

INFORMATION SHEET :
EUREKA FARM : ERF 11 & REMAINDER ERF 33 PAARL

1. REGISTERED DESCRIPTION

1.1 Erf 11 Paarl

In the Drakenstein Municipality

Paarl Division

Western Cape Province

In extent: 77, 2082 ha

1.2 Remainder Erf 33 Paarl

In the Drakenstein Municipality

Paarl Division

Western Cape Province

In extent: 9711 square meters

2. REGISTERED OWNER

J F K Boerdery (Pty) Ltd

3. REGISTERED FOR VAT

As J F K Boerdery is registered for VAT, no transfer duty will be payable, but VAT will be payable on the purchase price. Although the farm will not be sold as a going concern, the Purchaser will, under certain circumstances, be entitled to claim the VAT paid from the Receiver of Revenue.

4. IMPROVEMENTS CONSIST OF THE FOLLOWING :

4.1 Packing Shed - 1,363 square meters

The Packing Shed is at present equipped for the packing of export grapes, and is Euregap accredited. The Packing Shed also contains four garages, a loft as well as restroom facilities for men and women. It was modernised in 2007.

The Shed will be sold without any packing equipment.

4.2 Stores – 944 square meters

Partly double storey, consists of a double garage, office, storeroom for feed, storerooms, workshop, crèche and covered parking places.

4.3 Sleeping halls – 170 square meters

Three sleeping halls with kitchens and bathrooms, which can accommodate 72 people.

4.4 Main dwelling – 384 square meters

Five bedrooms, 1½ bathrooms, lounge/diningroom, living room, sun room, pantry, kitchen, scullery, laundry room and big stoep.

4.5 Seventeen labourers' cottages.

5. VINEYARDS

The vineyards planted on Erf 11 are as set out in the following table:

BLOCK	CULTIVAR	HA	YEAR PLANTED	NUMBER OF VINES	SPACING (M)
**7	Midnight Beauty	1.00	2007	2000	2.5 X 1
5	Dauphine	0.50	1992	952	3.5 X 1.5
60	Sundance	1.30	1998	2475	3.5 X 1.5
61	Regal Seedless	4.11	1997	7825	3.5 X 1.5
63	Bonheuer	1.45	2001	5800	2.5 X 1
64	Bonheuer	1.31	2001	5240	2.5 X 1
65	Dauphine	4.33	1991	8244	3.5 X 1.5
66	Dauphine	0.38	1991	723	3.5 X 1.5
67	Waltham Cross	0.50	1982	952	3.5 X 1.5
**68	Sable Seedless	2.00	2007	3808	3.5 X 1.5
*70	Tropical Delight	2.23	2007	4245	3.5 X 1.5
71	Dan Ben Hannah	2.41	1975	4588	3.5 X 1.5
74	Regal Seedless	4.33	2000	10529	3.5 X 1.5
TOTAAL		25.84			

**License Agreement: Sunworld

*License :Hoekstra Fruit Farms

6. PRODUCTION

The total production of export grapes on Erf 11, is as set out on the table below

4.5 kg ekw		(Cellar excluded)			
Block	Block size	2007	2008	2009	2010
7	1	0	0	0	1548
5	0.5	3436	908	1531	740
60	1.3	13253	6652	11066	9305
61	4.11	21268	19643	22246	20962
63	1.45	7721	7917	6940	6258
64	1.31	6752	4857	4137	4042
65	4.33	23771	8698	18136	10630
66	0.38	2014	2021	844	1066
67	0.5	2350	1872	1717	1010
68	2.01	8177	0	0	4545
70	2.23	7308	0	1471	7512
71	2.41	15984	27374	9884	8067
74	4.33	27164	27374	20594	19507
TOT	25.86	139198	107316	98566	95192

7. WATER

- 7.1 For drinking water Erf 11 and Remainder of Erf 33 form part of the water reticulation scheme from the Kirsten-dam on Paarl Mountain. This scheme is as set out in Annex 1.
- 7.2 These Erven also get water from the Berg River via the dam on Eureka Farm (Erf 11). (See Annex 2.)

Erf 11 is a registered user of Berg River water and 50,5 ha (minus 1,7 ha water allocated to Erf 10) from the Berg River has been allocated to this Erf.

8. SERVITUDES

The servitude as shown on Servitude Diagram Number 5587/1967 has been used as access to lease areas 9159/1991 and 9158/1991. The servitude has not been registered.

9. WORKERS

The following workers are at present employed on Erf 11 and Remainder of Erf 33 and will be employed by the Purchaser in terms of Section 197 of the Labour Act:

Name	Surname	ID number
Johannes	Claasen	7108185693086
Alfred	Anthony	4612245599087

Willem	Baartman	4707085570089
Kallie	Hendricks	6708165102080
Jan	Engelbrecht	5308095139087
Jan	Williams	6306195931089
Wilfred	Jaars	7807305153083
Jeremy	van Rooyen	7807235147080
Karools	Jacobs	7305145268088
Jacobus	Keister	7204275778083
Susan	Julies	6108040150083
Anna	Jaars	5710230861089
Johanna	Makutwane	5901280034087
Louise	Claasen	7309280086081
Caroline	Engelbrecht	5403170029087
Angeline	Jonkers	5601120858089
Anna	Jacobs	6303170771085
Wilma	Stemmers	8103190203087
Pieter van der Westhuizen	Manager	

A contribution to a pension fund is also payable to some workers.

10. OCCUPATION

10.1 The labourers' cottages on Erf 11 are occupied by the following people:

Nr.1		
Sanna v Rooyen (mother)	73yr	Retired
Susan Julies	28yr	Permanent Woman
Jeremy v Rooyen	32yr	Permanent Man
Neil Julies	31yr	Pays R100 rent per month
Anet Julies	27yr	Pays R100 rent per month
Divan Julies	13yr	Scholar
Nazley-Ann Swarts	16yr	Scholar
Jaheim Julies	7yr	Scholar
Nr.2		
Hendrik v Rooyen	63yr	Fixed term worker
Ragel v Rooyen	60yr	Retired
Hendrik v Rooyen (child)	33yr	Pays R100 rent per month
Ronelle v Rooyen	27yr	Fixed term worker
Danelle v Rooyen	4yr	Scholar
Jordan v Rooyen	7 months	
Anneline v Rooyen	36yr	Permanent Woman
Nr.3		
Johanna Makutwane	51yr	Permanent Woman
Anthony Afrika	22yr	Pays R100 rent per month

Nr.4		
Jan Engelbrecht	56yr	Permanent Man
Caroline Engelbrecht	56yr	Permanent Woman
Nr.5		
Willem Baartman	63yr	Permanent Man
Jannetjie Baartman (Wife)	53yr	Fixed term worker
Rosie Afrika	30yr	Fixed term worker
Keanan Afrika	5yr	Scholar
Nr.6		
Brinford Julie		Bestuurder
Jacqueline Julie		
Tilano Julie		

10.2 The labourers' cottages on Remainder Erf 33 are occupied by the following people:

Nr 1		
Tollie Williams	34yr	Permanent Man
Lee Ann Abrahams	33yr	Fixed term worker
Joween Abrahams	10yr	Scholar
Nr.2		
Aletta v Rooyen	45yr	Fixed term worker
Marthinus v Rooyen	30yr	Fixed term worker
Anna Simonse (ma)	80yr	Retired
Annelise v Rooyen	18yr	Pays R100 rent per month
Nicolene v Rooyen	12yr	Scholar
Nr.3		
Magrieta van Rooyen	70yr	Retired
Evert van Rooyen	36yr	Pays R100 rent per month
Anna van Rooyen	43yr	Pays R100 rent per month
Selvin van Rooyen	15yr	Scholar
Nr.4		
Kallie Hendricks	42yr	Permanent Man
Susanna Hendricks	39yr	Fixed term worker
Hilton Hendricks	22yr	Handicapped
Sune Hendricks	9yr	Scholar
Kobie Hendricks	5yr	Scholar

Nr.5		
Katriena Williams(ma)	84yr	Retired
Katriena Williams	48yr	Pays R100 rent per month
Eathan Williams	19yr	Pays R100 rent per month
Tihana Williams	13yr	Scholar
Nr.6		
Martin Pietersen		Retired

Nr.7		
Alfred Anthony	63yr	Permanent Man
Anna Anthony	60yr	Retired
Nr.8		
Karools Jacobs	37yr	Permanent Man
Anna Jacobs	47yr	Permanent Woman
Ricardo Raats	20yr	Fixed term worker
Robyna Raats	16yr	Scholar
Josua Isaacs	7yr	Scholar
Nr.9		
Anna Jaars	52yr	Permanent Woman
Wilfred Jaars	31yr	Permanent Man
Ilse Jaars	19yr	Pays R100 rent per month
Karin (Wife of Wilfred)		Pays R100 rent per month
Kaywill	8yr	Scholar
Nr.10		
Angeline Jonkers	54yr	Permanent Woman
Mervin Jonkers	50yr	Disabled
Raymond Jonkers	28yr	Fixed term worker
Andre Jonkers	22yr	Pays R100 rent per month
Nr.11		
Johannes Claasen	38yr	Permanent Man
Louise Claasen	36yr	Permanent Woman
Ju-Wayne Jantjies	17yr	Scholar
Justin Phillips	10yr	Scholar

These people have various rights in respect of the houses.

11. RISK OF PROFIT AND LOSS

From date of confirmation of the sale by the Seller, all risk of profit and loss will pass to the Purchaser. From such date, all farming expenses will be for the Purchaser's account, although it will be managed to date of transfer by the Seller in accordance with normal farming practices.

**INFORMATION SHEET :
CARISBROOKE : ERF 12648 PAARL**

1. REGISTERED DESCRIPTION

Erf 12648 Paarl
In the Drakenstein Municipality
Paarl Division
Western Cape Province

In extent: 7, 9782 ha

2. REGISTERED OWNER

J F K Boerdery (Pty) Ltd

3. REGISTERED FOR VAT

As J F K Boerdery is registered for VAT, no transfer duty will be payable, but VAT will be payable on the purchase price. Although the farm will not be sold as a going concern, the Purchaser will, under certain circumstances, be entitled to claim the VAT paid from the Receiver of Revenue.

4. IMPROVEMENTS CONSIST OF THE FOLLOWING :

There is no buildings on this Erf and the whole of this Erf has been planted with export grapes.

5. VINEYARDS

The vineyards planted on Erf 12648 are as set out in the following table:

Block	Cultivar	Ha	Year planted	Number of vines	Spacing (m)
*32	Star Light	3.05	2008	5807	3.5 X 1.5
33	Victoria	2.90	1997	5521	3.5 X 1.5
34	Victoria	1.20	2002	2284	3.5 X 1.5
TOTAL		7.15			
* License Agreement: Hoekstra Fruit Farms					

6. PRODUCTION

The total production of export grapes on Erf 12648, is as set out on the table below:

4.5 kg ekw		(Cellar excluded)			
Block	Block size	2007	2008	2009	2010
32	3.05	19650	18953	0	0
33	2.9	27113	25211	23371	22885
34	1.2	7438	7813	6966	5860
TOTAL	7.15	54201	51977	30337	28745

7. WATER

- 7.1 For drinking water Erf 12648 forms part of the water reticulation scheme from the Kirstendam on Paarl Mountain. This scheme is as set out in Annex 1.
- 7.2 This Erf also gets water from the Berg River via the dam on Eureka Farm (Erf 11). (See Annex 2.)

Erf 12648 is a registered user for Berg River water and 7,5 ha water from the Berg River has been allocated to this Erf.

8. ENCROACHMENT ON ERF 9125

A portion of land outside the cadastral boundaries of Erf 12648 is at present being used by Erf 12648 for a vineyard. This land has always been used with the consent of the owner of Erf 9125 by the owner of Erf 12648 and no claim for acquisitive prescription will exist.

9. RISK OF PROFIT AND LOSS

From date of confirmation of the sale by the Seller, all risk of profit and loss will pass to the Purchaser. From such date, all farming expenses will be for the Purchaser's account, although it will be managed to date of transfer by the Seller in accordance with normal farming practices.

KIRSTEN-DAM WATER RETICULATION SCHEME FOR DRINKING WATER

The Kirsten-dam was built on Paarl Mountain in approximately 1938. The various Kirsten properties have vested rights in the dam because of prescription.

An agreement has been reached between the owner of Erven 5, 7 and 9 and J F Kirsten and J F K Boerdery (Pty) Ltd that Erven 8, 10, 11, Remainder of 33 and 12648 will be entitled to 20% of the water from the dam, while the owner of Erf 5, 7 and 9 will be entitled to the remainder (80%) of the water. The 20% allocated to Erven 8,10,11, Remainder of 33 and 12648 will be used for drinking water purposes only, and the existing water works and water pipes will be protected by a General Servitude of water leading over the said farms.

From this 20% water, Remainder Erf 33 is entitled to 9,833 cubic meter per year, Erf 11 to 5,183 cubic meter, Erf 8 to 5,366 cubic meter, Erf 10 to 11,863 cubic meter, and Erf 12648 to 3,760 cubic meter. This will obviously be the case if the dam is full.

From this dam, water will also be used for the existing flower farming enterprise on lease area number 9159/1991. This will not form part of the 20% allocated for drinking water from the dam.

The costs of maintenance of the scheme will be shared by the various erven according to their entitlement.

WATER FROM THE BERG RIVER

At present all water to which Erven 8, 11 and 12648 is entitled, is pumped via a rising main from the Berg River via the Firgrove Minor Road. The water is then borne by pipe over other land until it reaches the dam on Erf 11, from where it is distributed to Erven 8, 10, 11 and 12648.

These rights will be protected either by a General Servitude or a Specific Servitude depending on circumstances which will be registered in favour of the farms over which the water is borne.

The pump at the Berg River forms part of this scheme.

The costs of maintenance of the scheme will be shared by the various erven according to their entitlement.
