

INFORMATION SHEET :
OEWERSIG FARM : FARM 376 PAARL

1. REGISTERED DESCRIPTION

Remainder of the Farm Ongegund Nr.376

In the Drakenstein Municipality

Paarl Division

Western Cape Province

In extent: 27,9969 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 :

4.1 Main dwelling – 504 square meters

5 bedrooms, 3 bathrooms, lounge, dining room, kitchen, scullery, office, living room with built in braai, garage for 3 vehicles, as well as covered parking.

4.2 Second dwelling – 137 square meters

3 bedrooms, 1 bathroom with separate toilet, open plan kitchen with lounge/dining room, as well as a big stoep with built in braai.

4.3 Chicken runs – 1476 square meters

4.3.1 Chicken house 1 – 10,468 cages

4.3.2 Chicken house 2 – 5,466 cages

4.3.3 Chicken house 3 – 3,880 cages

4.3.4 Chicken house 4 – 650 cages

The cages will not form part of the property.

4.4 Packing shed – 475 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.

4.5 Labourers' Houses

4.5.1 1 X 3 bedrooms

4.5.2 8 X 2 bedrooms

4.5.3 5 X 1 bedroom

All with complete bathrooms, kitchens and lounges.

4.6 Sheds – 108 square meters

5. VINEYARDS

The vineyards planted on Farm 376 are as set out in the following table:

BLOCK	CULTIVAR	HA	YEAR PLANTED	NUMBER OF VINES	SPACING (M)
80	Alpha Red	0.5	2005	1111	3 X 1.5
***81	Alpha Red	1.97	2005	3541	3 X 1.5
82	La Rochelle	1.98	1992	3233	3 x 2
83	Thompson	1.32	1988	2199	3 x 2
84	Dan-Ben-Hannah	1.49	1983	2755	3 x 1.5
85	Alphonse Lavalee	1.24	1980	2755	3 x 1.5
86	Dauphine	1.24	1989	2755	3 x 1.5
87	Bonheuer	1.4	1992	2182	3 x 2
89	Sundance	2.72	2004	5686	3 x 1.6
***90	Moonballs	2.39	2005	4978	3 X 1.6
92	Dauphine	2.58	1991	4462	3 x 1.8
***93	Dessert Seedless	3.01	2005	6266	3 X 1.6
TOTAL		21,84			
***License Agreement : Dole					

6. PRODUCTION

The total production of export grapes on Farm 376, is as set out on the table below:

4.5 kg ekw		(Cellar excluded)			
Block	Block size	2007	2008	2009	2010
80	0.5	1694	2665	3640	1720
81	1.97	0	13532	12190	8920
82	1.98	10764	9937	7990	7029
83	1.32	6217	6429	6090	5151
84	1.49	9366	9106	6910	4860
85	1.24	8279	6637	6820	4251
86	1.24	10317	5102	5400	4700
87	1.4	6814	7609	5380	4318
89	2.73	16006	14815	17140	16738
90	2.39	4156	7533	14090	10698
92	2.58	14706	8846	9460	7585
93	3.01	688	5531	7744	8159
TOT	21.84	89007	97742	102854	84129

7. WATER

7.1 There is a borehole for drinking water.

7.2 Farm 376 is entitled to 21,3 ha of water from the Berg River, which is pumped directly from the Berg River onto the farm. The full water reticulation scheme, including the pump, forms part of the sale.

8. WORKERS

The following workers are at present employed on Farm 376 and will be employed by the Purchaser in terms of Section 197 of the Labour Act:

Name	Surname	I D Number
Nicolaas	Windvogel	6311115925088
Rachel	Moses	7606270192088
Katriena	Windvogel	6202090216082
Ragel	Swarts	5604140206081
Weideman	Williams	6703085702085
Dawid	Krotz	7308155287089
Hermanus	Swarts	7608175262081
Ben	Dyonta	5008275698086
Hendrik	Engelbrecht	
David	Memani	7110155855083
Albert	Swarts	8201015253087
Roland	Pietersen	7011035090083
Busynote	Phuza	6601026434083

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

10. OCCUPATION

The labourers' cottages on Farm 376 are occupied by the following people:

Nr.1		
Nicolaas Windvogel	47yr	Permanent Man
Katriena Windvogel	48yr	Permanent Woman
Daniel Oerson	24yr	Permanent Man
Amanda Gaffley	26yr	Permanent Woman
Niklaas Windvogel (child)	15yr	Scholar
Child (Daniel)	6yr	Scholar
Child (Daniel)	2yr	
Nr.2		
Hermanus Swarts	34yr	Permanent Man
Nr.3		
Ragel Swarts	53yr	Permanent Woman
Hannie Swarts	26yr	Fixed term worker
Albert Swarts	28yr	Permanent Man
Hendrik Engelbrecht	25yr	Permanent Man
Child (Hannie's)	3yr	
Nr.4		
Dawid Krotz	37yr	Permanent Man
Yvonne	25yr	Fixed term worker
Child	7yr	Scholar
Child	2 months	
Nr.5		
Duimpie	57yr	Retired
Hester Keister	28yr	Fixed term worker
Niklaas Keister	25yr	Fixed term worker
Jaquin	16yr	Scholar
Child (Hester)	6yr	Scholar
Child (Hester)	3yr	Scholar
Nr.6		
Ben Dyonta	60yr	Permanent Man
Lawrence	23yr	Student
Nelisa	14yr	Scholar
Nr.7		
David Memani	39yr	Permanent Man
Silvia Mphalwa	36yr	Fixed term worker

Nr.8		
Jacobus Keister	38yr	Permanent Man
Julia Abdol	44yr	Fixed term worker
Mariana Abdol	25yr	Fixed term worker
Douglas	25yr	Pays R100 rent per month
Jacobus' brother		Pays R100 rent per month
Child (Jacobus)	2yr	
Nr.9		
Busynote Phuza	44yr	Permanent Man
Alice	36yr	Fixed term worker
Nr.10		
Katriena Adams	60yr	Retired
Rachel Moses	33yr	Permanent Woman
Frieda Moses	37yr	Pays R100 rent per month
Mariska Adams	22yr	Student
John-lee Moses(Frieda)	15yr	Scholar
Child (Rachel)	3yr	
Child (Frieda)	2yr	
nr.11		
Weideman Williams	44yr	Permanent Man
Sophia Williams	42yr	
Granville Williams	15yr	Scholar

These people have various rights in respect of the houses.

Both houses, the Main House as well as the Second Dwelling house are at present let, which leases can be terminated with 2 month's notice by either party.

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 :
VREDENHOF FARM : ERF 8 PAARL**

1. REGISTERED DESCRIPTION

Erf 8 Paarl
In the Drakenstein Municipality
Paarl Division
Western Cape Province

In extent: 26,6910 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 :

Six Labourers' Cottages.

5. VINEYARDS

The vineyards planted on Erf 8 are as set out in the following table:

BLOCK	CULTIVAR	HA	YEAR	VINES	SPACING
40	Sundance	3.26	2006	6207	3.5 X 1.5
42	Crimson	1.17	2001	2227	3.5 X 1.5
43	Bien Donne	3.30	1979	6283	3.5 X 1.5
44	Dan Ben Hannah	2.66	1978	5064	3.5 X 1.5
45	Waltham Cross	3.66	1984	6968	3.5 X 1.5
**46	Scarlotta	2.23	2010	4245	3.5 X 1.5
47	Bonheuer	1.01	2001	4040	2.5 X 1
48	Flame	2.40	2004	9600	3.5 X 1.5
***52	Moonballs	2.77	2007	5274	3.5 X 1.5

53	Victoria	0.65	2003	2600	2.5 X 1
TOTAL		23.11			
** License Agreement: Sunworld					
***License Agreement: Dole					

6. PRODUCTION

The total production of export grapes on Erf 8, is as set out on the table below:

4.5 kg ekw		(Cellar excluded)			
Block	Block size	2007	2008	2009	2010
40	3.26	0	0	4088	15341
42	1.17	3280	4281	4122	5197
43	3.297	22143	17509	16927	16456
44	2.658	19210	16153	14759	9781
45	3.661	23079	15394	11232	18360
46	2.23	13251	8667	8671	10761
47	1.07	5154	4191	4127	4734
48	2.4	6942	10727	10637	9510
52	2.77	0	0	1261	11080
53	0.65	4714	4628	3105	5670
TOT	23.17	99780	83558	80938	108900

7. WATER

- 7.1 For drinking water Erf 8 forms part of the water reticulation scheme from the Kirsten-dam 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 8 is a registered user for Berg River water, for 23,8 ha of water from the Berg River.

8. SERVITUDE

Servitudes for turning circles for both Erf 8 and Erven 5 and 7 will also be registered, should the need therefore arise.

9. WORKERS

The following workers are at present employed on Erf 8 and will be employed by the Purchaser in terms of Section 197 of the Labour Act:

Name	Surname	ID number
Christiaan	van Wyk	5509075220082
Andries	Marthinus	5208055210086
Dirk	van Wyk	5205085118081
Jannie	van Rooyen	7210206043083
Hendrik	Pietersen	6502215207084
Dinah	Marthinus	5108300157084

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

10. OCCUPATION

The labourers' cottages on Erf 8 are occupied by the following people:

Nr.1		
Andries Marthinus	58yr	Permanent Man
Dinah Marthinus	58yr	Permanent Woman
Sabierna Marthinus	37yr	Pays R100 rent per month
Juline Marthinus	20yr	Pays R100 rent per month
Leticia Fransman	24yr	Pays R100 rent per month
Leandrey Marthinus	15yr	Scholar
Shaun Marthinus	6yr	Scholar
Nr.2		
Jannie v Rooyen	36yr	Permanent Man
Mieta Plaaityes	37yr	Fixed term worker
Stanley Louw	18yr	Scholar
Janine Louw	12yr	Scholar
Marshall Louw	4yr	Scholar
Nr.3		
Andries van Wyk	54yr	Permanent Man
Fransiena Moses	57yr	Fixed term worker
Nr.4		
Bennie Julies	68yr	Retired
Mietjie Julies	68yr	Retired
Nr.5		
Whiley Baartman	34yr	Bestuurder
Carol Baartman	32yr	
Wylene Baartman	10yr	Scholar
Will Baartman	4yr	Scholar
Nr.6		
Dirkie van Wyk	58yr	Permanent Man
Lettie van Wyk	63yr	Retired
Jade Jaars	28yr	Pays R100 rent per month
Rasmussen Jaars	2yr	

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.

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.
