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BATCHELOR SMITH MARAIS  
ATTORNEYS  
13 Dana Street  
Brackenfell  
7560

Prepared by me



CONVEYANCER  
LEZANNE COELET HOUGH  
(LPC NR:96783)

	Fee end: 11/2021	Office fee
Purchase price/Value	R. 2 012 500,00	R. 177,80
Mortgage capital Amount	R. ....	R. ....
Reason for exemption	Exempt i.t.o Cat. .... section. .... Act. ....	

T000042536 / 2021

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**LEZANNE COELET HOUGH (LPC NR:96783)**

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**AFRICAN CHEMICAL HOLDINGS PROPRIETARY LIMITED**  
Registration number 2014/045509/07

which said Power of Attorney was signed at BRACKENFELL on 8 July 2021



DATA / CAPTURE  
03-09-2021  
ELIZABETH VAN TONDER



And the appearer declared that his/her said principal had, on 20 January 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**LCOA PROPRIETARY LIMITED**  
**Registration Number 2014/014564/07**

or its Successors in Title or assigns, in full and free property

ERF 299 ATLANTIS INDUSTRIAL  
IN THE CITY OF CAPE TOWN  
DIVISION CAPE  
WESTERN CAPE PROVINCE

IN EXTENT 1,0000 (ONE COMMA ZERO ZERO ZERO ZERO) Hectares

FIRST TRANSFERRED and still held by Deed of Transfer Number T45626/2018 with Diagram S.G. No. 8554/1986 relating thereto.

- A. SUBJECT to the conditions referred to in Deed of Transfer no. T16042/1973.
- B. SUBJECT FURTHER to the conditions imposed by the Council of the Division of the Cape for the benefit of the said Division contained in Deed of Transfer No. T23601/1983, namely:-
  1. The owner of this erf shall, without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
  2. The owner of this erf shall be obliged, without compensation, to receive such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

WHEREFORE the said Appearer, renouncing all rights and title which the said

**AFRICAN CHEMICAL HOLDINGS PROPRIETARY LIMITED**  
**Registration number 2014/045509/07**

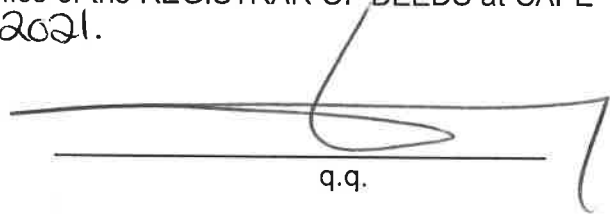
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**LCOA PROPRIETARY LIMITED**  
**Registration Number 2014/014564/07**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 750 000,00 (ONE MILLION SEVEN HUNDRED AND FIFTY THOUSAND RAND) excluding VAT in the sum of R262 500,00 (TWO HUNDRED AND SIXTY TWO THOUSAND FIVE HUNDRED RAND), total consideration paid by the transferee to the transferor being the amount of R2 012 500,00 (TWO MILLION TWELVE THOUSAND FIVE HUNDRED RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 01 September 2021.

  
q.q.

In my presence

  
REGISTRAR OF DEEDS

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