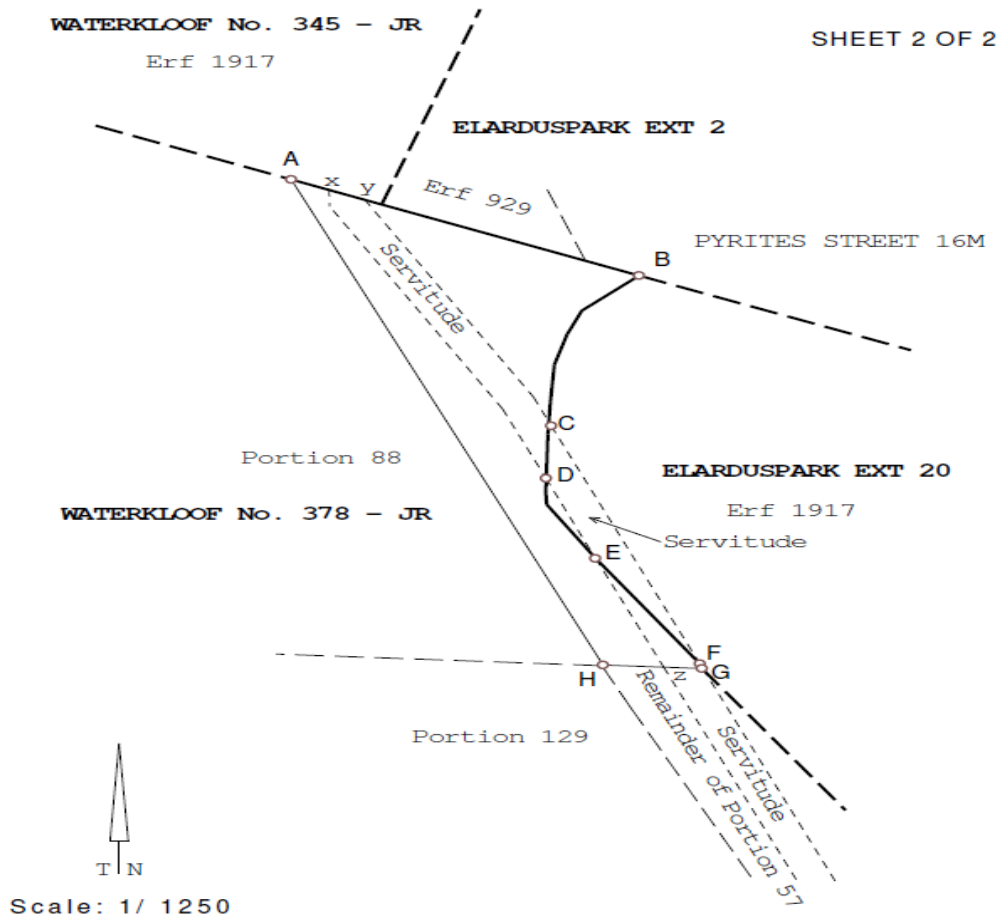
LEASE AREA
OVER PORTION 70 OF THE FARM
WATERKLOOF No. 378 - JR

SG No.

approved

for
SURVEYOR-
GENERAL

SHEET 2 OF 2 SHEETS



Scale: 1/ 1250

Surveyed in September 2021 by me

SH SIKHAKHANE - GPrLS 1510
Professional Land Surveyor

2.18 RDS12160

Property for Lease: ptn of Erf 1285 – Alberton Ext 29 – IR, Gauteng Province
Lease Extent as per Lease Diagram: 0,7756 hectares
Zoning: Industrial 2
Monthly Reserve Rental (excl. VAT): R39 000.00

2.18 Locality Plan – Aerial View



2.18 Lease Diagram

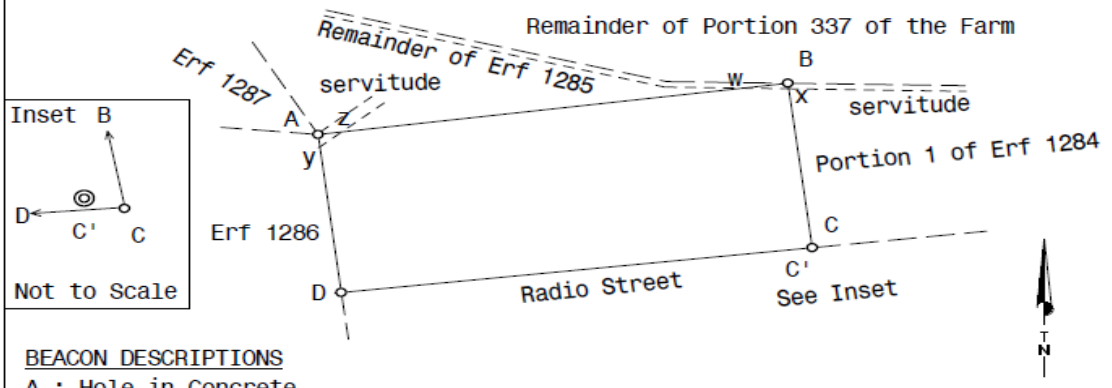
GEOAFRIKA SURVEYS — LEASE DIAGRAM/NOT FOR REGISTRATION

P55054 RDS12160 N1/21

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 27° X			SG No.
			Constants	±0,00	±0,00	Approved
A B	135,01	262.17.20	A	-113 965,78	+2 905 279,76	
B C	58,59	353.15.10	B	-114 099,56	+2 905 261,64	
C D	135,00	83.15.10	C	-114 106,45	+2 905 319,83	for
D A	56,32	173.15.40	D	-113 972,39	+2 905 335,69	SURVEYOR-GENERAL
Indicatory Beacon						
C C'	0,31	100.02.50	C'	-114 106,14	+2 905 319,78	
		204 AC3	⊕	-113 974,06	+2 905 365,23	
		205 AC3	⊕	-114 077,04	+2 905 333,25	

SERVITUDE NOTES:

1. The Line wx represents the Southern boundary of a servitude 2,00 metres wide vide General Plan S.G. No. A7297/1982
2. The Line yz represents the North-Western boundary of a servitude 4,00 metres wide vide General Plan S.G. No. A7297/1982



BEACON DESCRIPTIONS
A : Hole in Concrete
B,D : 12mm Iron Peg
C : Northern Base of Fence Post in Concrete
C : Not Beaconed

Scale: 1/ 2000

The figure A B C D A represents 7 756 square metres of land being

A Lease Area
Over Portion of Erf 1285
OF ALBERTON EXTENSION 29

Situated in the Ekurhuleni Metropolitan Municipality
Province of Gauteng
Surveyed in September 2021 by me

K.M. Rikhotso GPr LS1413
Professional Land Surveyor

This Diagram is annexed to	The original diagram is	File:
No.	S.G. No.	S.R. No.
d.d.:		Gen.Plan. A7297/1982
i.f.o.	Transfer No.	Comp.: IR3A-3/B2
Registrar of Deeds:Pretoria	Grant :	

2.19 RDS14509

Property for Lease: Ptn 161 (ptn of Ptn 62) – Schurveberg No 488 – JQ, Gauteng Province
Lease Extent as per SG Diagram: 5,8881 hectares
Zoning: Undetermined
Monthly Reserve Rental (excl. VAT): R294 000.00

2.19 Locality Plan – Aerial View



2.19 Surveyor General Diagram – SG No. 4873/2001

ONDERVERDELINGSDIAGRAM

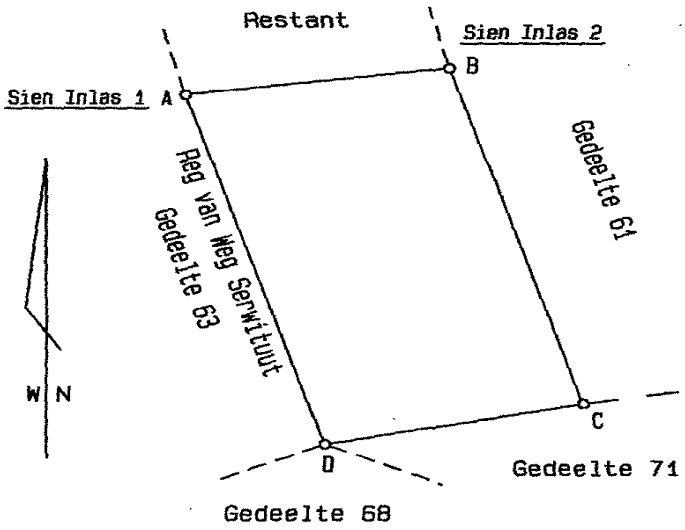
	SYE Meter	RIGTINGS-HOEKE		KO-ORDINATE Y Stelsel: WG 27° X
		Konstante:		+ 0,00 +2800 000,00
AB	190,91	262 51 10	A	- 96 189,99 + 52 710,21
BC	307,93	341 49 30	B	- 96 379,42 + 52 686,46
CD	188,82	79 04 00	C	- 96 475,46 + 52 979,02
DA	320,64	161 48 50	D	- 96 290,06 + 53 014,83
	AANDUIDINGSDATA			
AE	0,14	262 51 10	E	- 96 190,13 + 52 710,19
BF	0,13	262 51 10	F	- 96 379,55 + 52 686,44
	Magnetite 96		△	- 96 244,67 + 54 209,11
	Schurveberg N 98		△	- 96 936,20 + 50 352,90

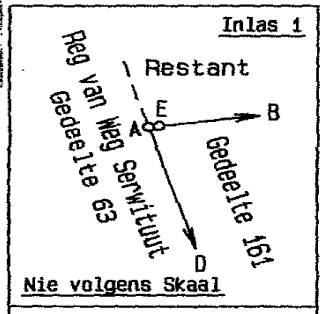
L.G. No. 4873/2001
Goedgekeur
nms. LANDMETER-GENERAAL
2001-07-24

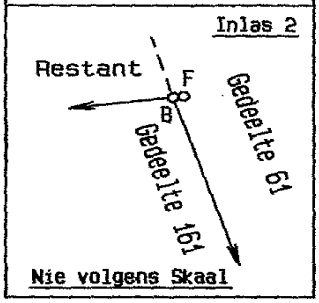
Skaal 1:5000

Beskrywing van bakens
A, B : Nie gebaken
C : 20mm Ysterpen
D, E, F : Ysterstandaard in beton

Act 7/1998
Section 49







Die figuur A B C D

stel voor 5,8881 hektaar grond, synde
Gedeelte 161 ('n gedeelte van gedeelte 62)
van die plaas
SCHURVEBERG No.488-JQ

Provinsie Gauteng

Opgemeet in Junie 2001 deur my

T.F.Greyer PLS-1053
Professionele Landmeter

Hierdie diagram is geheg aan No. T.20359/2007 ged. t.g.v. Registrateur van Aktes Pta	Die oorspronklike diagram L.G. No. A2611/1952 Transport T14969/1961 Grondbrief	Leer -/18 M.S. 1976/2001 A.P. Komp. JQSP-44

2.20 RDS10782

Property for Lease: Ptn 158 (ptn of Ptn 96) – Rietfontein No 128 – IR, Gauteng Province
Lease Extent per SG Diagram: 60,7517 hectares
Zoning: Undetermined
Monthly Reserve Rental (excl. VAT): R303 750.00

2.20 Locality Plan – Aerial View



2 .20 Surveyor General Diagram – SG No. A7365/1987

A.KALK
Land Surveyor, Springs

S.G.No.
A 7365/87

Approved
for Surveyor-General
1988 -06- 06

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y	System Lo 29 X
		CONSTANTS		0,00	+ 2 900 000,00
AB	60,10	256 02 00	A	+ 59 000,00	+ 7 296,00
BC	13,00	6 36 40	B	+ 58 941,68	+ 7 281,49
CD	364,10	277 06 00	C	+ 58 943,18	+ 7 294,40
DE	310,02	257 32 10	D	+ 58 581,86	+ 7 339,40
EF	105,86	350 41 40	E	+ 58 279,15	+ 7 272,50
FG	643,57	299 22 40	F	+ 58 262,03	+ 7 376,97
GH	282,12	7 41 10	G	+ 57 701,23	+ 7 692,68
HJ	515,60	284 23 10	H	+ 57 738,96	+ 7 972,27
JK	55,78	8 22 40	J	+ 57 239,52	+ 8 100,37
KL	95,88	92 44 00	K	+ 57 247,65	+ 8 155,55
LM	136,85	96 02 00	L	+ 57 343,42	+ 8 150,97
MN	151,97	103 01 30	M	+ 57 479,51	+ 8 136,59
NP	1064,57	107 30 10	N	+ 57 627,57	+ 8 102,34
PQ	541,79	132 14 00	P	+ 58 642,86	+ 7 782,17
QA	129,69	199 50 00	Q	+ 59 044,00	+ 7 418,00
INDICATORY DATA					
Fq	0,14	308 47 00	q	+ 58 261,92	+ 7 377,06
Selcourt W.T.		784		+ 55 124,01	+ 10 727,89
Witpoortjie W.T.		792		+ 62 707,32	+ 6 275,43

EXAMINATION FEES PAID
for SURVEYOR-GENERAL

Onteien Expropriated.

DESCRIPTION OF BEACONS

A	20mm Iron pegs.
B,C,D	18mm Iron pegs.
E,F	Not beaconed.
G,N,P,Q	12mm Iron pegs in concrete.
H	25mm Iron pipe in concrete beacon.
J	20mm Iron peg in concrete.
K,L,M	16mm Iron pegs in concrete.
q	Cylindrical concrete beacon.

THIS DIAGRAM COMPRISES TWO SHEETS : SHEET 1

The figure A B C D E F G H J K L M N P Q

represents 60,7517 hectares of land being

Portion 158 (a portion of Portion 96) of the farm

RIETFONTEIN NO. 128 – IR

Province of Transvaal

Surveyed in July 1987, August 1987 and April 1988
by me

A.KALK
LAND SURVEYOR

This diagram is annexed to	The original diagram is	File : –/25
No. T 83491/1988.	No. A 6184/64	S.R.No. 2413/87
d.d.	Transfer 21514/1968	G.P.
i.f.o.	Grant	Comp. IRNN – 33 IR 38 – 98
Registrar of Deeds		

Verskaf deur die Instituut van Landmeters van Transvaal/Supplied by the Institute of Land Surveyors of the Transvaal

A. KALK
Land Surveyor, Springs

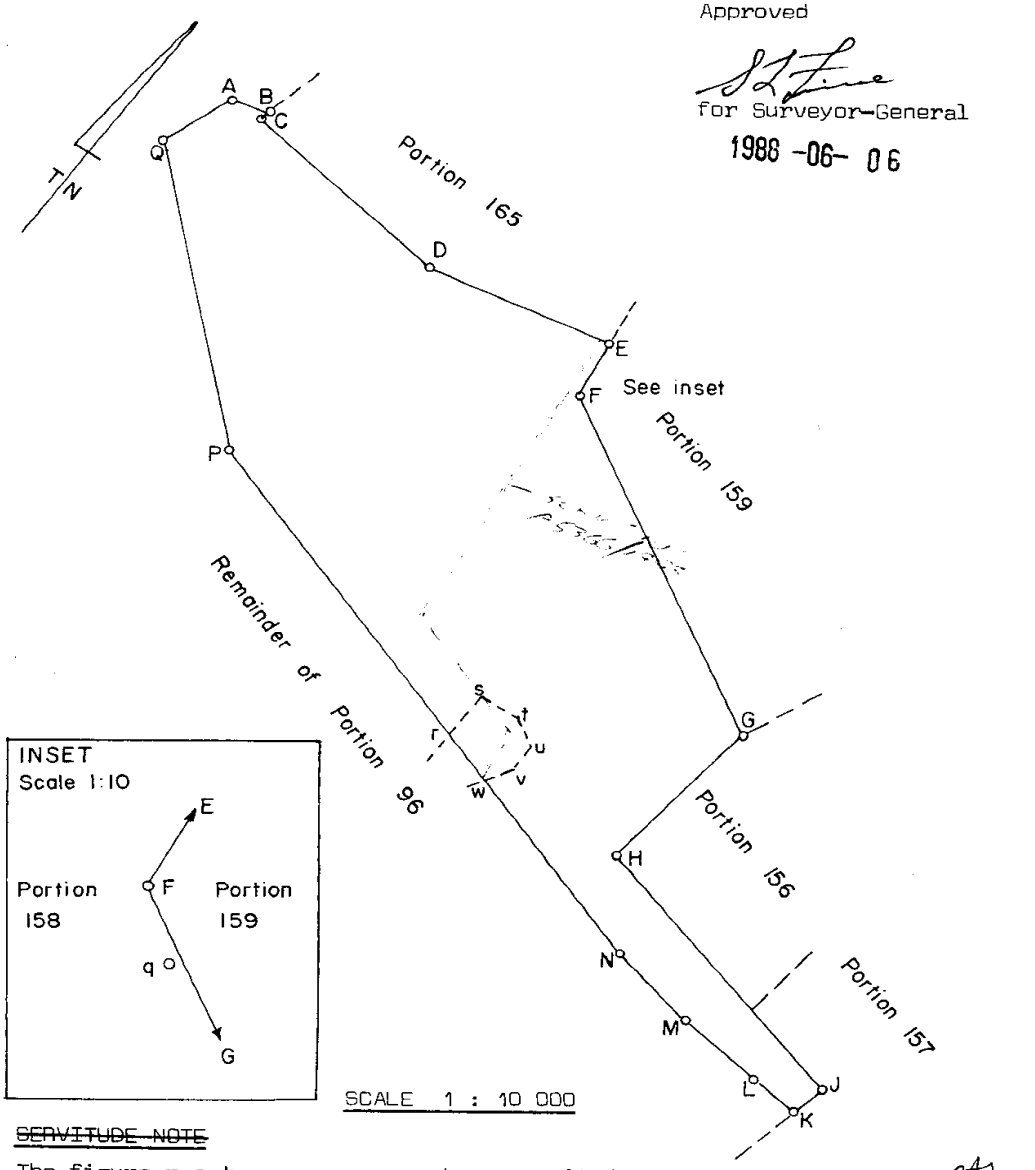
S.G. No. A 7365/87

THIS DIAGRAM COMPRISES TWO SHEETS : SHEET 2

Approved

for Surveyor-General

1988 -06- 06



SCALE 1 : 10 000

~~SERVITUDE NOTE~~

~~The figure r s t u v w represents a servitude for pump station. Vide diagram S.G. No. A 1930/79 Deed of Servitude No.~~

1988.08.25

Portion 158 (a portion of Portion 96) of the farm RIETFONTEIN No. 128 I.R.

Surveyed in July 1987, August 1987 & April 1988
by me,

A. KALK
Land Surveyor

Verskaf deur die Instituut van Landmeters van Transvaal/Supplied by the Institute of Land Surveyors of the Transvaal

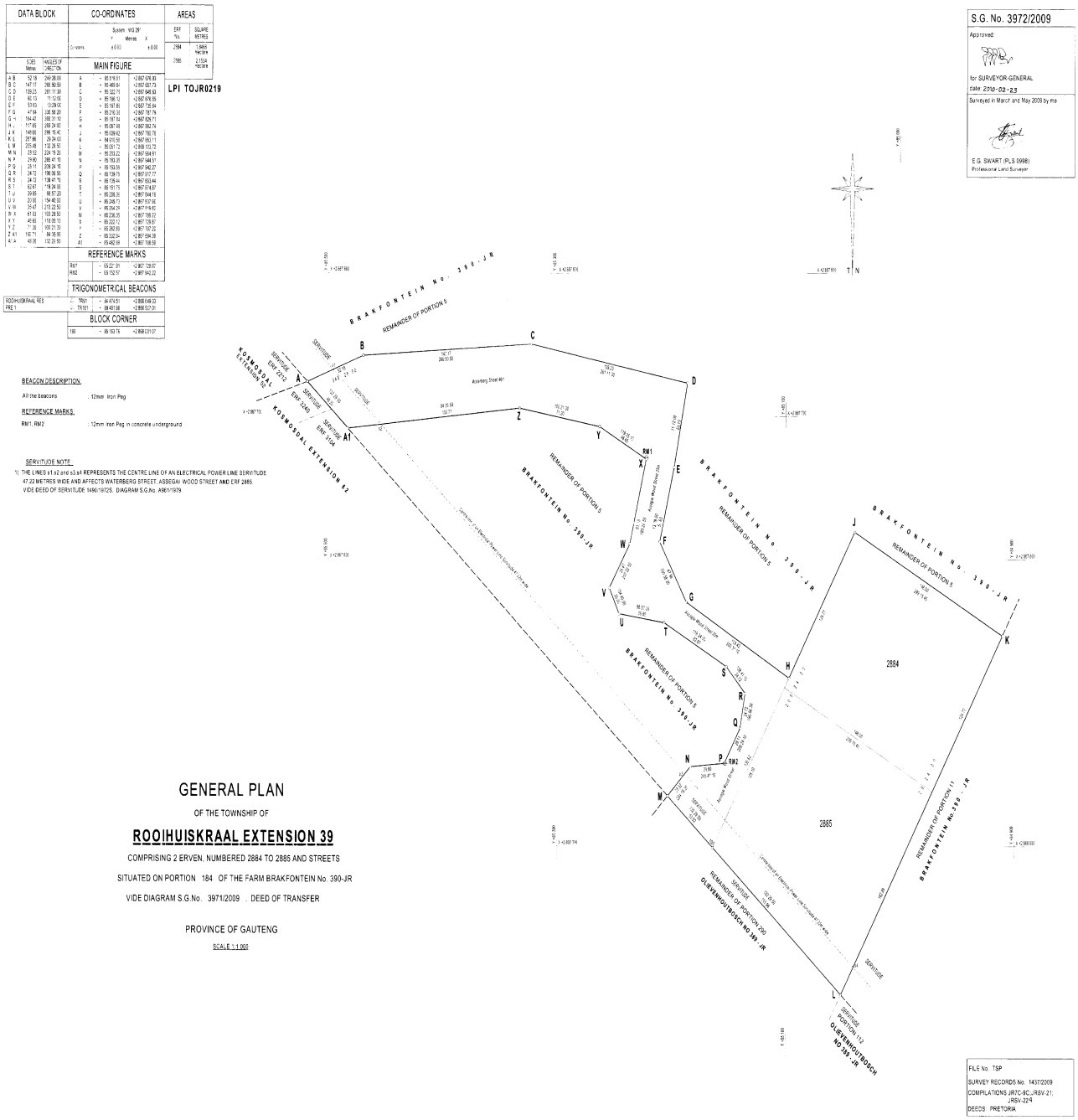
2.21 RDS61698

Property for Lease: Township – Rooihuiskraal Ext 39 – JR, Gauteng Province
Lease Extent per SG Diagram: 6,5049 hectares
Zoning: Business 4 / Office Property
Monthly Reserve Rental (excl. VAT): Offices: R125/m²
Basement Parking: R700/bay
Covered Parking: R600/bay
Open Parking: R400/bay

2.21 Locality Plan – Aerial View



2.21 Surveyor General Diagram – SG No. 3972/2009



2.22 RDS82282

Property for Lease: Ptn 21 (ptn of Ptn 20) of Erf 757 – Menlo Park – JR, Gauteng Province
Lease Extent per SG Diagram: 1,5496 hectares
Zoning: Special / Office Property
Monthly Reserve Rental (excl. VAT): Offices: R130/m²
Basement Parking: R700/bay
Covered Parking: R650/bay
Open Parking: R500/bay

2.22 Locality Plan – Aerial View



2.22 Surveyor General Sub-divisional Diagram – SG No. 3854/2000

SHEET 1 OF 2 SHEET — SUBDIVISIONAL DIAGRAM.

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System WG. 29° X	
		Constants		0, 00	+2 800 000, 00
AB	178, 24	301.57.00	A	+ 72 875, 77	+ 52 474, 98
BC	99, 50	1.10.10	B	+ 72 724, 54	+ 52 569, 30
CD	134, 28	125.35.10	C	+ 72 726, 57	+ 52 668, 78
DE	88, 90	123.45.30	D	+ 72 835, 77	+ 52 590, 64
EF	34, 66	214.15.20	E	+ 72 909, 68	+ 52 541, 24
FA	40, 27	200.56.40	F	+ 72 890, 17	+ 52 512, 59
SERVITUDE DATA					
aB	23, 84	301.57.00	a	+ 72 744, 76	+ 52 556, 69
BC	99, 50	1.10.10			
Cb	55, 25	125.35.10			
bc	12, 95	258.03.10	b	+ 72 771, 50	+ 52 636, 63
cd	15, 94	236.49.50	c	+ 72 758, 84	+ 52 633, 95
de	17, 38	210.53.30	d	+ 72 745, 49	+ 52 625, 23
ef	21, 00	185.28.20	e	+ 72 736, 56	+ 52 610, 31
fg	10, 56	181.01.40	f	+ 72 734, 56	+ 52 589, 41
gh	13, 19	157.32.40	g	+ 72 734, 37	+ 52 578, 85
ha	11, 32	151.46.20	h	+ 72 739, 41	+ 52 566, 67
GH	3, 90	65.04.50	G	+ 72 720, 02	+ 52 347, 89
HJ	43, 21	12.42.50	H	+ 72 723, 56	+ 52 349, 53
JK	64, 78	3.25.30	J	+ 72 733, 07	+ 52 391, 68
KL	30, 66	341.28.40	K	+ 72 736, 94	+ 52 456, 34
LM	8, 12	36.29.20	L	+ 72 727, 20	+ 52 485, 41
MN	25, 70	13.59.00	M	+ 72 732, 03	+ 52 491, 94
NP	37, 25	30.10.00	N	+ 72 738, 24	+ 52 516, 88
			P	+ 72 756, 96	+ 52 549, 08
QR	10, 12	242.47.20	Q	+ 72 737, 05	+ 52 561, 50
			R	+ 72 728, 05	+ 52 556, 87
452 MENLO MAST 444 W.N.N.R.			△	+ 73 376, 09	+ 51 698, 06
			△	+ 71 945, 07	+ 49 953, 24

S.G. No. 3854/2000

Approved

for SURVEYOR-GENERAL

2000 -06- 09

ORD.No. 15/1986
Section 92
Certificate and Plan

The figure A B C D E F A represents 1, 5496 hectares of land being

PORTION 21 (a portion of Portion 20) of ERF 757 in the Township of MENLO PARK

Province of Gauteng

Surveyed in April 1999 to May 2000 by me

W H COETZER
Professional Land Surveyor
Registration Number : PLS 1009

This diagram is annexed to

No. T34349/2002

d.d.

i.f.o.

Registrar of Deeds

The original diagram is S.G.

No. 4284/1999

Transfer

Grant

File ERVEN VOL. 10

S.R.No 1335/2000

G.P. No. A1542/1932

Comp. JRSM-342

TP2041

Deeds : PRETORIA

A4.MEN2438

SHEET 2 OF 2 SHEETS SUBDIVISIONAL DIAGRAM.

PORTION 21 OF ERF 757 in the Township MENLO PARK

S.G. No. 3854/2000

Approved

2000 -06- 09

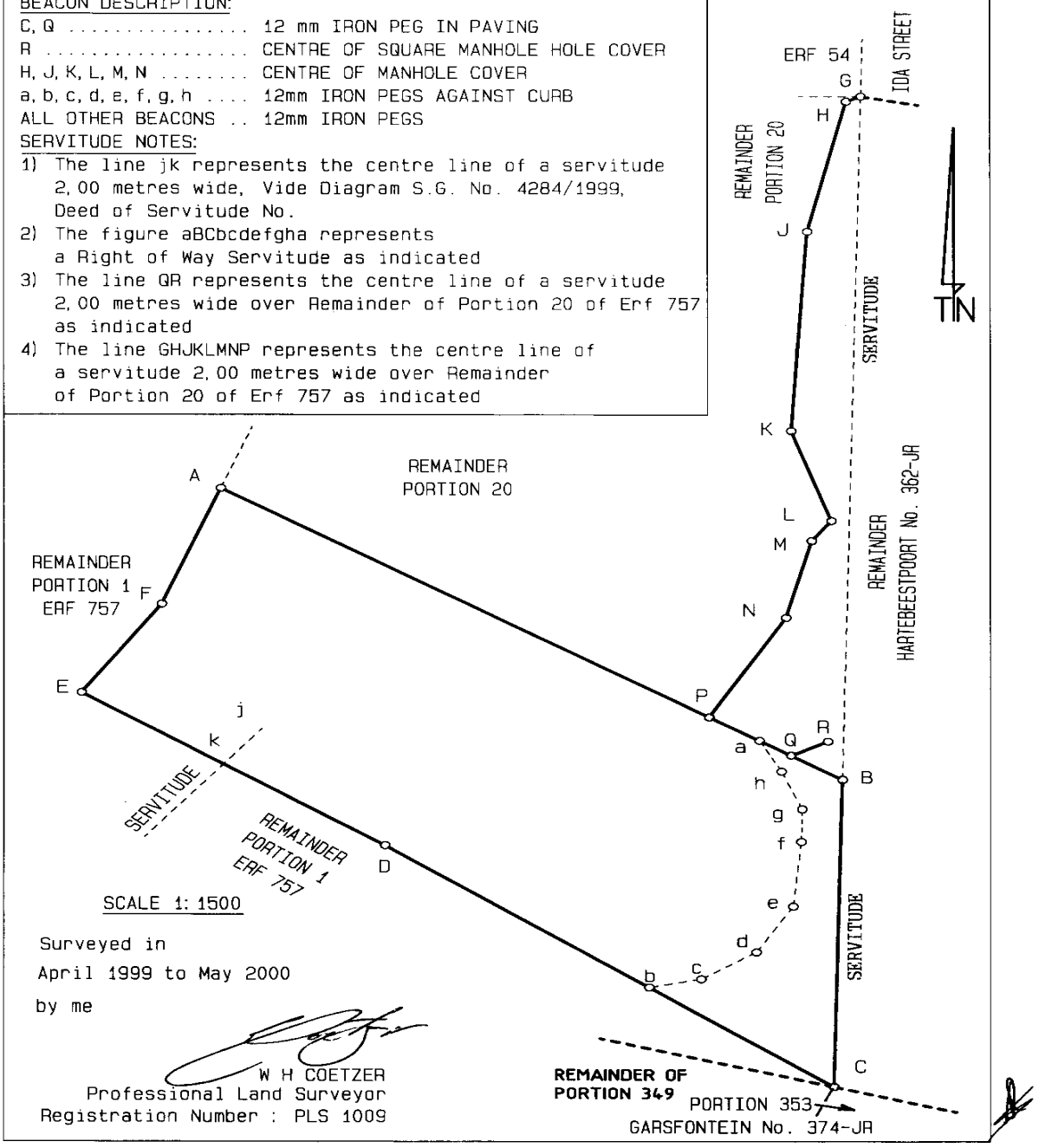
for SURVEYOR-GENERAL

BEACON DESCRIPTION:

C, Q ..... 12 mm IRON PEG IN PAVING
R ..... CENTRE OF SQUARE MANHOLE HOLE COVER
H, J, K, L, M, N ..... CENTRE OF MANHOLE COVER
a, b, c, d, e, f, g, h .... 12mm IRON PEGS AGAINST CURB
ALL OTHER BEACONS .. 12mm IRON PEGS

SERVITUDE NOTES:

1) The line jk represents the centre line of a servitude 2,00 metres wide, Vide Diagram S.G. No. 4284/1999, Deed of Servitude No.
2) The figure aBCbcdefgha represents a Right of Way Servitude as indicated
3) The line QR represents the centre line of a servitude 2,00 metres wide over Remainder of Portion 20 of Erf 757 as indicated
4) The line GHJKLMNP represents the centre line of a servitude 2,00 metres wide over Remainder of Portion 20 of Erf 757 as indicated



SCALE 1: 1500

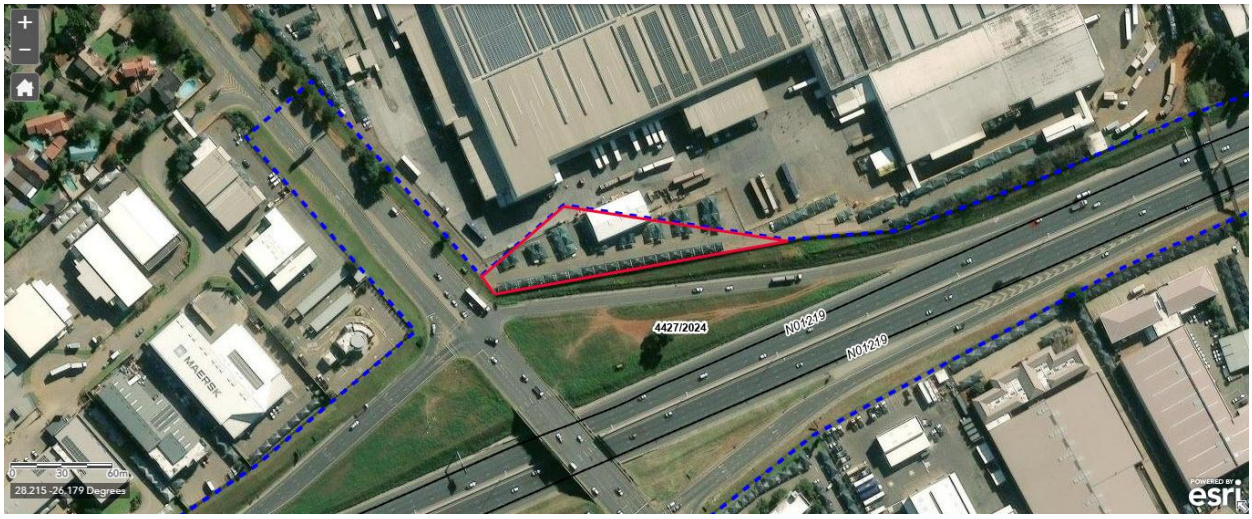
Surveyed in
April 1999 to May 2000
by me

W H COETZER
Professional Land Surveyor
Registration Number : PLS 1009

2.23 RDS12375

Property for Lease: ptn of Ptn 450 (ptn of Ptn 221) – Driefontein No 808 – IR, Gauteng Province
Lease Extent per Lease Diagram: 0,4504 hectares
Zoning: Agricultural
Monthly Reserve Rental (excl. VAT): R9 000.00

2.23 Locality Plan – Aerial View



2.23 Lease Diagram

LEASE DIAGRAM

N12/19 RDS PS5232

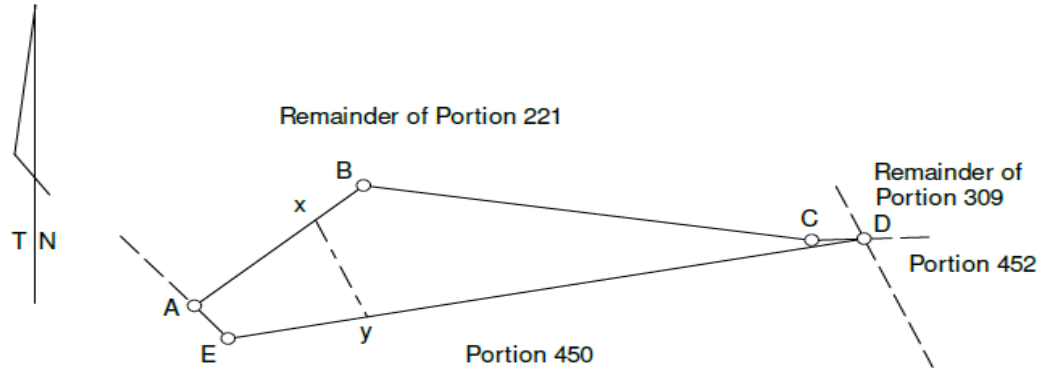
	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X	
		Constants:		± 0,00	± 0,00
AB	64.21	229 14 50	A	+78 549.98	+2 896 908.31
BC	130.29	278 24 00	B	+78 501.34	+2 896 866.40
CD	15.04	268 08 00	C	+78 372.45	+2 896 885.43
DE	186.12	79 13 50	D	+78 357.42	+2 896 884.94
EA	14.99	139 33 40	E	+78 540.26	+2 896 919.72
		16 AA20	⊕	+78 265.39	+2 897 690.98
		17 AA20	⊕	+78 083.70	+2 897 485.30

S.G. No.

Approved

for SURVEYOR-GENERAL

Description of Beacons
A,C,D : 12mm Iron Peg
B : 10mm Hole in Concrete
E : Southern Base of Square Iron Fence Post



Scale 1:2000

The figure A B C D E A

represents 4504 square metres of land being
a Lease Area Over
Portion 450 (a portion of Portion 221)
of the Farm
DRIEFONTEIN No. 85 - IR
Situated in the City of Ekurhuleni Metropolitan Municipality.
Province of Gauteng
Surveyed in March 2026 by me

S. N Ndlovu GPr. LS1234
Professional Land Surveyor

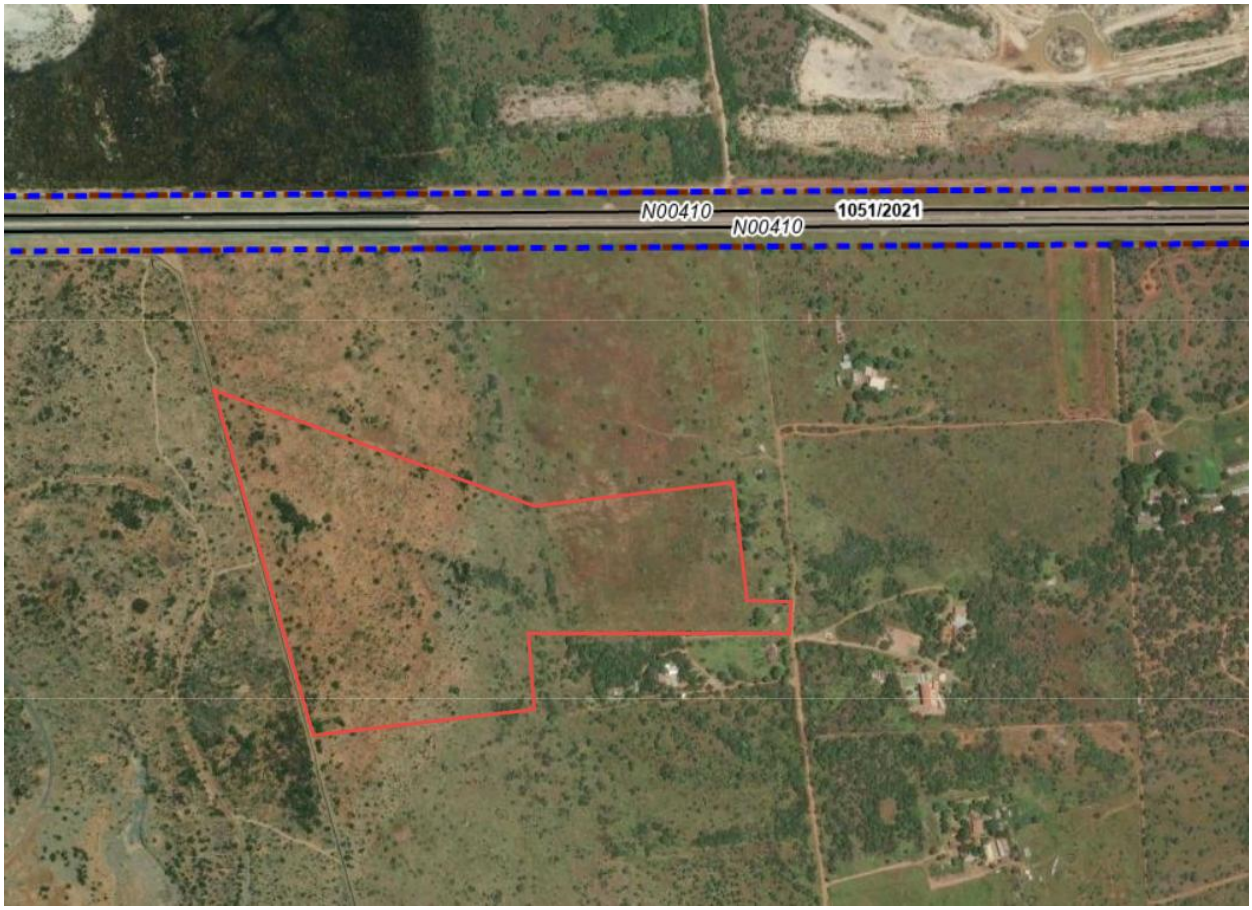
This diagram is annexed to	The original diagram is	File :
No.	S.G. No. : 2676/2007	S.R. :
d.d. :	Transfer	
i.f.o. Registrar of Deeds North Gauteng		Comp. : IR1C15A

3 NORTH WEST PROVINCE = 2 Land Parcels

3.1 RDS13502

Property for Lease: Ptn 90 (ptn of Ptn 58) Zilkaatsnek No 439 – JQ, North West Province
Lease Extent as per Windeed Property Report: 21,9205 hectares
Zoning: Agricultural
Monthly Reserve Rental (excl. VAT): R986 422.50

3.1 Locality Plan – Aerial View



3.1 Surveyor Diagram

L.G. KANTOOR KOPIE

SYE Kaapse Voet		RIGTINGS-HOEKE	KO-ORDINATE Stelsel: Lo 27°		
				Y	X
		Konstante		-250000.0	+8990000.0
AB	1562.2	289.45.20	A	- 37587.3	+ 24728.0
BC	897.7	262.56.10	B	- 39057.6	+ 25256.1
CD	598.6	351.45.30	C	- 39948.5	+ 25145.7
DE	189.8	268.26.00	D	- 40034.3	+ 25738.1
EF	134.3	4.35.40	E	- 40224.0	+ 25732.9
FG	1200.2	90.18.30	F	- 40213.2	+ 25866.8
GH	363.6	353.04.20	G	- 39013.1	+ 25860.4
HJ	1035.1	83.04.20	H	- 39056.9	+ 26221.3
JA	1677.4	164.43.02	J	- 38029.4	+ 26346.1

L.G. Nr. A 4387/60

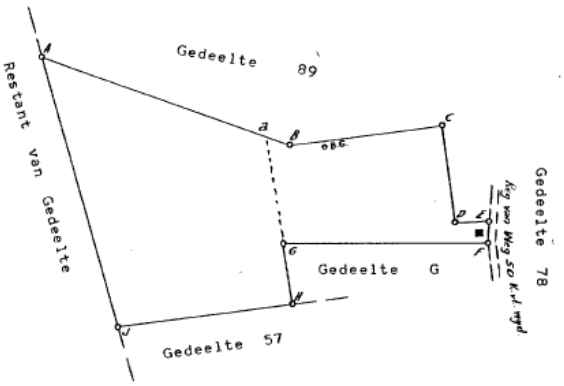
Goedgekeur,

Landmeter-generaal.

7. 11.

BESKRYWING VAN BAKENS.

A B C D E F G H : 3' Ysterpaal en klipstapel.
J : 3' Ysterpaal en klipstapel langs spoorstaaf hoekpaal.



Skaal 1:7500

Die figuur A B C D E F G H J A stel voor 25.5921 Morge grond synde
GEDEELTE 90 (n Gedeelte van Gedeelte 58) van die plaas
ZILKAATSNEK Nr. 439 Registrasie Afdeling JQ
geleë in die Distrik BRITS. Provinsie Transvaal.

Opgemeet in Junie - Augustus 1960, deur my,

Landmeter.

Hierdie kaart is geheg aan Nr. 92065/63
gedateer
ten gunste van

Registrateur van Aktes.

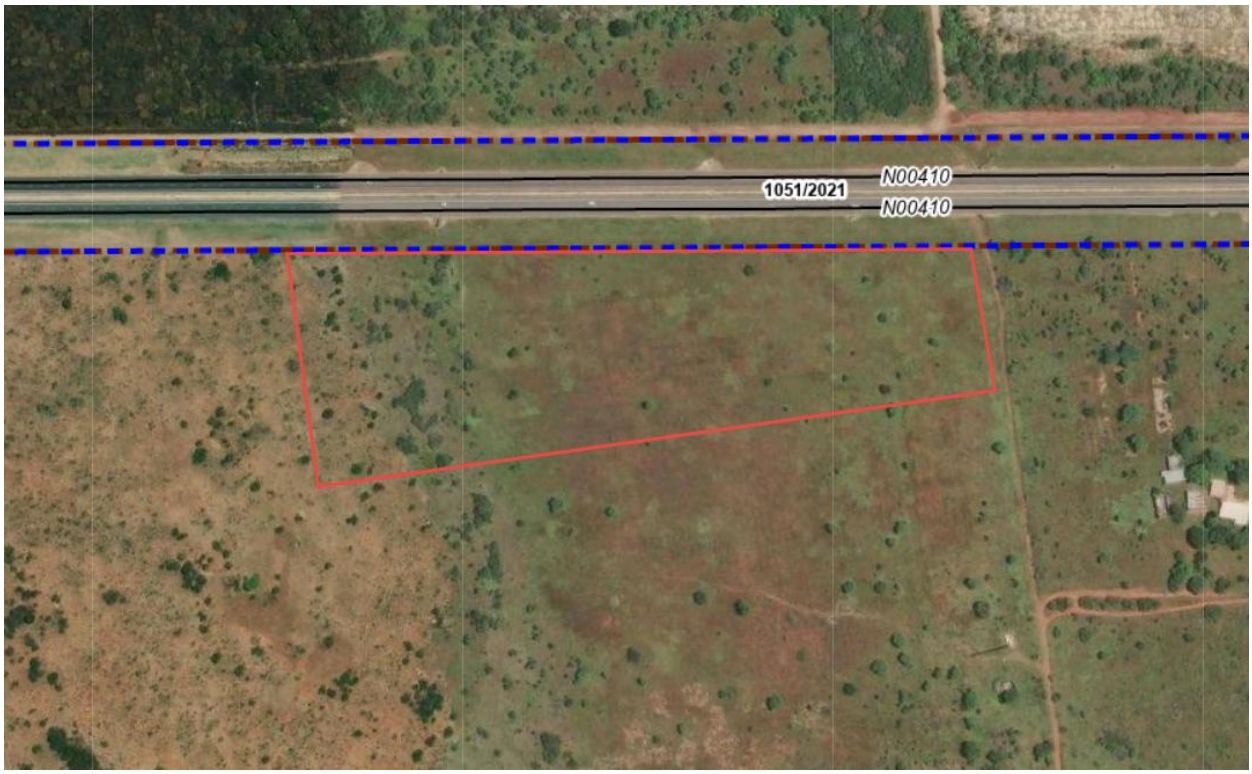
Die oorspronklike kaart is L.G. Nr. A 4844/50
gheg aan T/A
Nr. 20655/1952

L.G. Omslag Nr. 3224/18
Meetstukke Nr. 1654/60
Kompilasie Nr. JQ-GB-9

3.2 RDS13152

Property for Lease: Rem of Ptn 88 (ptn of Ptn 58) Zilkaatsnek No 439 – JQ, North West Province
Lease Extent as per SG Diagram: 7,2770 hectares
Zoning: Agricultural
Monthly Reserve Rental (excl. VAT): R414 789.00

3.2 Locality Plan – Aerial View



3.2 Surveyor Diagram – SG No. 4385/1960

L.G. KANTOOR KOPIE

SYE Kaapse Voet	RIGTINGS-HOEKE	KO-ORDINATE Stelsel: Lo 27° Y	X
	Konstante	-250000.0	+8990000.0
1129.4	229:02.50	A - 37304.5	+ 23693.3
300.0	282:54:30	B - 38157.5	+ 22953.0
623.7	317:28.40	C - 38450.0	+ 23020.0
128070	282:49.40	D - 38688.9	+ 23596.1
98[illegible]	352:49.40	E - 39958.9	+ 23436.3
162[illegible]	82:41.10	F - 40082.1	+ 24415.3
1[illegible]	171:47.00	G - 38470.3	+ 24622.2
[illegible]	74:30.00	H - 38275.1	+ 23270.2
108910	45:12.40	J - 38178.7	+ 23296.9
38[illegible]	134:43.02	K - 37405.8	+ 24064.1

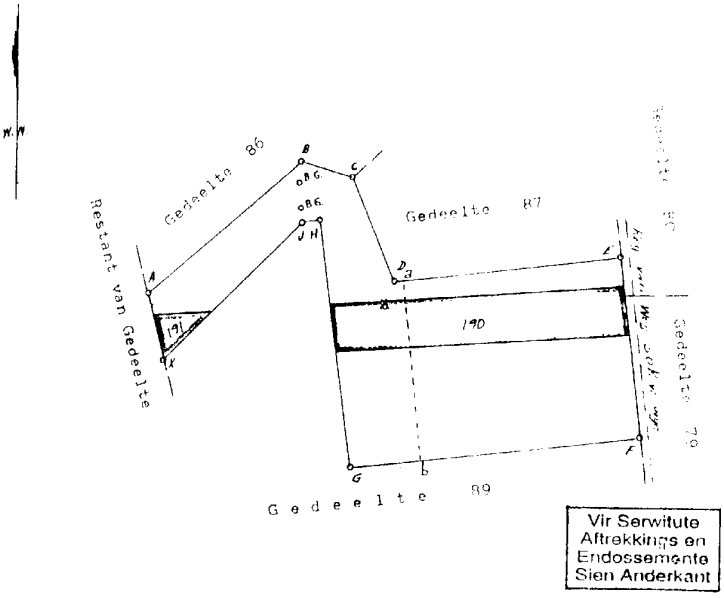
L.G. Nr. A 4385/60

Goedgekeur.

Landmeter-generaal.

BESKRYWING VAN BAKENS.

A B C D E F G H J K : 3" Isterpaal en Klipstapel.



Skaal 1:7500

Die figuur A B C D E F G H J K A stel voor 25.0000 Morge grond synde

GEDEELTE 88 (n Gedeelte van Gedeelte 58) van die plaas

ZILKAATSNEK Nr. 439 Registrasie Afdeling JQ

geleë in die Distrik BRITS. Provinsie Transvaal.

Opgemeet in Junie - Augustus 1960, deur my.

Landmeter.

Hierdie kaart is geheg aan Nr. 22069/60

Gedateer

Registrateur van Aktes.

Die oorspronklike kaart is L.G. Nr. A 4844/50

Geheg aan 7/11

Nr. 20655/1952

L.G. Omslag Nr. 3220/18

Meetstukke Nr.

Kompilasie Nr. 1654/60

A4385/60

AFGETREK							
No.	Ged.	Diagram No.	Hektaar	Hektaar	Transport	Handtekening	Datum
1	191	4295/2000	3814 m²		T87068/2008		
	190	4294/2000	4·1549 Ha	16·8738 Ha	T87068/2008		2008-10-01

A4385/1960 – Additional Notes

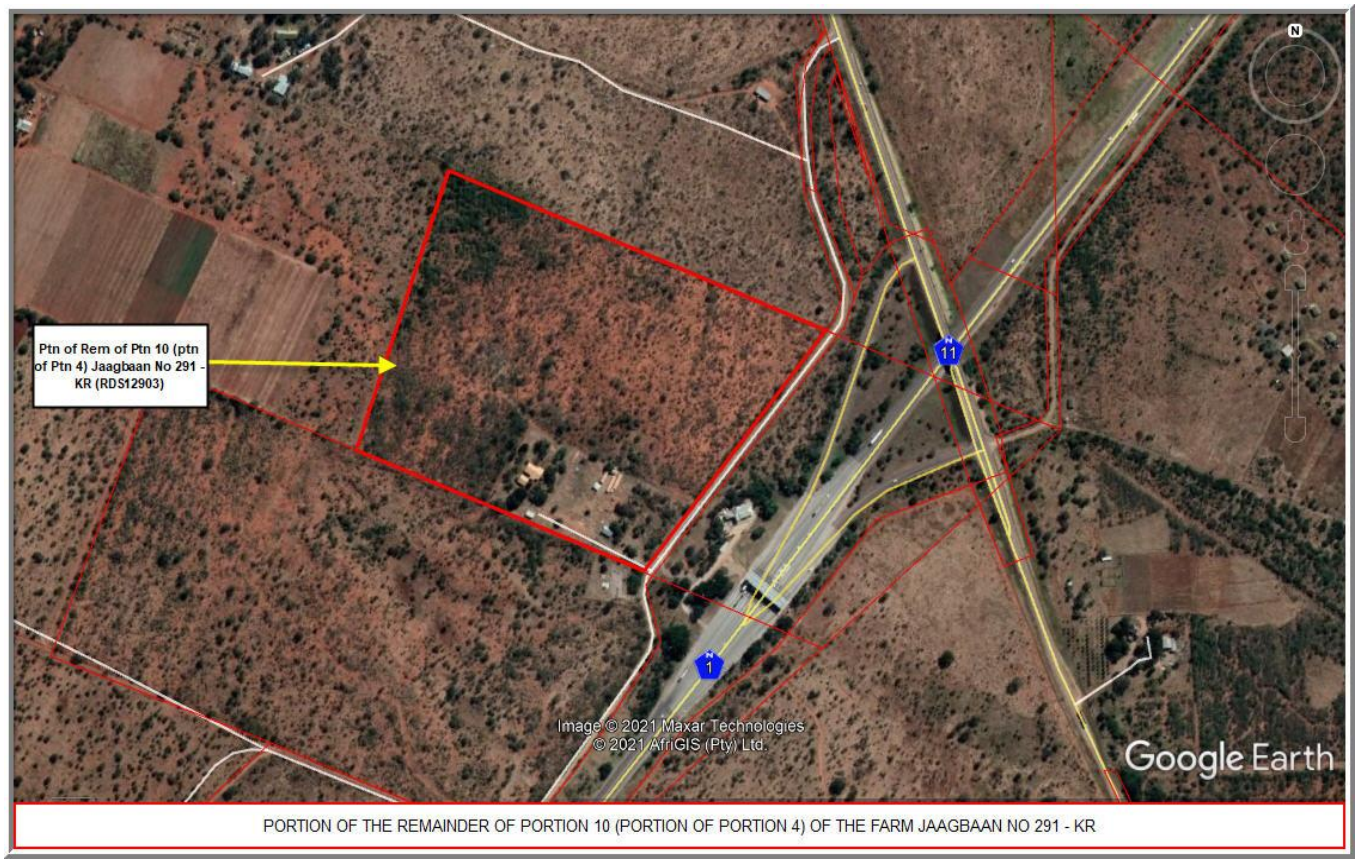
Subdivided, Portion 224, S.G. No. 2882/2009

4 LIMPOPO PROVINCE = 2 Land Parcels

4.1 RDS12903

Property for Lease: ptn of Rem of Ptn 10 (ptn of Ptn 4) Jaagbaan No 291 – KR, Limpopo Province
Lease Extent as per Lease Diagram: 19,0552 hectares
Zoning: Farm / Vacant
Monthly Reserve Rental (excl. VAT): R46 000.00

4.1 Locality Plan – Aerial View



4.1 Lease Diagram

LEASE AREA DIAGRAM/NOT FOR REGISTRATION

MAESELA PROF. LAND SURVEYORS INC

PWS21311 N1/25

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 29° X		
			Constants	0,00	0,00
A B	564,21	292.13.40	A	+2 505,59	+2 686 850,64
B C	399,00	38.39.10	B	+1 983,31	+2 687 064,06
C D	431,39	112.12.10	C	+2 232,53	+2 687 375,65
D A	383,41	199.14.20	D	+2 631,93	+2 687 212,64
Trigonometrical Beacons					
ROOIPOORT		31		-1 265,23	+2 688 230,21
ZOETVELD		94		+5 154,52	+2 692 767,14

SG No.

approved

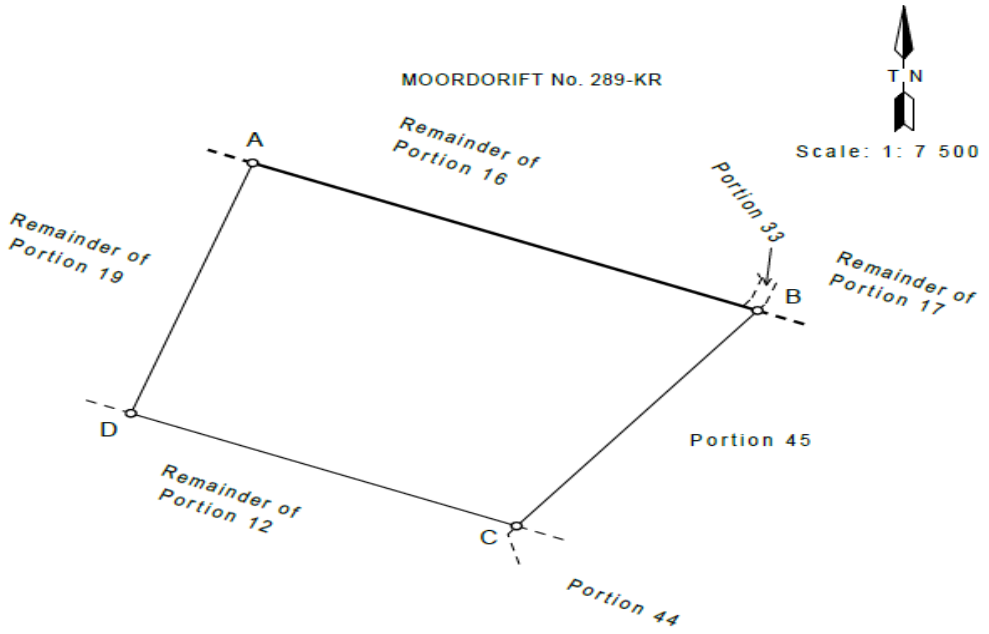
for SURVEYOR-GENERAL

BEACON DESCRIPTIONS

A : Iron Standard

B,C : 12mm Iron Peg in Concrete

D : 16mm Iron Peg



The figure A B C D A represents 19,0552 hectares of land being

LEASE AREA A over the Remainder of Portion 10 of the farm

JAAGBAAN No. 291-KR

Situated in Polokwane Local Municipality

Limpopo Province

Surveyed in June 2026

M.R. Maesela GPr LS0856
Professional Land Surveyor

This Diagram is annexed to	The original diagram is	File:
No. d.d.: i.f.o.: Registrar of Deeds : Limpopo	S.G. No. A992/1956 Transfer No. Grant	S.R. No. G.P.SG No. Comp: KR-4

4.2 RDS17845

Property for Lease: The Farm Vlaktplaas No 740 – KR, Limpopo Province
Lease Extent as per SG Diagram: 1196,6349 hectares
Zoning: Agricultural
Monthly Reserve Rental (excl. VAT): R51 200.00

4.2 Locality Plan – Aerial View



4.2 Surveyor Diagram – SG No. 6128/2001

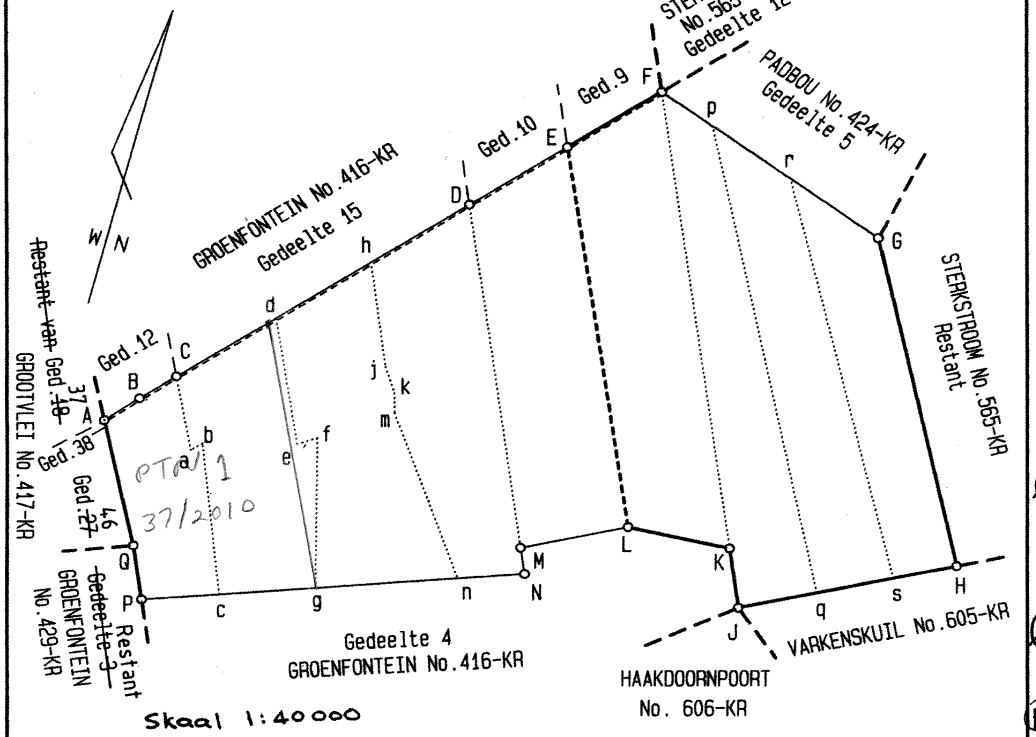
DIAGRAM VIR KONSOLIDEERDE TITEL

KOMPONENTE

Die Figuur	Stel Voor	Diagram No.	Transport-akte No.
ABCDELMNPQ	Gedeelte 16 - GROENFONTEIN No.416-KR	A9075/1994	T119513/2003
EFGHJKL	Gedeelte 6 - PADBOU No.424-KR	6764/1999	T77497/2000

L.G. No. 6128/2001
Goedgekeur
nms. LANDMETER-GENERAAL
2001 -08- 27

Serwituutnota:
Die lyn ABCDE stel voor die Noord-Westelike grens van 'n serwituut van Reg van Weg, 16,00 meter wyd, vide diagram L.G.No.A9075/1994, Serwituutakte No.



Skaal 1:40000

Die figuur A B C D E F G H J K L M N P Q A stel voor 1196,6349 hektaar grond, synde die Plaas VLAKTPLAAS No.740-KR

(en bestaan uit komponente soos hierbo getabuleer)

~~Provinsie Gauteng~~ Noordelike Provinsie

Saamgestel in Augustus 2001 deur my

Skaal 1:40000

T.F. Dreyer PLS-1053
Professionele Landmeter

Hierdie diagram is geheg aan No. T9773/2004 ged. t.g.v. Registrateur van Aktes Pta	Die oorspronklike diagramme is soos hierbo getabuleer L.G. No. Transport Grondbrief	Lêer KR – 74 M.S. A.P. Komp. KRSN-14, KR-7B, KR-6C KR – 8/A

HCM 2010.03.04

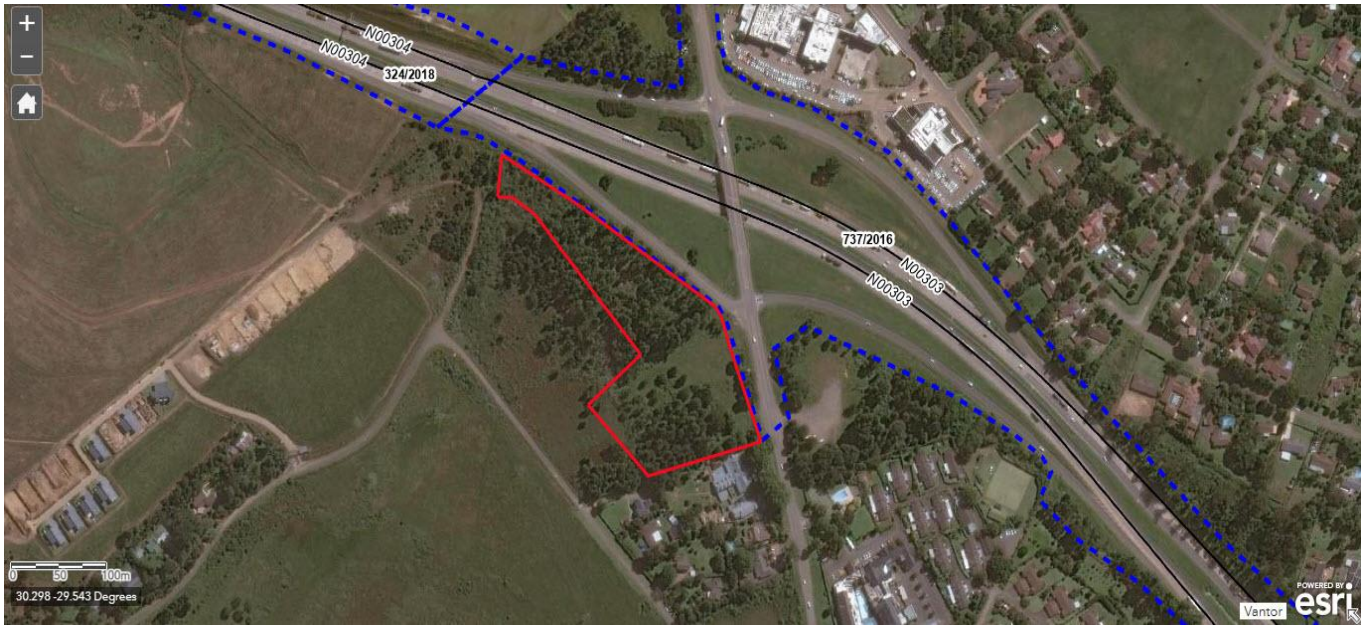
5 KWAZULU-NATAL PROVINCE = 25 Land Parcels

3 Properties forming 1 Lease:

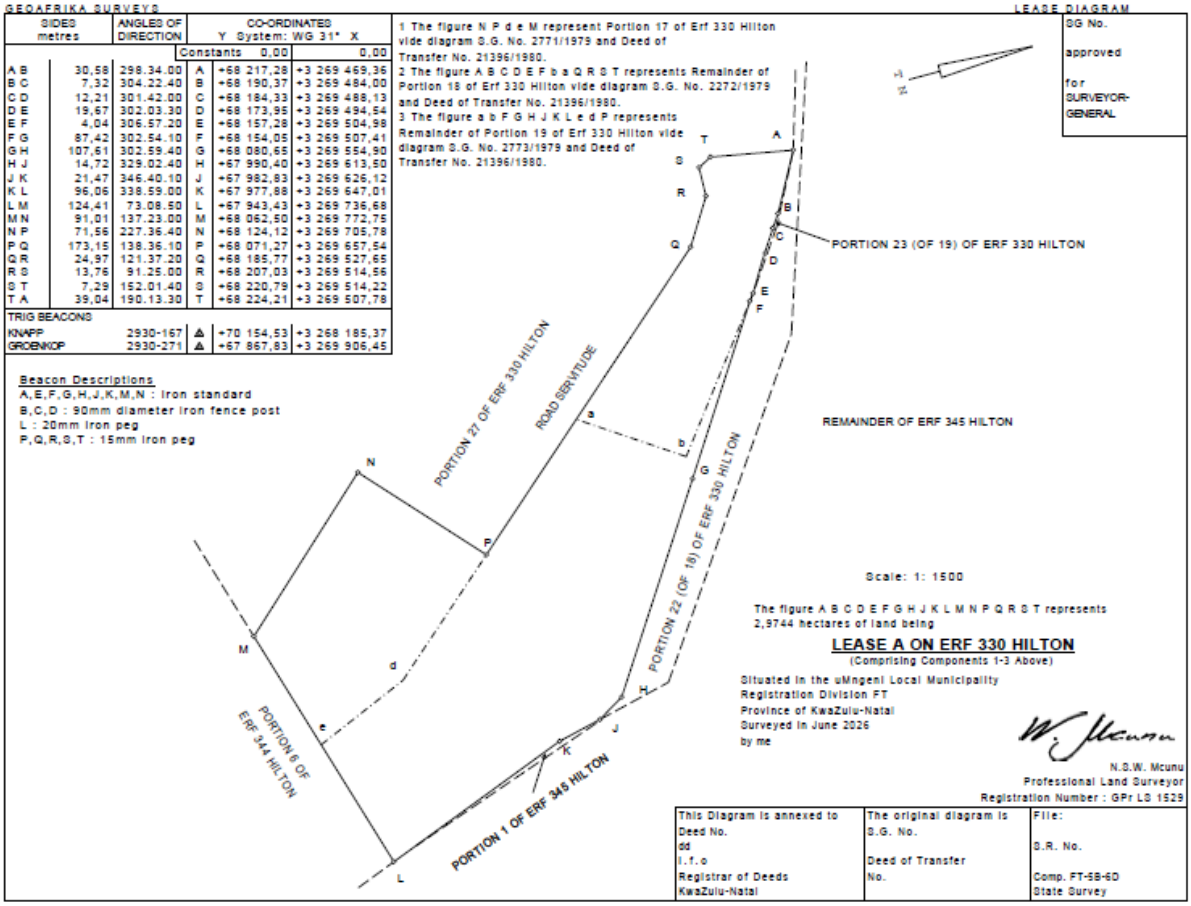
5.1 RDS08527: Rem of Ptn 18 of Erf 330 Hilton – FT, Kwazulu-Natal Province
5.2 RDS07195: Rem of Ptn 19 of Erf 330 Hilton – FT, Kwazulu-Natal Province
5.3 RDS07194: Ptn 17 of Erf 330 Hilton – FT, Kwazulu-Natal Province

Lease Extent as per Consolidated Lease Diagram: Jointly 2,9744 hectares
Zoning: Infrastructure
Combined Monthly Reserve Rental (excl. VAT): R208 000.00

(a) Locality Plan – Aerial View of Combined Properties (1 Lease)



(b) Consolidated Lease Diagram – Combined Properties (1 Lease)



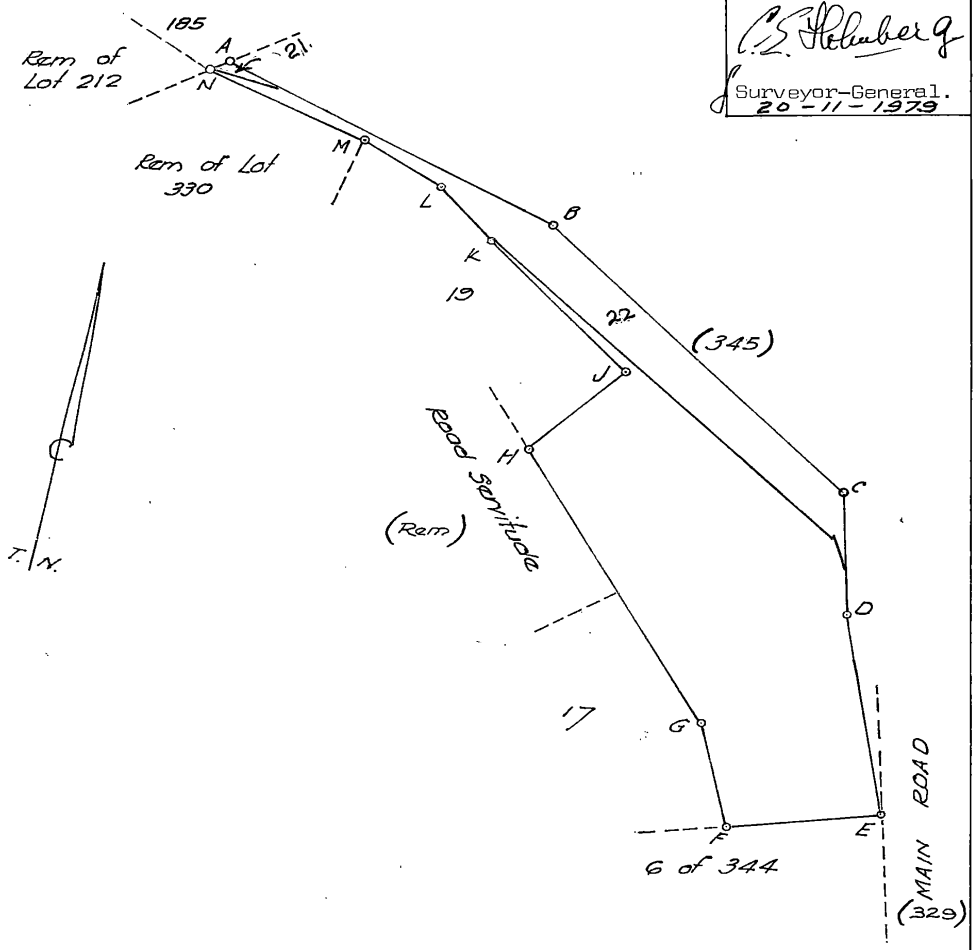
5.1 Surveyor General Diagram – SG No. 2772/1979

SUB-DIVISIONAL DIAGRAM

SHEET NO. 1
This diagram consists of 2 Sheets.

S.G. No.
2772/1979
Approved

Surveyor-General.
20-11-1979



Reg. Div.
PT

DESCRIPTION OF BEACONS.

A.B.C – No beacon.
~~D~~.F.G.H.J.K.L.M – 15mm peg alongside concrete marker.
E – 20mm Square metal peg.
N – 20mm Iron peg next to R.R. Marker.
D – 15mm chisel hole in concrete

Surveyed in August, September 1979
by me

LAND SURVEYOR.

Scale: 1:2500

FOR ENDORSEMENTS, etc., SEE BACK

SHEET NO. 2
This diagram consists of 2 Sheets.

S.G. No.
2772/1979
Approved
C.E. Holmberg
Surveyor-General.
20-11-1979

SIDES Metres		DIRECTIONS		CO-ORDINATES Y System	Lo31° X
		CONSTANTS		+ 60 000,00	+3 200 000,00
AB	153,99	288 08 00	A	+ 8 255,78	+ 69 149,10
BC	173,24	304 26 30	B	+ 8 109,44	+ 69 197,03
CD	58,07	346 31 00	C	+ 7 966,57	+ 69 295,01
DE	96,06	338 59 00	D	+ 7 953,03	+ 69 351,48
EF	64,62	73 08 40	E	+ 7 918,58	+ 69 441,15
FG	48,78	156 45 50	F	+ 7 980,42	+ 69 459,89
GH	146,91	138 36 20	G	+ 7 999,67	+ 69 415,06
HJ	54,46	213 40 40	H	+ 8 096,82	+ 69 304,86
JK	82,70	127 16 10	J	+ 8 066,62	+ 69 259,54
KL	33,56	124 26 20	K	+ 8 132,43	+ 69 209,46
LM	36,35	117 14 30	L	+ 8 160,11	+ 69 190,48
MN	71,97	106 33 20	M	+ 8 192,43	+ 69 173,84
NA	7,05	233 10 00	N	+ 8 261,42	+ 69 153,33
			Δ271	+ 7 843,05	+ 69 610,95
			Δ156	+ 16 397,14	+ 72 626,56

Reg. Div. FT

The figure A B C D E F G H J K L M N

represents 2,1512 Hectares of land being

SUB 18 OF LOT 330 HILTON TOWNSHIP

situate in the County of Pietermaritzburg, Province of Natal

Surveyed in August, September 1979

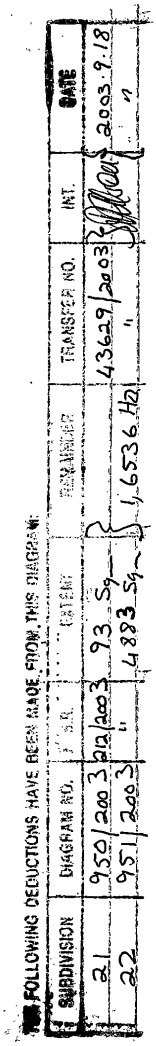
by me

LAND SURVEYOR.

This diagram relates to No. D/T 21396/80 Registrar of Deeds	The original diagram is Sub Vol No. 273 fol 73 and Deed of Transfer No. 2589/1904	File No. /22 S.R. No. 1143/1979 Comp. FT-58-6D Degree Sheet. 53

SG 2772/1979

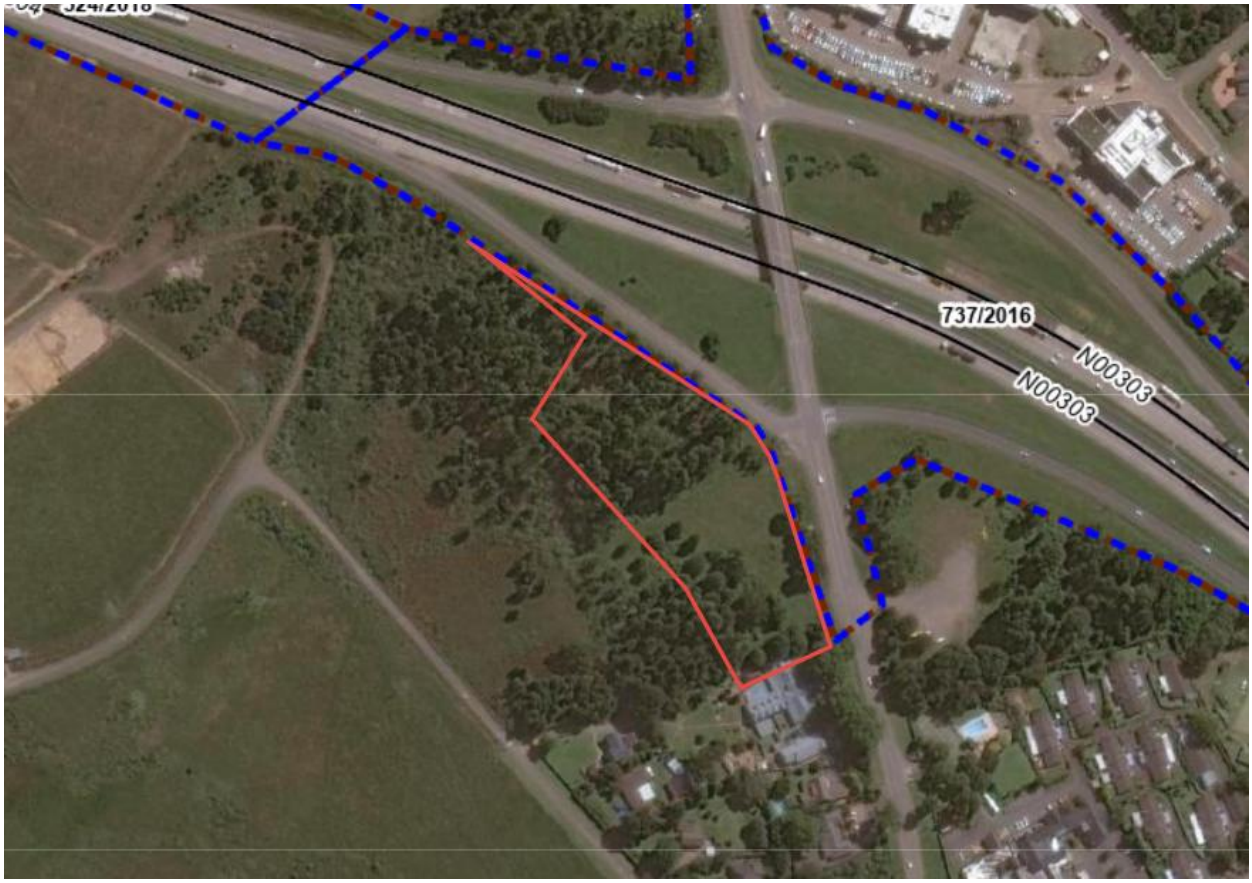
SG 2772/1979.



FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM:

SUBDIVISION	DIAGRAM NO.	S.G.	EXTENT	REMAINDER	TRANSFER NO.	INT.	DATE
21	950/2003	212/2003	93 Sq		43629/2003		2003.9.18
22	951/2003	"	4883 Sq	1.6536 Ha	"		"

5.1 Locality Plan – Aerial View



5.2 Surveyor General Diagram – SG No. 2773/1979

SIDES METRES		DIRECTIONS	CO-ORDINATES Y System		Lo31°X	
		CONSTANTS		+ 60 000,00	+3 200 000,00	
AB	36,35	297 14 30	A	+ 8 192,43	+ 69 173,84	
BC	33,56	304 26 20	B	+ 8 160,11	+ 69 190,48	
CD	82,70	307 16 10	C	+ 8 132,43	+ 69 209,46	
DE	54,46	33 40 40	D	+ 8 066,62	+ 69 259,54	
EF	96,97	138 36 20	E	+ 8 096,82	+ 69 304,86	
FG	24,97	121 37 20	F	+ 8 160,94	+ 69 232,11	
GH	13,76	91 25 00	G	+ 8 182,20	+ 69 219,02	
HJ	7,29	152 01 40	H	+ 8 195,96	+ 69 218,68	
JA	39,02	190 15 30	J	+ 8 199,38	+ 69 212,24	
			Δ 271	+ 7 843,05	+ 69 610,95	
			Δ 156	+ 16 397,14	+ 72 626,56	

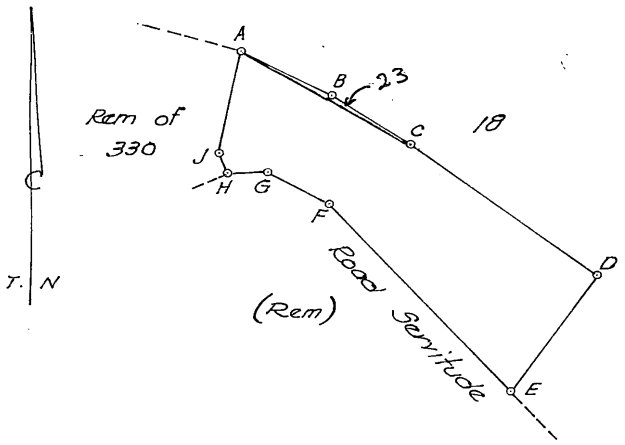
S.G. No. 2773/1979

Approved

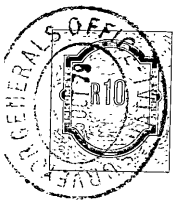
C. Holmberg

for Surveyor-General.

23 NOV 1979



Reg. Div. FT



BEACON DESCRIPTION

A.B.C.D.E.H.J – 15mm Peg alongside concrete marker
F.G – 15mm Iron peg

SCALE: 1:2000

The figure A B C D E F G H J *represents* 6085 Square metres *of land, being*

SUB 19 OF LOT 330 HILTON TOWNSHIP

situate in the County of Pietermaritzburg *Province of Natal.*

surveyed in August, September 1979

by me P. E. Hey.

Land Surveyor

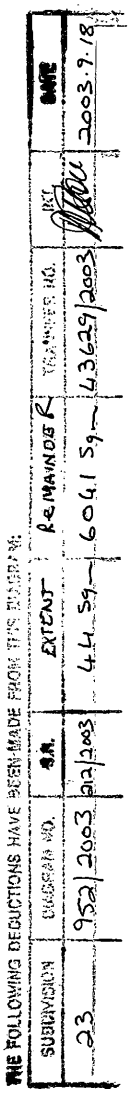
This diagram relates to D/T No. 2139 6/80	*The original diagram is* Sub Vol *No* 273 Fol 73	*File No.* /22
	Transfer/~~Grant~~ No. 2589/1904	*S.R. No.* 1143/1979
Registrar of Deeds.		*Comp.* FT-5B-6D
		Degree Sheet 53

LB Pmb pd 2200

FOR ENDORSEMENTS, etc., SEE BACK

SG 2773/1979

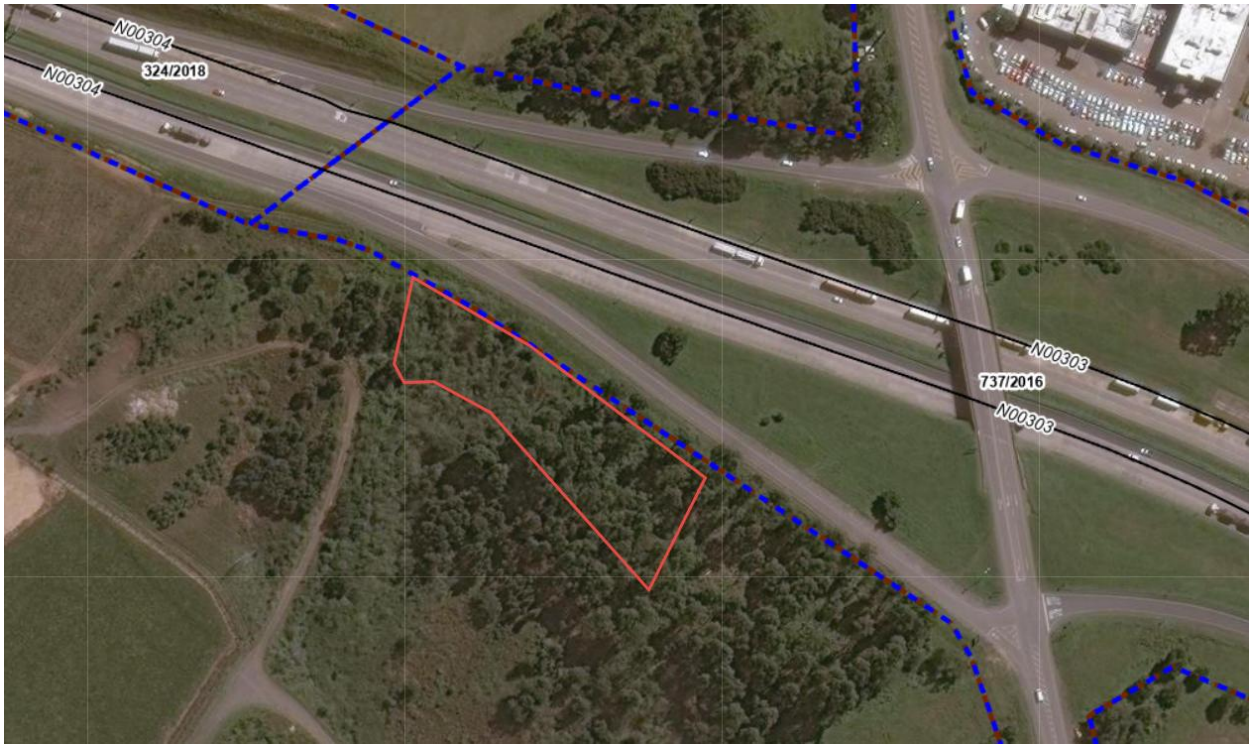
SG 2773/79.



THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS PARENT:

SUBDIVISION	DIAGRAM NO.	S.R.	EXTENT	REMAINDER	TRANSFER NO.	INIT.	DATE
23	952/2003	22/2003	4.4 Sq	604.1 Sq	43629/2003		2003.9.18

5.2. Locality Plan – Aerial View



5.3 Surveyor General Diagram – SG No. 2771/1979

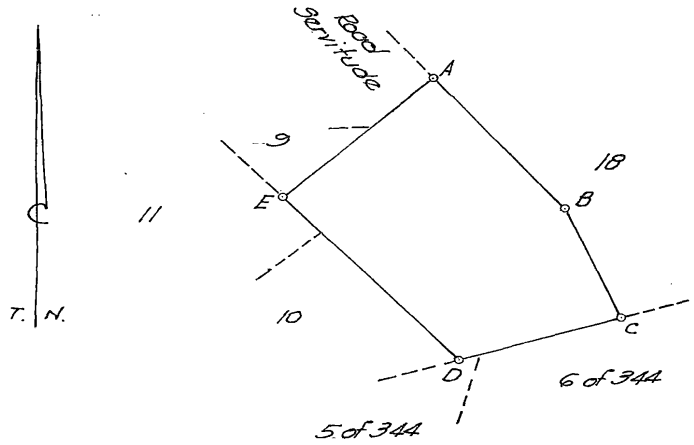
SUB-DIVISIONAL DIAGRAM

SIDES METRES		DIRECTIONS		CO-ORDINATES Y System		Lo31° X	
		CONSTANTS		+ 60 000,00		+3 200 000,00	
AB	70,71	318 36 20	A	+ 8 046,43		+ 69 362,02	
BC	48,78	336 45 50	B	+ 7 999,67		+ 69 415,06	
CD	59,81	73 08 40	C	+ 7 980,42		+ 69 459,89	
DE	91,01	137 22 40	D	+ 8 037,66		+ 69 477,23	
EA	71,56	227 36 40	E	+ 8 099,28		+ 69 410,26	
			Δ271	+ 7 843,05		+ 69 610,95	
			Δ156	+ 16 397,14		+ 72 626,56	

S.G. No. 2771/1979

Approved

Surveyor-General. 23 NOV 1979



Reg. Div. FT

BEACON DESCRIPTION

A.D – 15mm Iron peg
B.C – 15mm Peg alongside concrete marker
E – 15mm Peg next to iron standard

SCALE: 1:2000

The figure A B C D E *represents* 7167 Square metres *of land, being*

SUB 17 OF LOT 330 HILTON TOWNSHIP

situate in the County of Pietermaritzburg *Province of Natal.*

surveyed in August, September 1979

by me T. E. Hoy

Land Surveyor

This diagram relates to D/F	*The original diagram is* Sub	*File No.* /22
No. 21396/80	Vol *No* 273 Fol 73	*S.R. No.* 1143/1979
	Transfer/~~Grant~~	*Comp.* FT-58-60
Registrar of Deeds.	*No.* 2589/1904	*Degree Sheet* 53

LB Pmb pd 2200

5.3 Locality Plan – Aerial View



5.4 RDS07526

Property for Lease: Rem of Erf 348 Hilton – FT, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 1,5862 hectares
Zoning: Infrastructure
Monthly Reserve Rental (excl. VAT): R95 000.00

5.4 Locality Plan – Aerial View



5.4 Surveyor Diagram – SG No. 5857/1959

H1157
5

SUB-DIVISIONAL DIAGRAM
Sect. 24 (b), Act No. 9 of 1927

OFFICE COPY

System Lo 31°

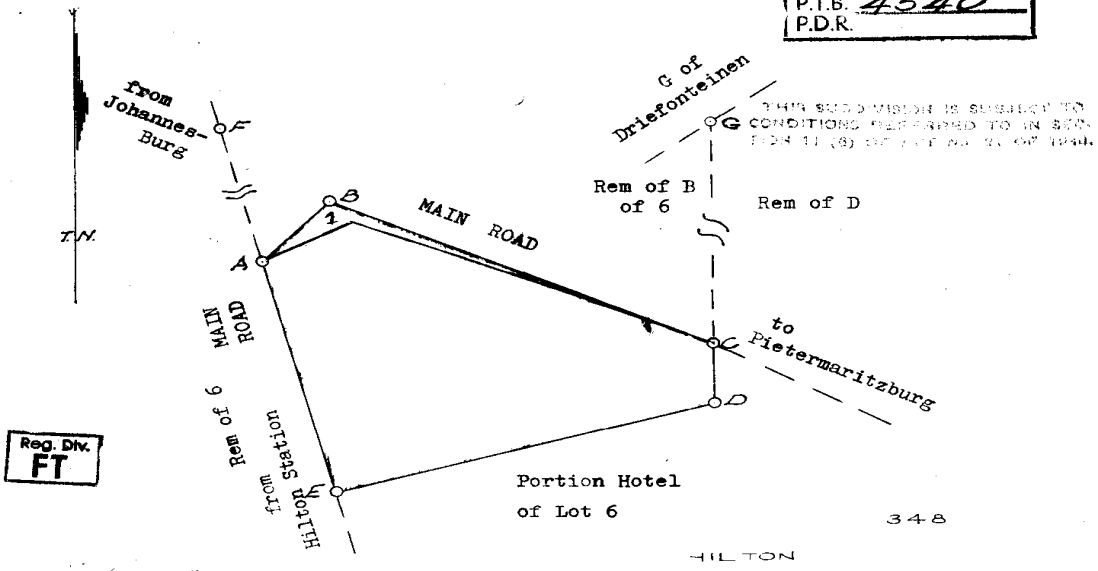
SIDES ENGLISH FEET		ANGLES OF DIRECTION		CO-ORDINATES Y	X
		Constants		+1820000.00	+1078000.00
AB	141.49	220. 10. 00	A	+ 2801.41	+ 6335.14
BC	580.43	294. 38. 00	B	+ 2710.15	+ 6227.02
CD	101.14	359. 29. 50	C	+ 2182.54	+ 6468.94
DE	538.55	72. 48. 10	D	+ 2181.65	+ 6570.08
EA	407.99	165. 2. 40	E	+ 2696.12	+ 6729.31
AF	943.77	165. 2. 40	F	+ 3044.98	+ 5423.34
CG	2117.59	179. 29. 50	G	+ 2201.11	+ 4351.43

S. G. No. 5857/59

Approved

Surveyor General.
7-3 1960

P.T.B. 4540
P.D.R.



Reg. Div. FT

A.B. " round iron peg north of corner post.
C. " pipe between corner posts.
D. " round iron peg under stones, near corner post.
E. " round iron peg north of circular metal corner post.
F. " round iron peg under stones.
G. 4" round iron peg under cairn South West of Railway metal corner post.

SCALE 1 :2,500

The figure A. B. C. D. E. A.

represents 4.1454 acres *of land being*

Sub 1 of B of 6 of the farm Groene Kloof No.900,

situate in the County of Pietermaritzburg. *Province of Natal.*

Surveyed in November - December 1958 *. by me*

Land Surveyor

This diagram relates to D/T No. [illegible] *Registrar of Deeds.*	*The original diagram is* S.V. No. 273 Fol 72 *relating to* Deed of Transfer No. 2598/1904	File No. [illegible] Hilton/24 Survey Records 134/58 Compilation A8 FT 58-7c Degree Sheet 53 Tracing General Plan

PRINTED BY TARBOTON & MITCHELL, P.O. BOX 501, PIETERMARITZBURG 10798-3-59

FOR ENDORSEMENTS, etc., SEE SAC

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM:

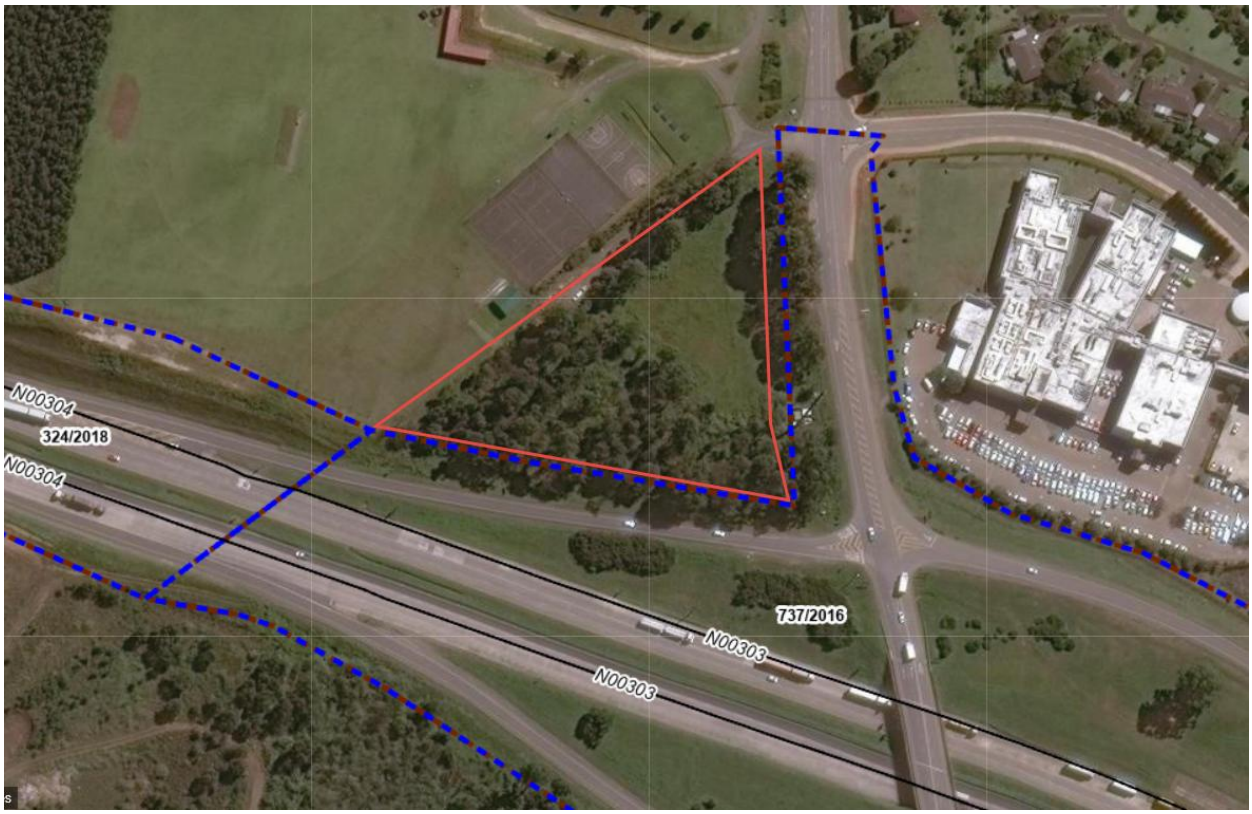
SUBDIVISION	DIAGRAM NO.	S.R.	[illegible]	[illegible]	DEEDS REG. NO.	INT	DATE
1	958/2003	5/12/2003	913 Sq.m	1,5862 Ha	41073/2003		2003.9.9

SG 5857/1957

5.5 RDS17216

Property for Lease: Ptn 24 (of 20) of Erf 330 Hilton – FT, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 1,1470 hectares
Zoning: Vacant Land
Monthly Reserve Rental (excl. VAT): R58 500.00

5.5 Locality Plan – Aerial View



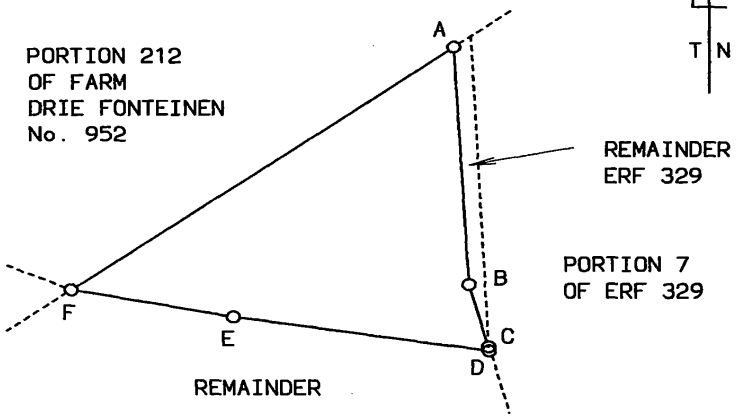
5.5 Surveyor Diagram – SG No. 953/2003

MHP Geomatics Land Surveyors — SUBDIVISION DIAGRAM

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y SYSTEM WG 31° X	
		Constants		0,00	3200 000,00
A B	111,83	356 49 50	A	+68 044,74	+69 268,41
B C	30,17	345 03 30	B	+68 038,55	+69 380,07
C D	1,85	357 13 50	C	+68 030,77	+69 409,22
D E	103,26	98 54 00	D	+68 030,69	+69 411,06
E F	65,84	100 56 30	E	+68 132,70	+69 395,08
F A	190,59	233 11 50	F	+68 197,34	+69 382,58
		2930/232	△	+64 853,88	+73 740,99
		2930/271	△	+67 867,83	+69 906,45

S.G. No.
953/2003
Approved
for Surveyor-General
2003 -05- 13

Description of Beacons
A - 20mm iron peg
B - No beacon
C - 12mm iron peg
D, E - 90mm diameter ~~iron~~ fence post
F - 20mm iron peg and RR marker



SCALE 1:2500

The figure A B C D E F
represents 1,1470 hectares ~~of~~ of land, being
PORTION 24 (OF 20) ERF 330 HILTON
Situate in the Umngeni Municipality (KZ222);
Registration Division FT; ~~Administrative District of Natal~~
Province of KwaZulu-Natal
Surveyed in June 2002 - February 2003
by me

P Rommelspacher PLS0826 Professional Land Surveyor

This diagram is annexed to	The original diagram is	File No. /22
No. CRT 43629/2003	SG No. 2274/1979	S.R. No. 212/2003
Registrar of Deeds	Deed of Transfer No. 21396/1980	Comp: FT-5B-6D

4 Properties forming 1 Lease:

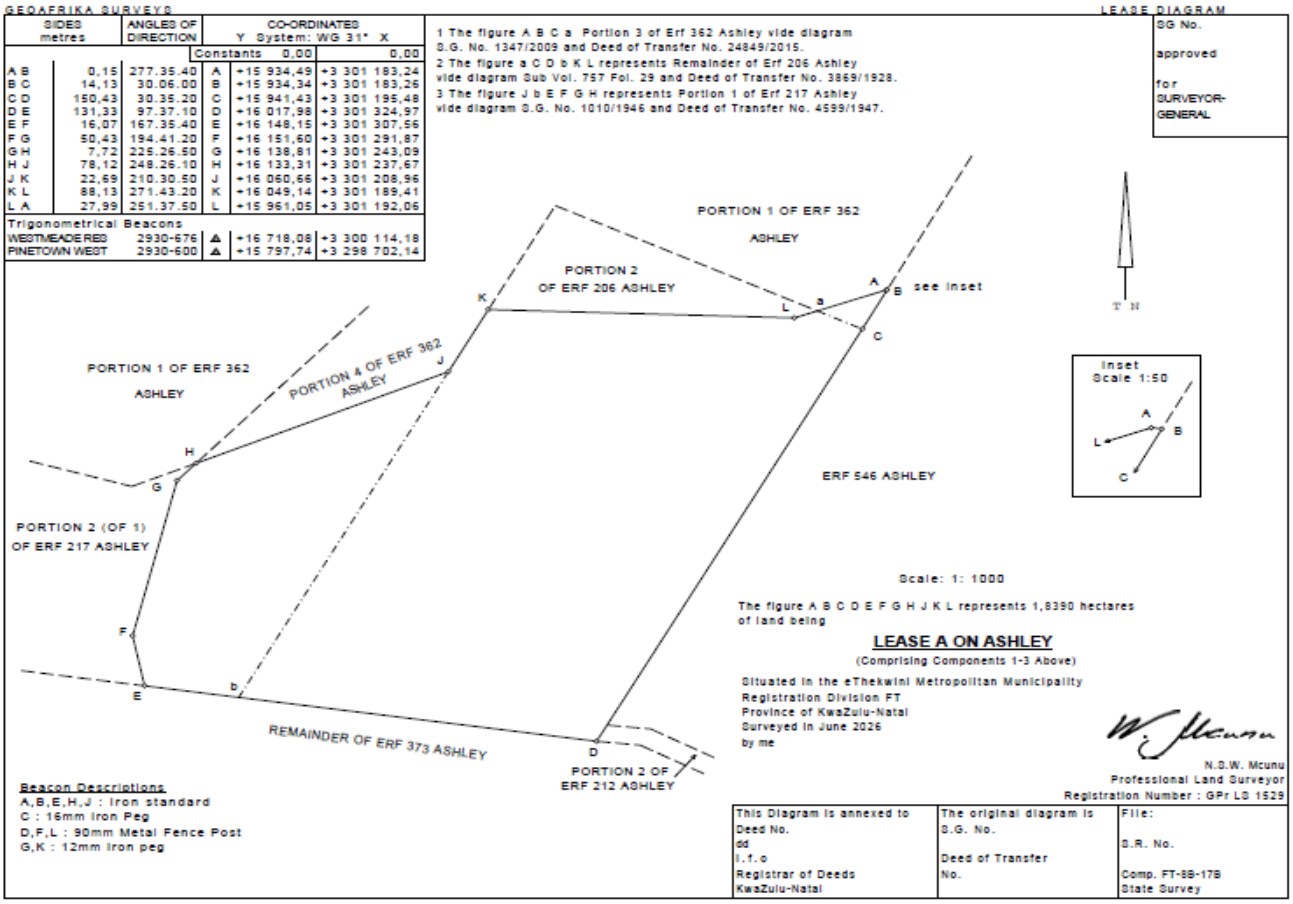
5.6 RDS19380: Ptn 4 of Erf 362 Ashley – FT, Kwazulu-Natal Province
5.7 RDS08193: Rem of Erf 206 Ashley – FT, Kwazulu-Natal Province
5.8 RDS19379: Ptn 3 of Erf 362 Ashley – FT, Kwazulu-Natal Province
5.9 RDS08214: Rem of Ptn 1 of Erf 217 Ashley – FT, Kwazulu-Natal Province

Lease Extent: Jointly 1,9811 hectares
Zoning: Industrial & Commercial
Combined Monthly Reserve Rental (excl. VAT): R255 000.00

(a) Locality Plan – Aerial View of Combined Properties (1 Lease)



(b) Consolidated Lease Diagram: Rem of Erf 206, Ptn 3 of Erf 362 & Rem of Ptn 1 of Erf 217 – Ashley – FT



5.6 Surveyor General Diagram – SG No. 1348/2009

MHP Geomatics Land Surveyors

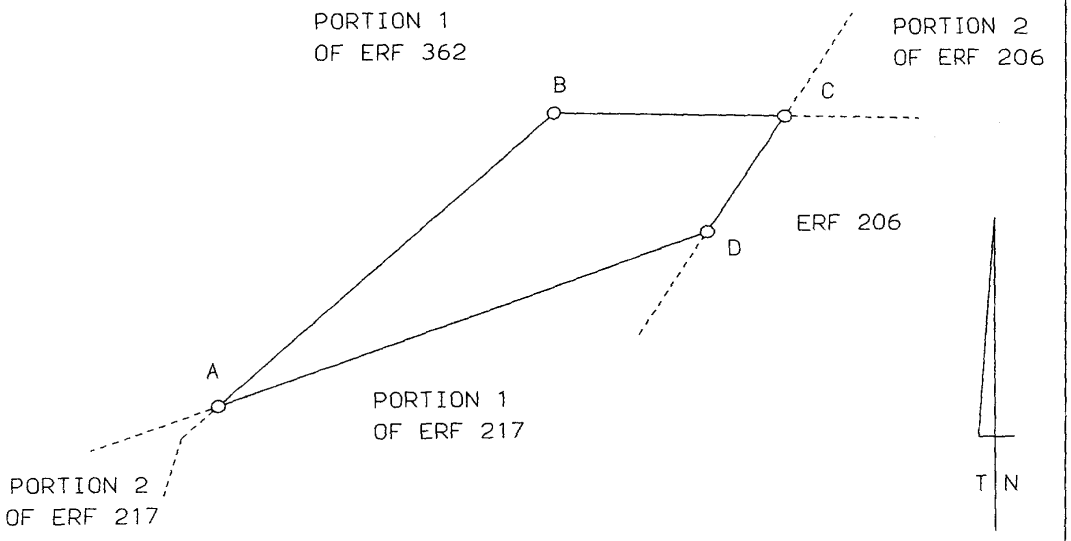
SUBDIVISION DIAGRAM

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y SYSTEM WG 31° X	
		Constants		0,00	3300 000,00
A B	70,02	225 14 30	A	+16 133,31	+1 237,67
B C	34,47	271 43 20	B	+16 083,59	+1 188,37
C D	22,74	30 33 00	C	+16 049,14	+1 189,41
D A	78,07	68 26 50	D	+16 060,70	+1 209,00
		2930/563	△	+17 124,42	+ 89,41
		2930/568	△	+13 262,21	+2 433,02

S.G. No. 1348/2009
Approved
for Surveyor-General
2009·09·18

Section 7 of Act 7 of 1998

Description of Beacons
A, C, D - 12mm iron peg
B - 90mm diameter iron fence post



SCALE 1:1000

The figure A B C D represents 1421 square metres of land, being

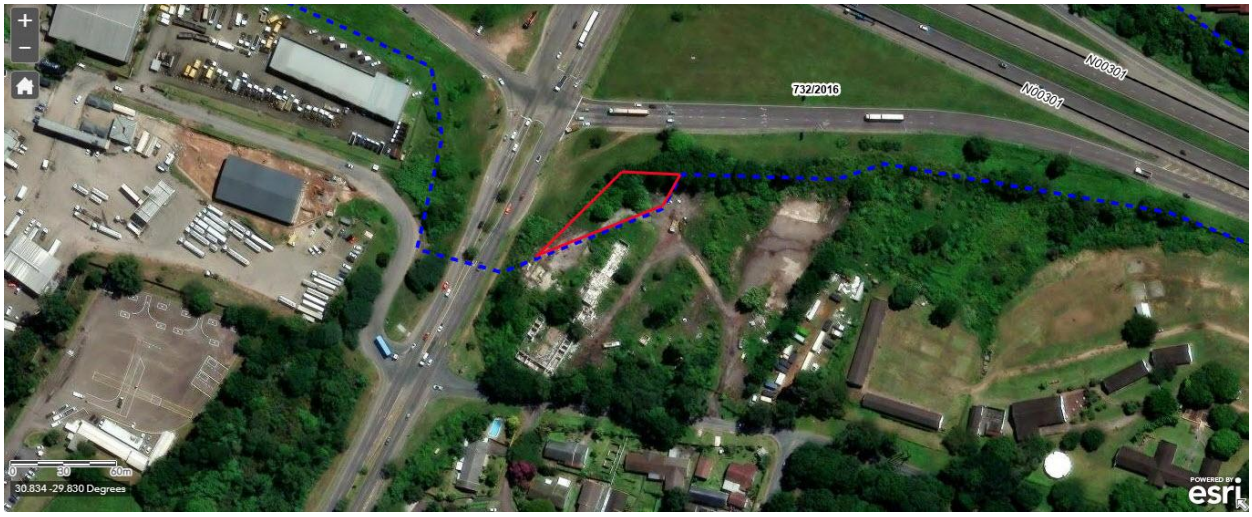
PORTION 4 OF ERF 362 ASHLEY

Situate in the Ethekweni Municipality;
Registration Division FT; Province of KwaZulu-Natal
Surveyed in January - ~~May~~ June 2004

by me, P Rommelspacher PLS0826 Professional Land Surveyor

This diagram is annexed to	The original diagram is	File No. /3 VOL 5
No. T24850/2015	SG No. 1008/1946	S.R. No. 504/2004
Registrar of Deeds	Deed of Transfer No. 4600/1947	Comp: FT-8B-17B

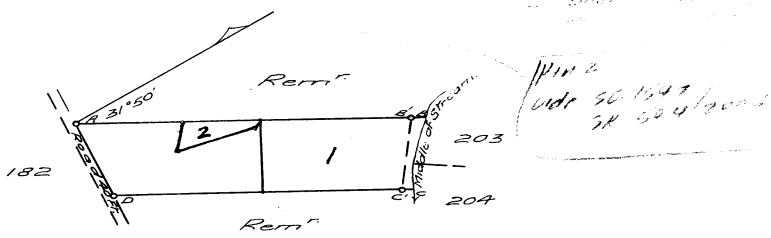
5.6 Locality Plan – Aerial View



5.7 Surveyor General Diagram – SG No. SV757F29

S.G.O.
Su[illegible] Vol. 757 Fol. 29
Ex. of D.
6 SEP 1928

101
AUG 1925



206
Ashley

SIDES.		ANGLES.			
AB'	1852.34	A	67	6	40
B'C'	480.2	B'	82	24	30
C'D	1588.0	C'	97	35	30
DA	516.65	D	112	53	20
B'B	90				
C'C	65				

Y CO-ORDINATES X		
A	−8870.07	−2321.80
B'	−7893.05	−748.05
C'	−7522.11	−1053.01
D	−8359.69	−2402.13



SCALE OF Links.

The above diagram lettered A.B. middle of stream C.D.
represents 8 ***Acres*** 1 ***Roods*** 37.41 ***Perches of land known as***

Lot 206 of Ashley of Salt River Nº815
situated in the County of Durban ***Province of Natal.***
Bounded as indicated above.

Surveyed by me,

32499
Vol. 588 ***Fol.*** 90 ***Government Land Surveyor.***
July 1928.
FT-BB-178

CONSECUTIVE NUMBERING ADOPTED
Last number allocated .....

					TRANSFER		DATE
1 2	1009/46 1547/04	228/46 504/04	4·2866 ac 1653 m²	4·1972 AC ~~3·2675 ha~~	4598/1947 26648/2009	RCL	19.6.47 16.7.09

5.7 Locality Plan – Aerial View



5.8 Surveyor General Diagram – SG No. 1347/2009

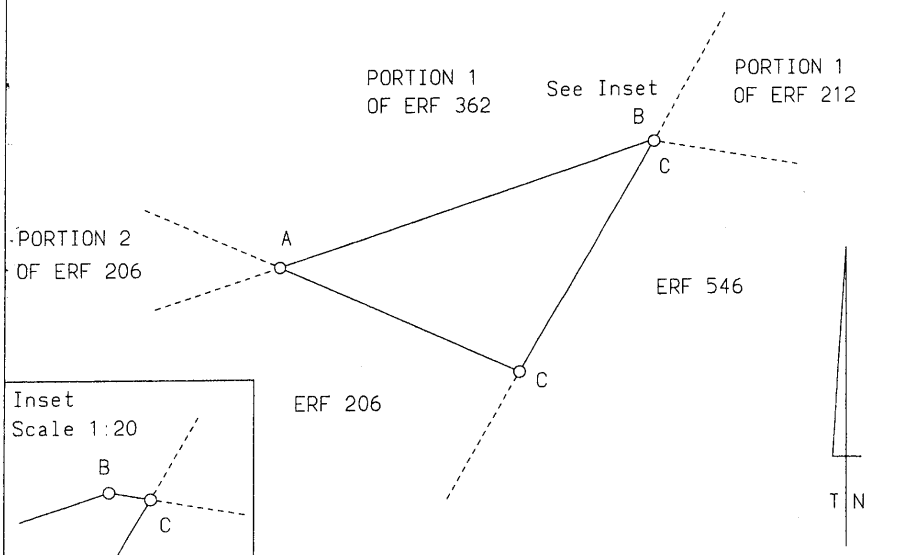
MHP Geomatics Land Surveyors — SUBDIVISION DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y SYSTEM WG 31° X		
		Constants		0,00	3300 000,00
A B	21,02	251 37 50	A	+15 954,44	+1 189,86
B C	0,15	279 34 10	B	+15 934,49	+1 183,24
C D	14,22	30 30 30	C	+15 934,34	+1 183,26
D A	14,07	113 41 00	D	+15 941,56	+1 195,51
		2930/563	△	+17 124,42	+ 89,41
		2930/568	△	+13 262,21	+2 433,02

S.G. No. 1347/2009
Approved
for Surveyor-General
2009·09·18

Section 7 of Act 7 of 1998

Description of Beacons
A, C, D - 12mm iron peg
B - No beacon



SCALE 1:300

The figure A B C D represents 100 square metres of land, being

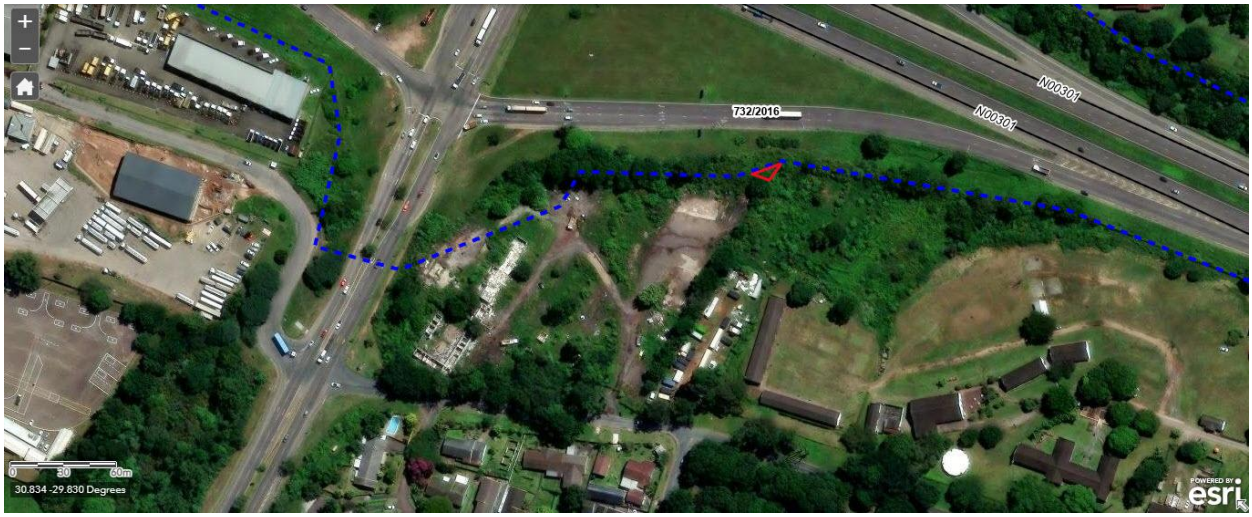
PORTION 3 OF ERF 362 ASHLEY

Situate in the Ethekweni Municipality;
Registration Division FT; Province of KwaZulu-Natal
Surveyed in January - June 2004

by me, P Rommelspacher PLS0826 Professional Land Surveyor

This diagram is annexed to	The original diagram is	File No. /3 VOL 5
No. T.24849/2015	SG No. 1008/1946	S.R. No. 504/2004
Registrar of Deeds	Deed of Transfer No. 4600/1947	Comp: FT-8B-17B

5.8 Locality Plan – Aerial View

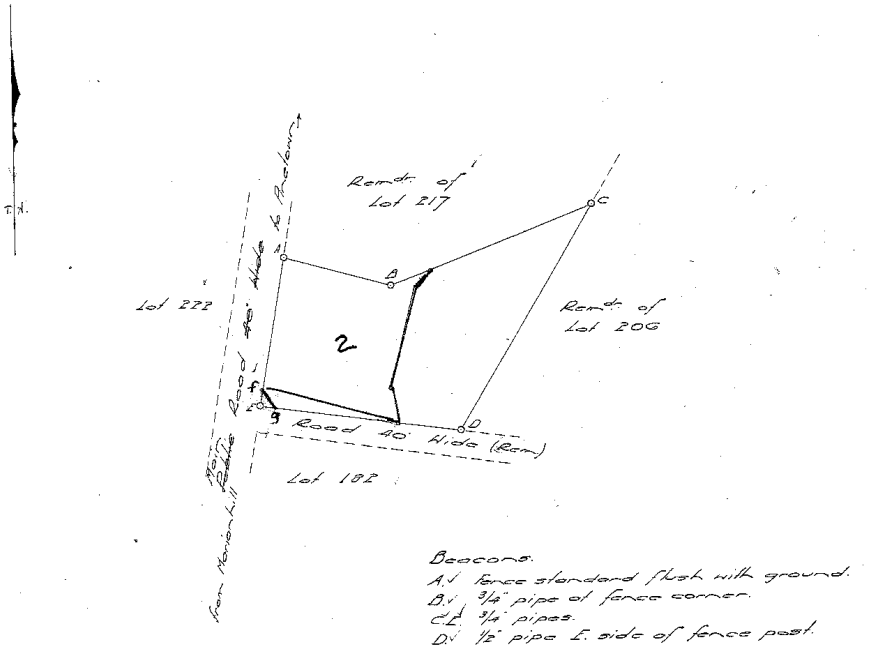


5.9 Surveyor General Diagram – SG No. 1010/1946

S.G.Nº 1010/46

SIDES ENGLISH FEET		ANGLES OF DIRECTION		System Lo 31° CO-ORDINATES Y		X	
				Constant to Y's		+10800000.00	
AB	164.21	285. 03. 20	A	+530GG.28		+23333.51	
BC	321.68	246. 26. 50	B	+52307.78		+23382.44	
CD	383.43	30. 33. 00	C	+52608.55		+23864.27	
DE	300.73	97. 37. 50	D	+52806.56		+30133.63	
EA	223.56	183. 53. 40	E	+53104.69		+30153.74	

Approved
P W Fischer
Surveyor General.
22-6-1946



Beacons.
A. fence standard flush with ground.
B. ¾" pipe at fence corner.
C. E. ¾" pipes.
D. ½" pipe E. side of fence post.

250 0 250 500 750 ENG. FEET.
SCALE, 1 IN. 250

Reg. Div. FT S

The figure A B C D E

represents 2.0000 Acres of Land being

Subdn 1 of Lot 217 Ashley Township

situate in the Township of Pinetown, County of Durban, Province of Natal.

Surveyed in January 1946. by me

Land Surveyor.

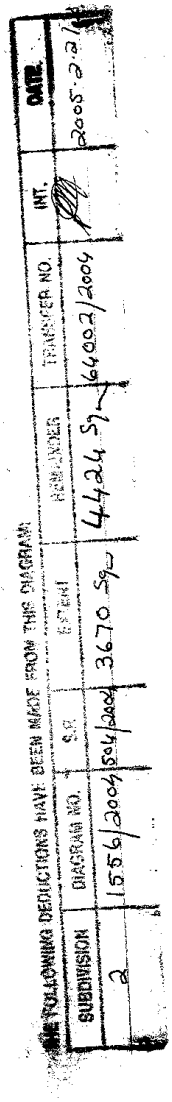
This diagram relates to SG D/T
10-6-1947
No. 4599/1947
(Sgd) J. Pembrooke
Registrar of Deeds.

R. & S. 2417 12 2 46 J. C. S. & Co.

Original diagram is S.G. Vol.
No. 788 Fol. 63
relating to Deed of Transfer
No. 3923/1923

File No. 19/185
Survey Records 228/1946
Tracing
Degree Sheet 59
Compilation E.F. 19. 20. 21. 22.
General Plan FTSH-13 FT GR-47-88-178

S.G 1010/1946

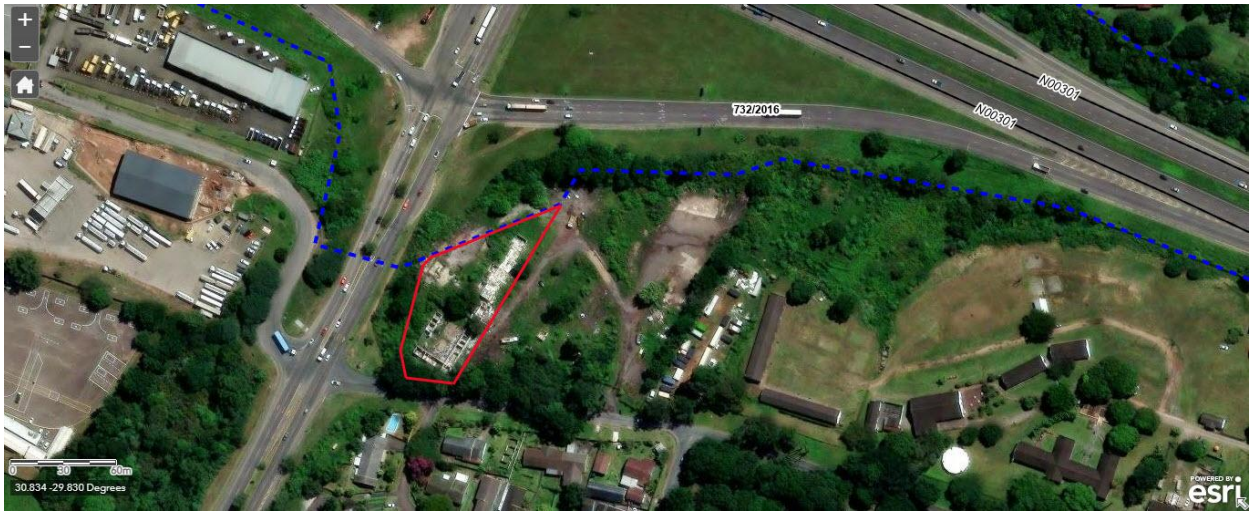


THE Road Serv. Act. E.C. WIDE HAS BEEN LAID DOWN AS SHOWN S.G 3700/60

DATE 24 Feb 60

FOR SURVEYOR-GENERAL S/S 405/1780

5.9 Locality Plan – Aerial View



5.10 RDS04869

Property for Lease: Erf 1735 Port Shepstone – FT, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 2,8767 hectares
Zoning: Vacant Land (No zoning certificate was provided, and the information is used as provided by the title deed search.)
Monthly Reserve Rental (excl. VAT): R50 000.00

5.10 Locality Plan – Aerial View



5.10 Surveyor Diagram – SG No. 2699/1968

SIDES ENGLISH FEET		DIRECTIONS ° ' "			CO-ORDINATES Y SYSTEM Lo 31°		X
					Const	+ 170,000·00	+ 11,160,000·00
AB	120·00	290	28	00	A	+ 4248·35	+ 6955·08
BC	88·44	17	11	10	B	+ 4135·93	+ 6997·04
CD	73·49	17	41	30	C	+ 4162·06	+ 7091·53
DE	142·32	356	14	30	D	+ 4184·39	+ 7151·54
EF	169·85	347	16	50	E	+ 4175·06	+ 7293·55
FG	630·00	44	35	50	F	+ 4137·66	+ 7459·23
GH	328·96	124	16	20	G	+ 4579·99	+ 7907·83
HA	376·34	218	10	40	H	+ 4851·83	+ 7722·58

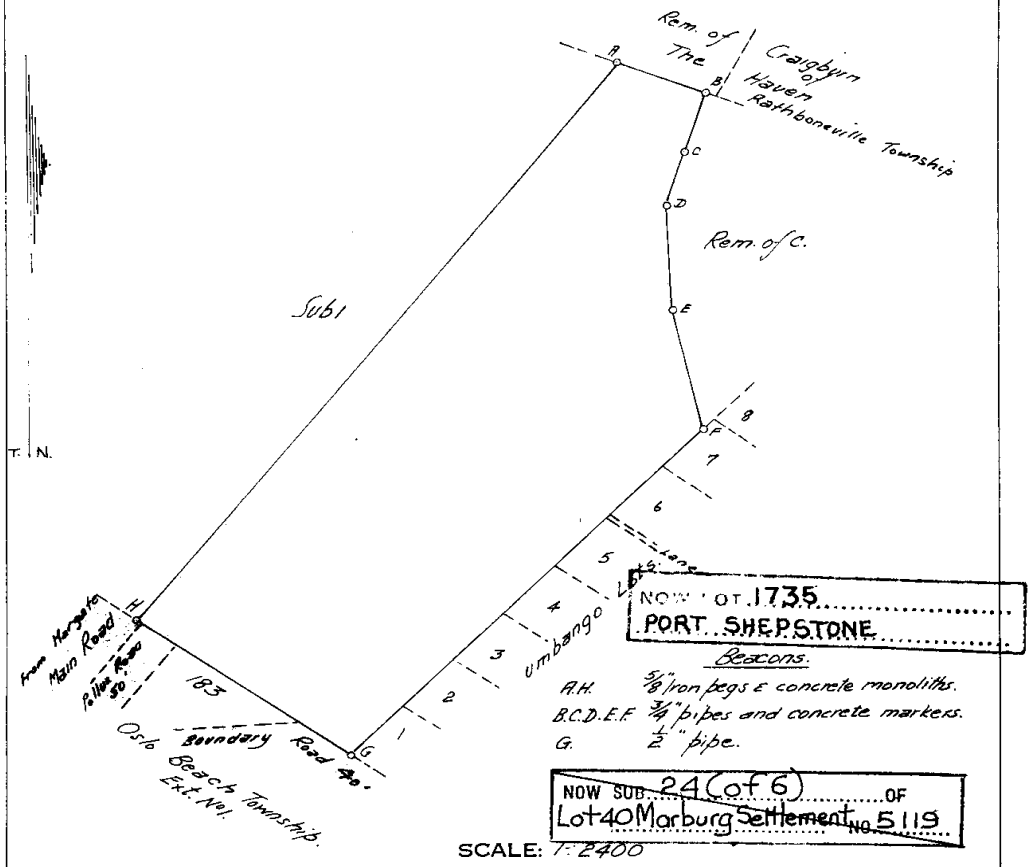
S.G. No.

2699/1968

Approved

for Surveyor-General.

18·10·68



NOW LOT 1735 PORT SHEPSTONE

Beacons.

A.H. 5/8" iron pegs & concrete monoliths.

B.C.D.E.F 3/4" pipes and concrete markers.

G. 1/2" pipe.

NOW SUB 24 (of 6) OF Lot 40 Marburg Settlement No. 5119

SCALE: 1:2400

REG.DIV. ET

The figure ABCDEFGH

represents 7·1084 Acres of land being

Sub 3 of C of Lot 40 Marburg Settlement N°5119

situate in the Township of Marburg, County of Alfred Province of Natal.

Surveyed in June 1968

by me

D Hudson

Land Surveyor.

This diagram relates to D 14

No. 3994/64

Registrar of Deeds.

The original diagram is SG

No. 1865/42

Transfer/~~Grant~~

No. 517/1943

File No. 5119

S.R. No. 820/1968

Comp. ~~ET 7B 4B~~ ETSN-313

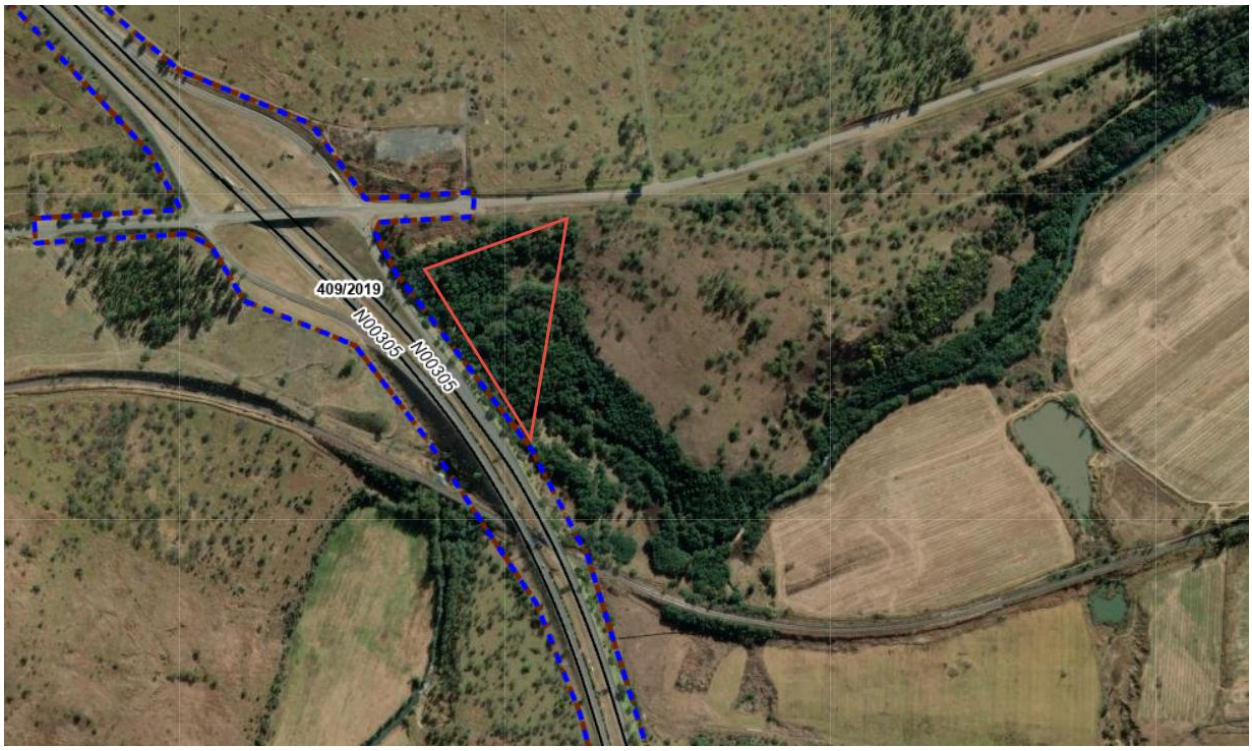
Degree Sheet 68

TARBOTON & MITCHELL, PIETERMARITZBURG S.D. 3765-6-67

5.11 RDS08302

Property for Lease: Ptn 27 (of 9) Wilgen Spruit No 800 – GS, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 4,3880 hectares
Zoning: Infrastructure
Monthly Reserve Rental (excl. VAT): R66 000.00

5.11 Locality Plan – Aerial View



5.11 Surveyor Diagram – SG No. 1600/1980

SUB-DIVISIONAL DIAGRAM

SIDES METRES		DIRECTIONS		CO-ORDINATES Y SYSTEM Lo 29° X	
		Constants		- 70 000,00	+ 3200000,00
AB	382,77	10.27.20	A	- 9 212,14	+ 8 058,41
BC	349,48	149.27.20	B	- 9 142,68	+ 8 434,82
CA	258,33	253.01.22	C	- 8 965,07	+ 8 133,84
		80/2828	▲	- 6 746,55	+ 6 580,57
		88/2829	▲	- 8 138,50	+ 8 771,21

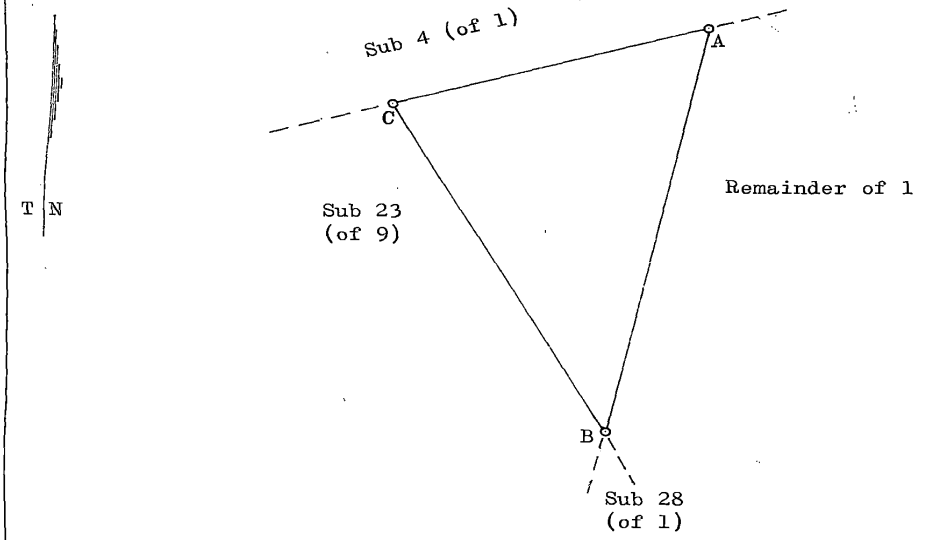
S.G. No. 1600/1980

Approved

D. I. Beattie

Surveyor-General.

29 · 8 · 1980



Description of Beacons.

A.C – 20mm peg in cairn in concrete.
B – 20mm peg in cairn in concrete under fence.

SCALE: 1 : 5000

The figure A.B.C. represents 4,3880 Hectares of land, being Sub 27 (of 9) of the farm Wilgen Spruit No. 800 situate in the County of Weenen, Province of Natal.

surveyed in April – May 1979 & April – May 1980 by me

Land Surveyor

This diagram relates to D/T No. 20936/1982

Registrar of Deeds.

The original diagram is S.V. No 472/78

Transfer/~~Grant~~ No. 408/1921

File No. /2

S.R. No. 692/1980

Comp. ~~GS 83~~ GSSZ

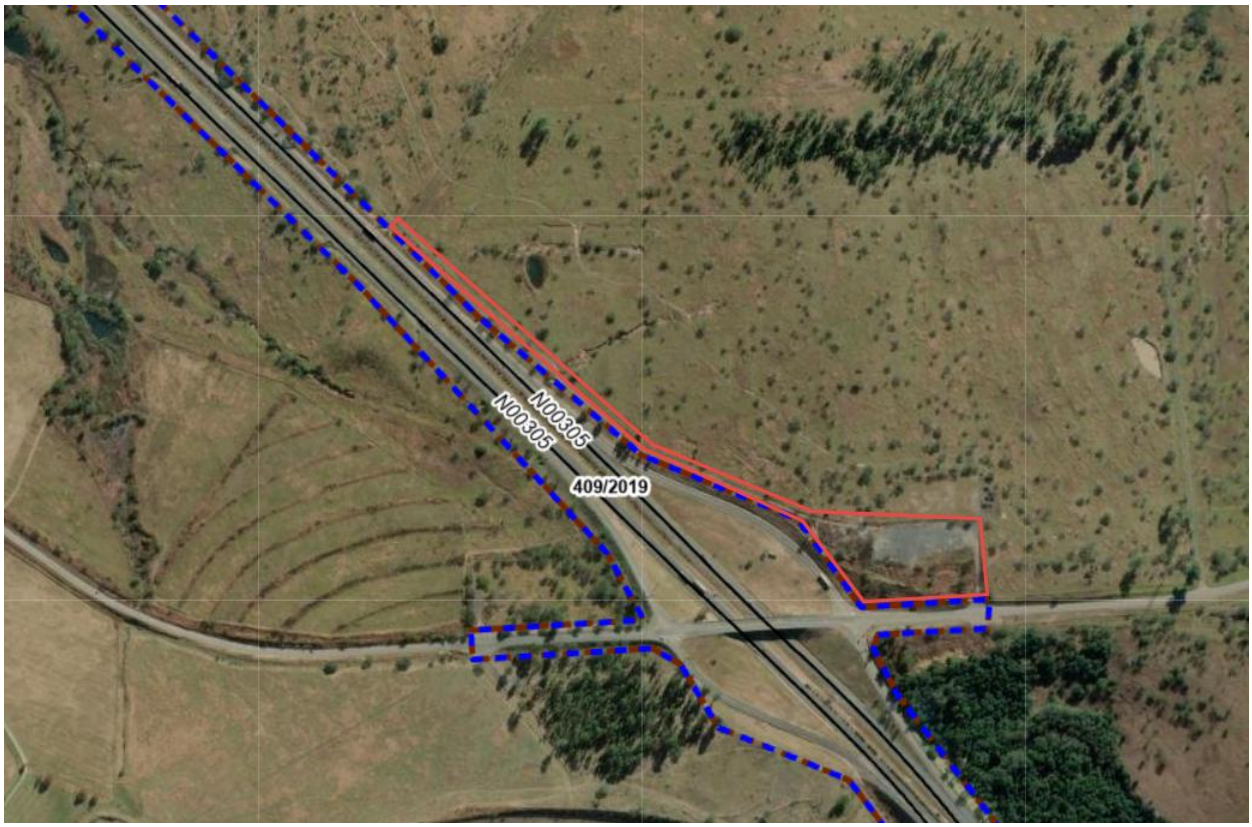
Degree Sheet 39

LB Pmb pd 2200

5.12 RDS19617

Property for Lease: Ptn 36 (of 22) Wilgen Spruit No 800 – GS, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 3,3605 hectares
Zoning: Infrastructure
Monthly Reserve Rental (excl. VAT): R33 000.00

5.12 Locality Plan – Aerial View



5.12 Surveyor Diagram – SG No. 1336/2004

M H P GEOMATICS SUBDIVISIONAL DIAGRAM SHEET 1 OF 2 SHEETS

SIDES (metres)		DIRECTIONS	CO-ORDINATES (metres) Y SYSTEM WG29 X		
		CONSTANTS		+ 0,00	+ 3 200 000,00
AB	166,14	314 44 10	A	- 78 198,51	+ 7 789,06
BC	299,59	310 29 50	B	- 78 316,53	+ 7 906,00
CD	233,97	292 24 00	C	- 78 544,35	+ 8 100,55
DE	250,74	272 14 20	D	- 78 760,67	+ 8 189,71
EF	58,10	357 25 00	E	- 79 011,22	+ 8 199,51
FG	53,87	350 37 10	F	- 79 013,84	+ 8 257,55
GH	179,66	86 41 20	G	- 79 022,62	+ 8 310,70
HJ	151,13	144 21 40	H	- 78 843,26	+ 8 321,08
JK	235,03	112 28 00	J	- 78 755,20	+ 8 198,25
KL	300,68	130 30 40	K	- 78 538,01	+ 8 108,43
LM	164,38	134 43 50	L	- 78 309,41	+ 7 913,11
MA	10,22	215 06 20	M	- 78 192,63	+ 7 797,42
		79/2929	△	- 91 803,19	+ 27 857,75
		133/2930	△	- 99 148,53	+ 27 951,12

S.G.No.
1336/2004
Approved
for Surveyor General
Date 2004 -07- 09
Section 2 (a)(i) of Act 70 of 1970
Section 7 of Act 7 of 1998

Reg. Dir. FS

The figure A B C D E F G H J K L M
represents 3,3605 hectares of land, being

PORTION 36 (OF 22) OF THE FARM WILGEN SPRUIT No. 800

situate in the Umtshezi Municipality, Registration Division ~~GS~~ GS
Province of KwaZulu-Natal
surveyed in September and October 2003
by me

S A WILLIAMS Professional Land Surveyor PLS 1106

This diagram relates to	The original diagram is	File No. 800
DT. 2767/2007	S.G. No. 1595/1980	S.R. No. 441/2004
Registrar of Deeds.	Deed of Transfer No. 20936/1982	Comp. GSSZ

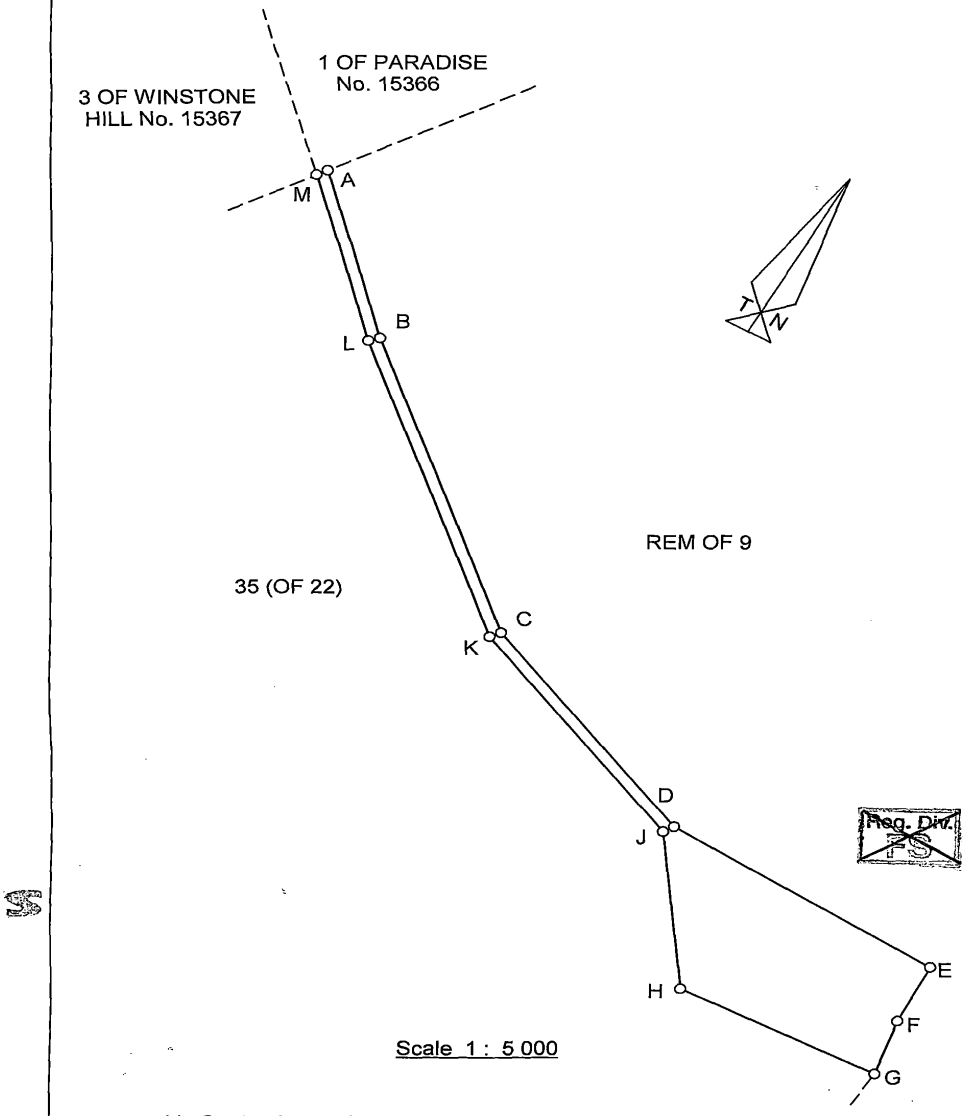
M H P GEOMATICS SUBDIVISIONAL DIAGRAM SHEET 2 OF 2 SHEETS

PORTION 36 (OF 22) OF THE FARM WILGEN SPRUIT No. 800

S.G.No.
1336/2004
Approved
for Surveyor General
Date 2004 -07- 09

DESCRIPTION OF BEACONS

A B C D E F G M : 20mm iron peg in concrete
H K L : 100mm fence post in concrete
J : 20mm iron peg



Reg. Div. FS

surveyed in September and October 2003
by me

S A WILLIAMS Professional Land Surveyor PLS 1106

5.13 RDS19620

Property for Lease: Ptn 39 (of 22) Wilgen Spruit No 800 – GS, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 2,0805 hectares
Zoning: Infrastructure
Monthly Reserve Rental (excl. VAT): R31 500.00

5.13 Locality Plan – Aerial View



5.13 Surveyor Diagram – SG No. 1339/2004

M H P GEOMATICS SUBDIVISIONAL DIAGRAM

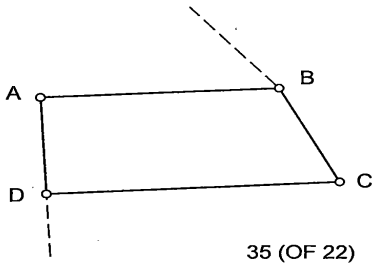
SIDES (metres)		DIRECTIONS		CO-ORDINATES (metres) Y SYSTEM WG29 X	
		CONSTANTS		+ 0,00	+ 3 200 000,00
AB	196,50	267 09 50	A	- 78 292,95	+ 8 253,94
BC	104,99	331 29 00	B	- 78 489,21	+ 8 244,22
CD	241,64	87 00 50	C	- 78 539,33	+ 8 336,47
DA	95,26	176 57 00	D	- 78 298,02	+ 8 349,06
		79/2929	△	- 91 803,19	+ 27 857,75
		133/2930	△	- 99 148,53	+ 27 951,12

S.G.No. 1339/2004
Approved
for Surveyor General
Date 2004 -07- 09

Section 2 (a)(i) of Act 70 of 1970
Section 7 of Act 7 of 1998

T N

REM OF 9



35 (OF 22)

DESCRIPTION OF BEACONS

A,B,D : 20mm iron peg in concrete
C : 100mm fence post in concrete

Surv. Div. PS

Scale 1 : 5 000

The figure A B C D
represents 2,0805 hectares of land, being

PORTION 39 (OF 22) OF THE FARM WILGEN SPRUIT No. 800

situate in the Umtshezi Municipality, Registration Division ~~GS~~ GS
Province of KwaZulu-Natal
surveyed in September and October 2003
by me

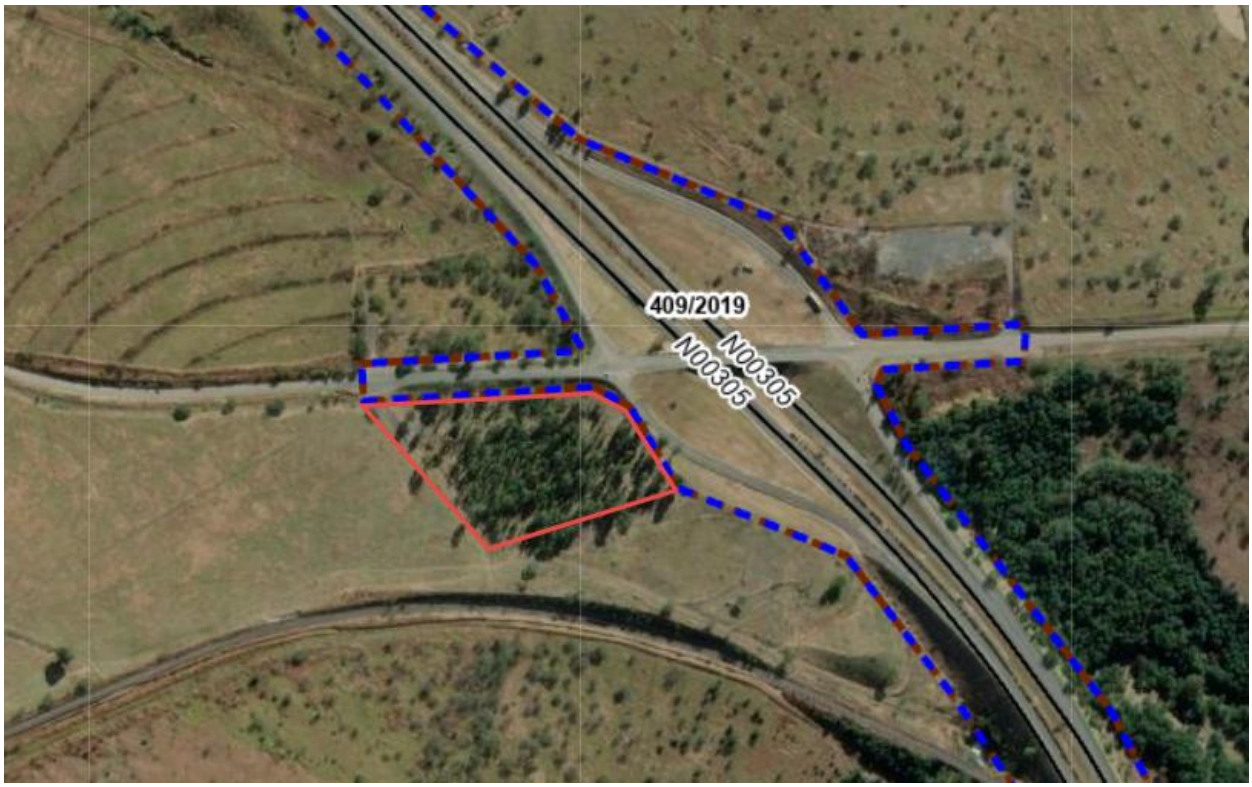
S A WILLIAMS Professional Land Surveyor PLS 1106

This diagram relates to	The original diagram is	File No. 800
DT. 2767/2007	S.G. No. 1595/1980	S.R. No. 441/2004
Registrar of Deeds.	Deed of Transfer No. 20936/1982	Comp. GSSZ

5.14 RDS19619

Property for Lease: Ptn 38 (of 22) Wilgen Spruit No 800 – GS, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 3,6797 hectares
Zoning: Infrastructure
Monthly Reserve Rental (excl. VAT): R55 000.00

5.14 Locality Plan – Aerial View



5.14 Surveyor Diagram – SG No. 1338/2004

M H P GEOMATICS SUBDIVISIONAL DIAGRAM

SIDES (metres)		DIRECTIONS		CO-ORDINATES (metres) Y SYSTEM WG29 X	
		CONSTANTS		+ 0,00	+ 3 200 000,00
AB	251,62	266 53 10	A	- 78 300,17	+ 8 389,48
BC	45,42	300 18 30	B	- 78 551,42	+ 8 375,81
CD	102,01	329 13 20	C	- 78 590,63	+ 8 398,73
DE	219,61	73 01 20	D	- 78 642,83	+ 8 486,37
EA	208,60	140 31 30	E	- 78 432,79	+ 8 550,50
		79/2929	△	- 91 803,19	+ 27 857,75
		133/2930	△	- 99 148,53	+ 27 951,12

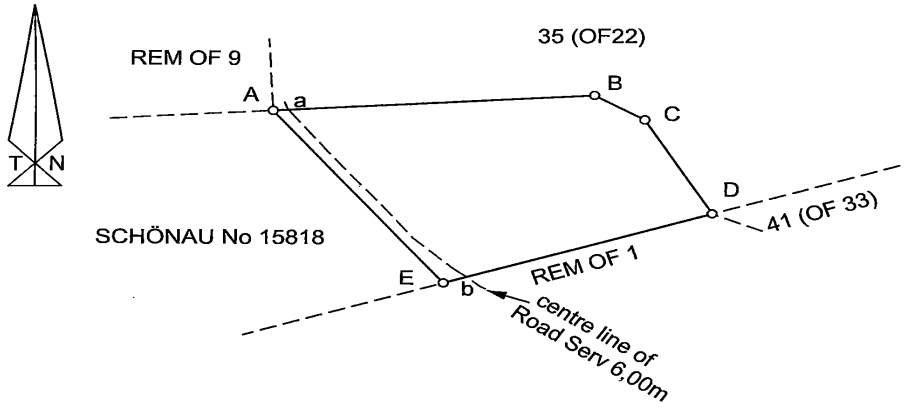
S.G.No. 1338/2004
Approved
for Surveyor General
Date 2004 -07- 09

Section 2 (a)(i) of Act 70 of 1970

Section 7 of Act 7 of 1998

SERVITUDE NOTE

The line a irregular line b represents the centre line of a Road Servitude 6,00 metres wide.
Vide diagram S.G. No. 1398/1987 and ~~DS.2767/2007~~



DESCRIPTION OF BEACONS

A,D	: 20mm iron peg in concrete
B,E	: 20mm iron peg
C	: 100mm fence post in concrete

Scale 1 : 5 000

Reg. Dim. FS

The figure A B C D E
represents 3,6797 hectares of land, being

PORTION 38 (OF 22) OF THE FARM WILGEN SPRUIT No. 800

situate in the Umtshezi Municipality, Registration Division ~~GS~~ GS
Province of KwaZulu-Natal
surveyed in September and October 2003
by me

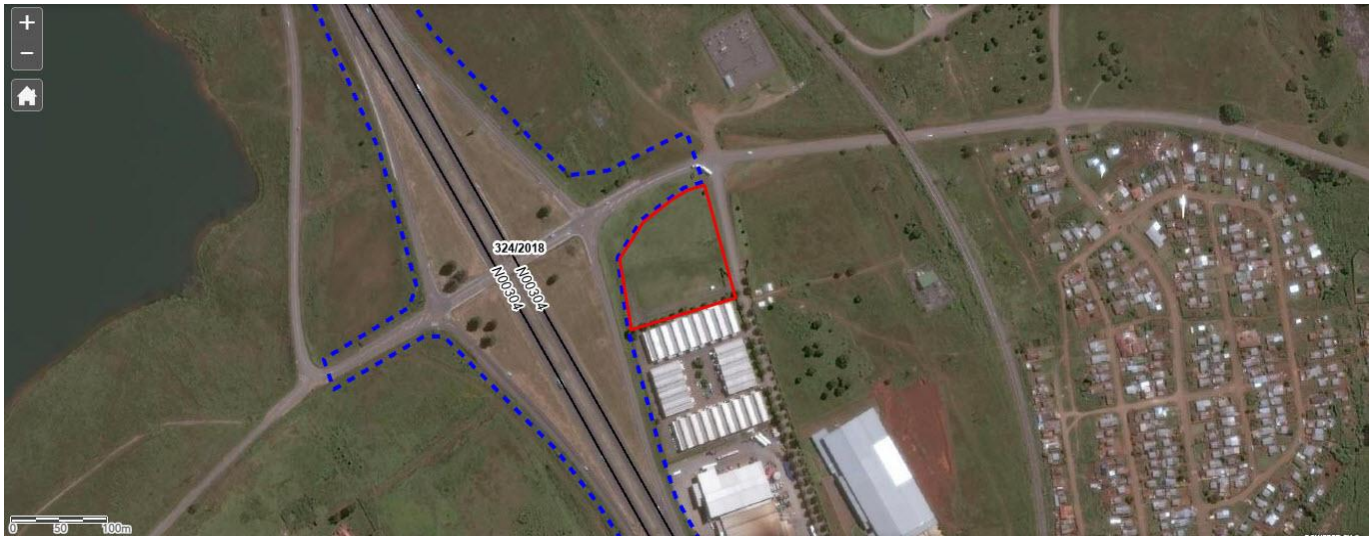
S A WILLIAMS Professional Land Surveyor PLS 1106

This diagram relates to	The original diagram is	File No. 800
DT. 2767/2007	S.G. No. 1595/1980	S.R. No. 441/2004
Registrar of Deeds.	Deed of Transfer No. 20936/1982	Comp. GSSZ

5.15 RDS43280

Property for Lease: ptn of Ptn 665 (of 420) Allemans Drift No 950 – FT, Kwazulu-Natal Province
Lease Extent as per Lease Diagram: 1,3039 hectares
Zoning: Vacant Land (No zoning certificate was provided, and the information is used as provided by the title deed search.)
Monthly Reserve Rental (excl. VAT): R44 000.00

5.15 Locality Plan – Aerial View



5.15 Lease Diagram

GEOAFRIKA SURVEYS — LEASE DIAGRAM

Job No. PS5233 N3/4

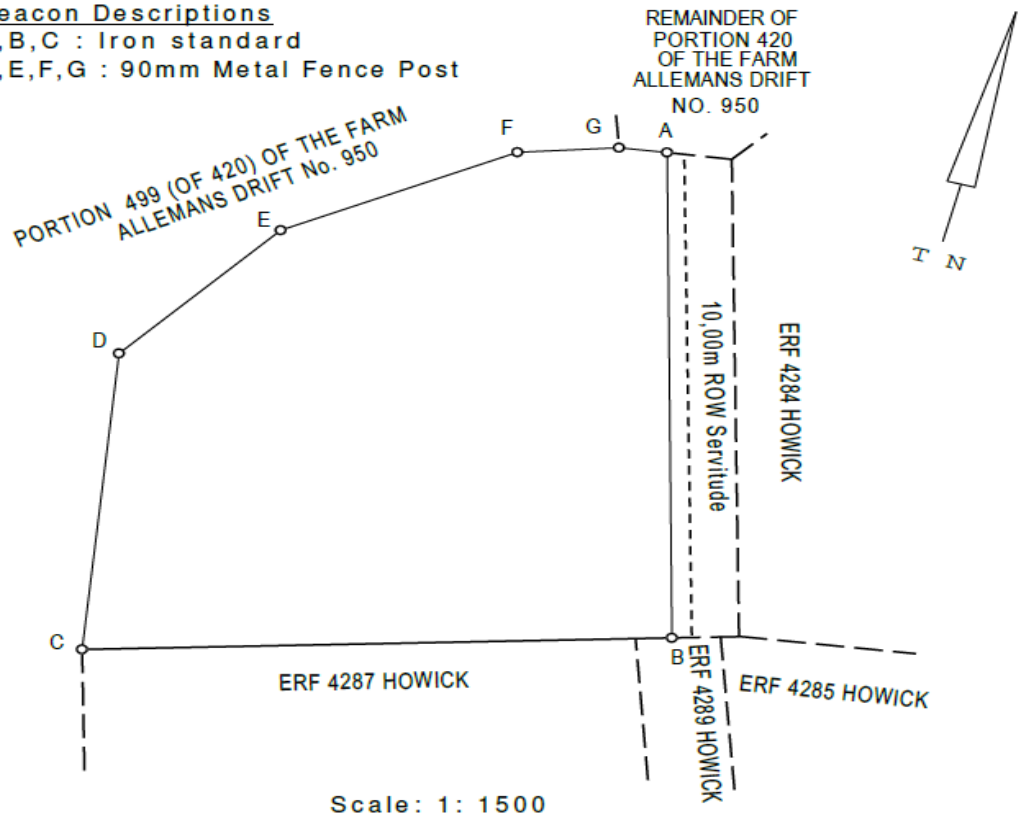
SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 31° X	
			Constants	0,00	0,00
A B	122,52	344.30.30	A	+76 070,60	+3 265 084,46
B C	124,71	73.39.00	B	+76 037,87	+3 265 202,53
C D	75,14	170.57.50	C	+76 157,54	+3 265 237,64
D E	46,21	212.37.50	D	+76 169,34	+3 265 163,43
E F	53,78	233.32.10	E	+76 144,42	+3 265 124,51
F G	21,51	251.54.40	F	+76 101,17	+3 265 092,55
G A	10,22	262.05.10	G	+76 080,72	+3 265 085,87
Trigonometrical Beacons					
DRIEFONTEIN NEW	2930-618		△	+75 461,31	+3 266 935,52
HOWICK MET STN	2930-292		△	+74 584,06	+3 263 624,45

SG No.

approved

for SURVEYOR-GENERAL

Beacon Descriptions
A,B,C : Iron standard
D,E,F,G : 90mm Metal Fence Post



Scale: 1: 1500

The figure A B C D E F G represents 1,3039 hectares of land being

LEASE A ON PORTION 665 (OF 420) OF THE FARM ALLEMANS DRIFT No. 950

Situate in the uMngeni Local Municipality
Registration Division FT
Province of KwaZulu-Natal
Surveyed in June 2026
by me

N.S.W. Mchunu
Professional Land Surveyor
Registration Number : GPr LS 1529

This Diagram is annexed to	The original diagram is	File:
Deed No. dd i.f.o Registrar of Deeds KwaZulu-Natal	S.G. No. 2666/2007 Certificate of Registered Title No. 32619/2009	S.R. No. Comp. FT-5A-5A State Survey

5.16 RDS06842

Property for Lease: ptn of Rem of Ptn 421 (of 116) Allemans Drift No 950 – FT, Kwazulu-Natal Province
Lease Extent as per Lease Diagram: 1,5498 hectares
Zoning: Vacant Land (No zoning certificate was provided, and the information is used as provided by the title deed search.)
Monthly Reserve Rental (excl. VAT): R36 000.00

5.16 Locality Plan – Aerial View



5.16 Lease Diagram

GEOAFRIKA SURVEYS — LEASE DIAGRAM

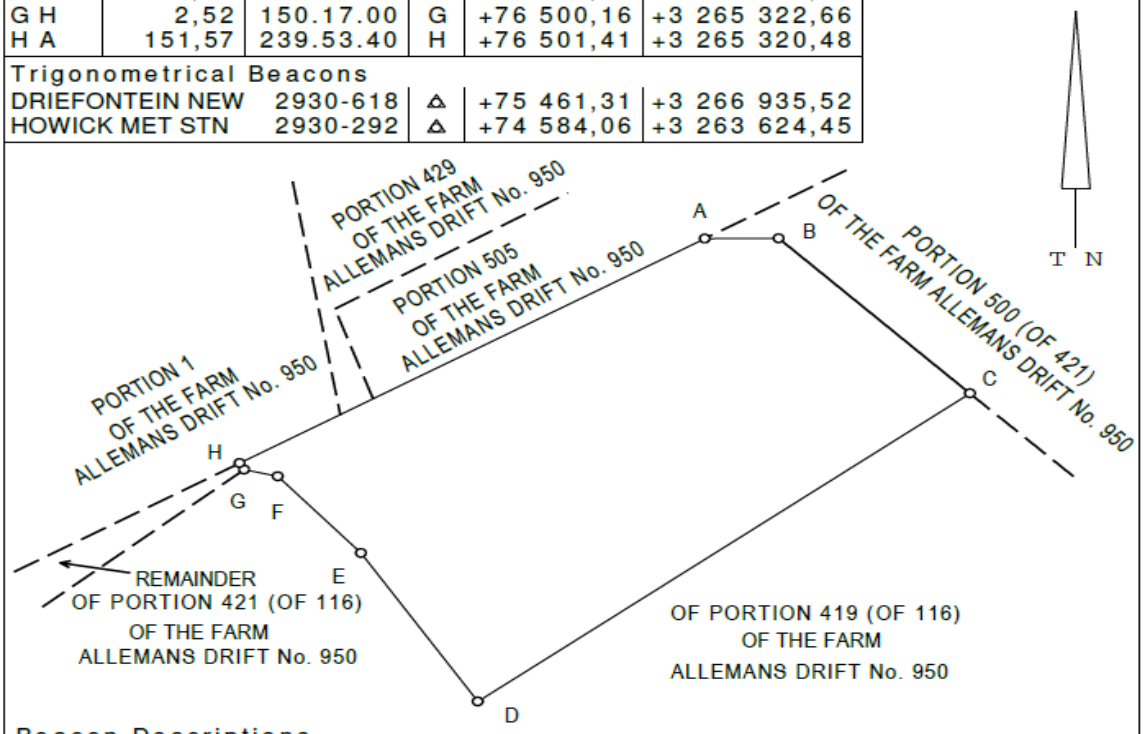
Job No. PS5233 N3/4

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 31° X		
			Constants	0,00	0,00
A B	20,85	269.37.00	A	+76 370,29	+3 265 244,45
B C	75,26	314.15.10	B	+76 349,44	+3 265 244,31
C D	173,65	53.01.50	C	+76 295,53	+3 265 296,83
D E	60,14	146.47.30	D	+76 434,27	+3 265 401,26
E F	35,03	138.01.10	E	+76 467,21	+3 265 350,94
F G	9,78	103.14.30	F	+76 490,64	+3 265 324,90
G H	2,52	150.17.00	G	+76 500,16	+3 265 322,66
H A	151,57	239.53.40	H	+76 501,41	+3 265 320,48
Trigonometrical Beacons					
DRIEFONTEIN NEW	2930-618		△	+75 461,31	+3 266 935,52
HOWICK MET STN	2930-292		△	+74 584,06	+3 263 624,45

SG No.

approved

for SURVEYOR-GENERAL



Beacon Descriptions
A : 20mm Iron Peg in Concrete
B : 90mm Metal Fence Post
C,D,E,F,G : 20mm Iron peg
H : Iron standard

Scale: 1: 2000

The figure A B C D E F G H represents 1,5498 hectares of land being

LEASE A ON REMAINDER OF PORTION 421 (OF 116) OF THE FARM ALLEMANS DRIFT No. 950

Situate in the uMngeni Local Municipality
Registration Division FT
Province of KwaZulu-Natal
Surveyed in June 2026
by me

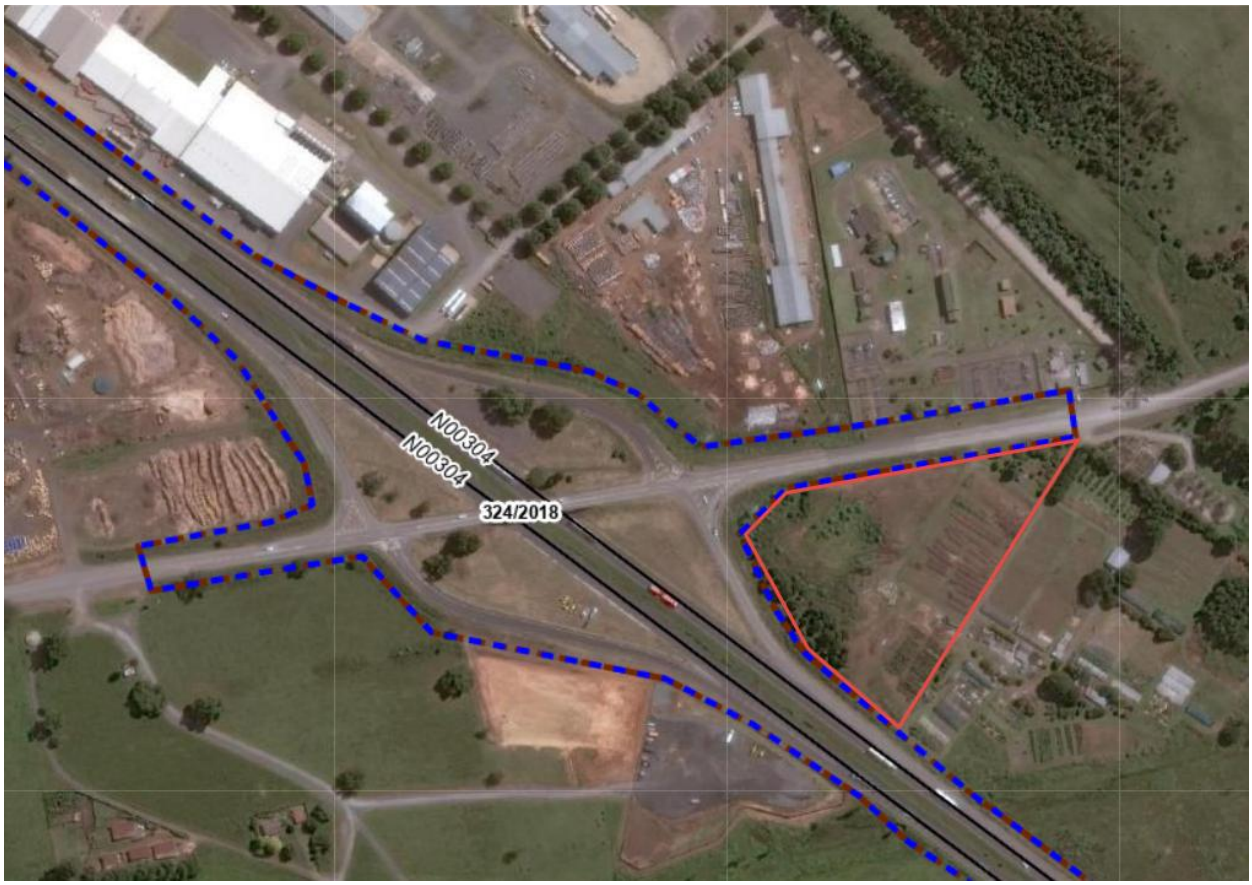
N.S.W. Mchunu
Professional Land Surveyor
Registration Number : GPr LS 1529

This Diagram is annexed to	The original diagram is	File:
Deed No. dd i.f.o Registrar of Deeds KwaZulu-Natal	S.G. No. 416/1973 Deed of Transfer No. 21575/1973	S.R. No. Comp. FT-5A-5A State Survey

5.17 RDS06880

Property for Lease: Ptn 427 Allemans Drift No 950 – FT, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 2,2262 hectares
Zoning: Commercial
Monthly Reserve Rental (excl. VAT): R45 500.00

5.17 Locality Plan – Aerial View



5.17 Surveyor Diagram – SG No. 475/1979

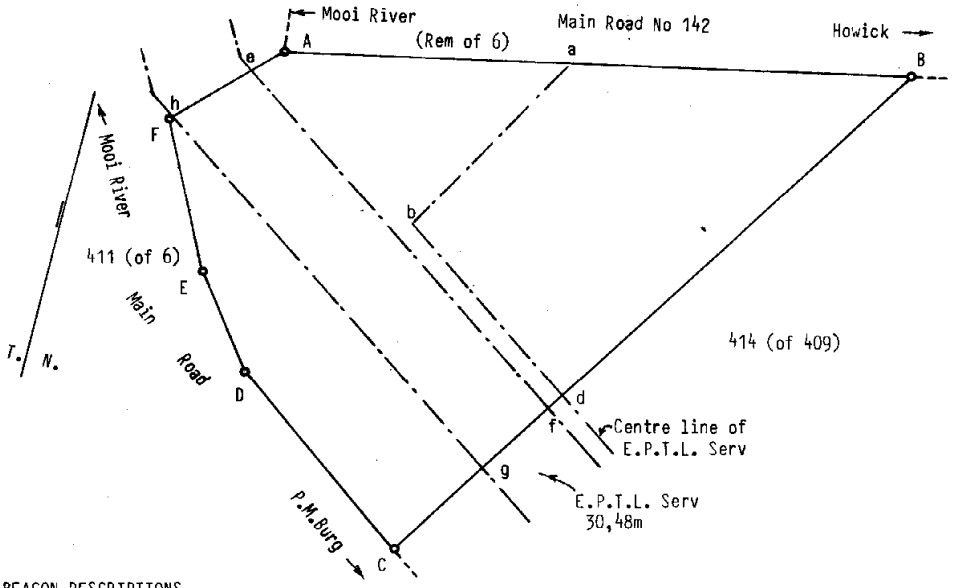
SUB-DIVISIONAL DIAGRAM

TARBOTON, HOLDER, ROSS & PARTNERS

SIDES METRES		DIRECTIONS		CO-ORDINATES Y SYSTEM Lo 31° Y	X
		Constants		+ 70 000,00	+ 3 260 000,00
AB	198,97	259.35.40	A	+ 8 186,18	+ 2 271,62
BC	232,23	31.52.00	B	+ 7 990,48	+ 2 235,68
CD	77,77	129.30.30	C	+ 8 113,08	+ 2 432,91
DE	37,49	145.38.40	D	+ 8 173,08	+ 2 383,43
EF	54,95	154.30.50	E	+ 8 194,24	+ 2 352,48
FA	44,51	225.24.50	F	+ 8 217,89	+ 2 302,87
		270	▲	+ 6 317,75	+ 1 408,85
		618	▲	+ 5 436,50	+ 6 640,13

S.G. No.
475/1979
Approved
Surveyor-General.
23-3-1979

SERVITUDE NOTES
1. The line a.b.d. represents the centre line of an Electric Power Transmission Line Servitude vide diagram S.G. No 901/1967 and Deed of Servitude No 163/1968.
2. The figure e.f.g.h. represents an Electric Power Transmission Line Servitude 30,48 metres wide vide diagram Sub Vol 724 fol 20 and Deed of Servitude No 7/1928.



BEACON DESCRIPTIONS
A,D,E,F : 20mm iron peg next to concrete marker.
B,C : 20mm iron peg under cairn.

SCALE: 1 : 2000

The figure A. B. C. D. E. F.
represents 2,2262 Hectares *of land, being*
SUB 427 (OF 409) OF THE FARM ALLEMANS DRIFT No 950
situate in the County of Pietermaritzburg *Province of Natal.*
surveyed in January 1979 ,July 1965 & February & March 1970
by me
Land Surveyor

This diagram relates to	*The original diagram is* S.G.	*File No.*
No. DIT 5345/1982.	*No* 4214/1965	*S.R. No.* 208/1979
Registrar of Deeds.	Certificate of Consolidated ~~Transfer/Grant~~ Title *No.* 4466/1966	*Comp.* FT-3C-24B
		Degree Sheet 53

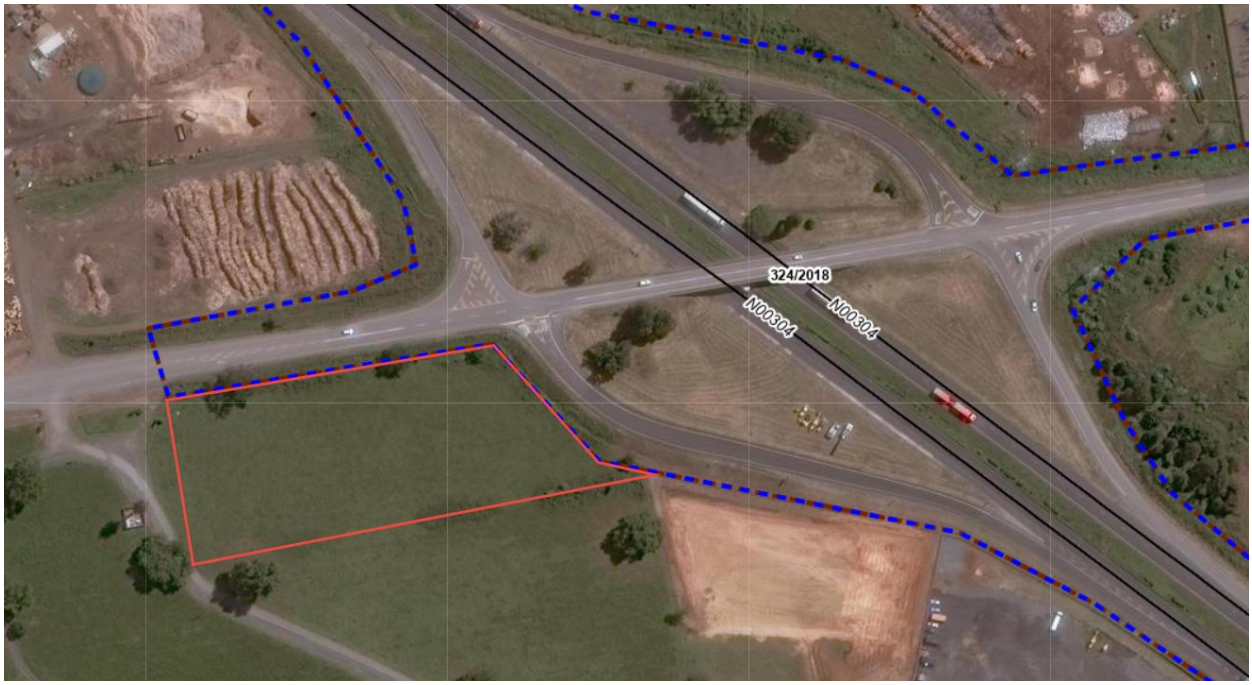
Reg. Div. FT

LB Pmb pd 2200

5.18 RDS06879

Property for Lease: Ptn 426 Allemans Drift No 950 – FT, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 1,1930 hectares
Zoning: Vacant Land (No zoning certificate was provided, and the information is used as provided by the title deed search.)
Monthly Reserve Rental (excl. VAT): R53 700.00

5.18 Locality Plan – Aerial View



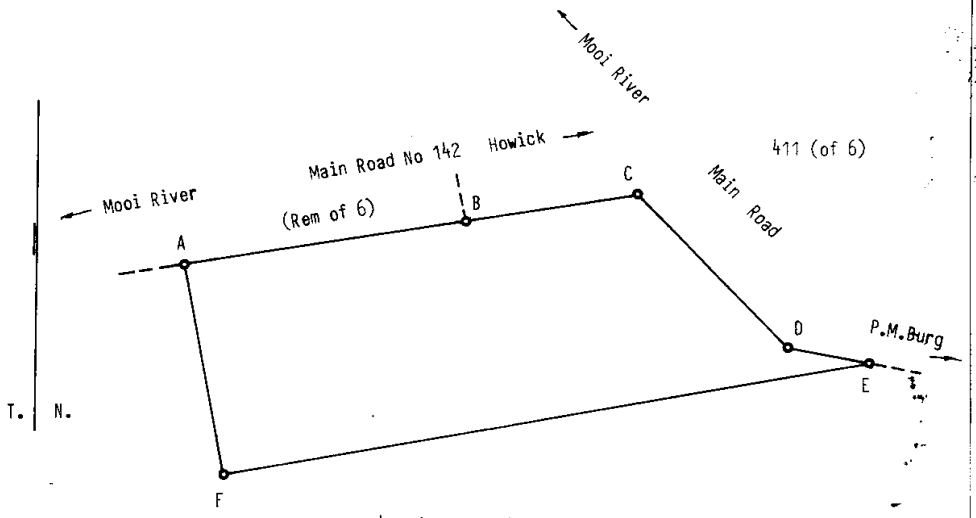
5.18 Surveyor Diagram – SG No. 474/1979

TARBOTON, HOLDER, ROSS & PARTNERS

SUB-DIVISIONAL DIAGRAM

SIDES METRES		DIRECTIONS		CO-ORDINATES Y SYSTEM Lo 31° Y	X
		Constants		+ 70 000,00	+ 3 260 000,00
AB	89,71	260.17.40	A	+ 8 617,15	+ 2 343,94
BC	55,38	260.37.10	B	+ 8 528,73	+ 2 328,81
CD	69,58	317.05.30	C	+ 8 474,09	+ 2 319,79
DE	26,87	280.46.40	D	+ 8 426,72	+ 2 370,75
EF	208,41	78.59.00	E	+ 8 400,32	+ 2 375,77
FA	72,70	170.17.30	F	+ 8 604,89	+ 2 415,60
		270	△	+ 6 317,75	+ 1 408,85
		618	△	+ 5 436,50	+ 6 640,13

S.G. No.
474/1979
Approved
Surveyor-General.
23-3-1979



SURV. DIV. FT

BEACON DESCRIPTIONS
A,F : 20mm iron peg under cairn.
B,C,D : 20mm iron peg next to concrete marker.
E : 20mm iron peg under cairn on South side of wooden corner post.

SCALE: 1 : 2000

The figure A. B. C. D. E. F. *represents* 1,1930 Hectares *of land, being*

SUB 426 (OF 409) OF THE FARM ALLEMANS DRIFT No 950

situate in the County of Pietermaritzburg *Province of Natal.*

surveyed in January 1979 ,July 1965 & February & March 1970

by me

Land Surveyor

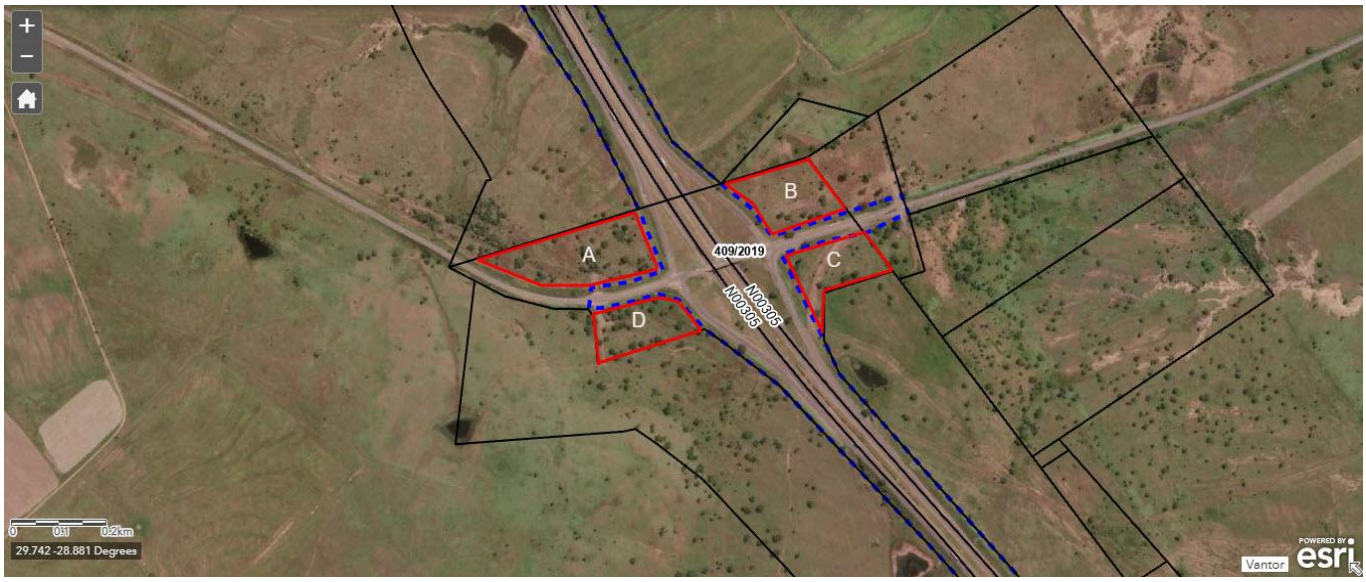
This diagram relates to	*The original diagram is* S.G.	*File No.* 1/1
No. DT 5345/1982	*No* 4214/1965 Certificate of Consolidated ~~Transfer/Grant~~ Title	*S.R. No.* 208/1979
Registrar of Deeds.	*No.* 4466/1966	*Comp.* FT-3C-248
		Degree Sheet 53

LB Pmb pd 2200

5.19 RDS08298

Property for Lease: Ptn A of Ptn 9 Klip Fontein No 5688 – GS, Kwazulu-Natal Province
Lease Extent as per Lease Diagram: 2,7928 hectares
Zoning: Infrastructure
Monthly Reserve Rental (excl. VAT): R42 000.00

5.19 Locality Plan – Aerial View



5.19 Lease Diagram

GEOAFRIKA SURVEYS — LEASE DIAGRAM

Job No. PS5233 N3/5

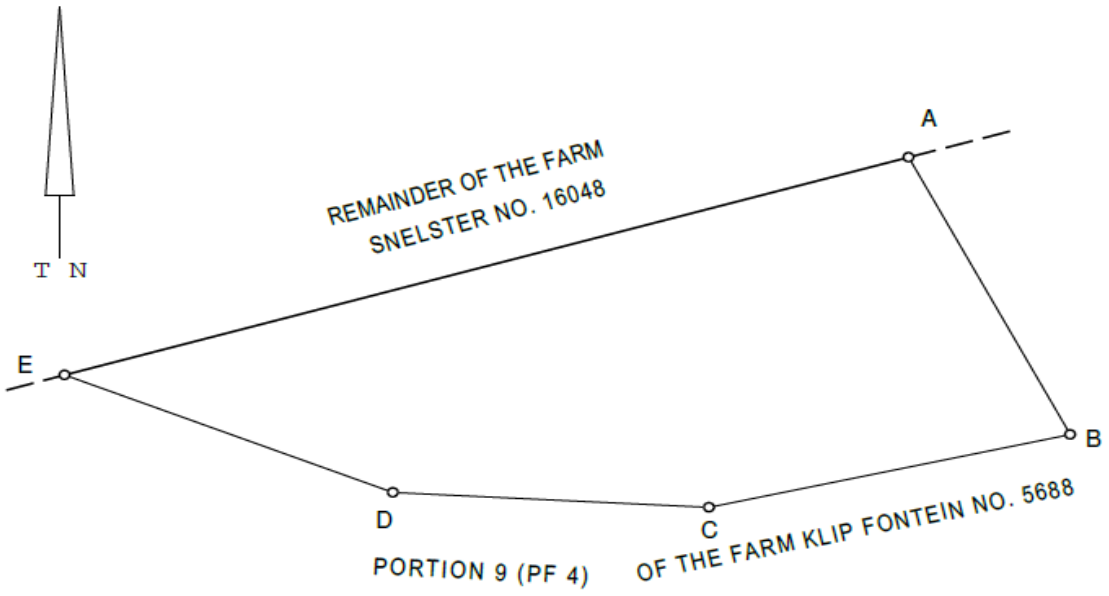
SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG29° X		
			Constants	0,00	0,00
A B	124,31	332.34.50	A	-72 326,29	+3 196 168,04
B C	131,14	77.14.50	B	-72 383,54	+3 196 278,39
C D	112,17	92.59.40	C	-72 255,63	+3 196 307,34
D E	125,36	111.54.20	D	-72 143,61	+3 196 301,48
E A	311,30	253.50.10	E	-72 027,30	+3 196 254,71

SG No.

approved

for SURVEYOR-GENERAL

Trigonometrical Beacons				
POWANA	2829-49	△	-72 177,32	+3 199 581,40
MT ELIZABETH	2829-103	△	-69 401,08	+3 195 809,44



Beacon Descriptions
A,B,C,D,E : Iron standard

Scale: 1: 2500

The figure A B C D E represents
2,7928 hectares of land being

LEASE A ON PORTION 9 (OF 4) OF THE FARM KLIP FONTEIN No. 5688

Situate in the Inkosi Langalibalele Local Municipality
Registration Division GS
Province of KwaZulu-Natal
Surveyed in June 2026
by me

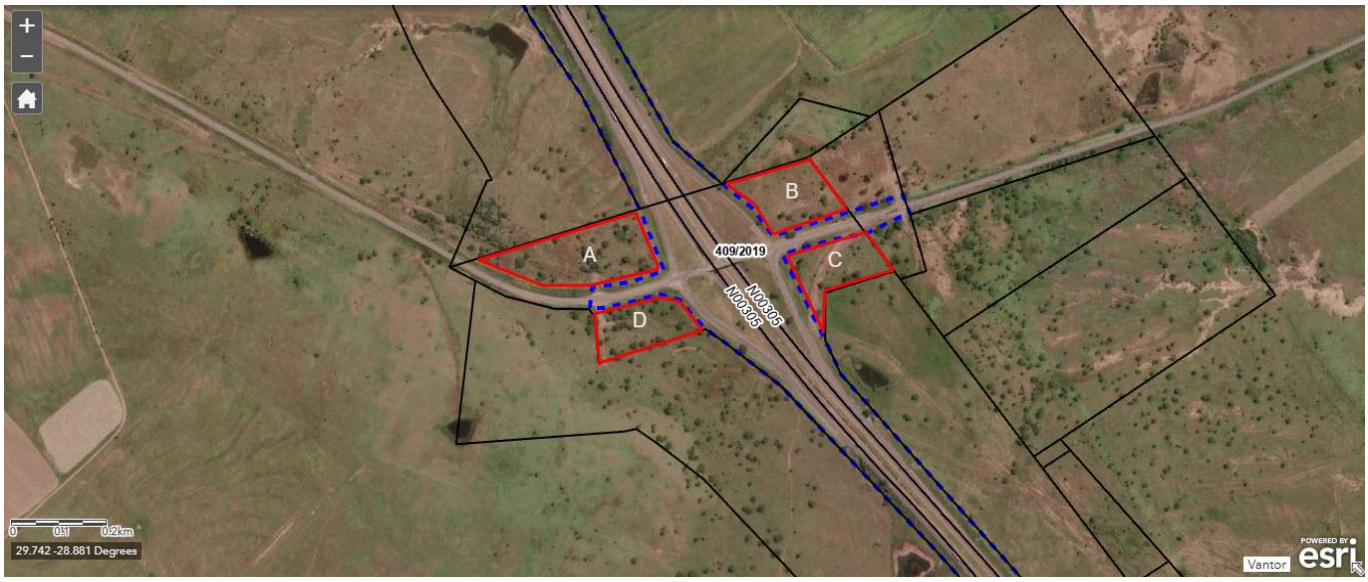
N.S.W. Mchunu
Professional Land Surveyor
Registration Number : GPr LS 1529

This Diagram is annexed to	The original diagram is	File:
Deed No. dd i.f.o Registrar of Deeds KwaZulu-Natal	S.G. No. 1187/1980 Deed of Transfer No. T8436/1982	S.R. No. Comp. GSSY State Survey

5.20 RDS08298

Property for Lease: Ptn B of Ptn 9 Klip Fontein No 5688 – GS, Kwazulu-Natal Province
Lease Extent as per Lease Diagram: 2,1829 hectares
Zoning: Infrastructure
Monthly Reserve Rental (excl. VAT): R22 400.00

5.20 Locality Plan – Aerial View



5.20 Lease Diagram

GEOAFRIKA SURVEYS — LEASE DIAGRAM

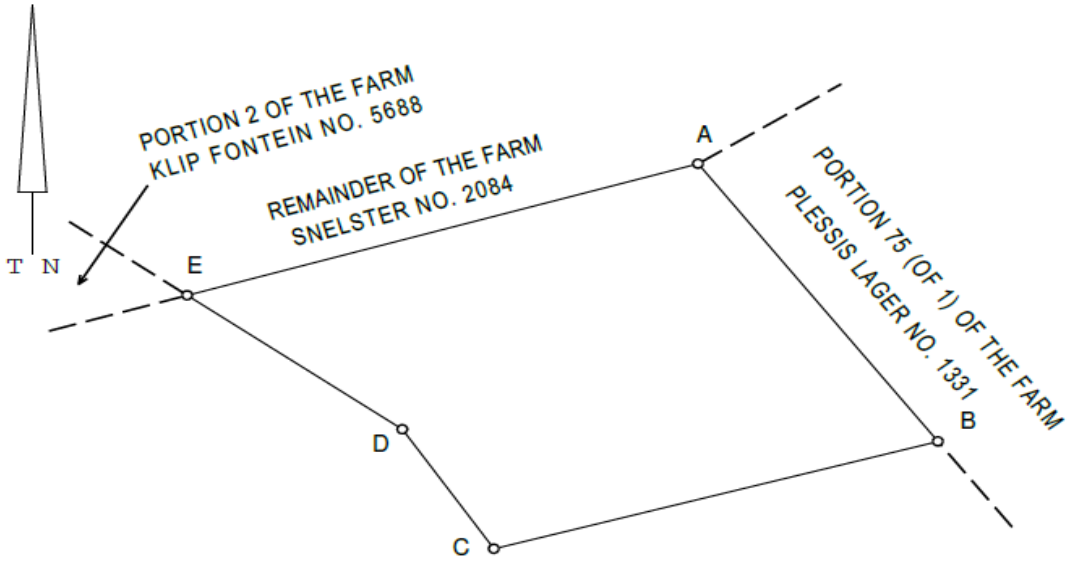
Job No. PS5233 N3/5

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X		
				Constants 0,00	0,00	
A B	140,39	322.31.50	A	-72 682,05	+3 196 064,92	
B C	163,91	74.47.20	B	-72 767,45	+3 196 176,35	
C D	57,92	145.43.10	C	-72 609,28	+3 196 219,35	
D E	93,65	125.06.00	D	-72 576,66	+3 196 171,50	
E A	189,50	253.50.40	E	-72 500,04	+3 196 117,65	
Trigonometrical Beacons						
POWANA		2829-49	△	-72 177,32	+3 199 581,40	
MT ELIZABETH		2829-103	△	-69 401,08	+3 195 809,44	

SG No.

approved

for SURVEYOR-GENERAL



PORTION 9 (OF 4) OF THE FARM

KLIP FONTEIN NO. 5688

Beacon Descriptions
A : 20mm Iron peg
B,C,D,E : Iron standard

Scale: 1: 2500

The figure A B C D E represents
2,1829 hectares of land being

LEASE B ON PORTION 9 (OF 4) OF THE FARM KLIP FONTEIN No. 5688

Situate in the Inkosi Langalibalele Local Municipality
Registration Division GS
Province of KwaZulu-Natal
Surveyed in June 2026
by me

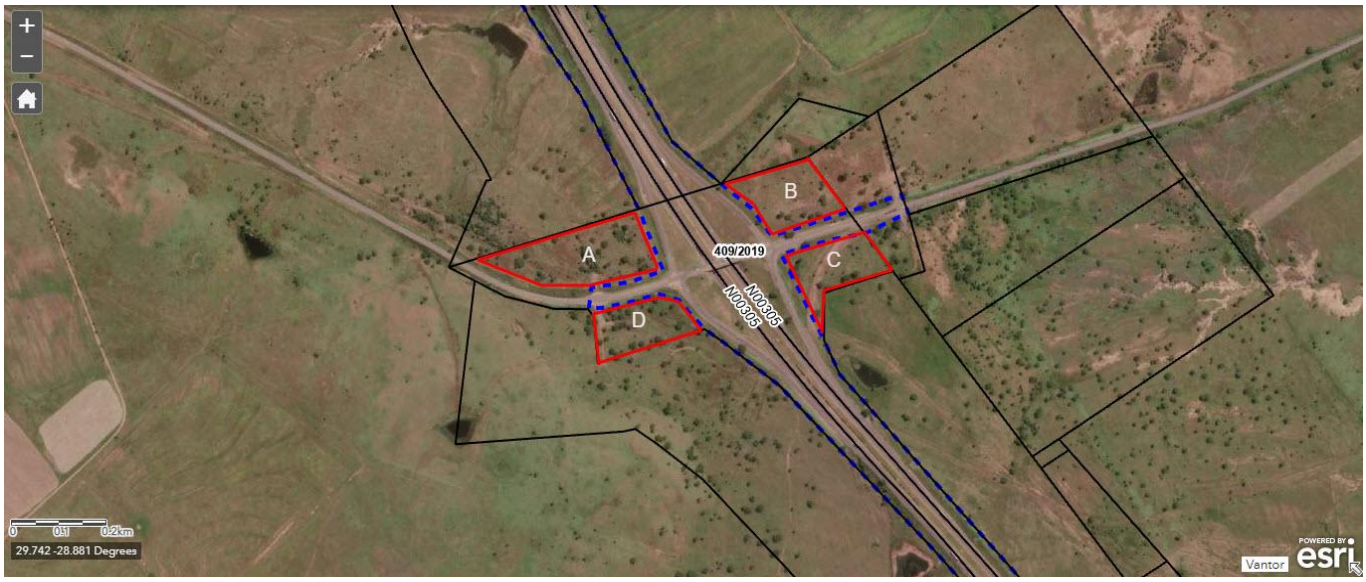
N.S.W. Mchunu
Professional Land Surveyor
Registration Number : GPr LS 1529

This Diagram is annexed to	The original diagram is	File:
Deed No. dd i.f.o Registrar of Deeds KwaZulu-Natal	S.G. No. 1187/1980 Deed of Transfer No. T8436/1982	S.R. No. Comp. GSSY State Survey

5.21 RDS08298

Property for Lease: Ptn C of Ptn 9 Klip Fontein No 5688 – GS, Kwazulu-Natal Province
Lease Extent as per Lease Diagram: 1,7385 hectares
Zoning: Infrastructure
Monthly Reserve Rental (excl. VAT): R19 600.00

5.21 Locality Plan – Aerial View



5.21 Lease Diagram

GEOAFRIKA SURVEYS — LEASE DIAGRAM

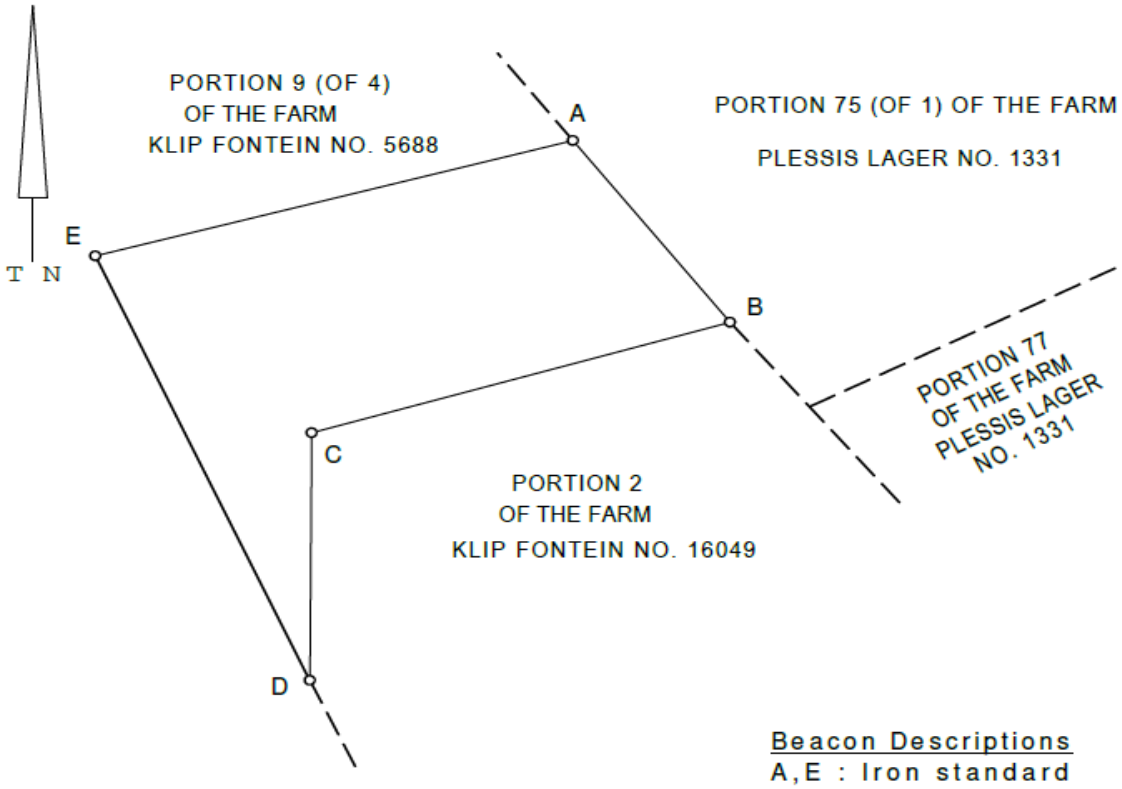
Job No. PS5233 N3/5

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X		
				Constants 0,00	0,00	
A B	89,43	322.31.20	A	-72 806,10	+3 196 226,79	
B C	151,37	73.26.00	B	-72 860,51	+3 196 297,76	
C D	96,79	0.22.20	C	-72 715,42	+3 196 340,92	
D E	181,78	155.51.10	D	-72 714,79	+3 196 437,71	
E A	171,69	254.47.20	E	-72 640,43	+3 196 271,84	
Trigonometrical Beacons						
POWANA		2829-49	△	-72 177,32	+3 199 581,40	
MT ELIZABETH		2829-103	△	-69 401,08	+3 195 809,44	

SG No.

approved

for SURVEYOR-GENERAL



Beacon Descriptions
A,E : Iron standard
B,C,D : 20mm Iron peg

Scale: 1: 2500

The figure A B C D E represents
1,7385 hectares of land being

LEASE C ON PORTION 9 (OF 4) OF THE FARM KLIP FONTEIN No. 5688

Situate in the Inkosi Langalibalele Local Municipality
Registration Division GS
Province of KwaZulu-Natal
Surveyed in June 2026
by me

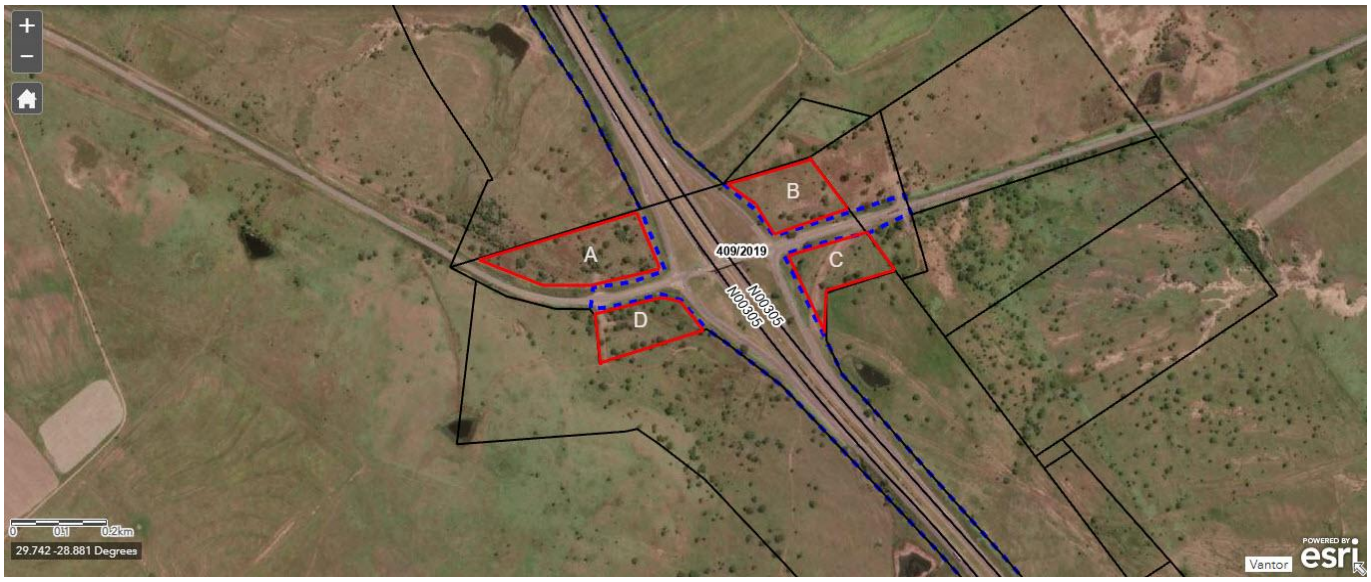
N.S.W. Mchunu
Professional Land Surveyor
Registration Number : GPr LS 1529

This Diagram is annexed to	The original diagram is	File:
Deed No. dd i.f.o Registrar of Deeds KwaZulu-Natal	S.G. No. 1187/1980 Deed of Transfer No. T8436/1982	S.R. No. Comp. GSSY State Survey

5.22 RDS08298

Property for Lease: Ptn D of Ptn 9 Klip Fontein No 5688 – GS, Kwazulu-Natal Province
Lease Extent as per Lease Diagram: 2,1009 hectares
Zoning: Infrastructure
Monthly Reserve Rental (excl. VAT): R28 000.00

5.22 Locality Plan – Aerial View



5.22 Lease Diagram

GEOAFRIKA SURVEYS — LEASE DIAGRAM

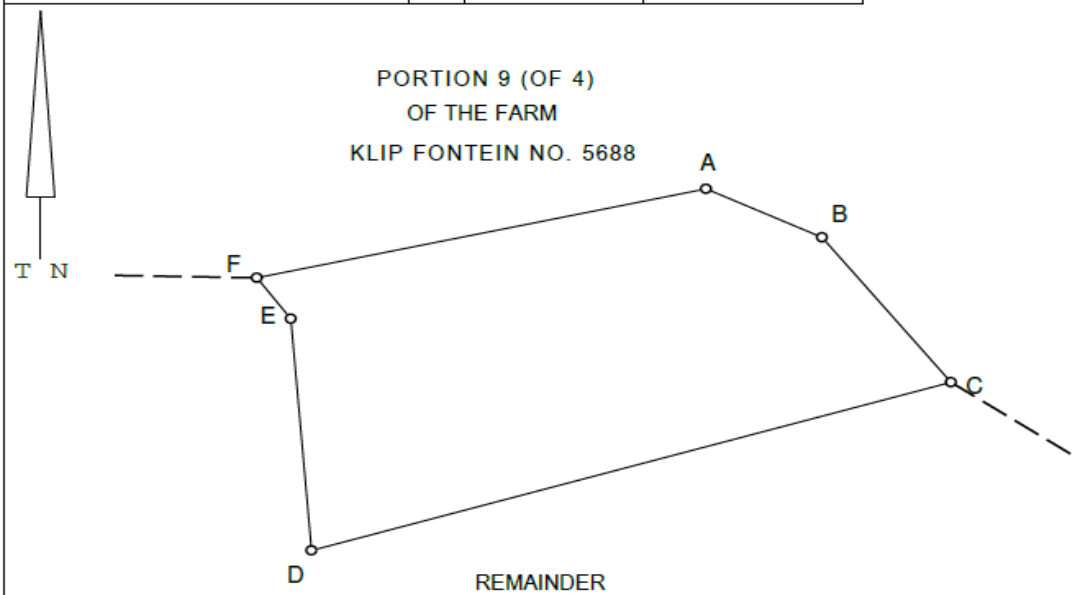
Job No. PS5233 N3/5

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X	
			Constants	0,00	0,00
A B	45,21	295.36.20	A	-72 377,46	+3 196 335,55
B C	74,07	322.07.00	B	-72 418,23	+3 196 355,09
C D	235,25	73.14.40	C	-72 463,72	+3 196 413,55
D E	93,81	175.31.30	D	-72 238,46	+3 196 481,37
E F	20,36	144.01.50	E	-72 231,14	+3 196 387,85
F A	162,29	257.14.50	F	-72 219,18	+3 196 371,37
Trigonometrical Beacons					
POWANA	2829-49		△	-72 177,32	+3 199 581,40
MT ELIZABETH	2829-103		△	-69 401,08	+3 195 809,44

SG No.

approved

for SURVEYOR-GENERAL



Beacon Descriptions
A,B : Iron standard
C,D,E,F : 20mm Iron peg

Scale: 1: 2500

The figure A B C D E F represents
2,1009 hectares of land being

LEASE D ON PORTION 9 (OF 4) OF THE FARM KLIP FONTEIN No. 5688

Situate in the Inkosi Langalibalele Local Municipality
Registration Division GS
Province of KwaZulu-Natal
Surveyed in June 2026
by me

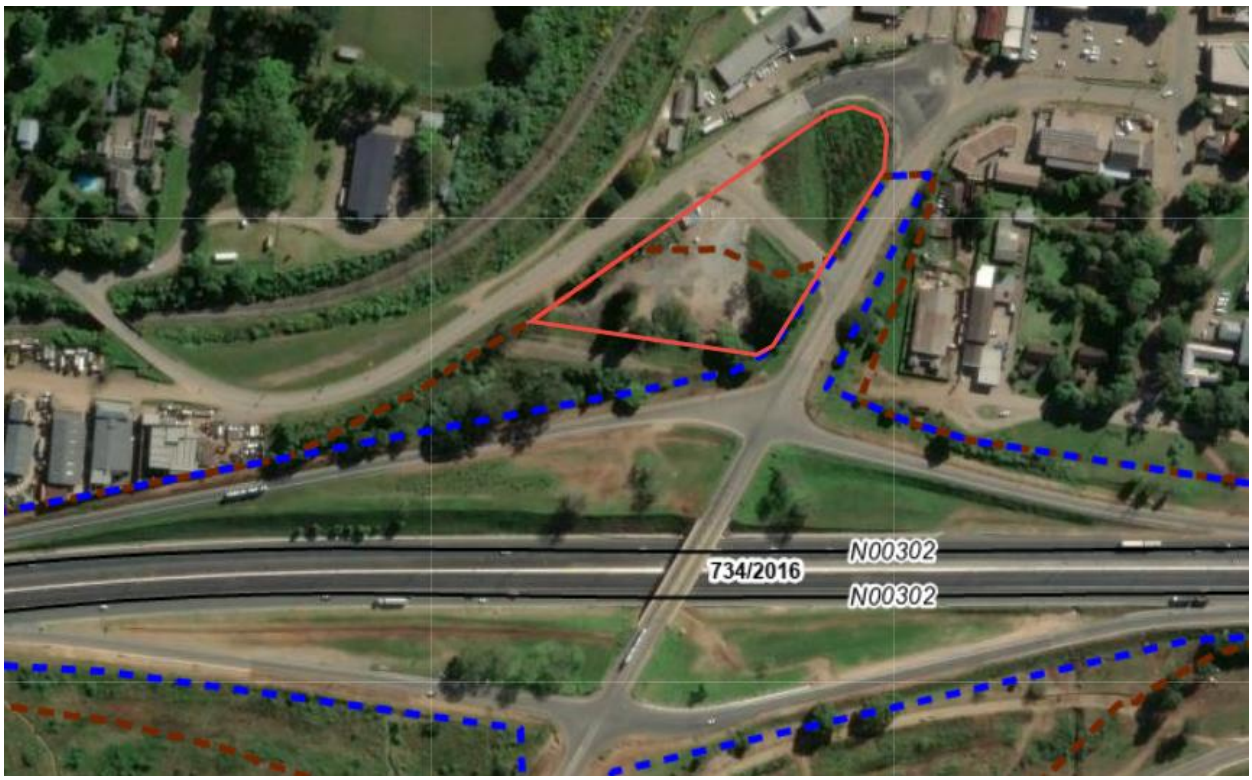
N.S.W. Mchunu
Professional Land Surveyor
Registration Number : GPr LS 1529

This Diagram is annexed to	The original diagram is	File:
Deed No. dd i.f.o Registrar of Deeds KwaZulu-Natal	S.G. No. 1187/1980 Deed of Transfer No. T8436/1982	S.R. No. Comp. GSSY State Survey

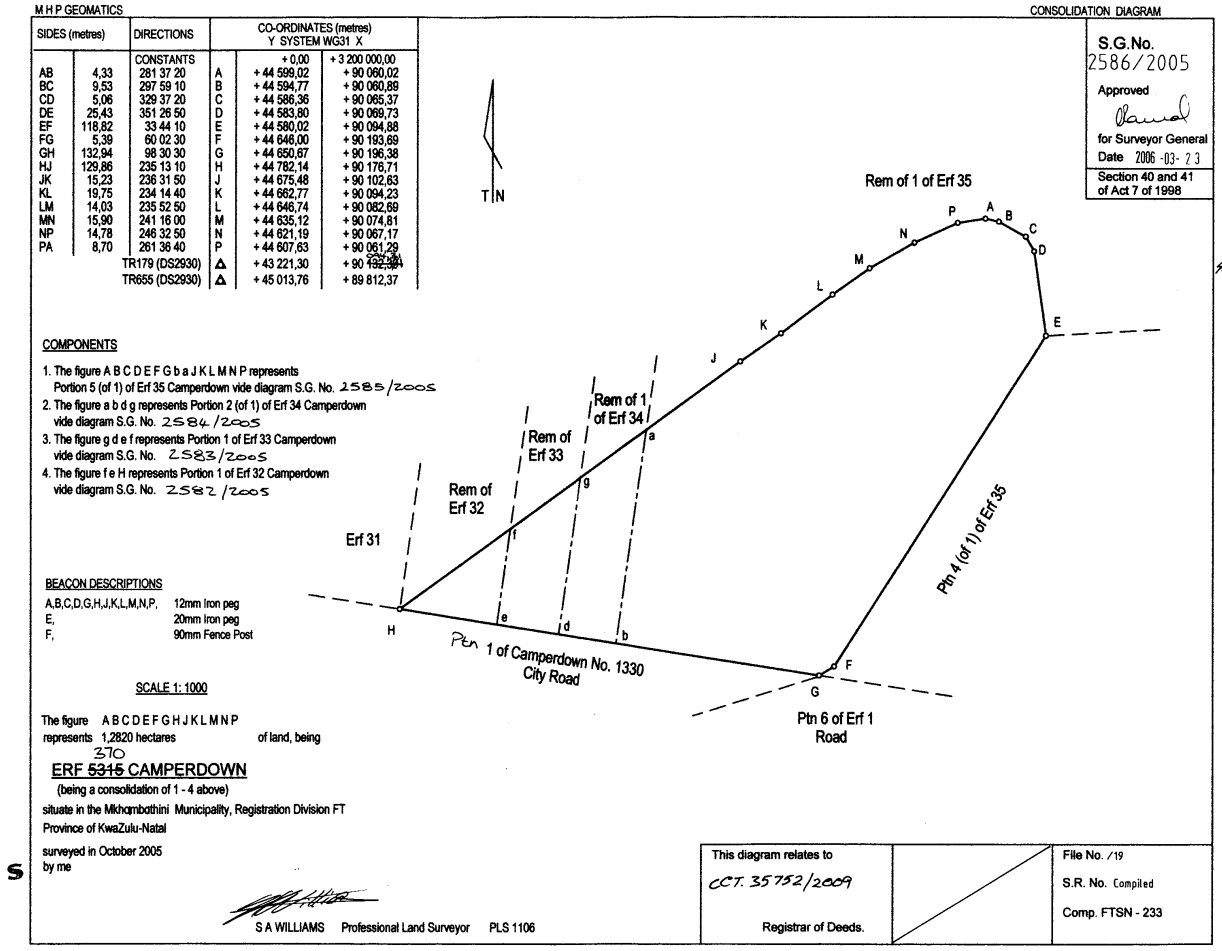
5.23 RDS24000

Property for Lease: Erf 370 Camperdown – FT, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 1,2820 hectares
Zoning: Vacant Land (No zoning certificate was provided, and the information is used as provided by the title deed search.)
Monthly Reserve Rental (excl. VAT): R115 000.00

5.23 Locality Plan – Aerial View



5.23 Surveyor Diagram – SG No. 2586/2005



M H P GEOMATICS

CONSOLIDATION DIAGRAM

SIDES (metres)		DIRECTIONS		CO-ORDINATES (metres) Y SYSTEM WG31	X
		CONSTANTS		+ 0,00	+ 3 200 000,00
AB	4,33	281 37 20	A	+ 44 599,02	+ 90 060,02
BC	9,53	297 59 10	B	+ 44 594,77	+ 90 060,89
CD	5,06	329 37 20	C	+ 44 586,36	+ 90 065,37
DE	25,43	351 26 50	D	+ 44 583,80	+ 90 069,73
EF	118,82	33 44 10	E	+ 44 580,02	+ 90 094,88
FG	5,39	60 02 30	F	+ 44 646,00	+ 90 193,69
GH	132,94	98 30 30	G	+ 44 650,67	+ 90 196,38
HJ	129,86	235 13 10	H	+ 44 782,14	+ 90 176,71
JK	15,23	236 31 50	J	+ 44 675,48	+ 90 102,63
KL	19,75	234 14 40	K	+ 44 662,77	+ 90 094,23
LM	14,03	235 52 50	L	+ 44 646,74	+ 90 082,69
MN	15,90	241 16 00	M	+ 44 635,12	+ 90 074,81
NP	14,78	246 32 50	N	+ 44 621,19	+ 90 067,17
PA	8,70	261 36 40	P	+ 44 607,63	+ 90 061,29
		TR179 (DS2930)	△	+ 43 221,30	+ 90 192,34
		TR655 (DS2930)	△	+ 45 013,76	+ 89 812,37

S.G.No. 2586/2005
Approved
for Surveyor General
Date 2006 -03- 23
Section 40 and 41 of Act 7 of 1998

COMPONENTS

1. The figure A B C D E F G b a J K L M N P represents Portion 5 (of 1) of Erf 35 Camperdown vide diagram S.G. No. 2585/2005
2. The figure a b d g represents Portion 2 (of 1) of Erf 34 Camperdown vide diagram S.G. No. 2584/2005
3. The figure g d e f represents Portion 1 of Erf 33 Camperdown vide diagram S.G. No. 2583/2005
4. The figure f e H represents Portion 1 of Erf 32 vide diagram S.G. No. 2582/2005

BEACON DESCRIPTIONS

A,B,C,D,G,H,J,K,L,M,N,P, 12mm Iron peg
E, 20mm Iron peg
F, 90mm Fence Post

SCALE 1: 1000

The figure A B C D E F G H J K L M N P represents 1,2820 hectares of land, being

370
ERF ~~5315~~ CAMPERDOWN
(being a consolidation of 1 - 4 above)

situate in the Mkhambathini Municipality, Registration Division FT
Province of KwaZulu-Natal

surveyed in October 2005
by me

S A WILLIAMS Professional Land Surveyor PLS 1106

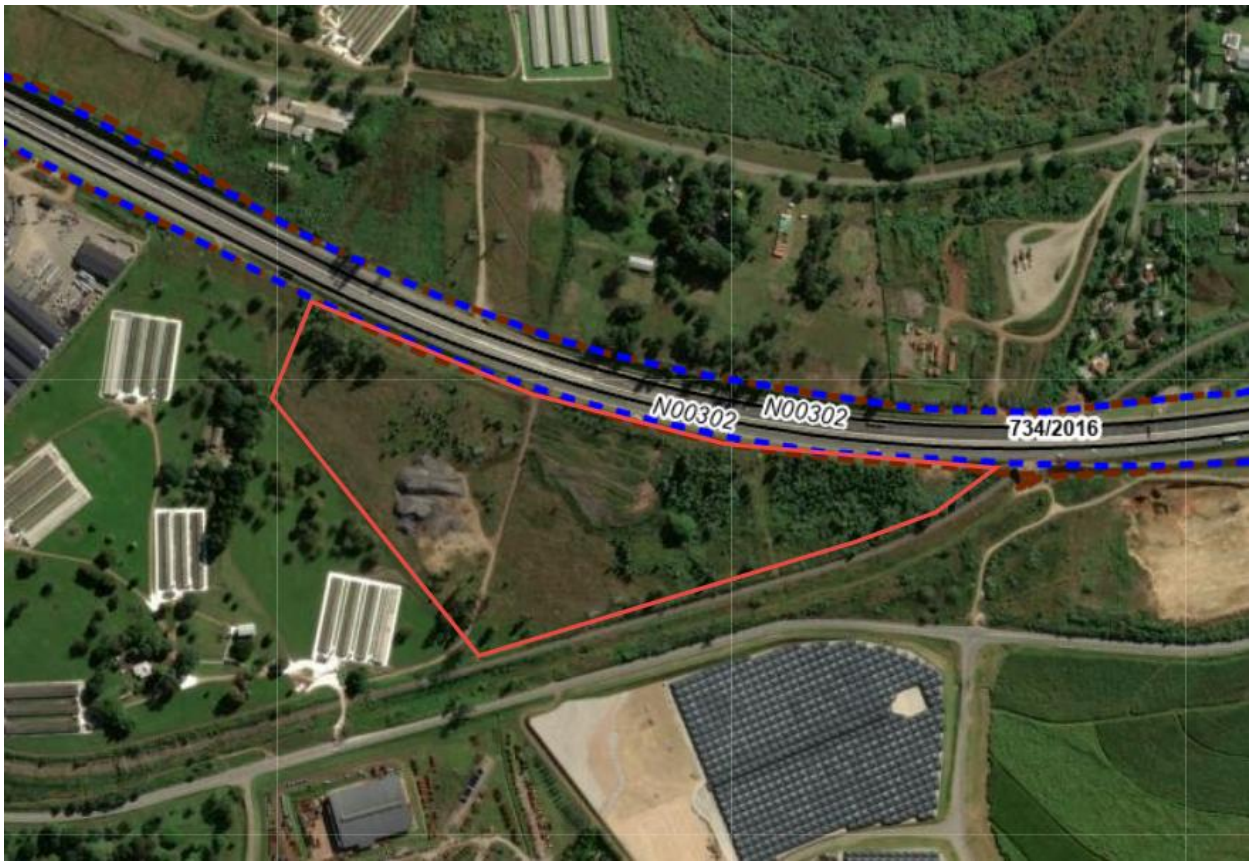
This diagram relates to CCT. 35752/2009
Registrar of Deeds.

File No. /19
S.R. No. Compiled
Comp. FTSN - 233

5.24 RDS43109

Property for Lease: Ptn 180 (of 35) Camperdown No 1330 – FT, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 16,0630 hectares
Zoning: Agricultural
Monthly Reserve Rental (excl. VAT): R124 500.00

5.24 Locality Plan – Aerial View



5.24 Surveyor Diagram – SG No. 3005/2007

M H P GEOMATICS — SUBDIVISIONAL DIAGRAM — SHEET 1 OF 2 SHEETS

E2500/559

SIDES (metres)		DIRECTIONS		CO-ORDINATES (metres) Y SYSTEM WG31 ° X	
		CONSTANTS		+ 0,00	+ 3 200 000,00
AB	44,56	295 11 50	A	+ 46 940,79	+ 90 290,99
BC	195,12	292 21 30	B	+ 46 900,47	+ 90 309,96
CD	109,84	286 51 40	C	+ 46 720,02	+ 90 384,18
DE	96,89	284 17 40	D	+ 46 614,90	+ 90 416,04
EF	88,82	281 47 50	E	+ 46 521,01	+ 90 439,96
FG	105,98	278 33 50	F	+ 46 434,07	+ 90 458,12
GH	209,00	273 16 00	G	+ 46 329,27	+ 90 473,90
HJ	14,94	271 27 30	H	+ 46 120,61	+ 90 485,81
JK	10,40	63 30 30	J	+ 46 105,67	+ 90 486,19
KL	58,95	54 26 40	K	+ 46 114,98	+ 90 490,83
LM	20,34	59 44 30	L	+ 46 162,94	+ 90 525,11
MN	96,14	65 32 20	M	+ 46 180,51	+ 90 535,36
NP	497,58	73 47 10	N	+ 46 268,02	+ 90 575,17
PQ	385,26	142 19 50	P	+ 46 745,81	+ 90 714,10
QA	124,90	198 54 10	Q	+ 46 981,25	+ 90 409,15
INDICATORY DATA					
QR	4,99	322 19 50	R	+ 46 978,18	+ 90 413,09
QS	5,02	198 54 10	S	+ 46 979,61	+ 90 404,41
		TR178 (DS2930)	△	+ 45 385,14	+ 91 836,92
		TR179 (DS2930)	△	+ 43 221,30	+ 90 094,31

S.G.No. 3005/2007
Approved
for Surveyor General
Date 2008-01-24

Section 7 of Act 7 of 1998

Section 2(a)(i) of Act 70 of 1970

SERVITUDE NOTES

1. The lines fghj and mnqr represent the centre lines of an Electric Power Transmission Lines vide diagram S.G. No. 1642/1977 and Deed of Servitude No. 420/1980.
2. The lines aj and dr represent the centre lines of an Electric Power Transmission Lines vide diagram S.G. No. 4975/1960 and Deed of Servitude No. 51/1961.

The figure A B C D E F G H J K L M N P Q
represents 16,0630 hectares of land, being

PORTION 180 (OF 35) OF THE FARM CAMPERDOWN No. 1330

situate in the Hibiscus Coast Municipality, Registration Division F T
Province of KwaZulu-Natal
surveyed in October - November 2007
by me

S A WILLIAMS Professional Land Surveyor PLS 1106

This diagram relates to	The original diagram is	File No. /1
CRT 38790/2009	S.G. No. 4425/1946	S.R. No. 1094/2007
Registrar of Deeds.	Deed of Transfer No. 7367/1947	Comp. FTSN - 231 FTSN - 232

S

M H P GEOMATICS SUBDIVISIONAL DIAGRAM SHEET 2 OF 2 SHEETS

E2500/559

PORTION 180 (OF 35) OF THE FARM CAMPERDOWN No. 1330

S.G.No. 3005/2007

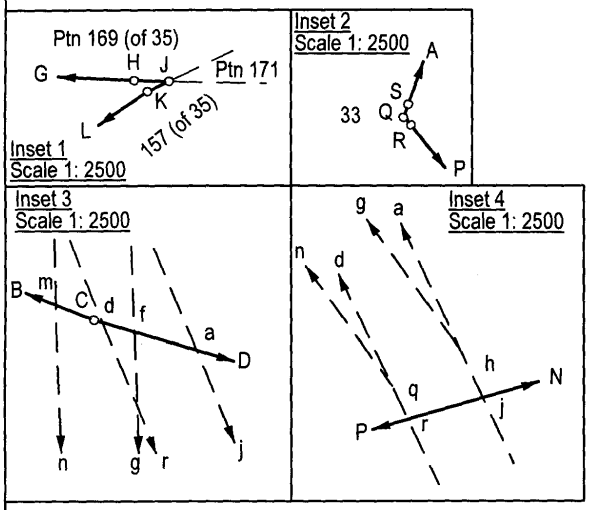
Approved

for Surveyor General

Date 2008-01-24

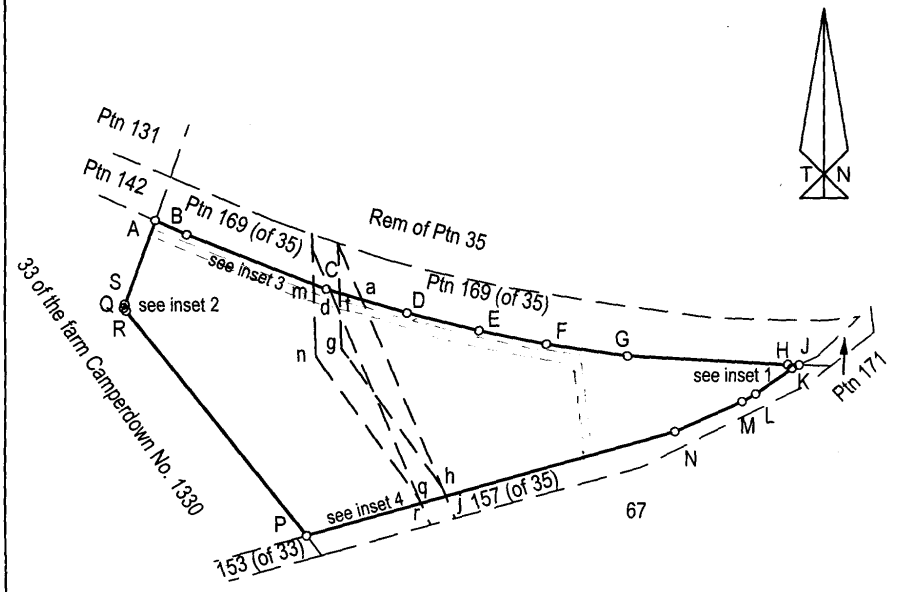
Section 7 of Act 7 of 1998

Section 2(a)(i) of Act 70 of 1970



BEACON DESCRIPTIONS

A,H,J,R,S	20mm Iron peg
B,C,D,E,F,G	90mm iron fence post
K,L,M,N	16mm iron peg
P	Wooden fence post in concrete
Q	No beacon



Scale 1 : 7500

surveyed in October - November 2007
by me

S A WILLIAMS Professional Land Surveyor PLS 1106

Provisional Endorsements / Notes

SG No. 3005/2007

Scanned page number _____
Designation PTN 180 (OF 35) OTF CAMPERDOWN NO. 1330
Reservations: Consecutive Numbering

Serv vide
SG No. 1057/2014
SR 304/2014

5.25 RDS80114

Property for Lease: Rem of Erf 106 Camperdown No 1330 – FT, Kwazulu-Natal Province
Lease Extent as per SG Diagram: 81,8704 hectares
Zoning: Industrial
Monthly Reserve Rental (excl. VAT): R1 365 000.00

5.25 Locality Plan – Aerial View



5.25 Surveyor Diagram – SG No. 1600/1943

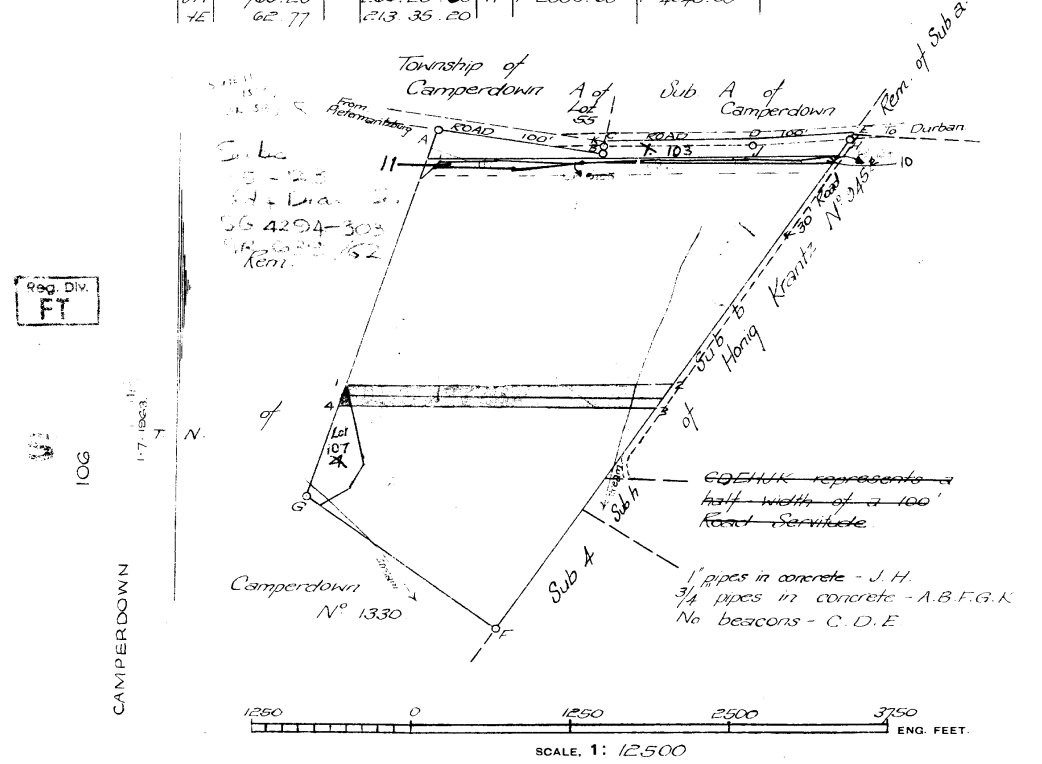
System Lo 31° Constant y = + 140,000.00 x = + 10,790,000.00

SIDES. ENG. FEET.		ANGLES OF DIRECTION		CO-ORDINATES Y	X
AB	1307.97	278.27.0	A	+ 5566.32	+ 3961.25
BC	101.92	188.08.50	B	+ 4272.55	+ 4133.45
CD	1153.95	269.26.10	C	+ 4258.11	+ 4052.56
DE	801.90	266.23.50	D	+ 3104.22	+ 4041.20
EF	5066.44	33.35.20	E	+ 2303.90	+ 3990.80
FG	1860.40	127.07.30	F	+ 5106.80	+ 8211.30
GA	3290.~~47~~	198.07.40	G	+ 6590.16	+ 7088.47
CK	50.58	8.08.50	K	+ 4265.28	+ 4102.63
KJ	1162.94	269.26.10	J	+ 3102.40	+ 4091.19
JH	765.28	266.23.50	H	+ 2338.63	+ 4043.09
HE	62.77	213.35.20			

S.G.No. 1600/43

Approved

, Surveyor General.



~~EOEHJK represents a half width of a 100' Road Servitude~~

1" pipes in concrete - J.H.
¾" pipes in concrete - A.B.F.G.K
No beacons - C.D.E

The figure A.B.C.D.E.F.G

represents 220.3709 Acres of Land being Qd

Sub. B of the farm Camperdown No. 1330.

situate in the County of Pietermaritzburg Province of Natal.

Surveyed in Oct, 1942 and July 1943 by me

Land Surveyor.

This diagram relates to D.T. No. 613/1944. 2-2-44. (Sgd) L. Putterill Registrar of Deeds	Original diagram is G.16/ No. 33 Fol. 15. relating to Deed of Grant No. 1330. Outline P.V.33	File No. 3022/43. Survey Records Tracing FTSN-233 FTSN-236 Degree Sheet 53. ~~FTGC~~ 241 Compilation ~~FTGC 216~~ General Plan ~~FTGC~~ Trac 2135 ~~FTGC 210~~

1.	5186/1949	699/49	10·5382 Hcs	209·8321 Hcs	605/1950	S.G.	82·50
2	4063/57	725/57	311 S.f	208 6488 A	4632/58		17·6·58
3	5910/57	1070/57	1·1762 Ac				
4.	3666/60	526/60	4·7452	203·9036 Hcs	729/1963	SGN.	12·2·63
10	3465/1971	961/1971	3080 sq.m.	82,2090 ha.	5127/1973		19.4.'73

SG 1600/1943

11	1803/1972	513/1972	3386 m²	81.8704 Ha	5127/1973	M.E	5/12/2014

CONSECUTIVE NUMBERING ADOPTED
Last number allocated.....

E.P. T.L. Serv. num 1, 2, 3, 4
SG 4742/1953
1·2·1955

O/S 43/1955

6 WESTERN CAPE PROVINCE = 9 Land Parcels

6.1 RDS62475

Property for Lease: Erf 39687 (ptn of Erf 39681) – Bellville, Adm Dist Cape, Western Cape Province
Lease Extent as per Lease Diagram: 0,5438 hectares
Zoning: Residential
Monthly Reserve Rental (excl. VAT): R54 000.00

6.1 Locality Plan – Aerial View



6.1 Surveyor Diagram – SG No. 2798/2010

OFFICE COPY

Arvind N Bhawan. Ref: W4500.056

SIDES Metres		ANGLES OF DIRECTIONS		CO-ORDINATES Y System WG.19° X	
		Constant		+ 0,00	+ 3700000,00
AB	58,25	280 46 50	A	+ 33798,45	+ 50992,34
BC	84,42	10 46 50	B	+ 33741,22	+ 51003,24
CD	8,31	85 05 40	C	+ 33757,01	+ 51086,17
DE	4,74	103 59 30	D	+ 33765,29	+ 51086,88
EF	13,18	80 59 30	E	+ 33769,89	+ 51085,74
FG	10,93	78 54 10	F	+ 33782,91	+ 51087,80
GH	15,96	77 03 20	G	+ 33793,64	+ 51089,90
HJ	6,89	64 38 50	H	+ 33809,19	+ 51093,48
JK	3,25	131 23 50	J	+ 33815,42	+ 51096,43
KA	103,77	190 46 50	K	+ 33817,86	+ 51094,28
		107 DC 13	⊕	+ 33630,25	+ 50902,94
		283 DC 13	⊕	+ 33710,98	+ 50891,08

S.G. No. 2798/2010
Approved
for Surveyor-General
2010.09.10
SHEET 1 OF 2 SHEETS

DESCRIPTION OF BEACONS

A,C,D,E,F,G,H,J,K — 12mm iron peg
B — Wall corner

The figure A B C D E F G H J K
represents 5438 square metres of land, being

Erf 39687 portion of Erf 39681 Bellville

Situate* in the City of Cape Town
* in Oakdale Township
Administrative District of Cape. Province of Western Cape.

Surveyed in November 2004 - January 2010
by me

A N Bhawan (PLS 0050)
Professional Land Surveyor

Approved in terms of Act 7/1998

This diagram is annexed to	The original diagram is	File No. S/9802/55
No. T8692/2018	No. 2792/2010	S.R. No. 1199/2010
Dated	Annexed to D/T	Comp. BHST-3361 (M578)
i.f.o.	No.	Gen. Plan No. 0.11 (2021)
Registrar of Deeds		LPI C0160002

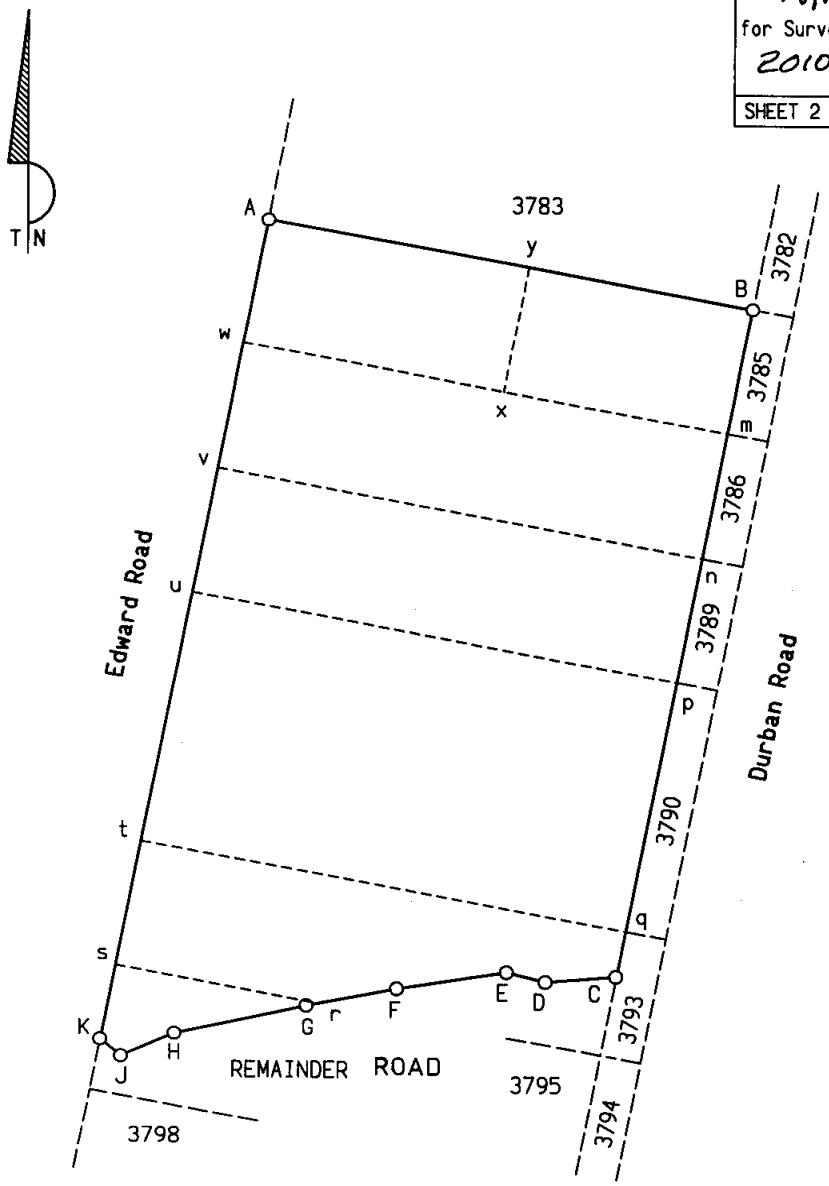
FOR ENDORSEMENTS SEE BACK OF DGM. & SHEET 2

Erf 39687 Bellville

OFFICE COPY

Arvind N Bhawan. Ref: W4500.056

S.G. No.
2798/2010
Approved
for Surveyor-General
2010.09.10
SHEET 2 OF 2 SHEETS



Scale 1 : 750

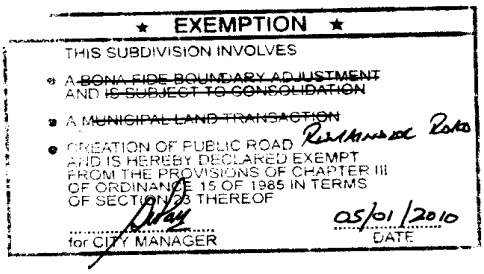
Erf 39687 portion of Erf 39681 Bellville

Situate* in the City of Cape Town * in Oakdale Township
Administrative District of Cape. Province of Western Cape.
Surveyed in November 2004 - January 2010
by me

A N Bhawan (PLS 0050)
Professional Land Surveyor

Erf 39687 Bellville

EXEMPT FROM PROVISIONS OF CHAPTER III OF CRD. 10/1996
Remainder Road
EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 1(a)


★ EXEMPTION ★
THIS SUBDIVISION INVOLVES
A ~~BONA FIDE BOUNDARY ADJUSTMENT~~ AND ~~IS SUBJECT TO CONSOLIDATION~~
A ~~MUNICIPAL LAND TRANSACTION~~
CREATION OF PUBLIC ROAD
AND IS HEREBY DECLARED EXEMPT FROM THE PROVISIONS OF CHAPTER III OF ORDINANCE 15 OF 1985 IN TERMS OF SECTION 33 THEREOF
for CITY MANAGER
05/01/2010
DATE

6.2 RDS62474

Property for Lease: Erf 39686 (ptn of Erf 39680) – Bellville, Adm Dist Cape, Western Cape Province
Lease Extent as per SG Diagram: 0,4724 hectares
Zoning: Transport 1
Monthly Reserve Rental (excl. VAT): R47 000.00

6.2 Locality Plan – Aerial View



6.2 Surveyor Diagram – SG No. 2797/2010

OFFICE COPY

Arvind N Bhawan. Ref: W4500.056

SIDES Metres		ANGLES OF DIRECTIONS		CO-ORDINATES Y System WG.19° X		
		Constant		+ 0,00	+ 3 700000,00	
AB	54,40	269 31 20	A	+ 33781,38	+ 50902,69	
BC	6,31	319 50 10	B	+ 33726,98	+ 50902,24	
CD	82,15	10 46 50	C	+ 33722,91	+ 50907,06	
DE	58,25	100 46 50	D	+ 33738,27	+ 50987,75	
EA	75,50	190 46 50	E	+ 33795,50	+ 50976,86	
		107 DC 13	⊕	+ 33630,25	+ 50902,94	
		283 DC 13	⊕	+ 33710,98	+ 50891,08	

S.G. No. 2797/2010

Approved

for Surveyor-General

2010.09.10

SHEET 1 OF 2 SHEETS

DESCRIPTION OF BEACONS

All 12mm iron pegs

The figure A B C D E
represents 4724 square metres of land, being

Erf 39686 portion of Erf 39680 Bellville

Situate * in the City of Cape Town * in Oakdale Township
Administrative District of Cape. Province of Western Cape

Surveyed in November 2004 - January 2010
by me

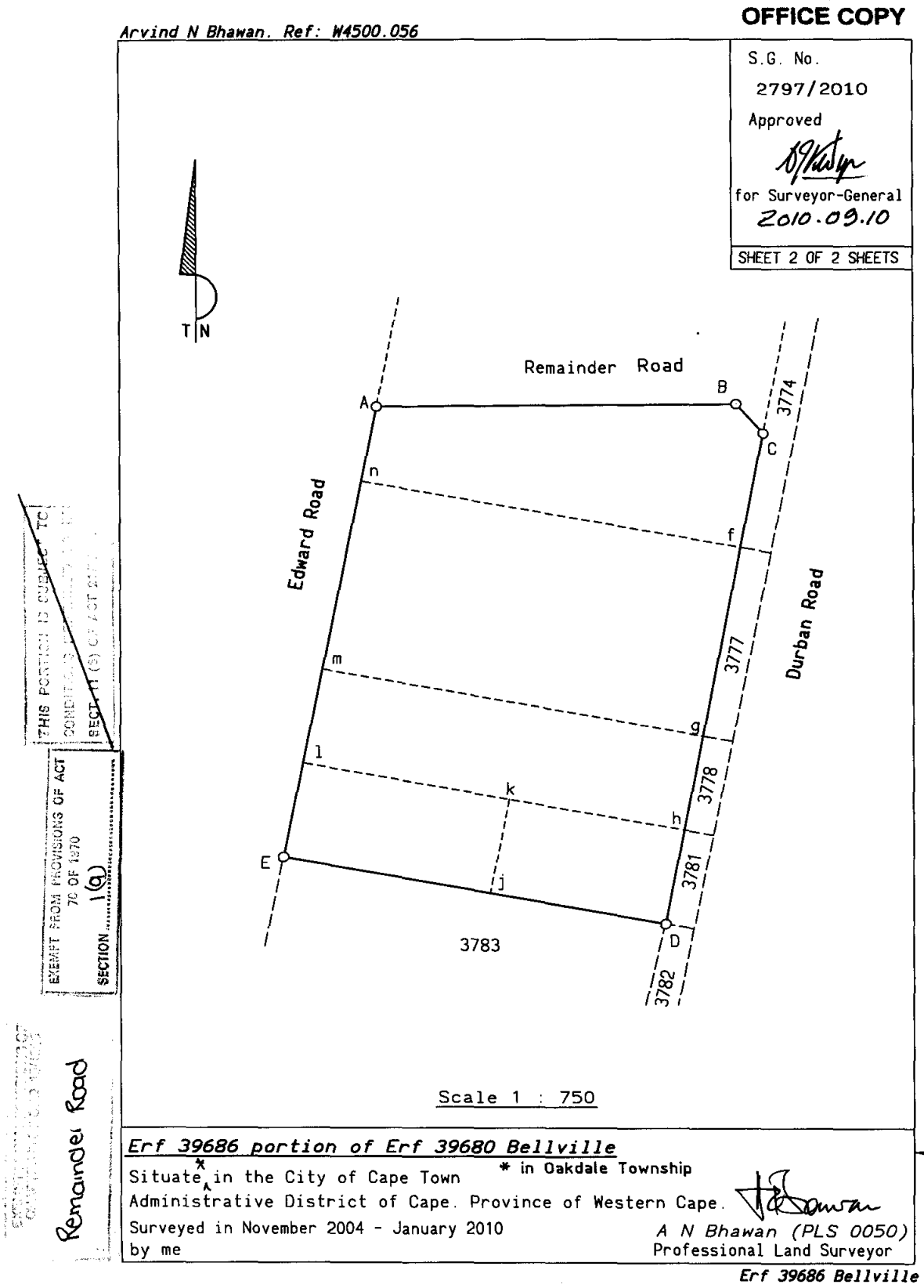
A N Bhawan (PLS 0050)
Professional Land Surveyor

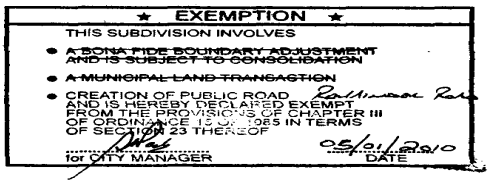
This diagram is annexed to	The original diagram is	File No. S/9802/55
No: 175792/2016	No. 2791/2010	S.R. No. 1199/2010
Dated	Annexed to D/T	Comp. BHST-3361 (M578)
i.f.o.	No.	Gen. Plan No. 0.11 (2021)
Registrar of Deeds		LPI C0160002

FOR ENDORSEMENTS SEE BACK OF DGM. & SHEET 2

Erf 39686 Bellville

Approved in terms of Act 7/1998


OFFICE COPY
Arvind N Bhawan. Ref: W4500.056
S.G. No.
2797/2010
Approved
for Surveyor-General
2010.09.10
SHEET 2 OF 2 SHEETS
T N
Remainder Road
A
B
C
3774
n
f
Edward Road
Durban Road
m
3777
g
l
k
3778
h
E
j
3781
3783
D
3782
Scale 1 : 750
Erf 39686 portion of Erf 39680 Bellville
Situate in the City of Cape Town
* in Oakdale Township
Administrative District of Cape. Province of Western Cape.
Surveyed in November 2004 - January 2010
by me
A N Bhawan (PLS 0050)
Professional Land Surveyor
Erf 39686 Bellville
EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
SECTION 1(g)
Remainder Road


★ EXEMPTION ★
THIS SUBDIVISION INVOLVES
• ~~A BONA FIDE BOUNDARY ADJUSTMENT AND IS SUBJECT TO CONSOLIDATION~~
• ~~A MUNICIPAL LAND TRANSACTION~~
• CREATION OF PUBLIC ROAD
AND IS HEREBY DECLARED EXEMPT
FROM THE PROVISIONS OF CHAPTER III
OF ORDINANCE 15 OF 1985 IN TERMS
OF SECTION 23 THEREOF
for CITY MANAGER
05/01/2010
DATE

6.3 RDS68468

Property for Lease: Erf 40755 (ptn of Erf 39682) – Bellville, Adm Dist Cape, Western Cape Province
Lease Extent as per SG Diagram: 0,4236 hectares
Zoning: General Business 1
Monthly Reserve Rental (excl. VAT): R42 000.00

6.3 Locality Plan – Aerial View



6.3 Surveyor Diagram – SG No. 641/2014

OFFICE COPY

Arvind N Bhawan. Cape Town

SIDES metres		ANGLES OF DIRECTIONS		CO-ORDINATES Y System WG 19° X		
		Constant		+ 0,00	+ 0,00	
AB	6,60	235 45 50	A	+ 33698,23	+ 3750912,24	
BC	40,20	280 42 20	B	+ 33692,78	+ 3750908,53	
CD	14,00	325 42 20	C	+ 33653,28	+ 3750916,00	
DE	29,36	10 42 10	D	+ 33645,39	+ 3750927,56	
EF	28,08	100 44 30	E	+ 33650,84	+ 3750956,41	
FG	15,73	10 44 10	F	+ 33678,43	+ 3750951,18	
GH	28,09	280 45 00	G	+ 33681,36	+ 3750966,63	
HJ	31,48	10 42 10	H	+ 33653,76	+ 3750971,87	
JK	54,85	100 46 20	J	+ 33659,61	+ 3751002,81	
KA	81,76	190 45 50	K	+ 33713,50	+ 3750992,56	
	107 DC 13		⊕	+ 33630,25	+ 3750902,94	
	283 DC 13		⊕	+ 33710,98	+ 3750891,08	

S.G. No. 641/2014

Approved

for Surveyor-General

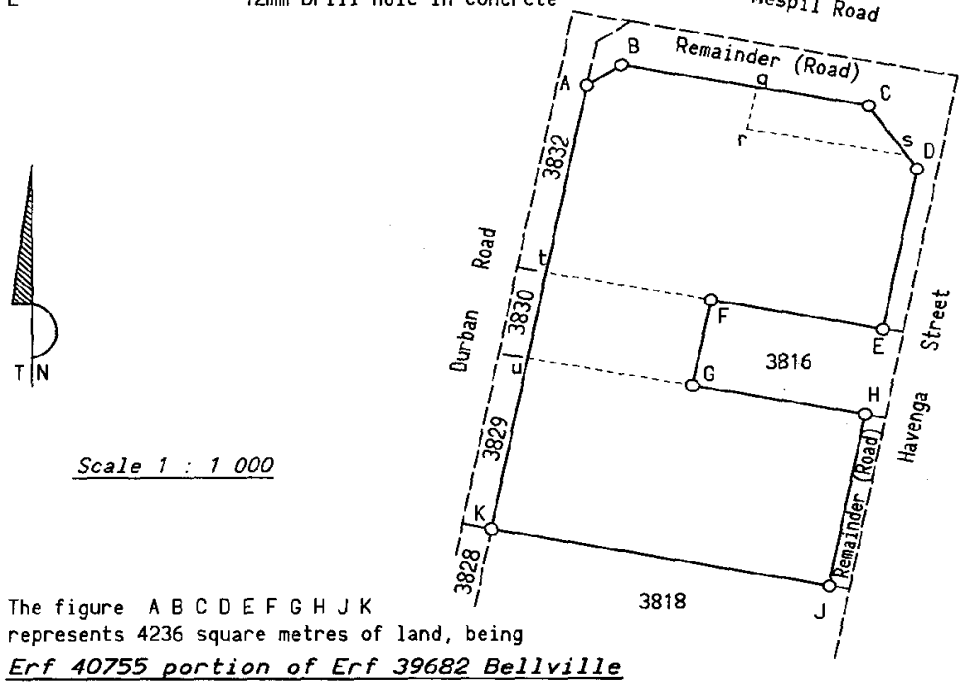
02 APR 2014

S-5179

Description of Beacons

A,B,C,D,F,G,H,J,K 12mm Iron peg

E 12mm Drill-hole in concrete



Scale 1 : 1 000

The figure A B C D E F G H J K represents 4236 square metres of land, being

Erf 40755 portion of Erf 39682 Bellville

Situate in Oakdale Township in the City of Cape Town Administrative District of Cape. Province of Western Cape.

Surveyed in February 2014 by me

A N Bhawan (PLS 0050)
Professional Land Surveyor

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 1(a) SECTION

EXEMPT FROM PROVISIONS OF CHAPTER III OF ORD. 15/1985 Land required for Public Purposes

This diagram is annexed to No.	The original diagram is No. 2793/2010	File No. S/9802/63 V1
Dated	Annexed to D/T	S.R. No. 317/2014
Registrar of Deeds	No.	Comp. BHST-3361 (M578)
		Gen Plan No. 0.11 (2021)
		LPI C0160002

Erf 40755 Bellville

S

6.4 RDS62477

Property for Lease: Erf 39689 (ptn of Erf 39684) – Bellville, Adm Dist Cape, Western Cape Province
Lease Extent as per SG Diagram: 0,5263 hectares
Zoning: General Industrial 1
Monthly Reserve Rental (excl. VAT): R105 000.00

6.4 Locality Plan – Aerial View



6.4 Surveyor Diagram – SG No. 2800/2010

Arvind N Bhawan. Ref: W4500.056

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTIONS		CO-ORDINATES Y System WG.19° X	
		Constant		+ 0,00	+ 3 700000,00
AB	54,73	256 17 50	A	+ 33838,26	+ 51246,01
BC	44,75	10 51 00	B	+ 33785,09	+ 51233,04
CD	1,59	16 33 40	C	+ 33793,51	+ 51276,99
DE	3,46	100 48 20	D	+ 33793,97	+ 51278,52
EF	15,79	15 26 10	E	+ 33797,37	+ 51277,87
FG	50,42	13 29 10	F	+ 33801,57	+ 51293,09
GH	7,22	57 13 10	G	+ 33813,33	+ 51342,12
HJ	37,00	100 58 30	H	+ 33819,40	+ 51346,03
JK	7,04	146 10 00	J	+ 33855,73	+ 51338,98
KL	50,18	191 27 30	K	+ 33859,64	+ 51333,14
LM	29,58	187 14 50	L	+ 33849,68	+ 51283,95
MA	11,53	221 46 30	M	+ 33845,94	+ 51254,61
		107 DC 13	⊕	+ 33630,25	+ 50902,94
		283 DC 13	⊕	+ 33710,98	+ 50891,08

S.G. No. 2800/2010
Approved
for Surveyor-General
2010.09.10
SHEET 1 OF 2 SHEETS

DESCRIPTION OF BEACONS
All 12mm iron pegs

The figure A B C D E F G H J K L M
represents 5263 square metres of land, being

Erf 39689 portion of Erf 39684 Bellville

Situate* in the City of Cape Town * *in Oakdale Township*
Administrative District of Cape. Province of Western Cape.

Surveyed in November 2004 - January 2010
by me

A N Bhawan (PLS 0050)
Professional Land Surveyor

Approved in terms of Act 7/1998

This diagram is annexed to	The original diagram is	File No. S/9802/64
No: 17781/2018	No. 2795/2010	S.R. No. 1199/2010
Dated	Annexed to D/T	Comp. BHST-3361 (M578) BHST-3363 (M584)
i.f.o.	No.	Gen. Plan No. 0.11 (2021)
Registrar of Deeds		LPI C0160002

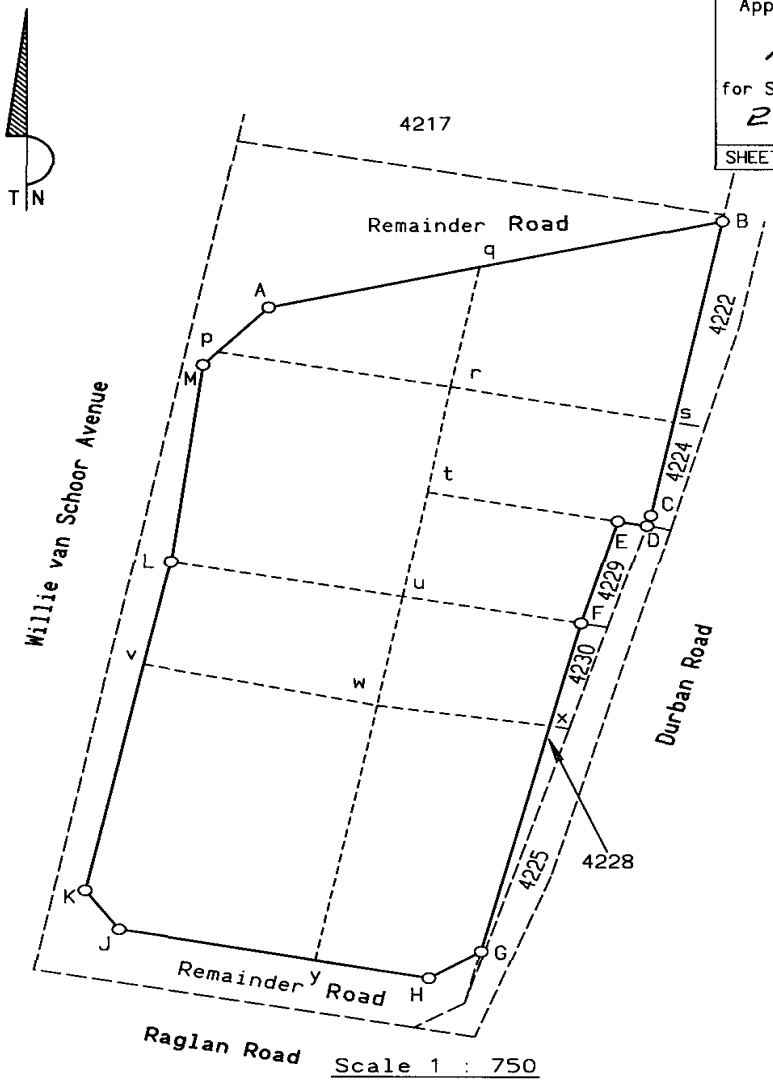
FOR ENDORSEMENTS SEE BACK OF DGM. & SHEET 2

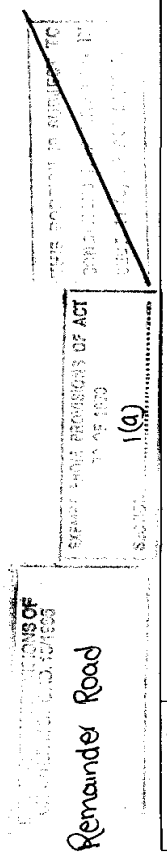
Erf 39689 Bellville

Arvind N Bhawan. Ref: W4500.056

OFFICE COPY

S.G. No.
2800/2010
Approved
for Surveyor-General
2010.09.10
SHEET 2 OF 2 SHEETS





Erf 39689 portion of Erf 39684 Bellville

Situate in the City of Cape Town * in Oakdale Township
Administrative District of Cape. Province of Western Cape.
Surveyed in November 2004 - January 2010
by me

A N Bhawan (PLS 0050)
Professional Land Surveyor

Erf 39689 Bellville

2800/2010

★ EXEMPTION ★

THIS SUBDIVISION INVOLVES

- ~~A BONA FIDE BOUNDARY ADJUSTMENT AND IS SUBJECT TO CONSOLIDATION~~
- ~~A MUNICIPAL LAND TRANSACTION~~
- CREATION OF [illegible] AND IS HEREBY [illegible] EXEMPT FROM THE PROVISIONS OF CHAPTER III OF ORDINANCE [illegible] OF 1965 IN TERMS OF SECTION 25 THEREOF

Rautenbach Road

for CITY MANAGER

05/01/2010
DATE

6.5 RDS15995

Property for Lease: Ptn A of Ptn 21 (ptn of Ptn 2) – Klipheuvel No 143, Adm Dist Mossel Bay, Western Cape Province
Lease Extent as per Lease Diagram: 1,2720 hectares
Zoning: Transport Zone 1
Monthly Reserve Rental (excl. VAT): R32 000.00

6.5 Locality Plan – Aerial View



6.5 Lease Diagram

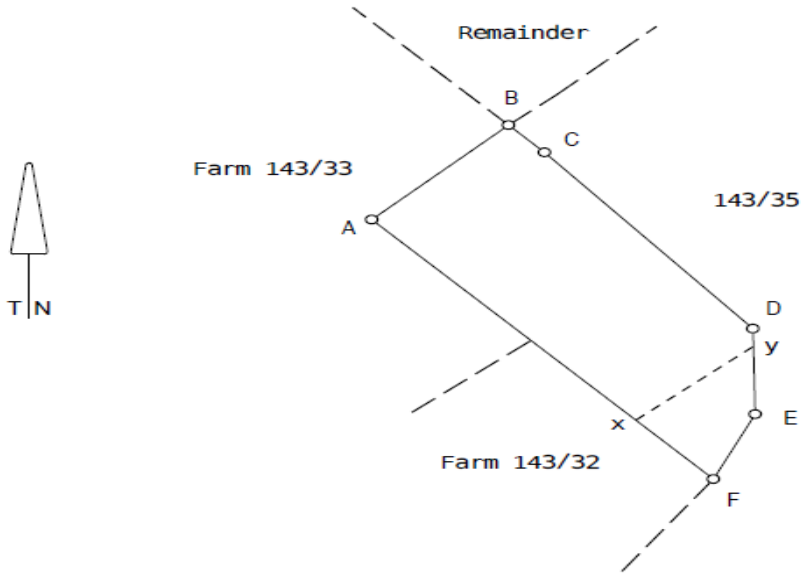
PSS231 RDS15995 N2/S6

Arvind N Bhawan,Cape Town. Ref :CJ1355B *LEASE AREA/NOT FOR REGISTRATION*

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 23° X			S.G. No.
				Constants	±0.00	±0.00	Approved
A B	75.05	226.08.20	A	+79	363.01	+3 772 830.29	
B C	20.74	316.40.30	B	+79	308.89	+3 772 778.28	
C D	127.12	319.35.40	C	+79	294.66	+3 772 793.37	
D E	47.04	358.52.40	D	+79	212.26	+3 772 890.17	
E F	39.38	24.52.50	E	+79	211.34	+3 772 937.20	
F A	196.46	136.33.20	F	+79	227.91	+3 772 972.93	for Surveyor-General
MOS 33		257	△	+84	300.56	+3 777 764.35	
HARTEN RES		454	△	+84	300.56	+3 777 737.71	

Beacon Descriptions
A,B : 20mm Iron peg
C,D,E : Wooden fence post
F : 20mm Iron peg in concrete

Servitude Note:
The line xy represents the centre line of an Electric Power Transmission Servitude 22,00m wide vide Dgm.No.2150/2013 annexed to D/S No.1026/2013



Scale: 1/ 3000

The figure A B C D E F
represents 1.2720 hectares of land, being
LEASE AREA 1 over Portion 21 of the Farm Klipheuwel No.143

Situate in the Municipality &
Administrative District of Mossel Bay
Province of the Western Cape
Surveyed in March 2026
by me,

A N Bhawan (PLS 0050)
Professional Land Surveyor

This Diagram is annexed to	The original diagram is	File No. Mos.B.143
No. dated – i.f.o	No. 5617/1975 Annexed to D/T	S.R. No. Comp.ALNA-4333 (M2741) ALNA-4334 (M2742)
Registrar of Deeds	No.1979. .17847	LPI C0510000

Lease Area 1

6.6 RDS57411

Property for Lease: ptn of Erf 21302 – Mossel Bay, Adm Dist Mossel Bay, Western Cape Province
Lease Extent as per Lease Diagram: 0,8424 hectares
Zoning: Utility Zone
Monthly Reserve Rental (excl. VAT): R128 000.00

6.6 Locality Plan – Aerial View



6.6 Lease Diagram

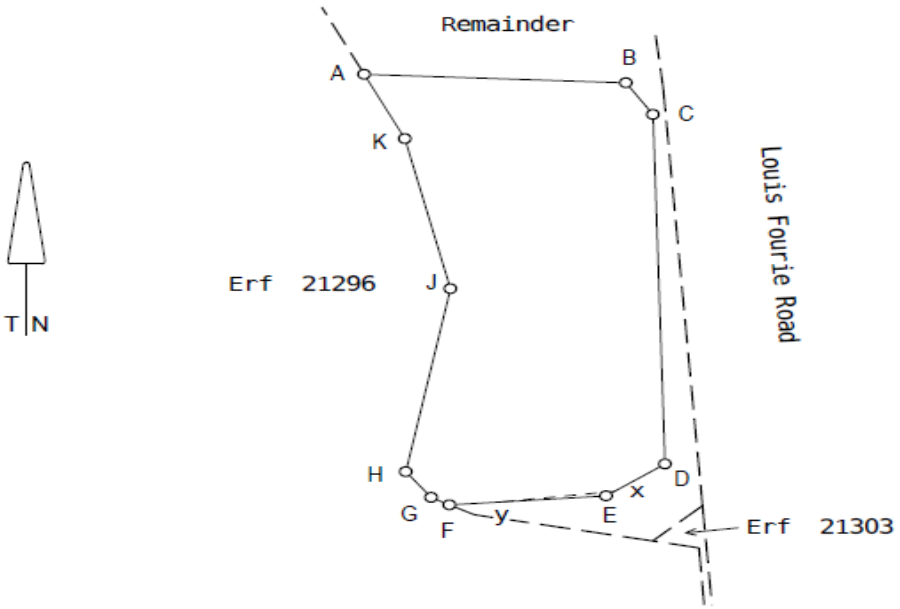
Arvind N Bhawan,Cape Town. Ref :CJ1355A *LEASE AREA/NOT FOR REGISTRATION*

PS5231 RDS57411 N2/S6

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 23° X		S.G. No.
				Constants ±0.00	±0.00	Approved
A B	68.07	272.21.10	A	+82 934.80	+3 780 128.28	
B C	12.56	325.52.10	B	+82 866.79	+3 780 131.08	
C D	115.03	358.26.20	C	+82 859.74	+3 780 141.47	
D E	18.62	55.27.20	D	+82 856.61	+3 780 256.46	
E F	40.81	85.56.10	E	+82 871.95	+3 780 267.02	
F G	5.27	116.49.30	F	+82 912.66	+3 780 269.91	for Surveyor-General
G H	10.77	141.49.20	G	+82 917.36	+3 780 267.53	
H J	61.37	190.56.00	H	+82 924.02	+3 780 259.07	
J K	50.72	166.30.40	J	+82 912.38	+3 780 198.81	
K A	23.70	153.28.00	K	+82 924.21	+3 780 149.49	
4C2			⊕	+80 046.65	+3 783 468.17	
6C2			⊕	+80 049.37	+3 783 580.92	

Beacon Descriptions
A,B,C,D,E,F,G,H,J,K : Y standard

Servitude Note:
The line yx represents the centre line of a pipeline servitude 6,00m wide, vide SG Dgm.No.8412/1991 annexed to D/S K581/1995



Scale: 1/ 2000

The figure A B C D E F G H J K
represents 8 424 square metres of land, being
LEASE AREA 1 over Erf 21302 Mossel Bay

Situate in the Municipality and
Administrative District of Mossel Bay
Province of the Western Cape
Surveyed in March 2026
by me,

A N Bhawan (PLS 0050)
Professional Land Surveyor

This Diagram is annexed to	The original diagram is	File No. Mos.B.220
No. dated i.f.o Registrar of Deeds	No. 1522/2009 Annexed to D/T No.2010. .3851	S.R. No. Comp.ALNF-2371 (7065) ALNF-2373 (7067) LPI C0510000

Lease Area 1

6.7 RDS02285

Property for Lease: Ptn 31 (ptn of Ptn 12) – Brakfontein No 236, Adm Dist George, Western Cape Province
Lease Extent as per SG Diagram: 16,7492 hectares
Zoning: Agricultural Zone 1
Monthly Reserve Rental (excl. VAT): R1 400.00

6.7 Locality Plan – Aerial View



6.7 Surveyor General Diagram – SG No. 3870/1980

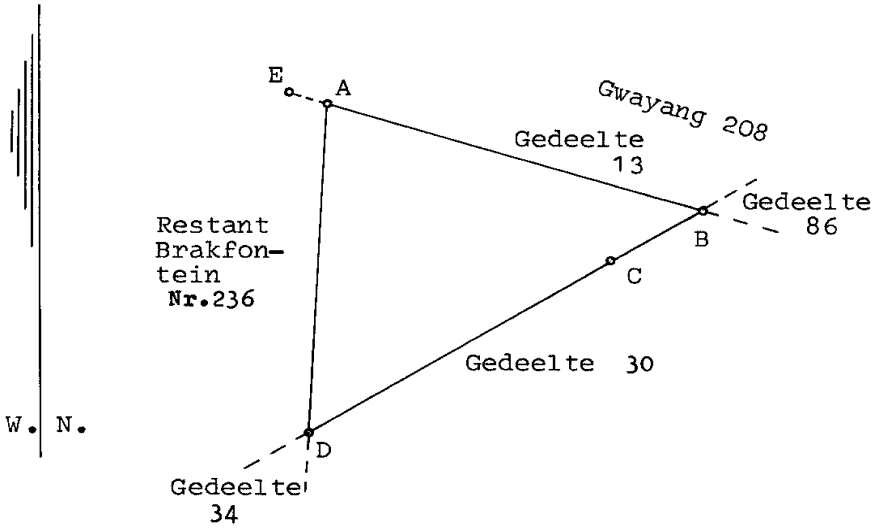
GOOSEN, CLOUGH & LOUW
LANDMETERS — GEORGE

KANTOORAFSKRIF

SYE Meter		RIGTINGS -HOEKE		KOÖRDINATE Y	Stelsel Lo 23° X	L.G. No.
		Konstante		0,00	+ 3 700 000	3870/80
AB	614,13	286. 8.44	A	+ 58 102,00	+ 64 878,97	Goedgekeur
BC	167,77	57.27.30	B	+ 57 512,09	+ 65 069,73	
CD	557,82	57.20. 0	C	+ 57 653,52	+ 65 159,98	
DA	562,49	182. 9. 2	D	+ 58 123,10	+ 65 461,06	ms Landmeter-generaal
AE	65,76	106. 8.44	E	+ 58 165,16	+ 64 880,68	13. 8. 80
			▲Geo 14	+ 59 587,50	+ 64 350,29	
			▲Oud 7	+ 56 603,60	+ 51 940,04	

B akens

A.B. 20mm ysterpen in beton
C. dakskroef in bopunt van houthoekpaal in beton
D. Houthoekpaal in beton
E. Ingeplante klip



Skaal: 1 : 10 000

Die figuur A. B. C. D.

stel voor 16,7492 hektaar grond, synde Gedeelte 31 (*n* Gedeelte van Gedeelte 12) van die Plaas Brakfontein No. 236

geleë in die Administratiewe Distrik George Provinsie Kaap die Goeie Hoop.

Opgemeet in deur ons ~~my~~, Januarie – Mei 1971, Januarie 1978, November 1979–Maart 1980

Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is.	Lêer No. GEOR. M.F.
No. T/A 26586/81 gedateer		M.S. No. E 1241/80
t.g.v.	No. 9348/64 geheg aan Transport/~~Grondbrief~~ No. 21921/68	Komp. AL–1BBA(6484) AL–1BAB(3584)
Registrateur van Aktes		

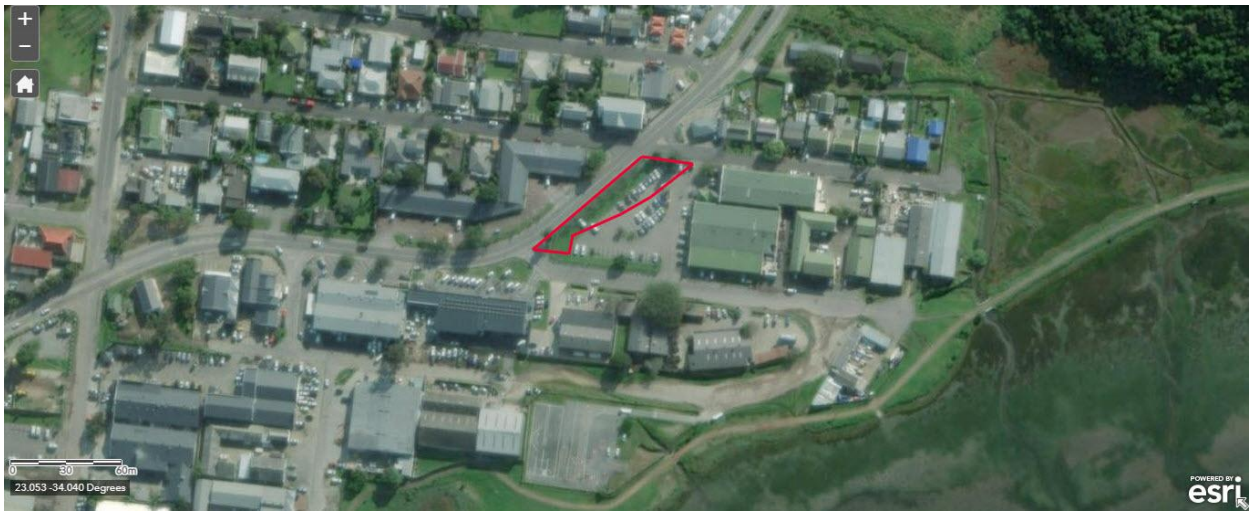
236/31

VRYGESTEL VAN DIE BEPALINGS
VAN WET 70 VAN 1970
ARTIKEL ... 2(7) .....

6.8 RDS02560

Property for Lease: Erf 20067 (ptn of Erf 1310) Knysna, Adm Dist Knysna, Western Cape Province
Lease Extent as per SG Diagram: 0,1235 hectares
Zoning: Transport Zone II
Monthly Reserve Rental (excl. VAT): R5 000.00

6.8 Locality Plan – Aerial View



6.8 Surveyor General Diagram – SG No. 1993/2013

OFFICE COPY

Arvind N Bhawan. Cape Town

SIDES metres		ANGLES OF DIRECTIONS		CO-ORDINATES Y System WG 23° X		
		Constant		+ 0,00	+ 0,00	
AB	27,98	276 41 00	A	- 4947,20	+ 3768051,86	
BC	29,63	52 21 10	B	- 4974,99	+ 3768055,12	
CD	20,97	60 05 00	C	- 4951,53	+ 3768073,22	
DE	27,20	65 45 00	D	- 4933,35	+ 3768083,68	
EF	9,49	7 35 30	E	- 4908,55	+ 3768094,85	
FG	19,98	96 41 00	F	- 4907,30	+ 3768104,26	
GA	77,96	230 02 30	G	- 4887,45	+ 3768101,93	
		KN34	⊕	- 4650,68	+ 3768084,36	
		KN35	⊕	- 4671,33	+ 3767913,73	

S.G. No. 1993/2013

Approved

for Surveyor-General

2013.09.06

RDS No. 02560 0/2/064/368/1 N2/8

S10/8

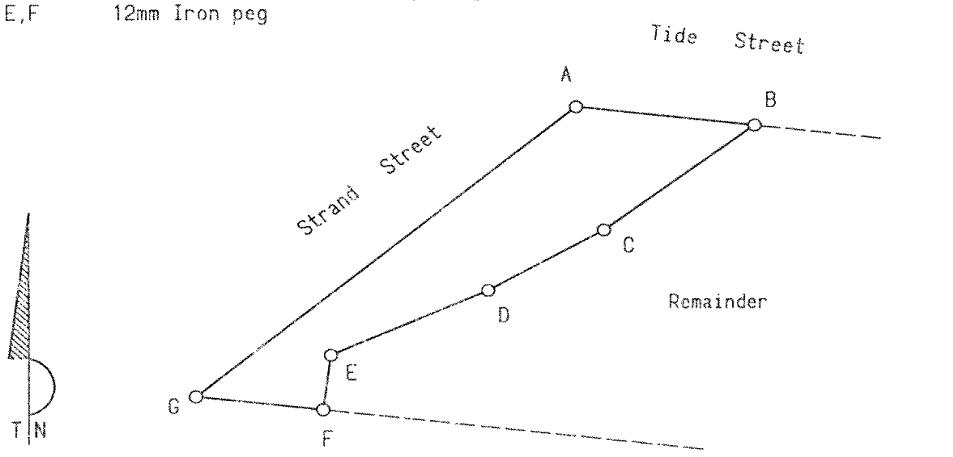
Approved in terms of Act 7/1998

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 24(g)

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 24(g) Expropriation for SANRAL

Description of Beacons

A,G Not beaconed
B 12mm Iron peg in brick paving
C,D 12mm Drill-hole in brick paving
E,F 12mm Iron peg



BEACONS A, B, F, G
REPLACED, VIDE E ~~935/2013~~ 1377/2020

Scale 1 : 1000

The figure A B C D E F G
represents 1235 square metres of land, being
Erf 20067 a portion of Erf 1310 Knysna

Situate in the Municipality of Knysna
Administrative District of Knysna. Province of Western Cape.

Surveyed in July 2013
by me

A N Bhawan (PLS 0050)
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File No. S/4587/16/3 v.2
No. T 22738/2015	No. 377/1872	S.R. No. 935/2013
Dated	Annexed to D/T	Comp. AM-1AA Y31 (709)
	No. 1873. 3 .257	Gen Plan No. 138SD (3445)
Registrar of Deeds		LPI C0390005

Erf 20067 Knysna

S

6.9 RDS62394

Property for Lease: Ptn 25 (ptn of Ptn 1) (unregd) – Knollevally No 41, Adm Dist Cape, Western Cape Province
Lease Extent as per SG Diagram: 33,0452 hectares
Zoning: Agricultural Zone I
Monthly Reserve Rental (excl. VAT): R1 100.00

6.9 Locality Plan – Aerial View



6.9 Surveyor General Diagram – SG No. 883/2013

PARKER SURVEYS, ATHLONE

LAC:L02301 RDS62394 (O-7-020-3_1A) N7/1

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 19° X	
			Constants	0,00	0,00
A B	55,33	349 47 10	A	+41 061,65	+3 726 777,07
B C	67,33	350 43 00	B	+41 051,84	+3 726 831,52
C D	43,21	359 33 00	C	+41 040,98	+3 726 897,97
D E	94,63	359 50 30	D	+41 040,64	+3 726 941,18
E F	191,09	359 42 40	E	+41 040,38	+3 727 035,81
F G	276,78	359 41 30	F	+41 039,42	+3 727 226,90
G H	96,14	359 41 20	G	+41 037,93	+3 727 503,68
H J	8,34	358 50 00	H	+41 037,41	+3 727 599,82
J K	72,08	359 34 40	J	+41 037,24	+3 727 608,16
K L	95,97	359 44 40	K	+41 036,71	+3 727 680,24
L M	282,93	359 44 20	L	+41 036,28	+3 727 776,21
M N	73,78	8 30 10	M	+41 034,99	+3 728 059,14
N P	104,84	8 43 40	N	+41 045,90	+3 728 132,11
P Q	7,91	8 43 30	P	+41 061,81	+3 728 235,74
Q R	386,82	108 52 40	Q	+41 063,01	+3 728 243,56
R S	339,19	192 48 00	R	+41 429,03	+3 728 118,41
S T	223,70	192 49 20	S	+41 353,89	+3 727 787,65
T U	132,44	192 48 00	T	+41 304,25	+3 727 569,53
U V	176,62	193 13 00	U	+41 274,91	+3 727 440,38
V W	54,04	195 05 30	V	+41 234,53	+3 727 268,44
W Y	53,63	195 53 50	W	+41 220,46	+3 727 216,26
Y Z	87,85	197 21 30	Y	+41 205,77	+3 727 164,68
Z A1	80,50	198 58 10	Z	+41 179,56	+3 727 080,83
A1 B1	62,54	200 20 00	A1	+41 153,39	+3 727 004,70
B1 C1	54,20	201 20 20	B1	+41 131,66	+3 726 946,06
C1 D1	37,47	202 23 00	C1	+41 111,94	+3 726 895,58
D1 E1	21,12	203 01 10	D1	+41 097,67	+3 726 860,93
E1 A	70,15	203 18 40	E1	+41 089,41	+3 726 841,49
(TR228) Dassenvlei			△	+37 105,79	+3 728 765,72
(TR234) Frederickskraal X			△	+36 198,78	+3 731 203,71

S.G. No. **883/2013**

Approved

for Surveyor-General

08·01·2015

Sheet 1 of 2 sheets

Description of beacons

A,Q,R,T,U,W ..... Y-type Iron Standard

A1,B,B1,C,C1,D,D1,E,E1,F,G,J,K,L,N,P,S,V,Y,Z .. Round Wooden Fence Post

H,M ..... Rail

The figure A B C D E F G H J K L M N P Q R S T U V W Y Z A1 B1 C1 D1 E1

represents 33,0452 hectares of land, being

PORTION 25 (a portion of Portion 1)
OF THE FARM KNOLLEVALLY No. 41

Situate in the City of Cape Town
Administrative District of Cape
Province of the Western Cape

Surveyed in Dec 2012 to Apr 2012, Aug 2013, Aug 2014 by me

F Fisher (PLS1254)
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File No. Cape 41
No.	No. 112/1840	S.R. No. **SR415/2013**
dated	annexed to	Comp. BH-6CA (3722)
i.f.o.	Deed of Transfer No. 1840- 12 -56	Beacons A,B,C,D,E,F,G, H,J,K,L,M,N,P,Q and Boundaries AB,BC,CD,*
Registrar of Deeds	*DE,EF,FG,GH,HJ,JK,KL, LM,MN,NP,PQ established	

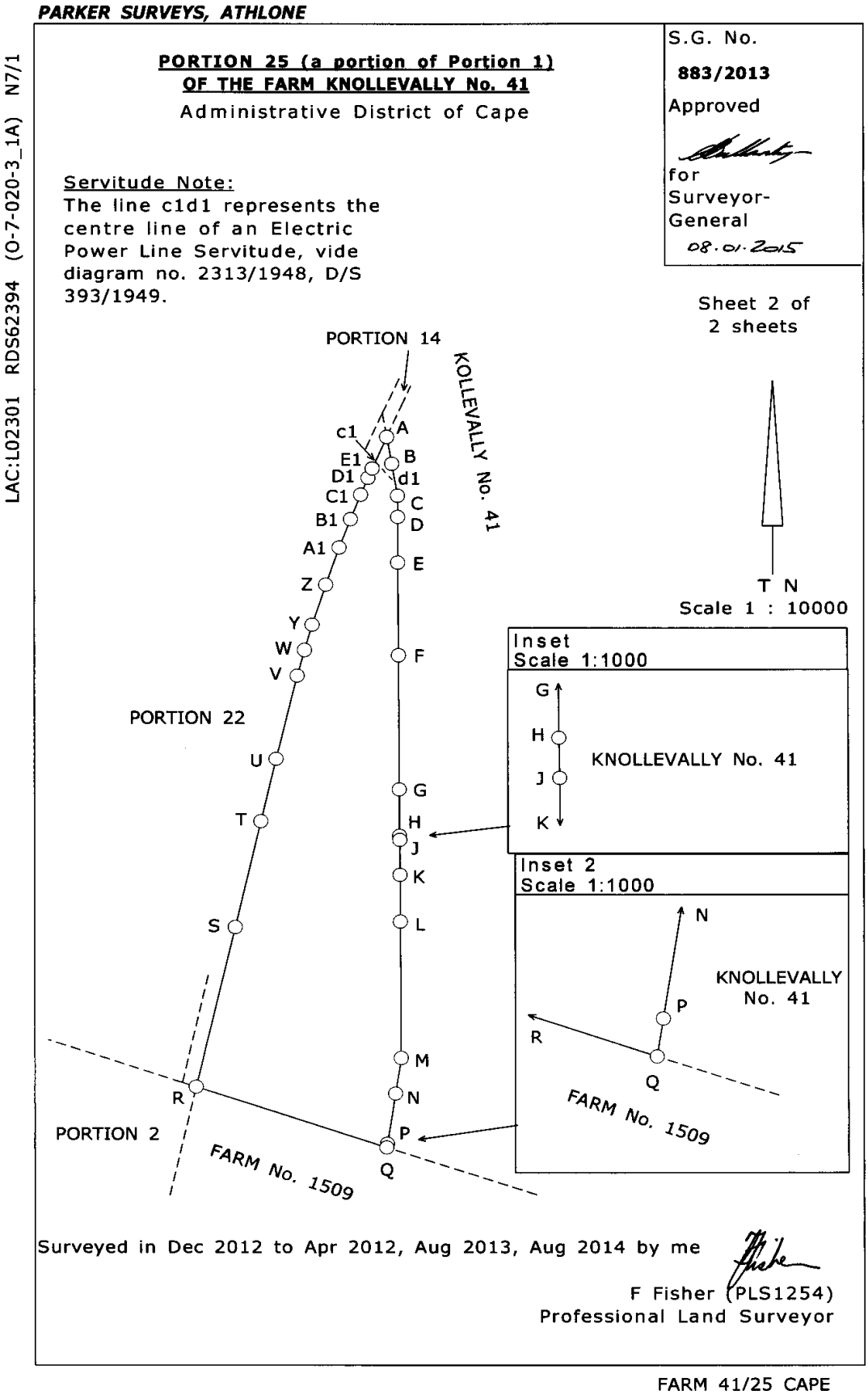
Vide BA010/2014

FARM 41/25 CAPE

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 2(a)

Approved in terms of Act 7/1998

EXEMPT FROM PROVISIONS OF CHAPTER III OF ORD. 15/1985 Expropriation for SANRAL


PARKER SURVEYS, ATHLONE
LAC:L02301 RDS62394 (0-7-020-3_1A) N7/1
PORTION 25 (a portion of Portion 1)
OF THE FARM KNOLLEVALLY No. 41
Administrative District of Cape
S.G. No.
883/2013
Approved
for
Surveyor-
General
08.01.2015
Servitude Note:
The line c1d1 represents the centre line of an Electric Power Line Servitude, vide diagram no. 2313/1948, D/S 393/1949.
Sheet 2 of
2 sheets
PORTION 14
KOLLEVALLY No. 41
PORTION 22
PORTION 2
FARM No. 1509
T N
Scale 1 : 10000
Inset
Scale 1:1000
KNOLLEVALLY No. 41
Inset 2
Scale 1:1000
KNOLLEVALLY
No. 41
FARM No. 1509
Surveyed in Dec 2012 to Apr 2012, Aug 2013, Aug 2014 by me
F Fisher (PLS1254)
Professional Land Surveyor
FARM 41/25 CAPE

7 EASTERN CAPE PROVINCE = 10 Land Parcels

7.1 RDS02649

Property for Lease: Erf 806 (ptn of Erf 934) Amsterdamhoek, Adm Dist Uitenhage, Eastern Cape Province
Lease Extent as per SG Diagram: 1,1091 hectares
Zoning: Business Zone 2
Monthly Reserve Rental (excl. VAT): R33 000.00

7.1 Locality Plan – Aerial View



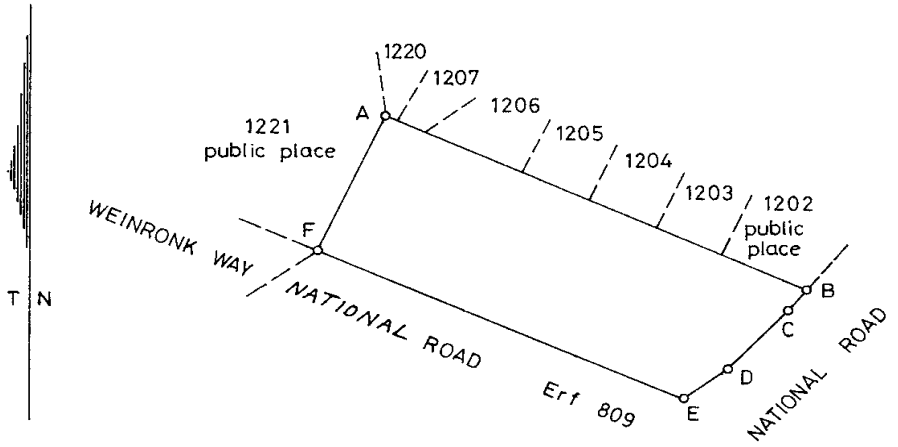
7.1 Surveyor General Diagram – SG No. 7021/1988

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System Lo. 25° X		
				Constant 0,00	+3 700 000,00	
AB	182,35	294 32 00	A	-58 602,56	+ 47 035,31	
BC	11,79	38 25 30	B	-58 768,44	+ 47 111,02	
CD	34,96	42 18 00	C	-58 761,11	+ 47 120,26	
DE	21,78	53 03 40	D	-58 737,58	+ 47 146,12	
EF	158,44	114 07 40	E	-58 720,17	+ 47 159,21	
FA	65,00	204 32 00	F	-58 575,57	+ 47 094,44	
			△ No. 418 Settlers Bridge	-58 244,64	+ 48 198,78	
			△ No. 102 Uit 77	-59 812,61	+ 44 580,46	

S.G. No. 7021-88
Approved
for Surveyor-General
1988 · 11 · 16

BEACONS
A,B,F - 15mm Iron Peg
C,D,E - 25mm Iron Peg in concrete



Scale:1/2500
The figure A B C D E F represents 1,1091 Hectares of land being
ERF 806 PORTION OF ERF 934 AMSTERDAMHOEK

Situate in the Municipality of Port Elizabeth,
Administrative District of Uitenhage
PROVINCE OF THE CAPE OF GOOD HOPE

Surveyed in August 1988, by me

Land Surveyor

This diagram is annexed to	The original diagram is	File No. S/12292/5
T. 7431//90		S.R. No. E 2434/88
No.	No. 6740/1950 annexed to	Comp. BO-8AD/Y11 (6679) (~~1941~~)
dated	Transfer/~~Grant~~	
i.f.o.	No. 1953-174-8664	
Registrar of Deeds		

S/F : AH 1/1

806

7.2 RDS02651

Property for Lease: Erf 808 (ptn of Erf 934) Amsterdamhoek, Adm Dist Uitenhage, Eastern Cape Province
Lease Extent as per SG Diagram: 0,9366 hectares
Zoning: Residential Zone 3
Monthly Reserve Rental (excl. VAT): R28 000.00

7.2 Locality Plan – Aerial View



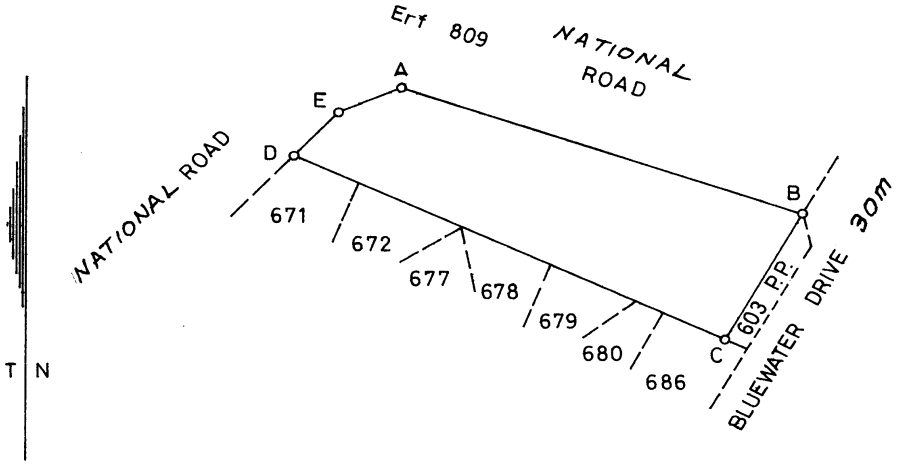
7.2 Surveyor General Diagram – SG No. 7023/1988

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System Lo. 25° X		
				Constant 0,00		+3 700 000,00
AB	166,07	288 53 20	A	-58 876,77	+	47 293,24
BC	62,16	29 00 30	B	-59 033,90	+	47 347,00
CD	186,11	114 54 10	C	-59 003,76	+	47 401,35
DE	25,49	222 30 10	D	-58 834,96	+	47 322,99
EA	26,92	245 58 40	E	-58 852,18	+	47 304,20
△ No. 418 Settlers Bridge				-58 244,64	+	48 198,78
△ No. 102 Uit 77				-59 812,61	+	44 580,46

S.G. No. 7023-88
Approved
R.a.T
for Surveyor-General
1988 · 11 · 16

BEACONS
A,E - 25mm Iron Peg in concrete
B - 15mm Iron Peg
C,D - 12mm Iron Peg



Scale:1/2500
The figure A B C D E represents 9366 Square Metres of land being

ERF 808 PORTION OF ERF 934 AMSTERDAMHOEK

Situate in the Municipality of Port Elizabeth,
Administrative District of Uitenhage
PROVINCE OF THE CAPE OF GOOD HOPE

Surveyed in August 1988, by me

Land Surveyor

This diagram is annexed to T 74311/90 No. dated i.f.o. Registrar of Deeds	The original diagram is No. 6740/1950 annexed to Transfer/~~Grant~~ No. 1953 -174 - 8664	File No. S/12292/5 S.R. No.E 2434/88 Comp. BO-8AD / Y1 (1941)

S/F : AH 1/1

B C S 808

2 Properties forming 1 Lease
7.3 RDS08834: Ptn 4 – Farm No 290, Adm Dist East London, Eastern Cape Province
7.4 RDS59027: Ptn 7 (ptn of Ptn 5) – Farm No 290, Adm Dist East London, Eastern Cape Province
Lease Extent as per SG Diagrams: Jointly 1,9547 hectares
Zoning: Agricultural
Combined Monthly Reserve Rental (excl. VAT): R78 000.00

Combined Locality Plan – Aerial View



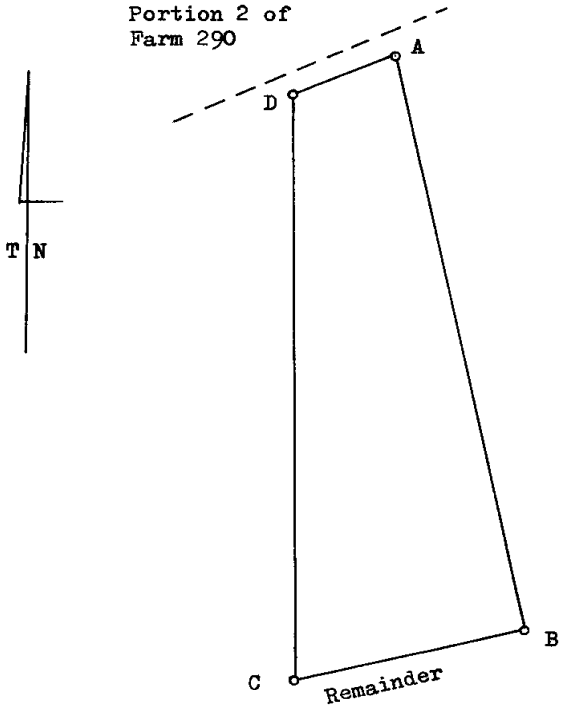
7.3 Surveyor General Diagram – SG No. 1775/1978

MANLEY & EDDY
LAND SURVEYORS

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System Lo 27° X	
		Constant		− 60 000,00	+3640 000,00
AB	202,25	348 41 00	A	− 5 665,38	+ 3 584,85
BC	75,15	76 53 10	B	− 5 705,07	+ 3 783,17
CD	200,96	180 19 00	C	− 5 631,88	+ 3 800,22
DA	35,45	246 01 00	D	− 5 632,99	+ 3 584,85 99,26
			Δ396	− 6 741,97	+ 2 209,868
			Δ427	− 9 414,45	+ 3 135,92

S.G. No.
1 7 7 5/7 8
Approved
Surveyor-General
10·4·1978



Beacons

A.B.C.D. 20mm round iron pegs and cairn

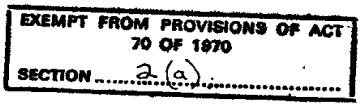
Scale: 1:2000

The figure A.B.C.D.
represents 1,0842 hectares of land, being
Portion 4 of the Farm No. 290
situate in Administrative District
of EAST LONDON
Province of Cape of Good Hope.
Surveyed in March, 1978.
by me,
Land Surveyor

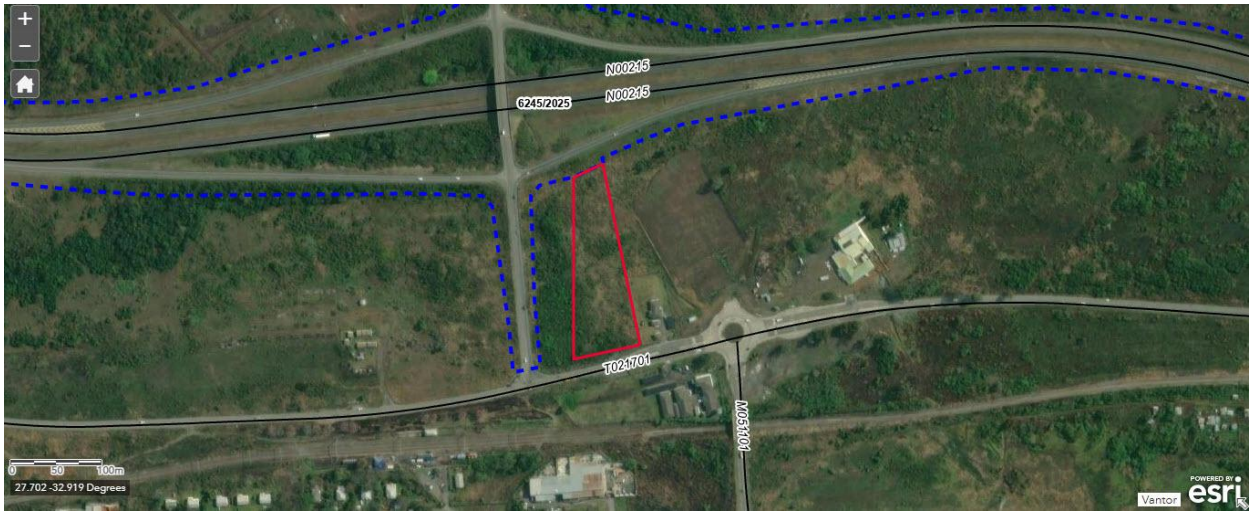
This diagram is annexed to	The original diagram is	File No. E.Ldn. 290
No. D/T 835/78 dated i.f.o.	No. 284/1894 annexed to ~~Transfer/Grant~~ C.R.C.T. No. 4/1949 dd. 2.5.49	S.R. No. E 452/78 Comp. ~~CQ 80BY3 (2553)~~ CQ 80ZY4 (2555) C
Registrar of Deeds		

290/4.

ELDD


EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
SECTION 2(a)

7.3 Locality Plan – Aerial View



7.4 Surveyor General Diagram – SG No. 64/1989

MANLEY AND EDDY
Professional Land Surveyors

OFFICE COPY

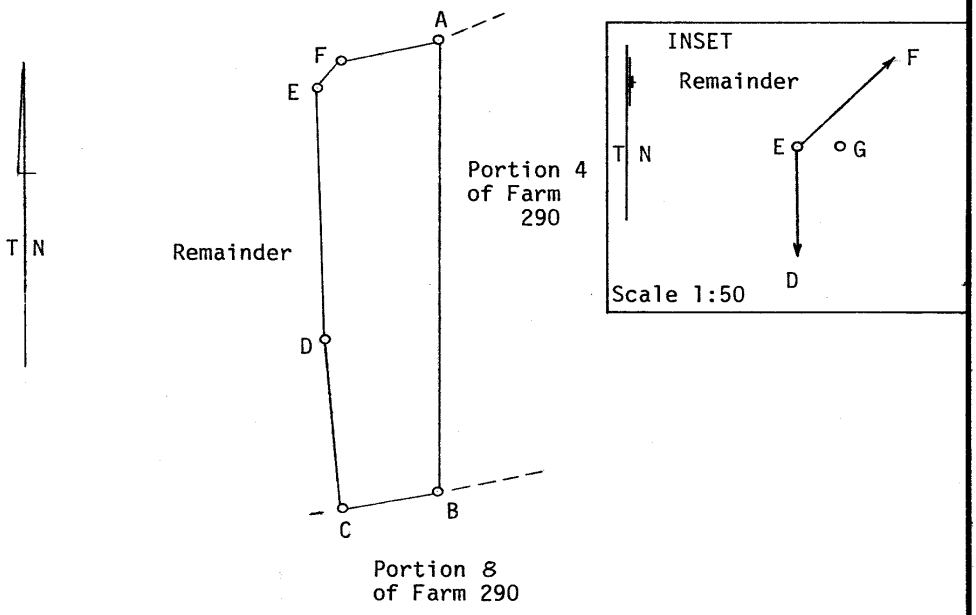
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y	SYSTEM Lo 27 X
		Constant	0,00	+3600 000,00
AB	200,96	0 19 00	A 65 632,99	+ 43 599,26
BC	37,92	79 41 40	B 65 631,88	+ 43 800,22
CD	74,97	175 17 20	C 65 594,57	+ 43 807,00
DE	112,51	178 26 50	D 65 588,41	+ 43 732,29
EF	14,99	219 56 20	E 65 585,36	+ 43 619,82
FA	39,08	256 34 40	F 65 594,98	+ 43 608,33
EG	0,31	268 09 10	G 65 585,67	+ 43 619,81
		Δ 396	- 66 741,97	+ 42 209,88
		Δ 427	- 69 414,45	+ 43 135,92

S.G. No: 64-89

Approved
for Surveyor-General
1989-06-08

Beacons

A,B	20mm round iron peg in concrete
C,D,F,G	25mm iron peg and cairn
E	Not Beaconed



SCALE: 1:2500

The figure A B C D E F represents 8705 square metres of land, being

Portion 7 portion of Portion 5 of Farm 290

situate in Administrative District

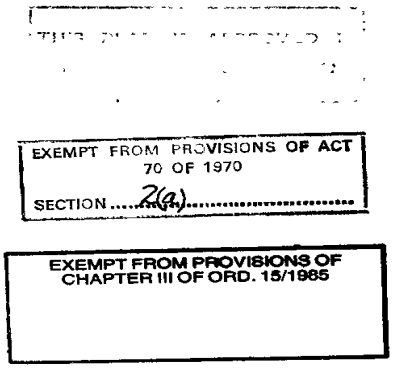
of East London Province of Cape of Good Hope

Surveyed in March 1978 and December 1988

by me, P.M. Eddy Professional Land Surveyor

This diagram is annexed to	The original diagram is	
No. T10315/2019 dated 02/07/2019 i.f.o. Registrar of Deeds	No. 2915/80 annexed to Transfer/Grant No.	File No. Eldn. 290 S.R. No. E 32/89 Comp. CQ-8CB-Y4 (2555)

GEM INSTANT PRINT 290/7


EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
SECTION 2(a)
EXEMPT FROM PROVISIONS OF
CHAPTER III OF ORD. 15/1965

7.4 Locality Plan – Aerial View



7.5 RDS02605

Property for Lease: Erf 428 Colchester, Adm Dist Uitenhage, Eastern Cape Province
Lease Extent as per SG Diagram: 0,2380 hectares
Zoning: Residential Zone 1
Monthly Reserve Rental (excl. VAT): R5 000.00

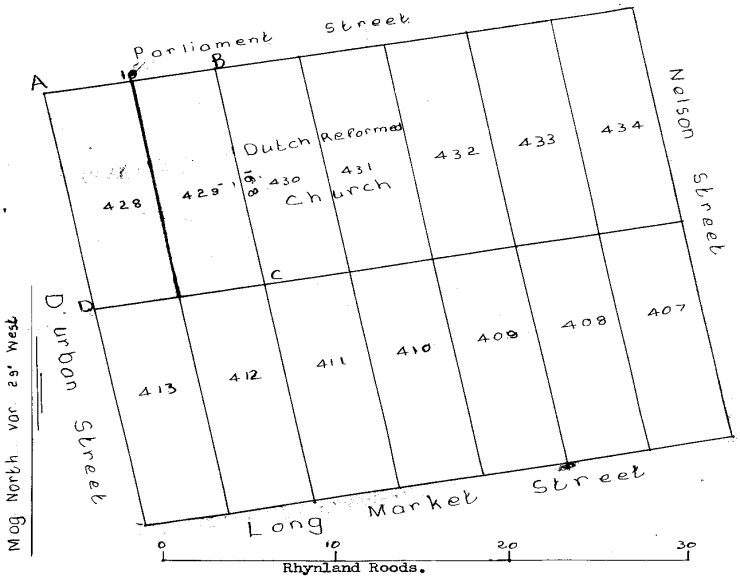
7.5 Locality Plan – Aerial View



7.5 General Plan – SG No. 1006/1854

S.G. DGM. NO. 1006/1854.

GENERAL PLAN C. 16[a].



* NOW ERF NO. 428 COLCHESTER.

The portion of the above Diagram marked A B C D, represents 166 Sq.Rds. and 96 Sq.Ft. of Land, being *Lots Numbered 428 & 429 situate in Parliament Street, in the Town of "COLCHESTER", near the Mouth of the Sunday River, on the Redeemed Quitrent Place "Vet Maak Vlakte", in the District of UITENHAGE.

Bounded on the North by Parliament Street.
on the East " Lots Nos. 430 & 431 Reserved for D.R.Church.
on the South " Lots Nos. 412 & 413.
on the West " D'Urban Street.

and described on the Enregistered Plan of the said Town of Colchester by the aforesaid numbers.

Surveyed by me on the Spot,
(Sgd) Wm. Smith.
Surveyor.
October, 1854.

Transfer ~~Gr~~ No. 105
Dated 2nd November, 1855.
John H. Rumsey.

M. M. Hagens.

20.4.1957

FOR ENDORSEMENTS SEE BACK OF DIAGRAM

BO.6[illegible]
V 3

1/7/60 JL

H.de K. 428

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMDR.
E.G.11/82	2194/82	Erf 1077		WITHDRAWN		
— " —	2195/82	" 429		WITHDRAWN		

7.6 RDS02739

Property for Lease: Farm No 585, Adm Dist Uitenhage, Eastern Cape Province
Lease Extent as per SG Diagram: 85,6679 hectares
Zoning: Agricultural
Monthly Reserve Rental (excl. VAT): R24 000.00

7.6 Locality Plan – Aerial View



7.6 Surveyor General Diagram – SG No. 5524/1972

SIDES ~~Cape Feet~~ Metres		ANGLES OF DIRECTION		CO-ORDINATES System Lo 25° Y	X
				- 40 000	+ 3 700 000
AB	550,00	293. 5.41	A	- 8 548,98	+ 43 156,88
BC	172,70	297. 5. 0	B	- 9 054,90	+ 43 372,62
CD	282,62	300.52.40	C	- 9 208,66	+ 43 451,25
DE	196,76	300.44.50	D	- 9 451,22	+ 43 596,29
EF	780,24	38. 1.30	E	- 9 620,32	+ 43 696,88
FG	590,64	118.17. 0	F	- 9 139,68	+ 44 311,51
GH	433,00	120. 0. 0	G	- 8 619,55	+ 44 031,65
HA	725,26	204.49.10	H	- 8 244,56	+ 43 815,15
			Oorlap	- 4 986,88	+ 43 204,26
			Uit.76	- 9 780,71	+ 45 923,29

BEACONS.

ADFGH 25mm iron peg.
BCE Heavy rail section.

The figure x,D,y represents Freehold land.

The figure A B C D E F G H

represents 85,6679 Hectares of land, being

THE FARM NO. 585 and comprises:-

(1) The figure ABCDxGH representing Portion 103 of the Farm Zwartkops River Waagens Drift No. 567
Dg. No. 5519/1972 D.T. 1973 · 384

(2) The figure DEFx representing Portion 1 of the Farm No. 568
Dg. No. 5522/1972 D.T. 1973 · 384

situate in the Municipality of DESPATCH

Administrative District of UITENHAGE

PROVINCE OF CAPE OF GOOD HOPE

Surveyed in April - May 1972

by me

Land Surveyor.

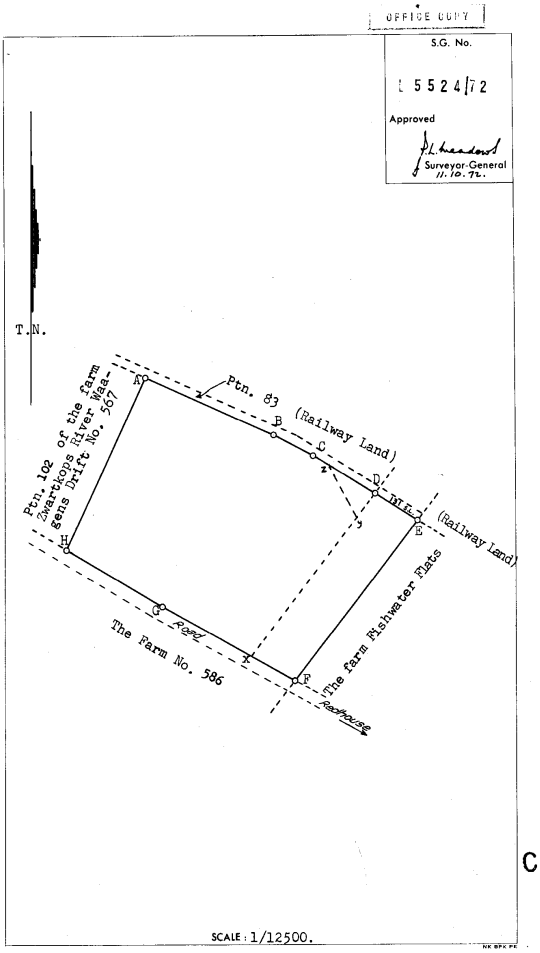
This diagram is annexed to C.C.T. No. 385/73 dated i.f.o. Registrar of Deeds	The original diagrams ~~is No. annexed to Transfer/Grant No.~~ are as quoted above	File No. 3.13131; 3.88/49 S.R. No. E.1602/72 Comp BO-8AC, BO-8AC/V2, W2

OFFICE COPY

S.G. No. L 5524/72

Approved

Surveyor-General 11.10.72.



SCALE : 1/12500.

2 Properties forming 1 Lease
7.7 RDS02633: Rem of Ptn 122 (ptn of Ptn 74) – Little Chelsea No 10, Adm Dist Port Elizabeth, Eastern Cape Province
7.8 RDS02634: Ptn 118 (ptn of Ptn 75) – Little Chelsea No 10, Eastern Cape Province
Lease Extent as per SG Diagrams: Jointly 1,2670 hectares
Zoning: Agricultural
Combined Monthly Reserve Rental (excl. VAT): R44 000.00

Combined Locality Plan – Aerial View



7.7 Surveyor General Diagram – SG No. 5343/1970

LINCEY & BUTLER
Land Surveyors.

OFFICE COPY

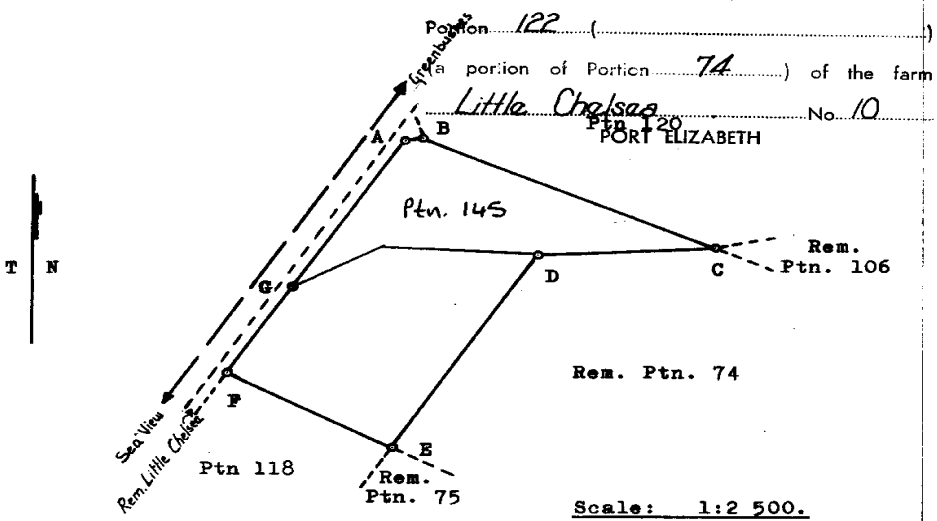
	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System Lo 25° X	
			Con	0	+3 700 000
AB	7·1	253 4 30	A	-37 523·5	+57 784·9
BC	131·0	294 27 0	B	-37 530·2	+57 782·8
CD	72·3	86 11 30	C	-37 649·5	+57 837·0
DE	113·5	31 20 30	D	-37 577·4	+57 841·8
EF	76·5	118 27 40	E	-37 518·3	+57 938·8
FA	138·0	211 42 0	F	-37 451·0	+57 902·3
GA	87·5	211 42 0	G	-37 477·5	+57 859·3

S.G. No. 5 3 4 3 / 7 0

Approved
Surveyor-General
3.10.70

Description of Beacons:-

A B Not marked.
C D E 150 mm. x 150 mm. concrete beacon.
F 25 mm. iron peg.
G Corner fence post (indicatory beacon).



Scale: 1:2 500.

The figure A B C D E F represents 1·2057 hectares of land being

PORTION 117 a portion of Portion 74 (a portion of Little Chelsea) of the farm LITTLE CHELSEA A

situate in the Administrative District of Port Elizabeth, Province of Cape of Good Hope.

Surveyed in June 1970 by me,

D.S. Butler
Land Surveyor.

This diagram is annexed to	The original diagram is	File No. S.5993
D/T No. 9665/72 dated	No. 9469/1948 annexed to Transfer/~~Grant~~ No. 1950.249.12445	S.R. No. E.1371/70
i.f.o.		Comp. BO-7DD/V2 (6101) -7DDA (6096)
Registrar of Deeds		10/122

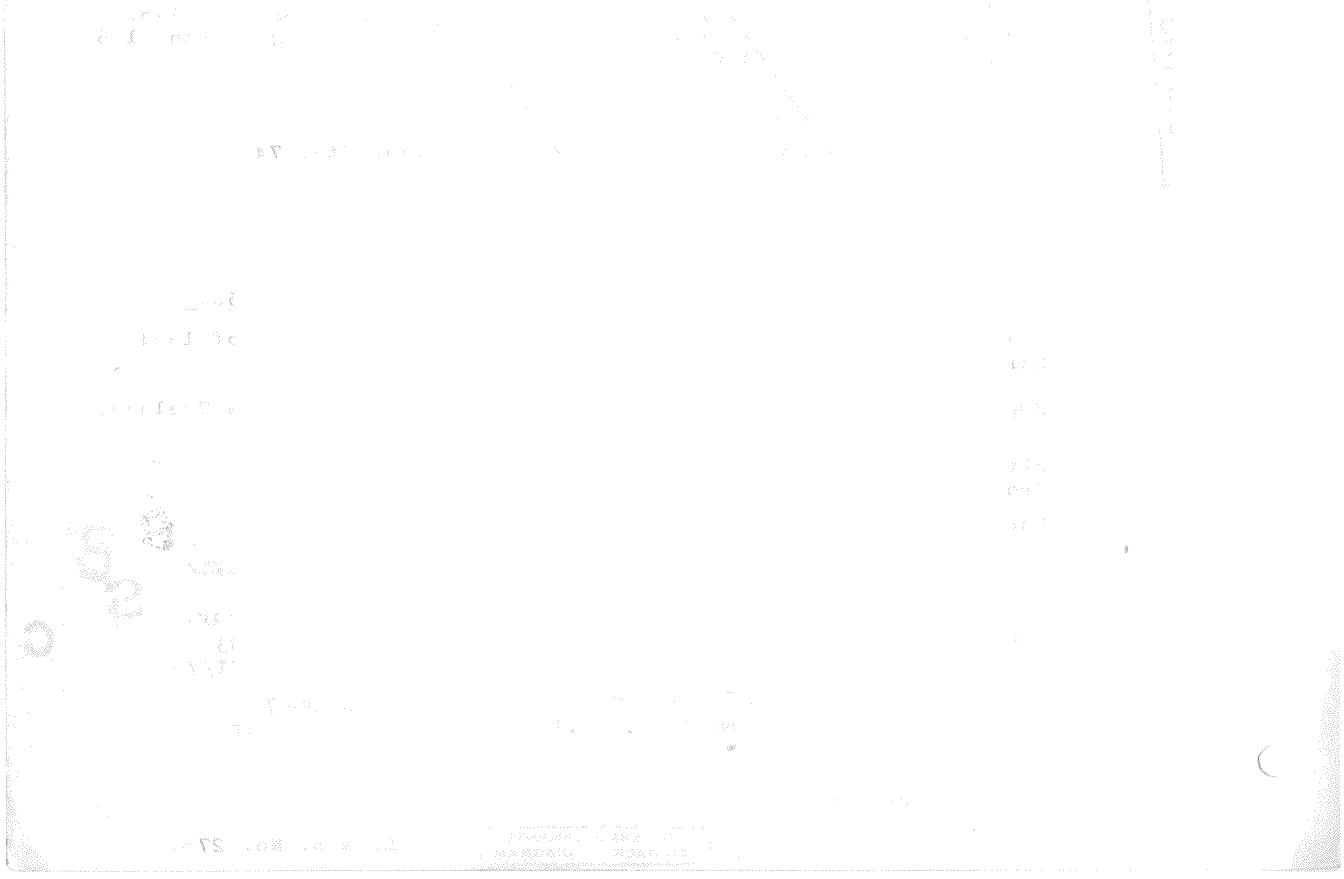
FOR ENDORSEMENTS SEE BACK OF DIAGRAM

L. & B. No. 278.

GRATIS

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMDR.
2855/2006	7442/2006	Ptn. 145	5157 Sqm	T6736/2014		0.6900 hect.



7.7 Locality Plan – Aerial View



7.8 Surveyor General Diagram – SG No. 5344/1970

LINCEY & BUTLER
Land Surveyors.

OFFICE COPY

	SIDES ~~Metres~~ Cape Feet	ANGLES OF DIRECTION		CO-ORDINATES Y System Lo 25° X	
			Con	0	+3 700 000
AB	76·5	298 27 40	A	-37 451·0	+57 902·3
BC	75·2	31 20 30	B	-37 518·3	+57 938·8
CD	77·1	118 27 40	C	-37 479·2	+58 003·0
DA	75·2	211 42 0	D	-37 411·4	+57 966·3

S.G. No. 5344/70

Approved
Surveyor-General
2.10.70

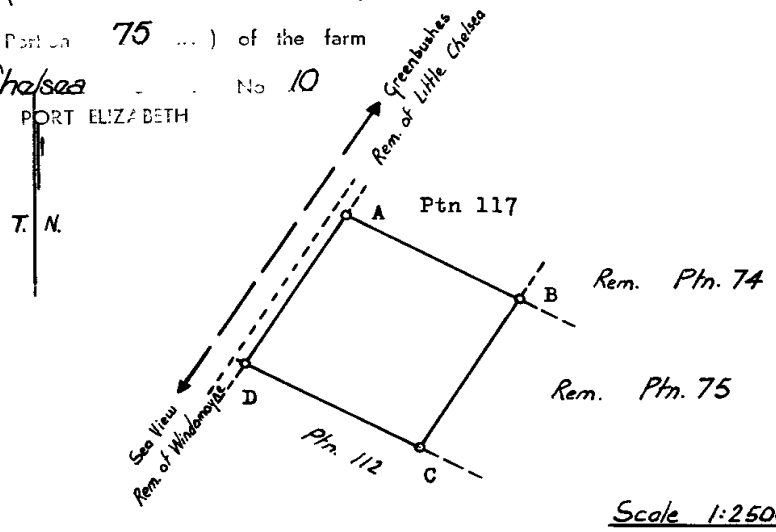
Description of Beacons:-

A D 25 mm. iron peg.

B C 150 mm. x 150 mm. concrete beacon.

Portion 118 (.....)

a portion of Portion 75 ...) of the farm Little Chelsea No 10



Scale 1:2500

The figure A B C D represents 5770 square metres of land being

PORTION 118 a portion of Portion 75 (a portion of Little Chelsea) of the farm LITTLE CHELSEA A

situate in the Administrative District of Port Elizabeth, Province of Cape of Good Hope.

Surveyed in June 1970 by me,

D.S. Butler
Land Surveyor.

This diagram is annexed to	The original diagram is	File No. S.5993
D/T. 16292/73	No. 9470/1948 annexed to	S.R. No. E 1371/70
No. dated	Transfer/~~Grant~~	Comp. BO-7DD/Y2 (6101) -7DDA (6096)
i.f.o.	No. 1949.150.7462	
Registrar of Deeds		10/118

L. & B. No. 278.

GRATIS

C

7.8 Locality Plan – Aerial View



2 Properties forming 1 Lease
7.9 RDS02619: Rem of Erf 5 Westlands, Adm Dist Port Elizabeth,
Eastern Cape Province
7.10 RDS02627: Erf 4 Westlands, Adm Dist Port Elizabeth, Eastern Cape Province
Lease Extent as per SG Diagrams: Jointly 2,8889 hectares
Zoning: Residential Zone 1
Combined Monthly Reserve Rental (excl. VAT): R102 000.00

Combined Locality Plan – Aerial View



7.9 Surveyor General Diagram – SG No. 1167/1953

OFFICE COPY

Sect. 24 (b), Act No. 9 of 1927.

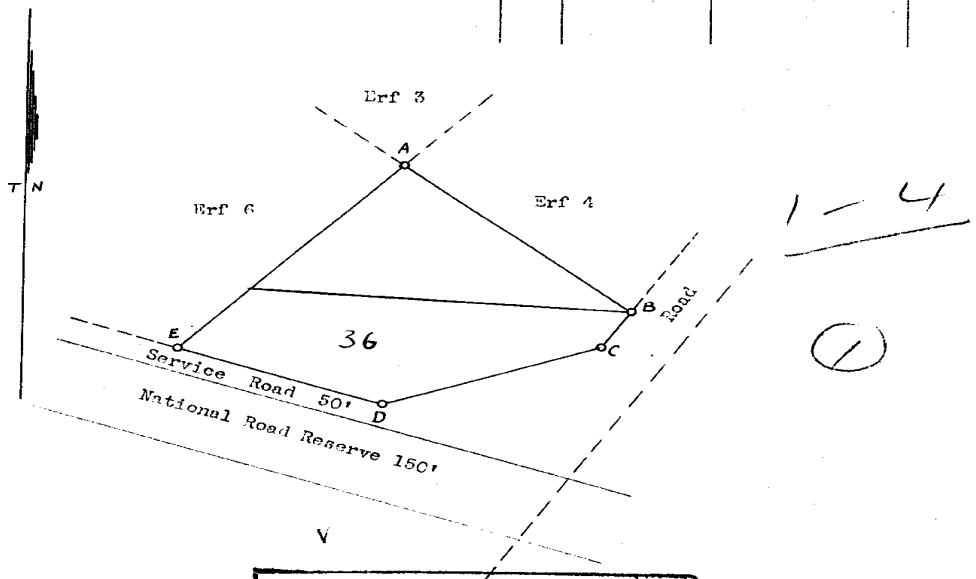
Approved

1667/53

Surveyor-General.

Gen.Plan T.P.969 L.D

SIDES Cape Feet		ANGLES OF DIRECTION		
		°	'	"
AB	494.33	309	40	40
BC	92.00	31	42	00
CD	382.22	70	29	40
DE	358.54	109	17	20
EA	544.84	222	17	10



Scale: 1/3000.

ERF 5 Westlands

The figure A B C D E represents 2.3677 Morgen of land, being

ERF 5 WESTLANDS SUBDIVIDED ESTATE,

situate in the Division of PORT ELIZABETH, Province of Cape of Good Hope.

Surveyed in November 1951 to January 1952, by me

Land Surveyor

This diagram is annexed to Certificate of Registered Title.
No. 2077 dd. 30-12-1954
in favour of
HYMAN WEINRONK.
RAIE WITTENBERG (born Salamon) Widow.
AARON MAROCK, and
CHARLES SIDNEY MYERS.

for Asst Registrar of Deeds.

The orig. diag. is annexed to Vol. 442

FOR ENDORSEMENTS SEE BACK OF DIAGRAM

S/F 400/2

S.G. File S/5993/3
S.R. No. E.819/52
Compilation BO-7DD

Gen.Plan T.P.969 L.D

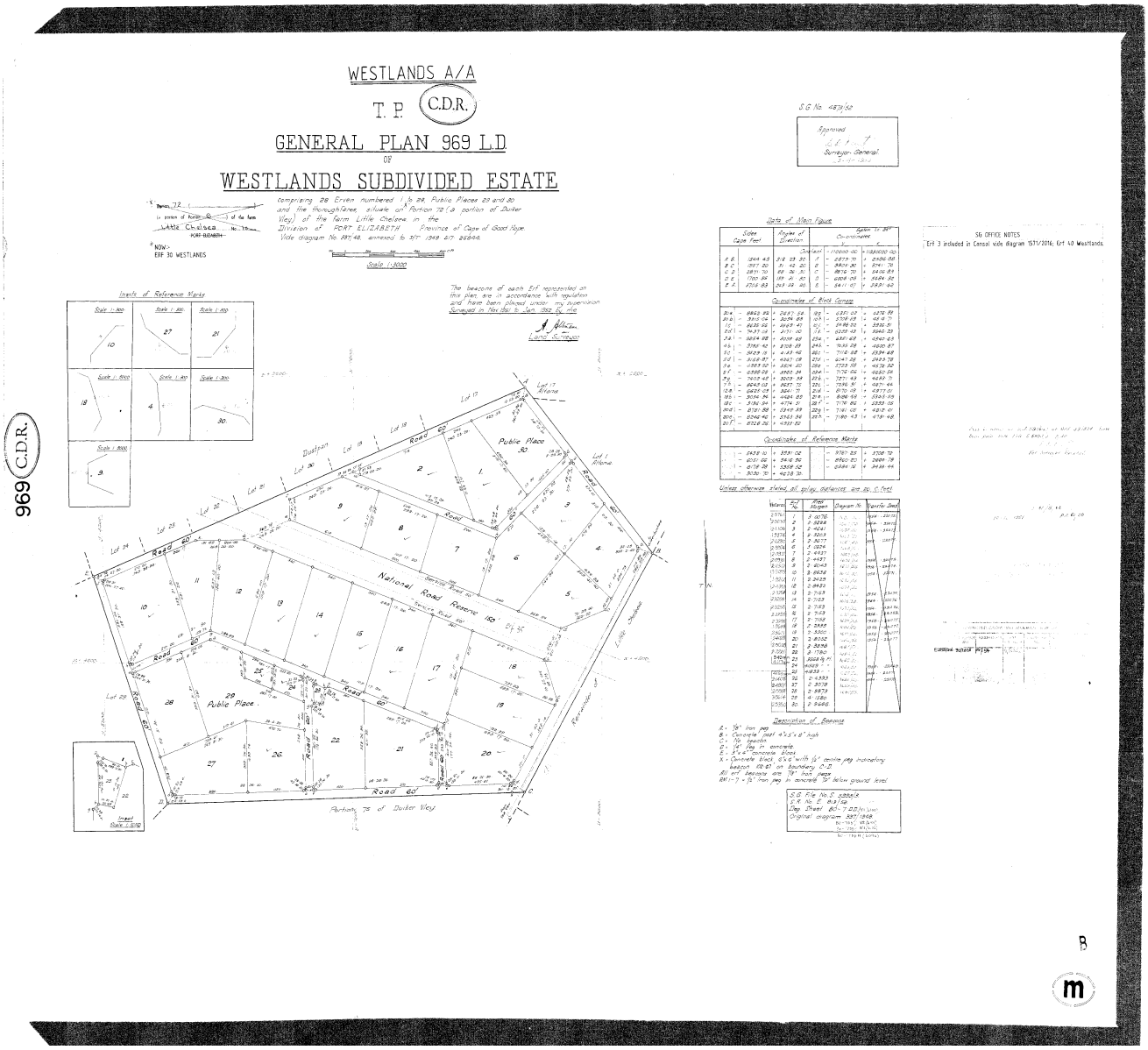
ALLIANCE, P.E. 10000-10-52

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARK
2855/2006	7467/2006	Erf 36	1,1265 ha			

7.9 Locality Plan – Aerial View



7.10 General Plan – SG No. 4873/52



7.10 Locality Plan – Aerial View



Signed:……..……..……..Date:……

Name:……..……Position……

Respondent:……..……