

~~SECRET~~ - 11-1949

Tree (3)

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**ANNEX DIAGRAM
REG KAART DAN**

Seelreg
Stamp Duty.....
Kantoorrente
Fees of Office.

26-6-1950

Restant ~~A...~~
Heinlander

D. S. LAMBRECHTS

T11095,

7/ Potgieter, J. Jones.

Prepared by me
[Signature]
CONVEYANCER.

CERTIFICATE OF TOWNSHIP TITLE.

(Issued under the provisions of Section 46 of the Deeds
Registries Act, 1937 (No. 47 of 1937). 19225

1949

WHEREAS JOHN HENRY FEATHERSTONE CAWOOD, duly authorised thereto by a Special Power of Attorney executed at PORT ELIZABETH on the 15th day of NOVEMBER, 1949, and granted to him by:-

WILLIAM EDWARD LONDT
(Born on 9th January, 1881)

has applied for the issue to the said WILLIAM EDWARD LONDT of a Certificate of Township Title under Section 46 of the Deeds Registries Act, 1937, and whereas he is the registered owner of:-

881)
d WILLIAM EDWARD
till under Secti
7, and where as
CERAIN
No. No. 5440. For
No. 5440. For
No. 5440. For

CONVEYANCER'S CERTIFICATE

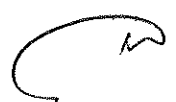
I, the undersigned,

BRIAN HENRY VON DER DECKEN

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

1. **ERF 47 SUNRIDGE PARK**, Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, measuring 1884 (one thousand eight hundred and eighty four) square metres was registered in the name of **1. ALTUS FOURIE**, Identity number 790309 5138 08 4, Married out of community of property and **2. ANKE FOURIE**, Identity number 841009 0231 08 8, married out of community of property on 30th April 2013 under Deed of Transfer No T19562/2013CTN;
2. There is one Mortgage Bond registered over the above property, viz B10752/2013CTN for R1 620 000,00 in favour of Firstrand Bank Limited;
3. The title deed conditions that will affect the development of the property and that will have to be removed are the following:

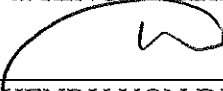
"B. SUBJECT to the following conditions mentioned in Deed of Transfer No T2485/1957 imposed by the Administrator on the establishment of SUNRIDGE PARK TOWNSHIP under Ordinance No 33 of 1934:
(3) This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorize the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
(a) it shall be not subdivided;
(b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
(c) not more than 40% of the area thereof shall be built upon;
(d) no building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 9,45 metres to the street line which forms a boundary of this erf nor within 3,15 metres of the rear or lateral boundary common to any adjoining erf;
(e) no building or human habitation shall be erected thereon unless provision is made above ground for the storage of rainwater, such storage to have a capacity of not less than 9100 litres, or unless a piped water supply has been made available thereto to the satisfaction of the local authority.
- "C. SUBJECT FURTHER to the following conditions mentioned in Deed of Transfer No T2485/1957 imposed by and for the benefit of the Transferor Company (W E Londt Estates (Proprietary) Limited) and its successors in title as township owner of Sunridge Park Township in favour of itself or its successors in title to the



remainder of Sunridge Park Township held by it under Deed of Transfer No T9030/1950, there being no obligation upon the said Company or its successors in title as Township Owner to compel compliance with such conditions, nor any liability upon the said Company or its successors-in-title as aforesaid in the event of any contravention by any erf holder:

- (ii) no dwelling having a value of less than R5 000,00 shall be erected on this erf;
 - (iii) no building shall be erected on this erf until the plans and specifications have been submitted to the Company or a duly qualified Architect appointed by the company for that purpose. The walls of any such building shall be of brick and/or stone and/or concrete and the roof of tiles, thatch, slate, shingles or other material approved by the Company's architect;
 - (iv) Every erf shall on its street boundary or boundaries be enclosed by a wall of brick, stone and/or concrete of a design approved by the Company's architect;
 - (v) No garage or building for housing motor cars or other vehicles shall be constructed on this erf except to such extent as may be necessary for the use of persons residing upon the erf."
4. There are no conditions in Certificate of Township Title No T19225/1949 that adversely affect the development of this property.

DATED at KING WILLIAM'S TOWN this 19th day of FEBRUARY 2024.



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



Smith Tabata

A T T O R N E Y S

Your reference: DEWALD POTGIETER
Account Number: 01B342001
Direct Line: (043) 6044 214
Direct Telefax: 0866 407 524
Direct e-mail: pearlv@smithtabata.co.za

19 FEBRUARY 2024

BLACKHOUND ARCHITECTURE & RENDERING

Dear Sir/Madam

STATEMENT OF ACCOUNT

VAT NO: 4460161351

OFFICE COPY:	
ERF 47 SUNRIDGE PARK – FOURIE	
CONVEYANCER'S CERTIFICATE	
Office copy	R350.00
Plus VAT	R52.50
TOTAL	R402.50

BANK DETAILS:

BANK: STANDARD BANK
BRANCH: VINCENT
ACCOUNT NO: 331 771 810

BRANCH CODE: 003 721
ACCOUNT NAME: SMITH TABATA INC.

NB: PLEASE QUOTE OUR REFERENCE WHEN MAKING PAYMENT & EMAIL PROOF OF PAYMENT



Smith Tabata Inc.
(Registration No. 1996/014979/21)

OFFICES IN EAST LONDON, QUEENSTOWN,
MTATHA & PORT ELIZABETH

126 Alexandra Road, King William's Town, 5601
P.O. Box 529, King William's Town, 5600
Docex 2, King William's Town
General e-mail : info@smithtabata.co.za

11-1949

Tea (3)

By Subdivisions of the within
property - see General Plan 16-24
T. P. 193740 - "Sumridge Park"

Seelreg
Stamp Duty
Kantoorinfo
Fees of Office

Atgates Jones

26-6-1950

GETRANSPORTEER
TRANSFERRED

No. 9030

Restant
Hendard

Aankomst
To

W. J. Lambrechts

P. S. LAMBRECHTS

Pres

Post-Registrator
Just. Minister.

**ANNEK DIAGRAM
REG. KAART 221**

U
T11095148
NOTION ONLY
REPLY

ISSUED-ORIGINATING OFFICE
ALLEN - PRINCE GEORGE

Prepared by me
[Signature]
CONVEYANCER.

CERTIFICATE OF TOWNSHIP TITLE.

(Issued under the provisions of Section 46 of the Deeds
-Registries Act, 1937 (No. 47 of 1937). 19

19225
1949

WHEREAS JOHN HENRY FEATHERSTONE CAWOOD, duly authorised thereto by a Special Power of Attorney executed at PORT ELIZABETH on the 15th day of NOVEMBER, 1949, and granted to him by:-

WILLIAM EDWARD LONDT
(Born on 9th January, 1881)

has applied for the issue to the said WILLIAM EDWARD LONDT of a Certificate of Township Title under Section 46 of the Deeds Registries Act, 1937, and whereas he is the registered owner of:-

CERTAIN

[illegible]

CERTAIN redeemed quitrent land situate in the Municipality of the City of PORT ELIZABETH, Division of PORT ELIZABETH, being Lot SUNRIDGE PARK; MEASURING: Two hundred and fifteen decimal four nought, four, two (215.4042) Morgen;

under Certificate of Amended Title on Consolidation No. 11095 dated 23rd September, 1942.

AND WHEREAS the said WILLIAM EDWARD LONDT has laid out a Township called SUNRIDGE PARK TOWNSHIP upon a portion of the aforementioned Land, hereinafter described. NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at CAPE TOWN, do hereby certify that the said

WILLIAM EDWARD LONDT,
(Born on 9th January, 1881)

His Heirs, Executors, Administrators or Assigns is the registered owner of

CERTAIN redeemed quitrent land being PORTION A of Lot SUNRIDGE PARK, now known as the Township of SUNRIDGE PARK TOWNSHIP, situate in the Municipality of the City of PORT ELIZABETH, Division of PORT ELIZABETH; ~~Transferred~~ ^{HELD BY} to the Appearer's Constituent by Certificate of Amended Title on Consolidation No. 11095 dated 23rd September, 1942;

MEASURING: Fifty-four decimal nine, seven, four, two (54.9742)

Morgen;

AS will more fully appear from the Diagram No. 12744/48 hereunto annexed approved by the Surveyor General on the 23rd August, 1949;

SUBJECT to the conditions referred to in the said Certificate of Amended Title on Consolidation No. 11095 dated 23rd September, 1942.

BUT NOT SUBJECT to the servitudes with regard to the vesting of a strip of land 12 feet wide

ISSUED FOR INFORMATION
ALLEN IR INLETING IT
NON-PROFITABLE

in the Town Council of Port Elizabeth, and the right to construct certain pipe lines, which servitudes ^{do not apply} ~~have lapsed~~ by reason of the situation of the property hereby transferred.

AND THAT by virtue of these presents the said

WILLIAM EDWARD LONDT,
(Born on 9th January, 1881)

His Heirs, Executors, Administrators or Assigns now is and henceforth shall be entitled thereto conformably to local custom, Government, however, reserving its rights.

IN WITNESS whereof, I, the said Registrar of Deeds, 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 this the 29th day of November in the Year of Our Lord One Thousand nine hundred and FORTY-NINE (1949).

Registered in the Register of
Book Folio

[Signature]
Clerk in charge.

CERTIFIED A TRUE COPY OF THE ORIGINAL FILED OF RECORD IN THIS
GESEERTIFISEER 'N WARE AF SKRIF VANDIE OORSPRONKLIKKE WAT IN
OFFICE, ISSUED IN TERMS OF REGULATION 65, ACT 47/1937,
HIERDIE KANTOOR BERUSUIT GEREIKKE KRAGTEN REGulasie 65,
WET 47/1937

DEEDS OFFICE
AKTEKANTOOR
KING WILLIAMSTOWN

REGISTRAR OF DEEDS
REGISTRATEUR VAN AKTES



Smith Tabata

A T T O R N E Y S

Your reference: DEWALD POTGIETER
Account Number: 01B342001
Direct Line: (043) 6044 214
Direct Telefax: 0866 407 524
Direct e-mail: pearlv@smithtabata.co.za

19 FEBRUARY 2024

BLACKHOUND ARCHITECTURE & RENDERING

Dear Sir/Madam

STATEMENT OF ACCOUNT

VAT NO: 4460161351

DEEDS OFFICE COPY:	
ERF 47 SUNRIDGE PARK – FOURIE	
COPY: T19225/1949	
Deeds office copy	R92.00
Deeds office printout	R16.00
Plus VAT	R0.00
TOTAL	R108.00

BANK DETAILS:

BANK: STANDARD BANK
BRANCH: VINCENT
ACCOUNT NO: 331 771 810

BRANCH CODE: 003 721
ACCOUNT NAME: SMITH TABATA INC.

NB: PLEASE QUOTE OUR REFERENCE WHEN MAKING PAYMENT & EMAIL PROOF OF PAYMENT



Smith Tabata Inc.
(Registration No. 1996/014979/21)

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