

**CONSOLIDATED TITLE DIAGRAM**

**S. G. No.**

21/2004

COMPONENTS :

1. The figure ABCDEFGHP represents Remainder of Erf 478 in the Township of Duncanville; vide Diagram S.G.No. 23/2004 Deed of Transfer No. T27201/1952
2. The figure KHJ represents Portion 8 of Erf 1026 in the Township of Duncanville; vide Diagram S.G.No. 18/2004 Deed of Transfer No.
3. The figure PLMN represents Remainder of Portion 4 of Erf 1026 in the Township of Duncanville; vide Diagram S.G.No. 9644/2001, Deed of Transfer No.

Approved



for 03.02.2004

Surveyor -  
General

SERVITUDE NOTES :

1. The line a b represents Overhead Electric Power Line and Undergrond Electric Cables Servitude; vide Diagram S.G.No. A 5236 / 1949, Deed No. K 945 / 1951<sup>s</sup>
2. The line PL represents eastern boundary of a Servitude 3.00 metres wide and the figure KHJ represents a Servitude; vide Diagram S.G.No. 9644 / 2001, Deed K5247 / 2004<sup>s</sup>

BT 27/09/2013

ORD. No. 15 / 1986 ART. / SECT. 92 Plan & ..... Certificate .....
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This Diagram consists of 2 sheets

SHEET 1

The figure represents **ABCDEFGHIJKLMNP** 4.1663 hectares of land, being

Erf 1035

**DUNCANVILLE TOWNSHIP**

(and comprises components 1, 2 and 3)



J.M. Schubert PLS 1008  
Professional Land Surveyor

Province of Gauteng  
Compiled in December 2003 by me

This diagram is annexed to  
No.  
d. d.  
i. f. o.  
Registrar of Deeds : PTA

The original Diagrams are  
as quoted above

File Erven  
S. R. No.  
G. P. S.G. No. A 5240 / 1949  
Comp. IQ6D - 9 / B ; 4 / D  
TP 537



CONSOLIDATED TITLE DIAGRAM

OFFICE COPY

S.G. No.

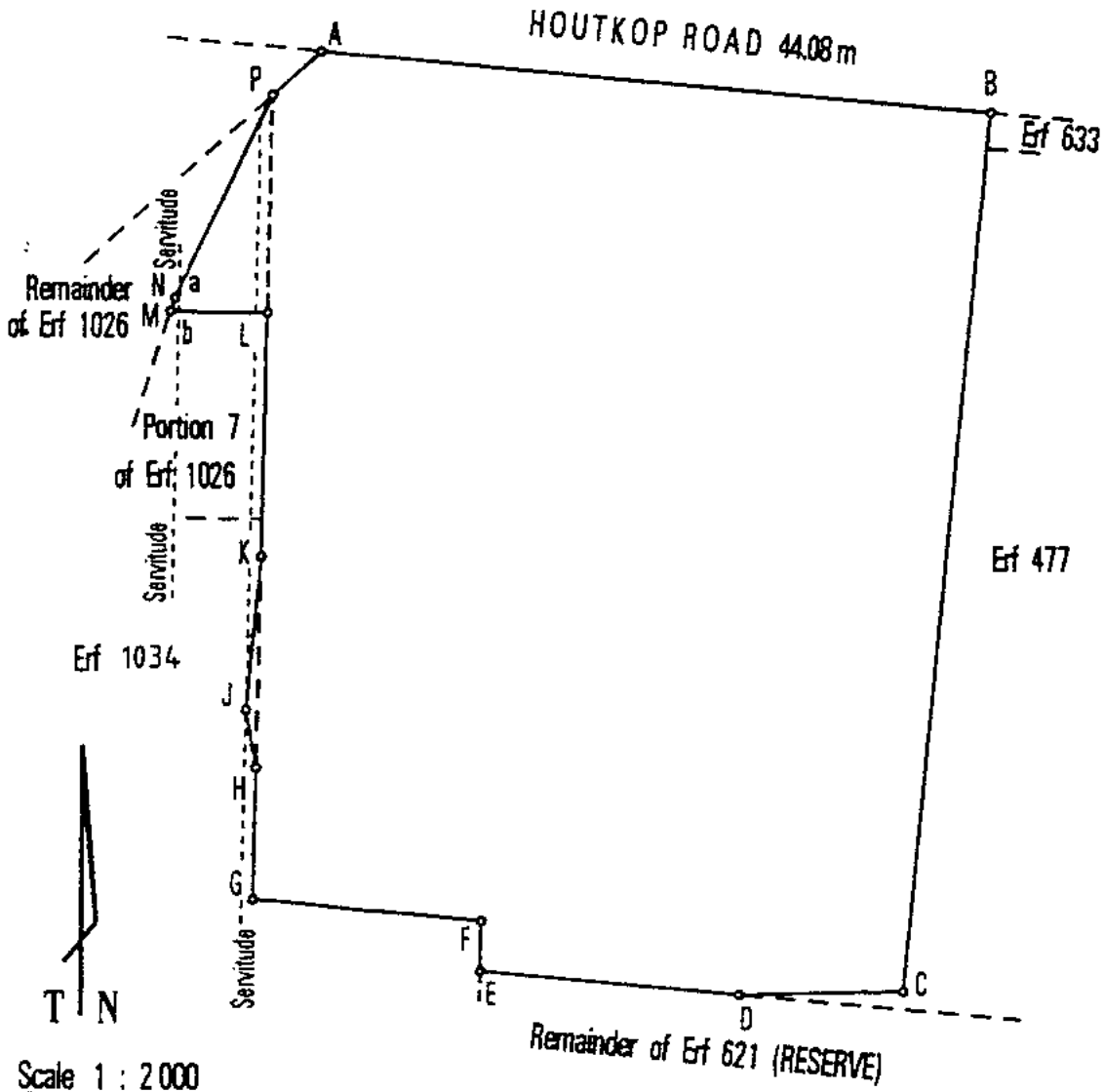
21/2004

This diagram consists of 2 sheets

Sheet 2

Approved

03.02.2004  
for Surveyor  
- General



Erf 1035  
DUNCANVILLE TOWNSHIP

J.M. Schubert PLS 1008  
Professional Land Surveyor

Province Gauteng  
Compiled in December 2003

by me

## **21/2004 - Additional Notes**

D1436/2008

D826/2010

MITCO INDUSTRIAL PARK


D 14361 2008

Sectional plan registered as SS 9581 2014 i.to.  
sect. 12 of Act 95/1986.

S.G. file Sect (Vb.2) folio 41



2015.03.10 for SURVEYOR-GENERAL

SECTIONAL PLAN No. SS		S.G No. D 1436/2008
Registered at Pretoria	SHEET 1 OF 4 SHEETS	Approved <b>2008-12-12</b> Date
Registrar of Deeds Date.....		 for Surveyor-General

NAME OF SCHEME: MITCO INDUSTRIAL PARK

DESCRIPTION OF LAND ACCORDING TO DIAGRAM : (a) Portion 5 of Erf 477 and (b) Erf 1035, Duncanville Township, Province of Gauteng **Measuring 3636 square metres and 4,1663 hectares .**

DIAGRAM No's.: (a) A6930/1989 and (b) 21/2004

NAME OF LOCAL AUTHORITY: Emfuleni Local Municipality

DESCRIPTION OF BUILDINGS: **Fifteen Buildings, Namely**

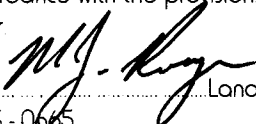
- a) Building 1 : comprising sections 1 to 22, 29 and common property;
- b) Building 2 : comprising section 23, part of section 28 and common property;
- c) Building 3 : comprising common property;
- d) Building 4 : comprising section 24, part of section 25;
- e) Building 5 : comprising part of section 6;
- f) Building 6 : comprising common property;
- g) Building 7 : comprising part of section 25;
- h) Building 8 : comprising part of section 26;
- i) Building 9 : comprising part of section 26;
- j) Building 10 : comprising part of section 26;
- k) Building 11 : comprising part of section 27;
- l) Building 12 : comprising part of section 26;
- m) Building 13 : comprising part of section 27;
- n) Building 14 : comprising part of section 28, and
- o) Building 15 : comprising part of section 28.

ENCROACHMENTS ON LAND: No

CAVEAT IN RESPECT OF EXTENSION OF SCHEME: The developer reserves the right in terms of Section 25(1) (a) of the Sectional Titles Act 95 of 1986 to extend the scheme further by erection of additional buildings.

CERTIFICATES:

(a) I, Marius Johann van Rooyen, hereby certify that I have prepared sheet 2, inclusive of this sectional plan from survey in accordance with the provisions of Sectional Titles Act, 1986, and the regulations promulgated thereunder.

Date 2008-11-11 Signed  Land Surveyor  
 Registration Number: PLS - 0665 Address: P.O. Box 294  
 Vereeniging  
 1930

(b) I, Humphries Ferdinand Jooste, hereby certify that I have prepared sheets 1, 3 and 4 inclusive of this sectional plan from survey in accordance with the provisions of Sectional Titles Act, 1986, and the regulations promulgated thereunder.

Date 2008-11-11 Signed  Architect  
 Registration Number ARC 3894 - D Address: P.O. Box 474  
 Vereeniging  
 1930

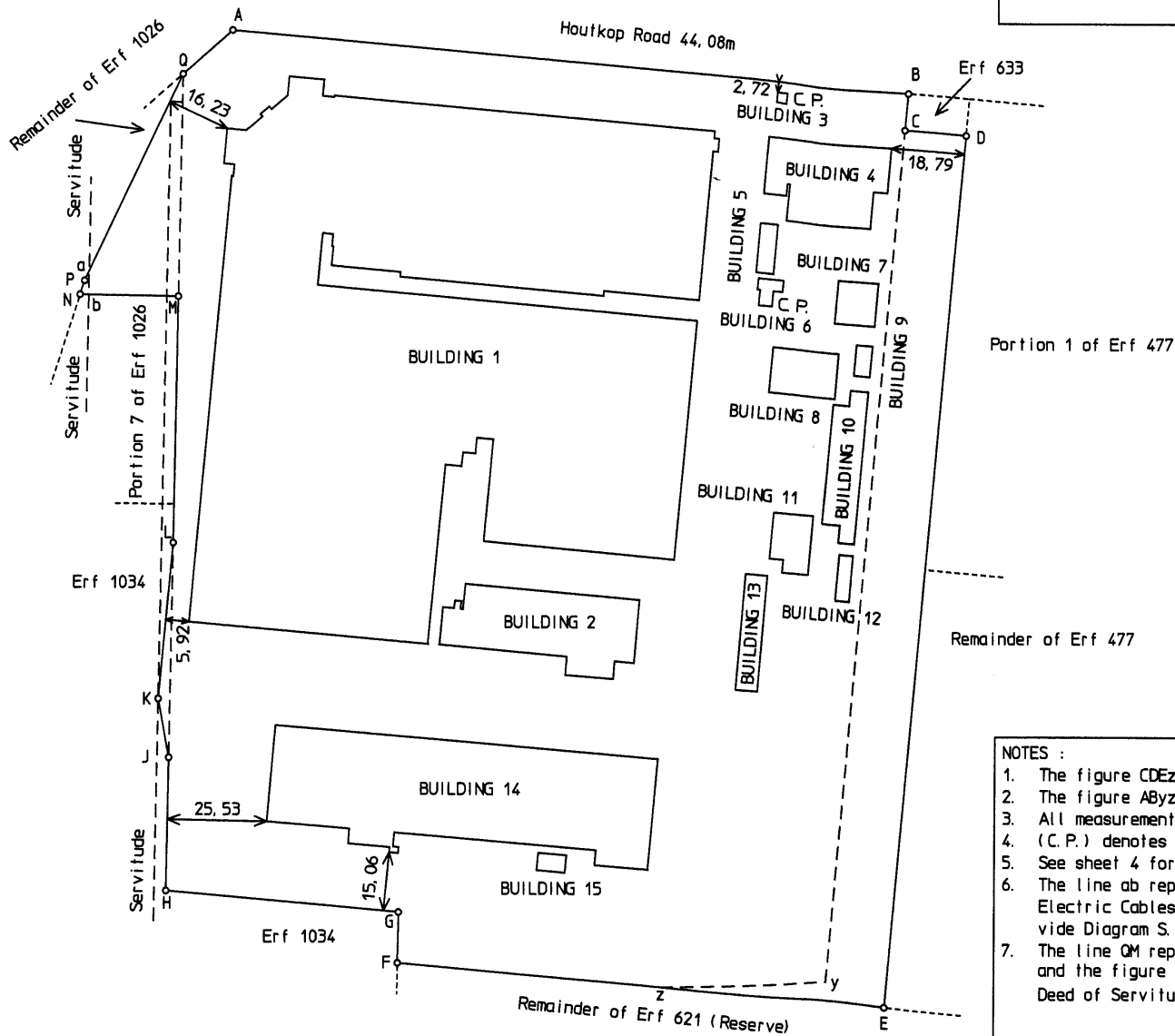
Survey Records No. <b>3689/2008</b>	Compilations <b>IQ6D - 4/D</b> <b>IQ6D - 9/B</b>	Gen. Plan S.G. No. <b>A5240/1949</b> <b>TP : 537</b>
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Approved

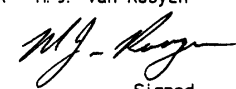


2008-12-12  
Date

for Surveyor-General




- NOTES :
1. The figure CDEzy represents Portion 5 of Erf 477 Duncanville township
  2. The figure ABzFGHJKLMNPQ represents Erf 1035 Duncanville township
  3. All measurements are given in metres.
  4. (C.P.) denotes common property
  5. See sheet 4 for participation quotas
  6. The line ab represents an Overhead Electric Power Line and Underground Electric Cables Servitude , vide Diagram S.G. No. A5236/1949, Deed of Servitude No. K945/1951<sup>o</sup>.
  7. The line QM represents the Eastern boundary of a Servitude 3,00 metres wide and the figure JKL represents a Servitude , vide Diagram S.G. No. 9644/2001 Deed of Servitude No.

LAND SURVEYOR M. J. van Rooyen  
 P.O. Box 294  
 VEREENIGING 1930  
  
 Signed  
 Date 2008-11-11

MITCO INDUSTRIAL PARK  
 DRAWING TITLE :  
 Block plan  
 Scale 1 : 1 250

C.P.  
BUILDING 3 - GROUND FLOOR PLAN

Approved   
for Surveyor-General  
2008-12-17

C.P.  
PART OF SECTION 24  
BUILDING 4 - GROUND FLOOR PLAN

PART OF SECTION 25

BUILDING 5 - GROUND FLOOR PLAN  
PART OF SECTION 6  
BUILDING 6 - GROUND FLOOR PLAN  
C.P.

BUILDING 7 - GROUND FLOOR PLAN  
PART OF SECTION 25

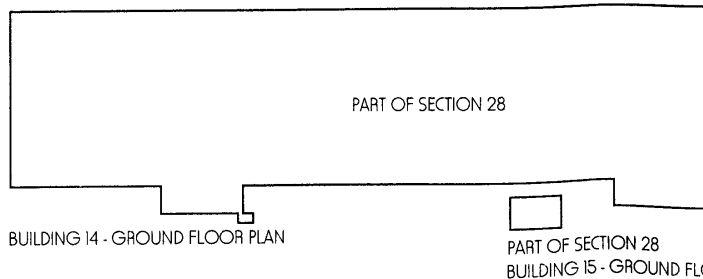
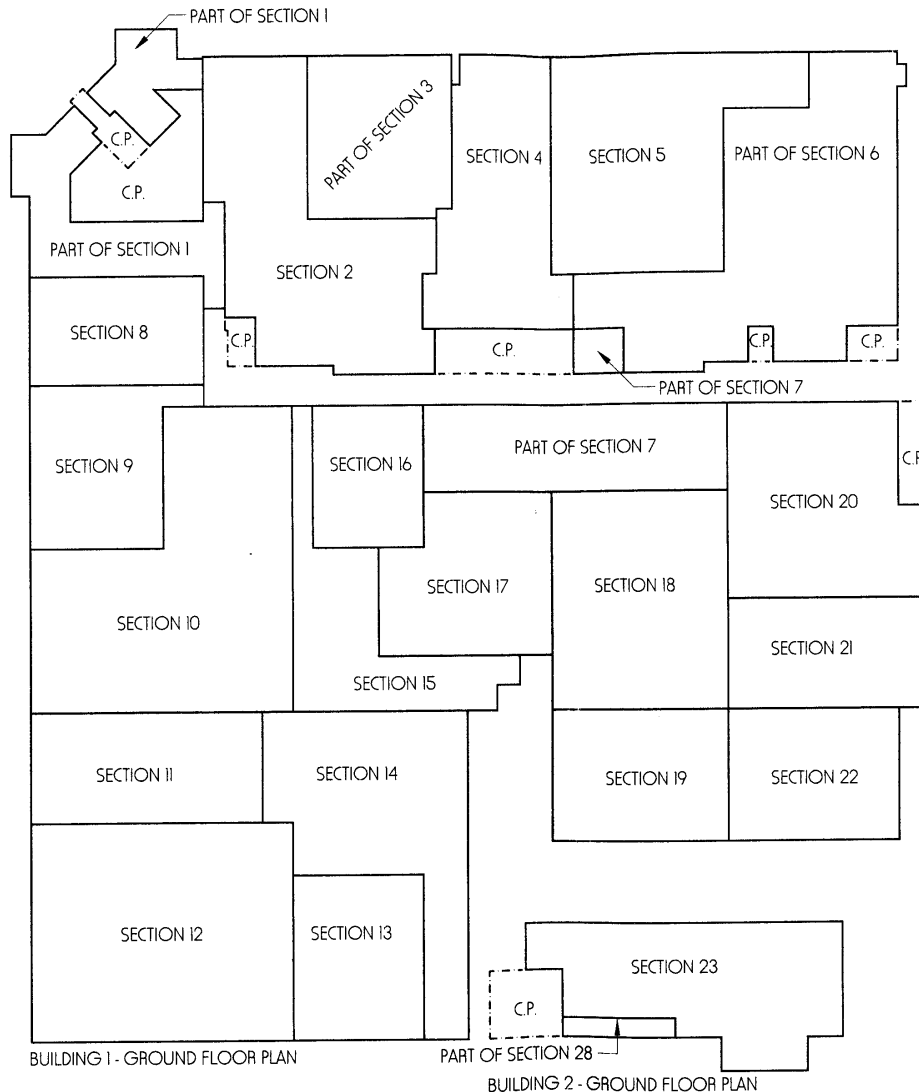
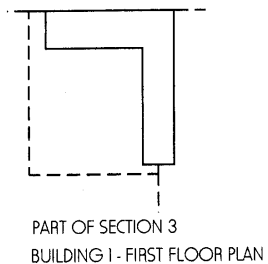
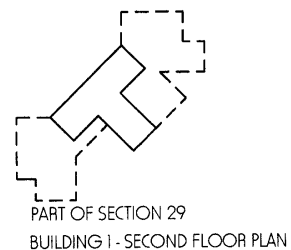
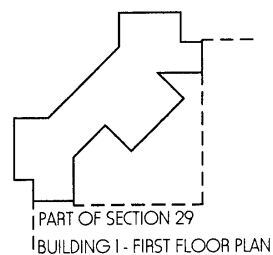
BUILDING 8 - GROUND FLOOR PLAN  
PART OF SECTION 26  
BUILDING 9 - GROUND FLOOR PLAN  
PART OF SECTION 26

BUILDING 10 - GROUND FLOOR PLAN  
PART OF SECTION 26

BUILDING 11 - GROUND FLOOR PLAN  
PART OF SECTION 27

BUILDING 12 - GROUND FLOOR PLAN  
PART OF SECTION 26


BUILDING 13 - GROUND FLOOR PLAN  
PART OF SECTION 27



NOTES:

1. For participation quotas see sheet 4
2. C.P. denotes common property
3. - - - - - Denotes building at Ground Floor level

ARCHITECT. H.F. JOOSTE  
P.O. Box 474  
Vereeniging  
1930

  
Signed  
2008-11-11  
Date

MITCO INDUSTRIAL PARK  
DRAWING TITLE:  
Buildings 1 to 15: Ground Floor Plans  
Building 1: First and Second Floor Plans  
Scale 1:750

Approved

2008-12-12

Date

for Surveyor-General

SECTION No.	AREA (square meters)	PARTICIPATION QUOTA
1	500	2.5955
2	912	4.7342
3	624	3.2392
4	611	3.1717
5	839	4.3553
6	1211	6.2863
7	568	2.9485
8	370	1.9207
9	444	2.3048
10	1198	6.2190
11	499	2.5903
12	1115	5.7880
13	421	2.1854
14	768	3.9867
15	474	2.4605
16	308	1.5988
17	509	2.6422
18	758	3.9348
19	457	2.3723
20	709	3.6804
21	435	2.2581
22	440	2.2841
23	679	3.5247
24	360	1.8688
25	259	1.3445
26	561	2.9122
27	298	1.5470
28	2539	13.1800
29	398	2.0660
TOTAL	19 264	100.0000

NOTES:

ARCHITECT: H.F. JOOSTE  
P.O. Box 474  
Vereeniging  
1930

Signed


2008-11-11

Date

MITCO INDUSTRIAL PARK  
DRAWING TITLE:  
Participation Quota Schedule

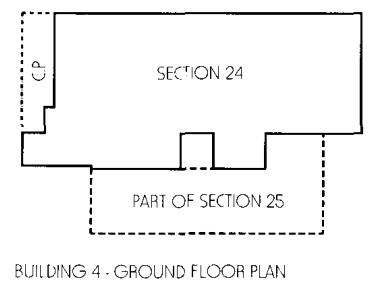
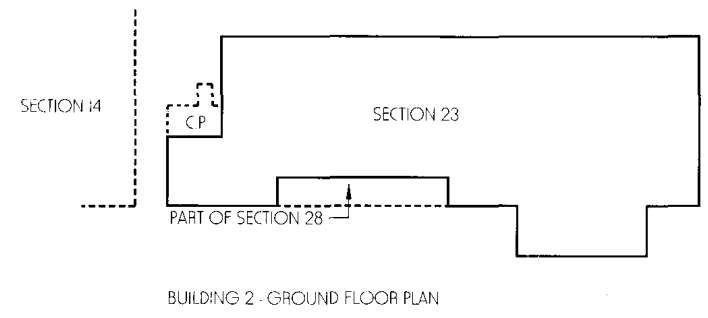
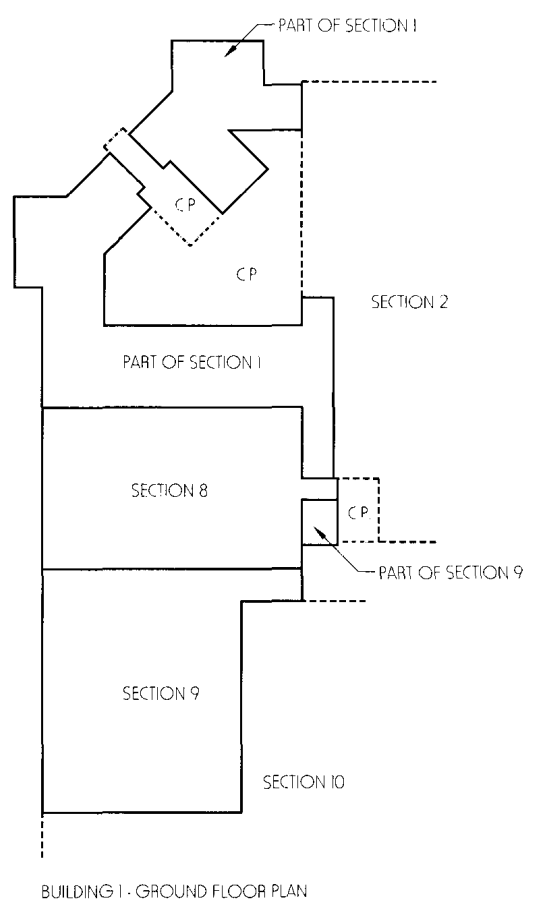


**D1436/2008 - Additional Notes**  
D826/2010

SECTIONAL PLAN No SS		S.G. No. D 826/2010
Registered at Pretoria Registrar of Deeds Date: .....	SHEET 1 OF 3 SHEETS	Approved <u>26.01.2011</u> Date <i>E. Kensburg</i> for Surveyor-General
AMENDING SECTIONAL PLAN OF EXTENSION OF SECTIONS 1, 8, 9, 23 AND 24 IN TERMS OF SECTION 24 (7) (and affects Sectional Plan S.G. No. D 1436/2008)		
<p>NAME OF SCHEME: MITCO INDUSTRIAL PARK</p> <p>DESCRIPTION OF LAND ACCORDING TO DIAGRAM : (a) Portion 5 of Erf 477 and (b) Erf 1035, Duncanville Township, Province of Gauteng Measuring 3636 square meters and 4 1663 hectares.</p> <p>DIAGRAM No's.: (a) A6930/1989 and (b) 21/2004</p> <p>NAME OF LOCAL AUTHORITY: Emfuleni Local Municipality</p> <p>DESCRIPTION OF BUILDINGS: Fifteen Buildings, Namely  a) Buildings 1 to 15 as on sheet 1 of Sectional Plan S.G. No. D 1436/2008, and  b) Extensions to Buildings 1, 2 and 4 comprising extensions of Sections 1, 8, 9, 23, 24 and Common Property</p> <p>ENCROACHMENTS ON LAND: No</p> <p>CERTIFICATE:</p> <p>(a) I Humphries Ferdinand Jooste, hereby certify that I have prepared sheets 1, 2 and 3 inclusive of this sectional plan from survey in accordance with the provisions of Sectional Titles Act, 1986, and the regulations promulgated thereunder</p> <p>Date: <u>22/10/2010</u> Signed:  Architect:  Registration Number: ARC 3894 - D Address: P.O. Box 474  Vereeniging  1930</p>		
Survey Records No. 3689/2008 2088/2010	Compilations IQ 6D - 4/D IQ 6D - 9/B	Gen. Plan S.G. No A5240/1949 TP : 537

AMENDING SECTIONAL PLAN OF EXTENSION OF SECTIONS 1, 8, 9, 23 AND 24 IN TERMS OF SECTION 24 (7) (and affects Sectional Plan S.G. No. D 1436/2008 AND 55 )

Approved *E. Kensburg* Date 26.01.2011  
for Surveyor-General



- NOTES:
- 1 For participation quotas see sheet 3
  - 2 C.P. denotes common property
  - 3 Sections 1, 8, 9, 23 and 24 extended under existing concrete roof

ARCHITECT H.F. JOOSTE  
P.O. Box 474  
Vereeniging  
1930

*[Signature]*  
Signed  
27/10/2010  
Date

MITCO INDUSTRIAL PARK  
DRAWING TITLE  
Portions of Buildings 1, 2 and 4  
Ground Floor Plans  
Scale 1:500

SHEET 3 OF 3 SHEETS S.G. No D 826/2010


AMENDING SECTIONAL PLAN OF EXTENSION OF SECTIONS 1, 8, 9 AND 24 IN TERMS OF SECTION 24 (7)  
 (and affects Sectional Plan S.G. No. D 1436/2008 AND SS )

Approved 26-01-2011 Date  
*E. Krensburg*  
 for Surveyor-General

SECTION No.	AREA (square meters)	PARTICIPATION QUOTA
1	511	2 6320
2	919	4 7335
3	624	3 2140
4	611	3 1471
5	839	4 3214
6	1211	6 2374
7	568	2 9256
8	376	1 9366
9	457	2 3539
10	1198	6 1705
11	499	2 5702
12	1115	5 7430
13	421	2 1684
14	768	3 9557
15	474	2 4414
16	308	1 5864
17	509	2 6217
18	758	3 9042
19	457	2 3539
20	709	3 6518
21	435	2 2405
22	440	2 2663
23	762	3 9248
24	391	2 0139
25	259	1 3340
26	561	2 8895
27	298	1 5349
28	2539	13 0774
29	398	2 0500
TOTAL	19 415	100.0000

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NOTES: Area of Section 1 now increased by 11 square meters  
 Area of Section 8 now increased by 6 square meters  
 Area of Section 9 now increased by 13 square meters  
 Area of Section 23 now increased by 83 square meters  
 Area of Section 24 now increased by 31 square meters

ARCHITECT: H.F. JOOSTE P.O. Box 474 Vereeniging 1930	 Signed 22/10/2010 Date	MITCO INDUSTRIAL PARK DRAWING TITLE: Participation Quota Schedule
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