

PREPARED BY ME

[Handwritten Signature]
CONVEYANCER
LGT/HELM G J



DR WEDER, KAUTA & HOVEKA INCORPORATED
NOTARIES, CONVEYANCERS &
ATTORNEYS, P O BOX 864
3rd FLOOR, WKH HOUSE
JAN JONKER ROAD
AUSSPANPLATZ
WINDHOEK

DEED OF TRANSFER, NO.

T 4123 / 2008

BE IT HEREBY MADE KNOWN:

THAT ~~GYSBERTUS JOHANNES LGT/HELM~~
^{HENNE HENNING YSSEL}
Deputy

appeared before me, Registrar of Deeds at Windhoek, he the said Appearer,
being duly authorized thereto by a Power of Attorney granted to him by

ENGEN NAMIBIA (PROPRIETARY) LIMITED
Company Number 76/3107

dated the **4th** day of **APRIL, 2008**
signed at **WINDHOEK**

[Handwritten Signature]
[Handwritten Signature]

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 27th day of **APRIL, 2007**

AND THAT HE, in his capacity aforesaid, did by these presents, cede, and transfer, in full and free property, to and on behalf of

NORTHERN FUEL DISTRIBUTORS CC
Registration Number CC/2001/1153

its Successors-in-Title or Assigns

1/2 SHARE IN AND TO:

CERTAIN

ERF NO 1051, OTJIWARONGO
(EXTENSION NO 4)

SITUATE

in the Municipality of OTJIWARONGO
Registration Division "D"
Otjozondjupa Region

MEASURING

7445 (Seven Four Four Five) square metres

FIRST TRANSFERRED

by Deed of Transfer No 2235/1973 with General Plan No A.272/69 relating thereto, and

HELD

under Deed of Transfer No T.953/1977

SUBJECT to the following conditions imposed in terms of Proclamation No 87/1971, and created in the said Deed of Transfer No 2235/1973, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

Provided that such conditions may not be waived or amended without the consent of the Administrator:

1. The erf may be used only for industrial purposes: Provided that a bona fide caretaker's flat which shall not exceed 112 square metres, measured over the outer faces of the external walls may be incorporated in the main building: provided that industrial purposes shall not include a petrol or diesel filling station and provided further that in respect of erven 1046 – 1054, 1055 and 1056 industrial purposes shall include the business of reception, storage, packing, handling, distribution and sale, wholesale or retail in bulk or otherwise of petroleum products and for all purposes incidental thereto but shall expressly exclude the erection thereon of a petrol filling station or service station in the commonly accepted meaning of these terms.



2. No dairy, cowshed, abattoir, piggery or any offensives trade shall be established or conducted on the erf.

"Offensive trade" shall mean any of those trades referred to in paragraph 1 [a] of Government Notice 141 of 1926 dated 10 November 1926 as amended

3. On the erf it may not be permitted to drill or excavate for water.
4. No buildings or structures or any portions thereof except boundary walls, fences or railway lines shall be erected nearer than 3 metres to any lateral or rear boundary common to an adjoining erf: Provided that in the case of erven 1042 – 1046, 1048, 1049 and 1057 no structure except a fence, enclosure, railway line or railway platform which does not rise higher than 1,525 metres above the surface of the land, may be erected within 15 metres of the northwestern boundary of the erf.
5. Outbuildings and/or servants quarters erected on the erf shall not be occupied by anyone except the bona fide domestic servants rendering their services on the erf.
6. Should the owner or his successor in title at any time build over the natural course of storm water or deviate such natural course of storm water over his erf, he shall ensure the uninterrupted flow of storm water in consultation with, and to the satisfaction of the town engineer.
7. No cattle, pigs, sheep, goats or draught animals shall be kept on the erf.
8. To ensure that these conditions are fulfilled the local authority or any other person or body of persons whom the Administrator in writing has so authorized, shall have the right and power to enter upon the erf at all reasonable times in order to carry our such inspection or investigation as may be necessary.
9. No more than 70% of the total area of the erf shall be built upon Bulk containers hall be regarded as coverage and the area occupied by a private siding shall be regarded as half-coverage. Covered motor parking spaces shall not be regarded as overage.
10. The building or buildings to be erected on the erf, including petrol storage tanks but excluding railway sidings or pumping installations or facilities shall have a value not less than [3xA] where A is the area of the erf in square metres.
11. The loading and unloading of vehicles shall take place only within the boundaries of the erf: Provided that no material or goods of any nature whatever shall be put, deposited or stored nearer than 5 metres to the boundary common to the street.

| 

12. The owner of the erf hereby transferred shall have the right of use of the service railway line, constructed or to be constructed on erf 1047 serving the private railway siding situate on the property hereby transferred subject to terms and conditions to be agreed upon by the owners of the servient and dominant tenements.

A handwritten signature or mark, possibly initials, located at the bottom right of the page. It consists of several dark, overlapping strokes.

WHEREFORE the Appearer, renouncing all the Right and Title the

TRANSFEROR

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

TRANSFEEEE

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 that the purchase price of the aforesaid property amounts to **N\$125 000,00**.

SIGNED at WINDHOEK, on 2008-07-30.....together with the appearer, and confirmed with my seal of Office.



SIGNATURE OF APPEARER

IN MY PRESENCE
REGISTRAR OF DEEDS


REGISTRAR OF DEEDS



REPUBLIC OF NAMIBIA
MINISTRY OF FINANCE

Inland Revenue
TRANSFER DUTY - FORM B
DECLARATION BY PURCHASER

TRANSFEROR (Seller)	ENGEN NAMIBIA (PROPRIETARY) LIMITED
---------------------	--

TRANSFeree (Purchaser)	NORTHERN FUEL DISTRIBUTORS CC
------------------------	--------------------------------------

DESCRIPTION OF PROPERTY	
<u>½ SHARE IN AND TO:</u>	
CERTAIN	ERF NO 1051, OTJIWARONGO (EXTENSION NO 4)
SITUATE	in the Municipality of OTJIWARONGO Registration Division "D" OTJOZONDJUPA REGION
MEASURING	7445 square metres

Date of transaction: 27TH APRIL, 2007	Consideration: N\$ 125 000,00
---	--------------------------------------

TRANSFER DUTY PAID BY: DR WEDER, KAUTA & HOVEKA INC
Postal address: P O Box 864, WINDHOEK, 9000

FOR OFFICIAL USE	
Transfer Duty paid on N\$ 125 000,00	Being the Purchase Price accepted for Stamp Duty purposes
Law under which duty charged	



82732
RECEIVER OF REVENUE
WINDHOEK
 Receiver of Revenue

CASH REGISTER RECEIPT

16
 [Signature]
 NN

090709 136006194 000010666 67