

Plan prepared for
TRANSNET PROPERTY
Floor 06
Carlton Centre
Johannesburg
2001

LEGEND:

Land to be Alienated (± 0.2512 Ha)

Transnet Cadastral Boundaries

LAND (INCL. IMPROVEMENTS):

Description	Asset No.	Approx. Area
1) Erf 4634	MSX3251	0.2512 Ha
TOTAL AREA		0.2512 Ha

of the JOHANNESBURG Township

**Held by
vide Deed of Transfer T93303/2002**

Note: The property herein may include certain services/infrastructure which has not been identified as non-core by Transnet SOC Ltd. Where such items are identified as required for future operations, the service is to be protected by the registration of servitude in favour of Transnet SOC Ltd. The purchaser, at it's sole prerogative accepts the responsibility of identifying such services prior to any development of the purchased property.

DATE _____

PURCHASER

1. WITNESS

2. WITNESS

DATE _____

SELLER

1. WITNESS

2. WITNESS

Plan prepared by:

GEO-SPATIAL: INLAND REGION, TRANSNET PROPERTY

Room 604
CARLTON CENTRE
150 Commissioner street
Johannesburg
2001

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JOHANNESBURG
2000

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JOHANNESBURG

ALIENATION PLAN

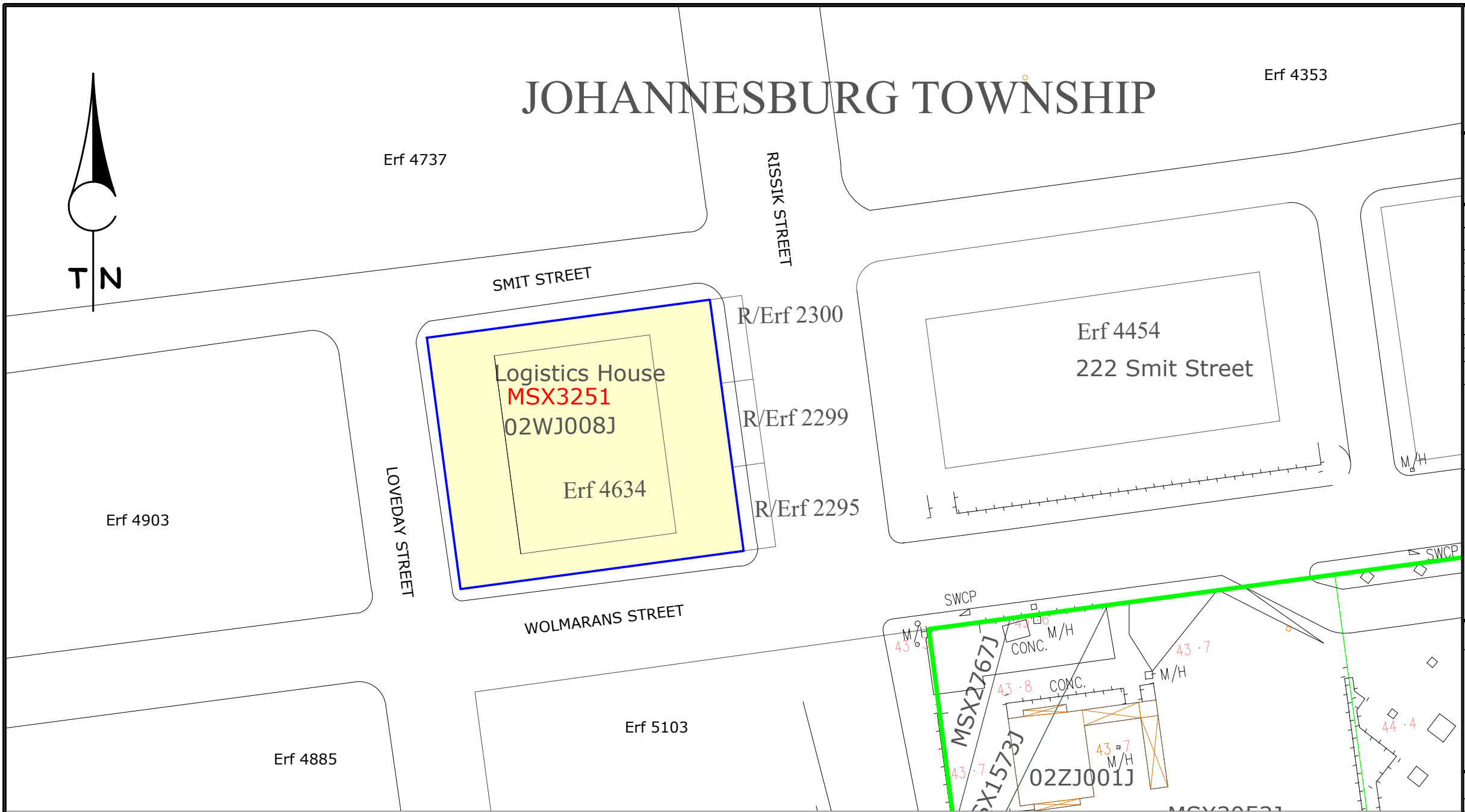
Erf 4634

(No 39, Wolmarans , Johannesburg)

Compiled:	Checked:	Client File Ref.: _____
T.M.M	A.T.M	GS File Ref.: _____
		Original Ref.: _____
Date:	2024-07-25	SCALE : 1 / 1500

Rev.:-

PLAN No. **MSX3251A**



COORDINATE LIST

Please note:

The coordinates of figure A
as listed below were scaled from existing P.M.P. plans.

System: WGS84/29°

Pt.	Y:	X:

LIST OF IMPROVEMENTS

Description	Asset No.	Approx. Area
1) 02WJ008J	MSX3251J	
- Ground floor		625m ²
- 21 Floors @ 742m ²		15 582m ²
- 7 Basement Levels		8 374m ²
TOTAL AREA		24 581m²

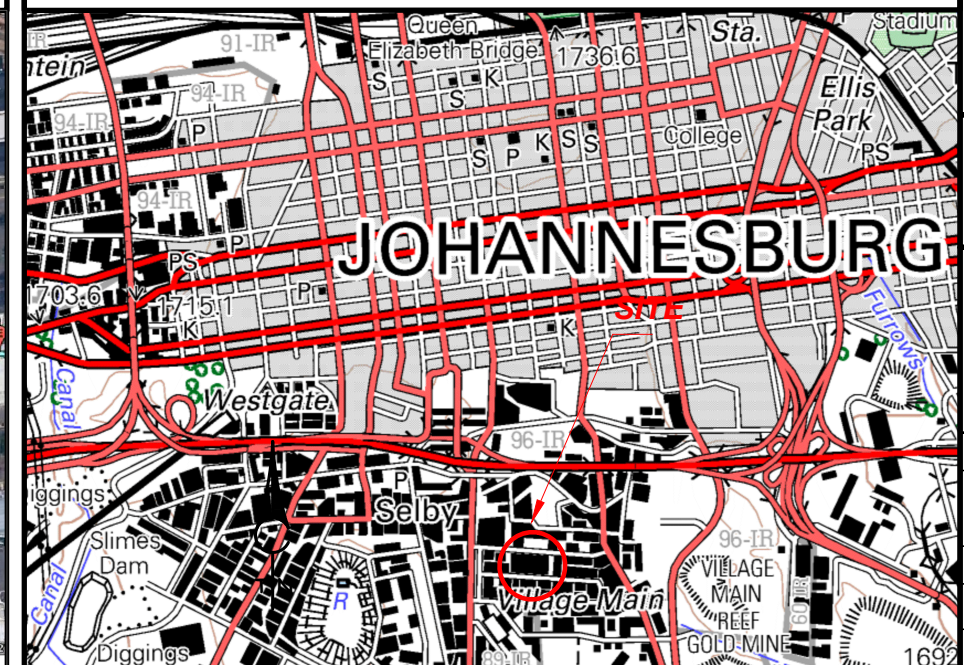
AERIAL PHOTO

N.T.S



LOCALITY PLAN

N.T.S



Land Register Details - MSX3251

Land Details GSO: 7

Financial Status:			
Asset			
Ownership Type:			
TITLE			
OD Owner:	PROPNET PROPERTY MANAGEMENT (A02)		
Description:	ERF 4634		
Town/Farm Name:	JOHANNESBURG		
Local Authority(LA):	JOHANNESBURG ()		
Title Deed:	T93303/2002-12-30	SG Diagram:	A1347/1970
Zoning:	BUSINESS 1	Current Area H ^a :	0.2512
Consent Usage:	N/A	Rateable Area H ^a :	0.2512
Locality:	JOHANNESBURG	Non-Rateable Area H ^a :	0.0000
Purpose Original:	SAA OFFICES 39 WOLMARANS STREET	Purpose Current:	OFFICES (LOGISTICS HOUSE)
Parent:	None		
Land Info Plan:	MS-1C	Redundant Status:	N/A
Reason:	N/A		
Remarks:	PREV DISP AS MS2768 TO PENSION FUND. RE-ACQUIRED BY PROPNET		

Land Claims Details

*** No Land Cliams Details exist for MSX3251 ***

Land Asset Details

Entry Type:			
New			
Entry Status:			
Live			
OD Owner:	PROPNET PROPERTY MANAGEMENT	GSO:	Johannesburg
Description:	JOHANNESBURG GROND		
Date In:	301	Date Out:	
Entry Date:	2003-03-24 00:00:00.0	Who:	GERRIE
Take on Value:	1000000.00	Place Code	Error (JNB) is not in LAR placecode table.

Land Asset Movements

Type	Status	OD	Date In	Date Out	Date Entry	Value	A No
Pro New	History	TP	301		29-JAN-03	29,000.00	1
New	Live	TP	301		29-JAN-03	1,000,000.00	2

Encumbrance Details

Encum No:
E04528

Type:
LEASE
Status:
PRO
Estate No:
N/A
Description: LEASE AREA AT LOGISTIC HOUSE
Surveyed: Unknown
Eng Plan No: **Date Drawn:** 27-May-2009
Users Name: NEOTEL/NBSS
Agreement Date: N/A **Expire Date:** N/A
Remarks: None

Encum No:
E04637

Type:
LEASE
Status:
AGREE
Estate No:
N/A
Description: LEASE AREA OVER ERF 4634
Surveyed: Unknown
Eng Plan No: **Date Drawn:** 05-Aug-2010
Users Name: STANDARD BANK (DROP DOWN ATM)
Agreement Date: 01-Dec-2006 **Expire Date:** 30-Nov-2009
Remarks: LEASE ON MONTHLY BASIS

Encum No:
E04638

Type:
LEASE
Status:
PRO
Estate No:
N/A
Description: LEASE AREA OVER ERF 4634
Surveyed: Unknown
Eng Plan No: **Date Drawn:** 19-Apr-2012
Users Name: MP FOOD TRADING AND PROJECTS
Agreement Date: N/A **Expire Date:** N/A
Remarks: LEASE ON MONTHLY BASIS. PREV REF
PPM/110/BRR/2/21. OPERATIVE 2009-01-01 EXPIRY
2010-12-31

Encum No:
E04916

Type:
LEASE
Status:
PRO
Estate No:
N/A
Description: LEASE AREA
Surveyed: Unknown
Eng Plan No: **Date Drawn:** 04-Sep-2013
Users Name: TRANSNET FREIGHT RAIL
Agreement Date: 01-Aug-2013 **Expire Date:** 31-Jul-1933
Remarks: None

SAP No:1106214 / 0**Inventory No:**

MSX3251J

Location:

JOHANNESBURG (JHB)

Region:

Inland

OD:

TP (JHB)

Group/Sub:

11 / 0002

Description:

ERF 4634 JOHANNESBURG

Cost Price:

0.00

Net Book Value: 1.00**Deeds Information (NDR)****ERF No**

4634

Portion No:

0

Registration Date:

20021230

Title No: T93303/2002**Extent:**

2512 SQM

Diagram: T16410/970**Registrar:**

Johannesburg

Township: JOHANNESBURG**Clearance:**

CITY OF JOHANNESBURG

Province: GAUTENG**Owner:**

TRANSNET LTD

Owner ID: 19900090006**LPI****Purchase****Code:**

T0IQ01830000463400000

Price 29000

:

Endorsements (NDR)**Endorsment Doc**

FROM-PTN1 OF 2300

Endorsment Holder**Purchase Amount**

R /

Transnet Deeds Archive (TDR)**Doc No:**

18577/2

GS Area:

TRANSNET JHB

Farm/Town Name:

JOHANNESBURG TOWNSHIP IR

Description:

ERF 4634

Type Of Ownership:**Title No:**

T93303/2002

Source Doc :

N/A

Diagram No:

1347/1970

Special Conditions:**Conditions Type:** N/A**Document in Archive:**

No

Risk and Hazards Details

No Risk and Hazards Details available

Attached Documents

File Name	Category	Date	Comments	Who
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* Documents for this asset.

* No Documents

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