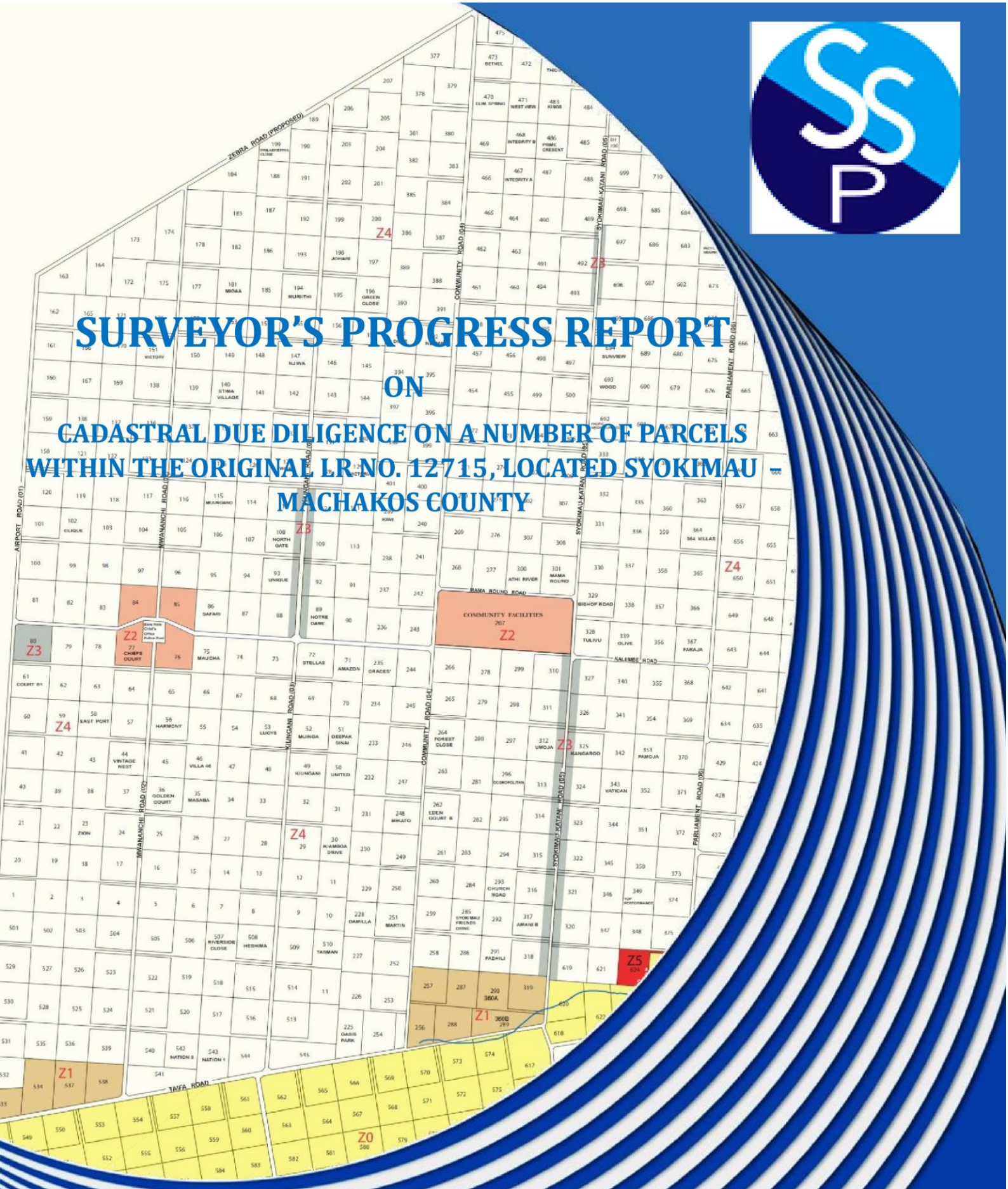


SURVEYOR'S PROGRESS REPORT

ON

CADASTRAL DUE DILIGENCE ON A NUMBER OF PARCELS WITHIN THE ORIGINAL LR NO. 12715, LOCATED SYOKIMAU – MACHAKOS COUNTY

Epren Plaza
Katani Rd – Off Mbs. Rd.
P.O. BOX 9562 – 00100
Nairobi – Kenya
Tel: +2547222247724
Email: ssplanningconsultants@gmail.com

SECTION A: INTRODUCTION AND BACKGROUND

1.0. Authority

Acting on instructions from **Syokimau Farm Limited**, as the beneficial party, we embarked on cadastral reconciliation activities involving background check of survey plans at the Survey Department of Kenya - Ruaraka, cadastral theoretical and remote survey based on Survey plan obtained from the department of surveys, as well as aerial (satellite) cadastral mapping to establish location, topology, geometry, size and boundary extents.

It is our understanding that the aforementioned issuer of instructions is the beneficial party. The parcel identification exercise commenced on the 21st day of August 2024.

1.1. Scope of Work

In reference to the instructions given, **Savanna Surveys and Planning Consultants Ltd** has performed a series of activities including investigation and analysis of existing information, computation and compilation of related documents and drawings, and aerial-to-ground reconciliation. Our understanding of the scope of work lead to performance of the following:

a) Accurate cadastral boundary delineation
b) Area computation and confirmation of the properties of interest.
c) Demonstration and comparison of the ground measurements vis a vis official cadastral plan.
d) Cadastral document reconciliation and verification at MoL – Survey Department.
e) Preparation of a technical surveyor's report illustrating findings.

1.2. Objective

The main objective of the exercise was to undertake cadastral due diligence for the properties; including verification of cadastral registration and obligatory reconciliation. Cadastral anomalies and/or irregularities unraveled in the process are to be noted and reported without prejudice.

1.3. Legal Framework

Collectively, **Savanna Surveys and Planning Consultants Ltd** ensured that all survey works were performed in accordance to the law and legal documents governing professional practice. They include: a)

Survey Act Cap 299 and Regulations

b) The Cadastral Survey Manual
c) The Physical Planning Act Cap 286
d) The Land Act, 2012
e) Land Registration Act, 2012
f) National Land Commission Act, 2012

2.1. Site Location Plan

The properties are located within the original LR No. 12715 in Syokimau. Below is a diagram showing the distribution and location of the identified properties. **Red** are 63 properties identified by Syokimau Farm Limited, while **Green** are 37 open non-developed plots identified via satellite imagery (find the list in the Appendix I)

That the properties highlighted red are plots that Syokimau Farm Limited jointly owns with their members. They were plots that members have not paid all their dues as required by the farm. The properties highlighted green belong to syokimau farm limited as they were not allocated to any member by the farm.

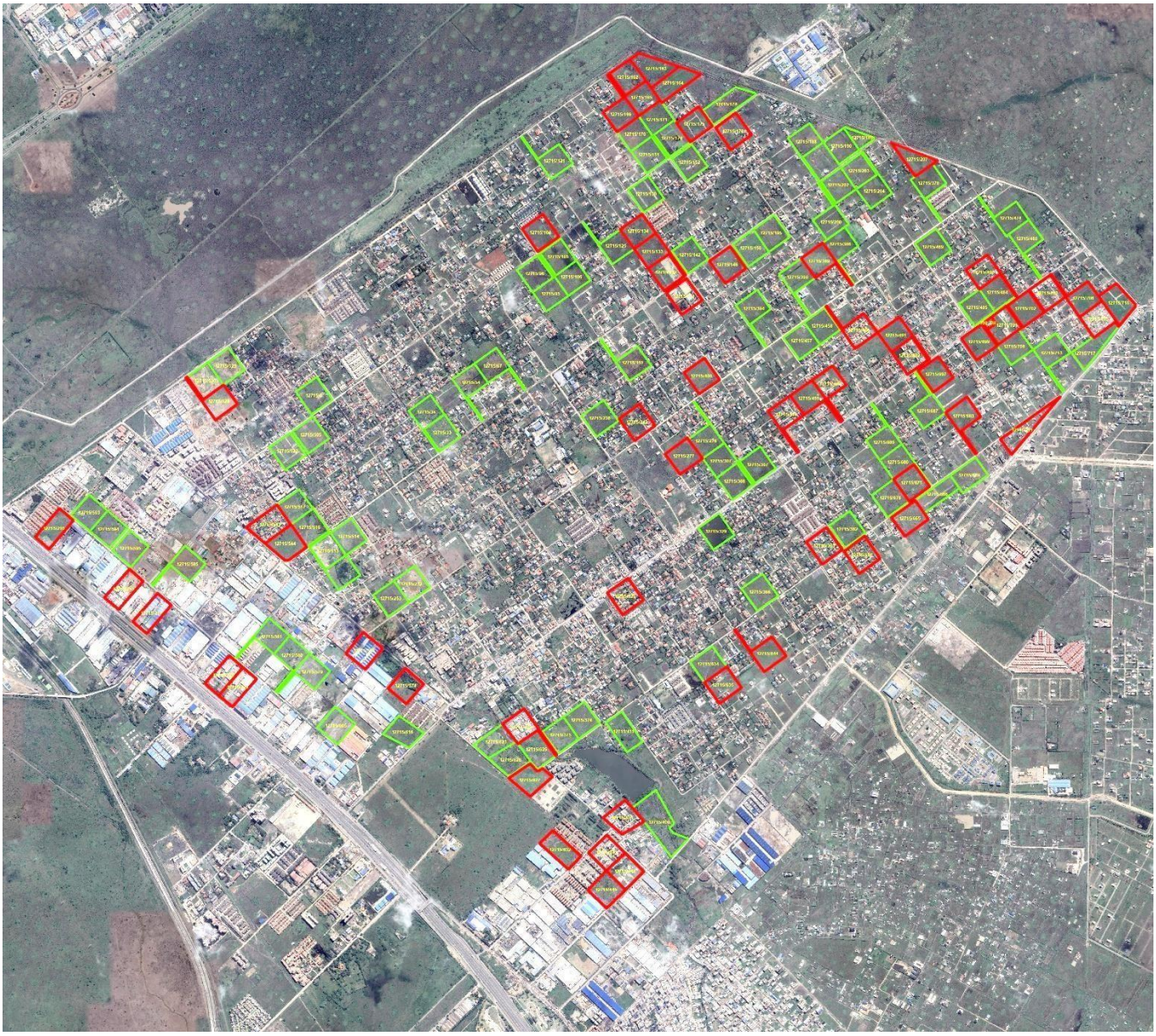


Fig. 1 Site Location and cadastral plan of the identified properties within LR No. 12715

SECTION B: PRELIMINARY RESULTS AND FINDINGS

The following are the initial results and findings for some of the identified properties.

LR Nos. 12715/162; 12715/163; 12715/164; 12715/165 & 12715/166	
Description Located North of Syokimau scheme at the point where Airport Road meets the proposed Zebra Road.	
Ground Status 162	Evidence of informal and temporary occupancy. Subdivision NOT evident
Ground Status 163	Evidence of subdivision and ground presence. Not developed
Ground Status 164	Evidence of subdivision and ground presence. Not developed
Ground Status 165	Subdivided and partially developed
Ground Status 166	Evidence of subdivision and ground presence. Not developed
LR Nos. 12715/175 & 12715/178	
Description Located North of Syokimau scheme along Mwananchi Road. A few meters off the proposed Zebra Road.	
Ground Status 175	Evidence of subdivision activities. NOT developed
Ground Status 178	Evidence of subdivision. Approximately 10% developed

LR No. 12715/207	
Description Located North of Syokimau scheme along the proposed Zebra Road, a few meters west of Ukarimu Court.	
Ground Status 207	No physical/visual evidence of subdivision. NOT developed
LR No. 12715/104	
Description Located along Mwananchi Road and abutting Magi Villas Estate.	
Ground Status 104	Evidence of subdivision; and partially developed
LR No. 12715/146	

Description Located along Kiungani Road, opposite Njiwa Court.	
Ground Status 146	Visual evidence of subdivision but NOT developed

LR Nos. 12715/460; 12715/491; 12715/492 & 12715/697

Description Parcel 460 is accessed along Community Road; where the Bible Community Church is built. Parcels 491, 492 and 697 are all along Katani Road	
Ground Status 460	Subdivided and approximately 90% developed and occupied
Ground Status 491	No visual evidence of subdivision and is NOT developed
Ground Status 492	Subdivided and approximately 70% developed. Temporary structures leased.
Ground Status 697	No visual evidence of subdivision and is NOT developed

LR Nos. 12715/483; 699; 700; 701; 702; 703; 706; 715 & 716

Description Parcels 483, 699, 700, 701, 702, 703 and 706 are all accessed and located along Katani Road Parcels 715 & 716 are accessed and along Quarry Road	
Ground Status 483	Subdivided and approximately 40% developed and occupied
Ground Status 699	No visual evidence of subdivision, and NOT developed
Ground Status 700	Borehole site. NOT developed apart from borehole infrastructure
Ground Status 701	Subdivided and partly developed. Approximately 80% NOT developed
Ground Status 702	No visual evidence of subdivision. Fenced and temporary structure erected
Ground Status 703	Subdivided and approximately 50% developed and occupied
Ground Status 706	No visual evidence of subdivision. NOT developed
Ground Status 715	NOT developed. No subdivision. In use as a trailers' yard
Ground Status 716	There's evidence of subdivision. NOT developed.

LR No. 12715/721 & LR No. 12715/683	
Description Parcels 683 is along parliament road while 721 touches both parliament road and Quarry Road.	
Ground Status 683	No visual evidence of subdivision and NOT developed

Ground Status 721	Subdivided and approximately 50% developed and occupied
LR Nos. 12715/134; 12715/133; 12715/132 &12715/131	
Description Parcels 134 is accessed along Mwananchi road; it abuts Stima Sacco Village. The other parcels are along Kiungani Road; Jewel House School sits on 131.	
Ground Status 134	Evidence of fencing activities. No visual evidence of subdivision and NOT developed
Ground Status 133	No visual evidence of subdivision and NOT developed
Ground Status 132	Evidence of subdivision activities but NOT developed
Ground Status 131	Approximately 60% occupied and developed. Evidence of activities on undeveloped

LR No. 12715/389

Description Parcels 389 is accessed along Community Road; directly opposite Tower View Court.	
Ground Status 389	No visual evidence of subdivision, and NOT developed
LR Nos. 12715/675 & 12715/665	
Description Accessed and located along Parliament Road; parcel 665 abuts Pisoko Court.	
Ground Status 675	Completely fenced (Wall); and there's evidence of subdivision. NOT developed
Ground Status 665	There is no visual evidence of subdivision. NOT developed

LR Nos. 12715/363 & 12715/661	
Description Accessed and located along Parliament Road; parcel 363 abuts Katani Villas Estate.	
Ground Status 363	Subdivided, developed and occupied. A few undeveloped properties exist
Ground Status 661	Subdivided, developed and completely occupied. Gated Court

LR No. 12715/400	
Description Accessed and located along Community Road opposite Eagle Court.	

Ground Status 400	No visual evidence of subdivision. NOT developed
LR No. 12715/277	
Description Accessed and located along Mama Round Road connecting Katani and Community Roads.	
Ground Status 277	No visual evidence of subdivision. NOT developed

LR No. 12715/242	
Description Accessed and located along Community Road, at the junction of Mama Round Road.	
Ground Status 277	Subdivision and development is evident. Approximately 50% NOT developed
LR No. 12715/325	

Description Accessed and located along Katani Road. Known as Jirani Court	
Ground Status 325	Subdivision and development is evident. Mostly developed and occupied
LR Nos. 12715/635 & 12715/644	
Description Accessed and located off Parliament Road at the Shujaa Court junction. iSpeak Society of Kenya offices are within 635.	
Ground Status 635	Subdivided and partially developed. Approximately 70% remains undeveloped
Ground Status 644	No visual evidence of subdivision. NOT developed

LR No. 12715/528

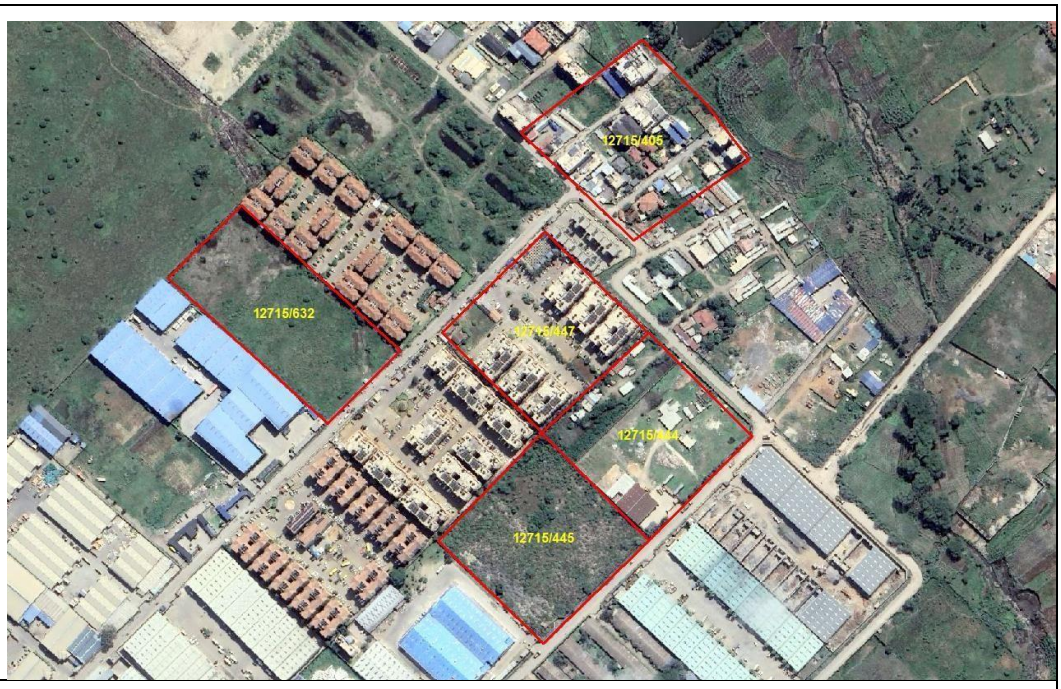
Description Accessed and located along Syokimau Airport Road.	
Ground Status 528	No visual evidence of subdivision. **Encroachment** is evident. NOT developed
LR Nos. 12715/543 & 12715/544	
Description Accessed and located along Taifa/Chady Road.	
Ground Status 543	Subdivided, developed and occupied. Approximately 90% developed
Ground Status 544	No visual evidence of subdivision. NOT developed
LR Nos. 12715/570 & 12715/574	

Description Accessed and located along Taifa/Chady Road.	
Ground Status 570	Completely developed as a block. Occupied by Mizani Cement and Steel
Ground Status 574	NOT subdivided nor developed. Parcel in its pristine state

LR Nos. 12715/624 & 12715/627

Description Accessed and located along Gikawa Link and Parliament Road junction. Opposite Dam view/Olonyori Apartments	
Ground Status 624	Fully occupied with slum-grade developments
Ground Status 627	No visual evidence of subdivision. Fenced but NOT developed.

LR Nos. 12715/405; 12715/632; 12715/447; 12715/444 & 12715/445

Description Accessed and located along Beijing Road.	
Ground Status 405	Subdivided and developed. Mixed use development. Muti-dwellings
Ground Status 444	Evidence of subdivision into two sub-plots. Sections partially developed
Ground Status 445	No visual evidence of subdivision. NOT developed
Ground Status 447	Fully developed and occupied. Greatwall Phase 3
Ground Status 632	No visual evidence of subdivision. NOT developed.

LR Nos. 12715/222 & 12715/223	
Description Accessed and located along both Mombasa Road (frontage) and Viwandani Road at the back.	
Ground Status 222	Developed and occupied
Ground Status 223	Developed and occupied

LR Nos. 12715/215 & 12715/217	
Description Accessed and located along both Mombasa Road (frontage) and Viwandani Road at the back.	
Ground Status 215	Occupied by Astrol Petrol Station. 60% used as a trailers' yard
Ground Status 217	Developed and fully occupied with office spaces (frontage) and godowns (back)
LR No. 12715/210	
Description Accessed and located along both Mombasa Road (frontage) and Viwandani Road at the back. It abuts Bustani Estate.	
Ground Status 210	Fenced; NOT subdivided and NOT developed

LR Nos. 12715/593; 12715/594; 12715/595 & 12715/585

Description Accessed through Viwandani Road; 593 and 594 abuttals to Five Star Gardens Phase I while 595 to Green City Gardens.	
Ground Status 593	No visual evidence of subdivision. NOT developed. Temporary structure erected
Ground Status 594	No visual evidence of subdivision. NOT developed
Ground Status 595	No visual evidence of subdivision. NOT developed. Temporary structure erected
Ground Status 585	Completely fenced (wall) and gated. No visual evidence of subdivision
LR Nos. 12715/581; 12715/581 & 12715/579	
Description Accessed through Viwandani Road.	
Ground Status 581	Completely fenced (wall) and gated. No visual evidence of subdivision
Ground Status 580	No visual evidence of subdivision. NOT developed

Ground Status 579	Completely fenced (wall) and gated. No visual evidence of subdivision

LR Nos. 12715/605 & 12715/616	
Description 605 is accessed through Viwandani Road while 616 is accessed through Katani road and is abutting Gables Park Estate.	
Ground Status 605	Completely fenced (chain-link) and gated. No visual evidence of subdivision
Ground Status 616	Completely fenced (wall) and gated. No visual evidence of subdivision
LR Nos. 12715/623; 12715/626; 12715/625; 12715/375; 12715/374 & 12715/411	
Description Accessed and located along Parliament Road; 623, 626 and 625 abutting Kicheko slum	
Ground Status 623	Under cultivation. Visual evidence of subdivision. NOT developed
Ground Status 626	Under cultivation. Visual evidence of subdivision. NOT developed
Ground Status 625	Under cultivation. Visual evidence of subdivision. NOT developed
Ground Status 375	Completely fenced (wall) and gated. No visual evidence of subdivision
Ground Status 374	Visual evidence of subdivision. NOT developed
Ground Status 411	Under cultivation. Visual evidence of subdivision. NOT developed
LR Nos. 12715/408	

Description Accessed and located along Quarry Road. Right at the 1st culvert	
Ground Status 408	No visual evidence of subdivision; Under cultivation; dam outlet traversing through

LR Nos. 12715/253 & 12715/252

Description Accessed and located along Community Road.	
Ground Status 253	Completely fenced (chain-link) and gated. There is visual evidence of subdivision
Ground Status 252	Completely fenced (wall) and gated. No visual evidence of subdivision
LR Nos. 12715/517; 12715/516; 12715/513; 12715/514 & 12715/512	
Description Accessed and located along Kiungani road; 516 abutting Skyview Estate and 514 abutting Tasman Court.	
Ground Status 517	No visual evidence of subdivision. NOT developed
Ground Status 516	No visual evidence of subdivision. NOT developed
Ground Status 514	No visual evidence of subdivision. NOT developed

Ground Status 513	No visual evidence of subdivision. NOT developed. Evidence of backfilling
Ground Status 512	No visual evidence of subdivision. NOT developed

LR Nos. 12715/4; 12715/522 & 12715/505	
Description Accessed and located along Mwananchi Road	
Ground Status 4	Barbed wire fencing; under cultivation; temporary structure and solar panels
Ground Status 505	Completely fenced (wall) and gated. No visual evidence of subdivision
Ground Status 522	Visual evidence of subdivision. NOT fenced and NOT developed
LR Nos. 12715/34; 12715/33; 12715/54 & 12715/67	

Description Accessed and located along Kiungani Road	
Ground Status 34	Fenced; No visual evidence of subdivision. NOT developed. Evidence of occupation
Ground Status 33	Fenced; No visual evidence of subdivision. NOT developed. Evidence of occupation
Ground Status 54	There's visual evidence of subdivision. NOT developed. Sparse occupation
Ground Status 67	There's visual evidence of subdivision. NOT developed. Sparse occupation
LR Nos. 12715/530 & 12715/529	
Description Accessed and located along Syokimau Airport Road	
Ground Status 529	Fenced (Wall); No visual evidence of subdivision. NOT developed.
Ground Status 530	No visual evidence of subdivision. NOT developed.
LR Nos. 12715/95; 12715/96; 12715/105; 12715/106 & 12715/125	

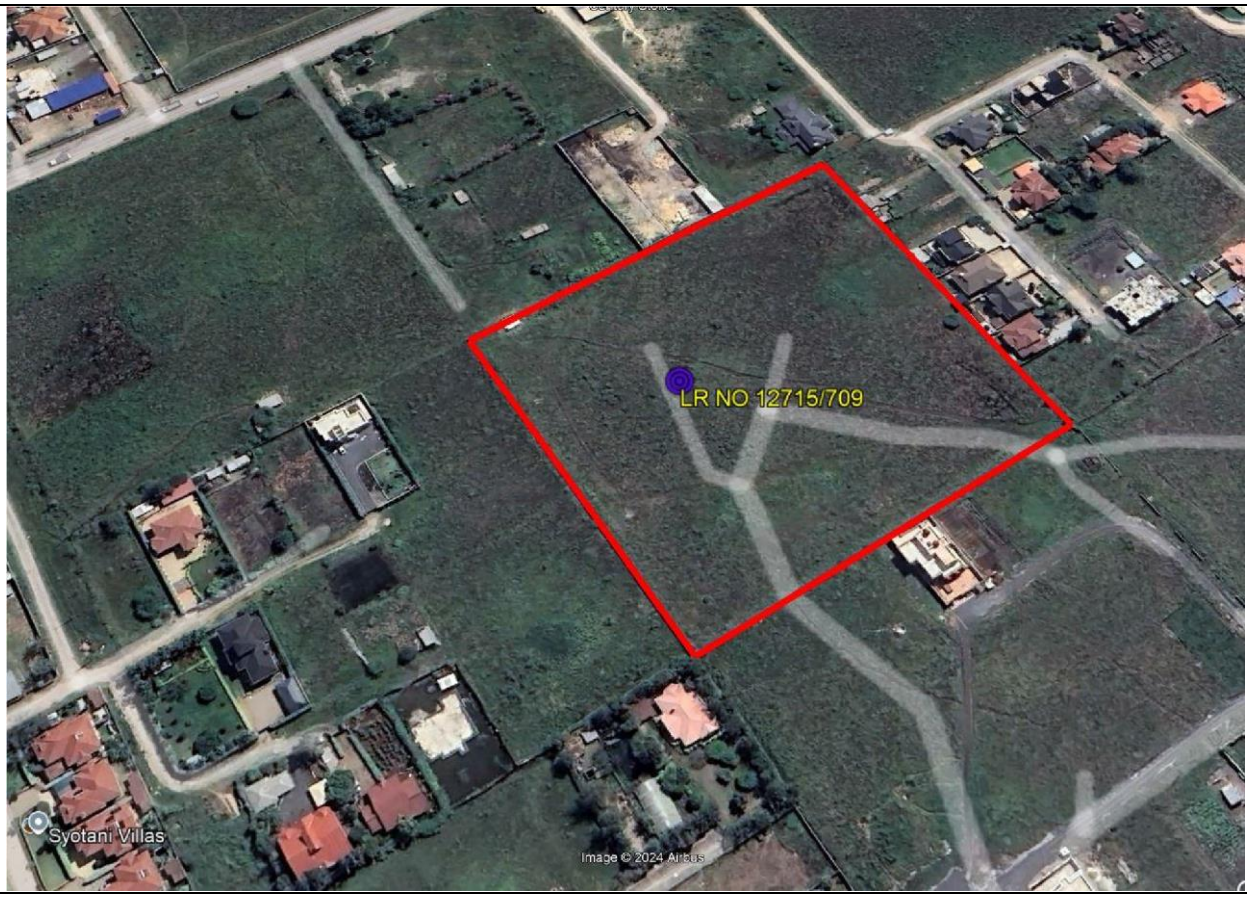
	
Ground Status 95	No visual evidence of subdivision. NOT developed
Ground Status 96	Fenced (Wall); Evidence of amalgamation with 106. NOT developed
Ground Status 105	Fenced (Wall); Evidence of amalgamation with 106. NOT developed
Ground Status 106	Fenced (Wall); Evidence of amalgamation with 105. NOT developed
Ground Status 125	No visual evidence of subdivision. NOT developed

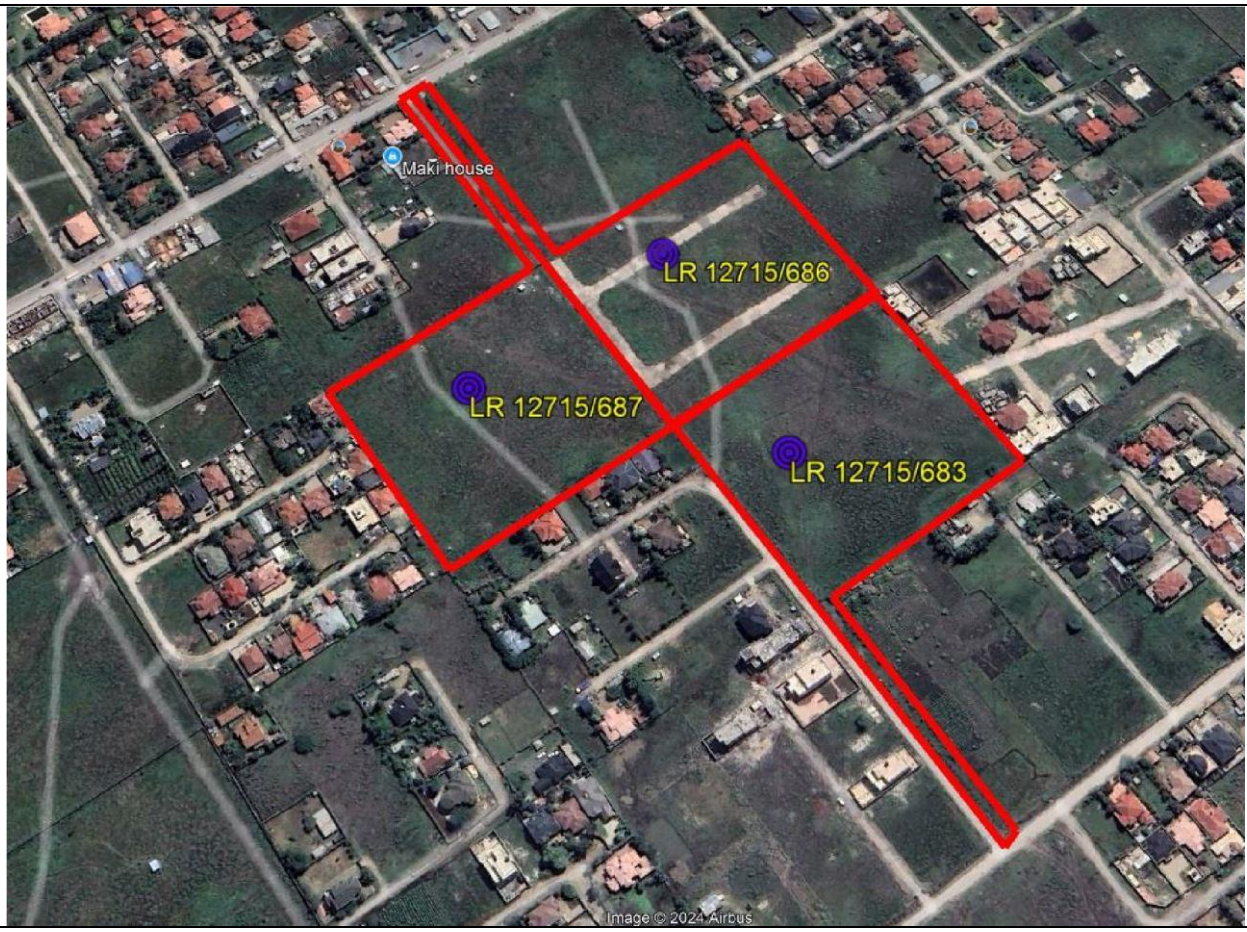
LR No. 12715/717

Description Accessed and located along Quarry road	
Ground Status 717	Fenced; NOT subdivided and NOT developed

LR No. 12715/713

Description Accessed and located along Quarry road near KIBO court	
Ground Status 713	NOT subdivided nor developed. Parcel in its pristine state
LR No. 12715/709	

	Description Accessed and located along katani road near syotani villas	
LR Nos.	**Ground Status 709**	There is a temporary house. NOT subdivided nor developed.
12715/683, 12715/686 and 12715/687		

Description Accessed and located along katani road	
Ground Status 683	NOT fenced, No visual evidence of subdivision. NOT developed.
Ground Status 686	NOT fenced, visual evidence of subdivision observed. Temporary house built.
Ground Status 687	Fenced, NO visual evidence of subdivision observed. Temporary house built.

LR Nos. 12715/689 and 12715/675	
Description Accessed and located along katani road and parliament road respectively	
Ground Status 689	NOT fenced, No visual evidence of subdivision. NOT developed.
Ground Status 675	Fenced, visual evidence of subdivision observed. Temporary house built.

2.2 Registration status

While the majority of the parcels identified appear to be registered, the majority of the people who have already developed have no proper documentation. Most public utilities appear to have been developed and there is very limited information about the owners of the developments.

2.3 Members register

We have attached the members register received from the syokimau farm limited management.

2.3.1 Original subdivision scheme plan

That we were able to obtain the original subdivision scheme plan that resulted to the current cadastral work and titles attached in this report. The original work done by surveyor J. Maeke was well done.

2.4 Identified audit areas

An audit report needs to be done to determine whether the subdivision of 5acre plots was done properly according to law.

Identify all public utilities provided by the subdivision scheme plan of LR NO 12715.

3.1 Limitations of the work

- **We could not get all the records at the office of the land registrar to compare with the registration status of the first syokimau Farm ltd allotees and the current records at the chief Registrars office due to the long bureaucratic process involved in getting the records.**

- **We could not clarify how transfers were made because some files had a lock and key, others are missing and others are actively under investigations.**
- **We could not immediately get the Subdivision scheme plan of LR 12715.**
- **Limited resources to comprehensively compare the original members list of Syokimau Farm Limited and the current registration status of all the plots at the chief registrar's office.**
- **Time limitation, we did not have sufficient time to conclusively handle all the issue raised by Syokimau Farm Limited.**

3.2 Recommendation

- **A resurvey be done to correct cadastral inaccuracies.**
- **Re-establishment of all the beacons of the 5-acre plots.**
- **Extend control points from the Mlolongo pillar and create an accurate control network in the area to be used in other survey works in the area.**
- **An audit report needs to be done to determine whether the subdivision of 5-acre plots was done properly according to law.**
- **Identify all public utilities as provided by the subdivision scheme plan of LR NO 12715.**
- **The chief registrar to order for the production of records of the current status of all Syokimau farm plots.**

Appendix (I)

NO	LR NO
1	LR NO 12715/162
2	LR NO 12715/163
3	LR NO 12715/164
4	LR NO 12715/165
5	LR NO 12715/166
6	LR NO 12715/175
7	LR NO 12715/178
8	LR NO 12715/207
9	LR NO 12715/104
10	LR NO 12715/146
11	LR NO 12715/460
12	LR NO 12715/491
13	LR NO 12715/492
14	LR NO 12715/697
15	LR NO 12715/483
16	LR NO 12715/699
17	LR NO 12715/700
18	LR NO 12715/701
19	LR NO 12715/702
20	LR NO 12715/703
21	LR NO 12715/706
22	LR NO 12715/715
23	LR NO 12715/716
24	LR NO 12715/721
25	LR NO 12715/683
26	LR NO 12715/131
27	LR NO 12715/132
28	LR NO 12715/133
29	LR NO 12715/134
30	LR NO 12715/389
31	LR NO 12715/675

32	LR NO 12715/665
33	LR NO 12715/363
34	LR NO 12715/661
35	LR NO 12715/400
36	LR NO 12715/277
37	LR NO 12715/242
38	LR NO 12715/325
39	LR NO 12715/635
40	LR NO 12715/644
41	LR NO 12715/528
42	LR NO 12715/543
43	LR NO 12715/544
44	LR NO 12715/570
45	LR NO 12715/574
46	LR NO 12715/624
47	LR NO 12715/627
48	LR NO 12715/444
49	LR NO 12715/445
50	LR NO 12715/405
51	LR NO 12715/632
52	LR NO 12715/447
53	LR NO 12715/222
54	LR NO 12715/223
55	LR NO 12715/215
56	LR NO 12715/217
57	LR NO 12715/210
58	LR NO 12715/717
59	LR NO 12715/713
60	LR NO 12715/709
61	LR NO 12715/686
62	LR NO 12715/687
63	LR NO 12715/689
64	LR NO 12715/593
65	LR NO 12715/594
66	LR NO 12715/595

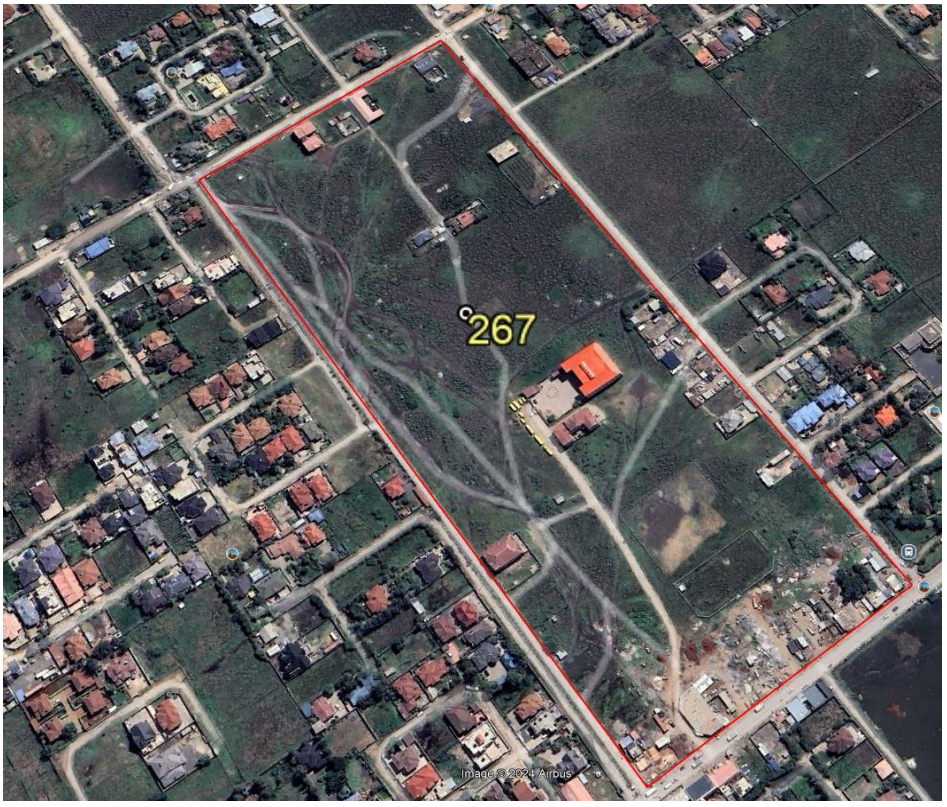
67	LR NO 12715/585
68	LR NO 12715/579
69	LR NO 12715/580
70	LR NO 12715/581
71	LR NO 12715/605
72	LR NO 12715/616
73	LR NO 12715/512
74	LR NO 12715/514
75	LR NO 12715/513
76	LR NO 12715/516
77	LR NO 12715/517
78	LR NO 12715/411
79	LR NO 12715/623
80	LR NO 12715/626
81	LR NO 12715/625
82	LR NO 12715/375
83	LR NO 12715/374
84	LR NO 12715/408
85	LR NO 12715/252
86	LR NO 12715/253
87	LR NO 12715/505
88	LR NO 12715/522
89	LR NO 12715/4
90	LR NO 12715/33
91	LR NO 12715/34
92	LR NO 12715/54
93	LR NO 12715/67
94	LR NO 12715/529
95	LR NO 12715/530
96	LR NO 12715/125
97	LR NO 12715/105
98	LR NO 12715/106
99	LR NO 12715/95
100	LR NO 12715/96

SYOKIMAU FARM LIMITED PLOTS		
1	LR NO 12715/55	

2	LR NO 12715/122	
3	LR NO 12715/140	
4	LR NO 12715/175	

		
5	LR NO 12715/193	

6	LR NO 12715/207	
7	LR NO 12715/234	

8	LR NO 12715/267	
9	LR NO 12715/293	

10	LR NO 12715/307	
11	LR NO 12715/387	

12	LR NO 12715/388	
13	LR NO 12715/393	

14	LR NO 12715/400	
15	LR NO 12715/409	
16	LR NO 12715/411	

17	LR NO 12715/414	
18	LR NO 12715/416	

19	LR NO 12715/422	
20	LR NO 12715/425	

21	LR NO 12715/426	
22	LR NO 12715/428	
23	LR NO 12715/453	

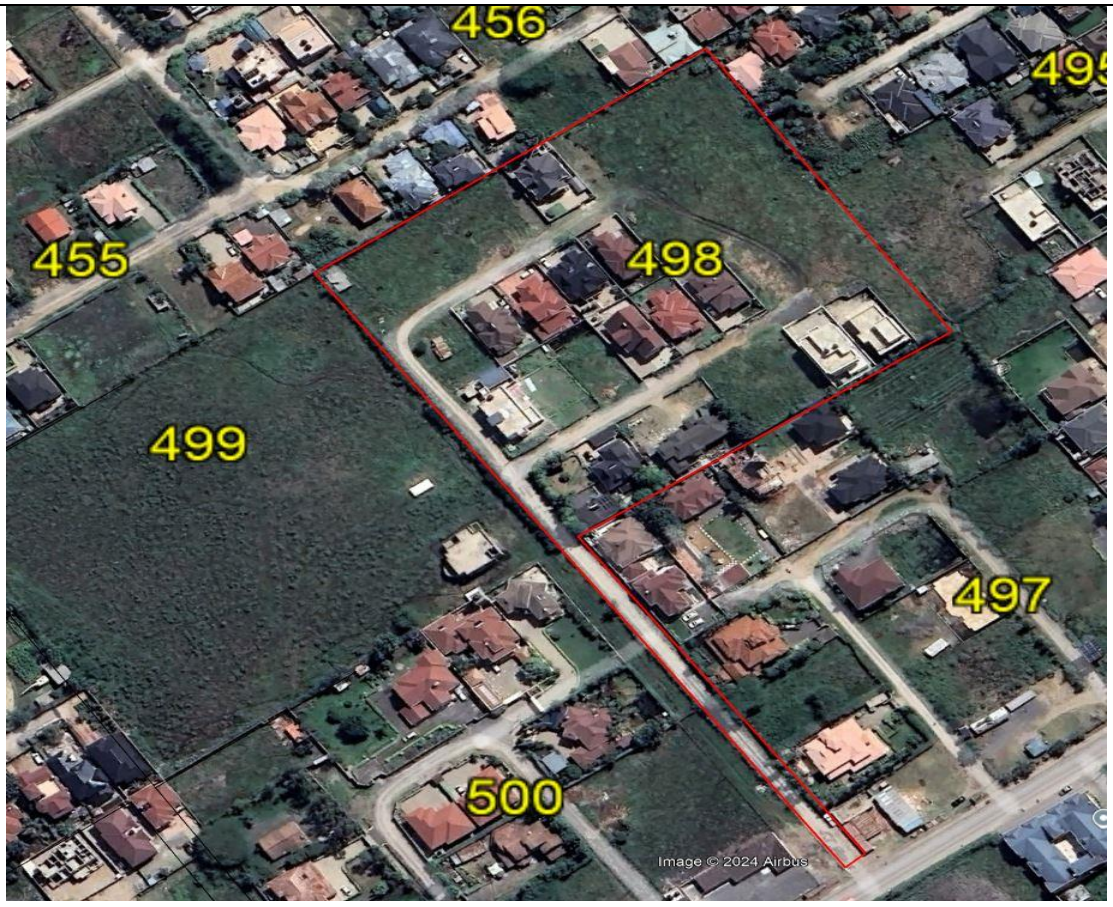
24	LR NO 12715/458	
25	LR NO 12715/460	

26	LR NO 12715/466	
27	LR NO 12715/470	

28	LR NO 12715/476	
29	LR NO 12715/481	

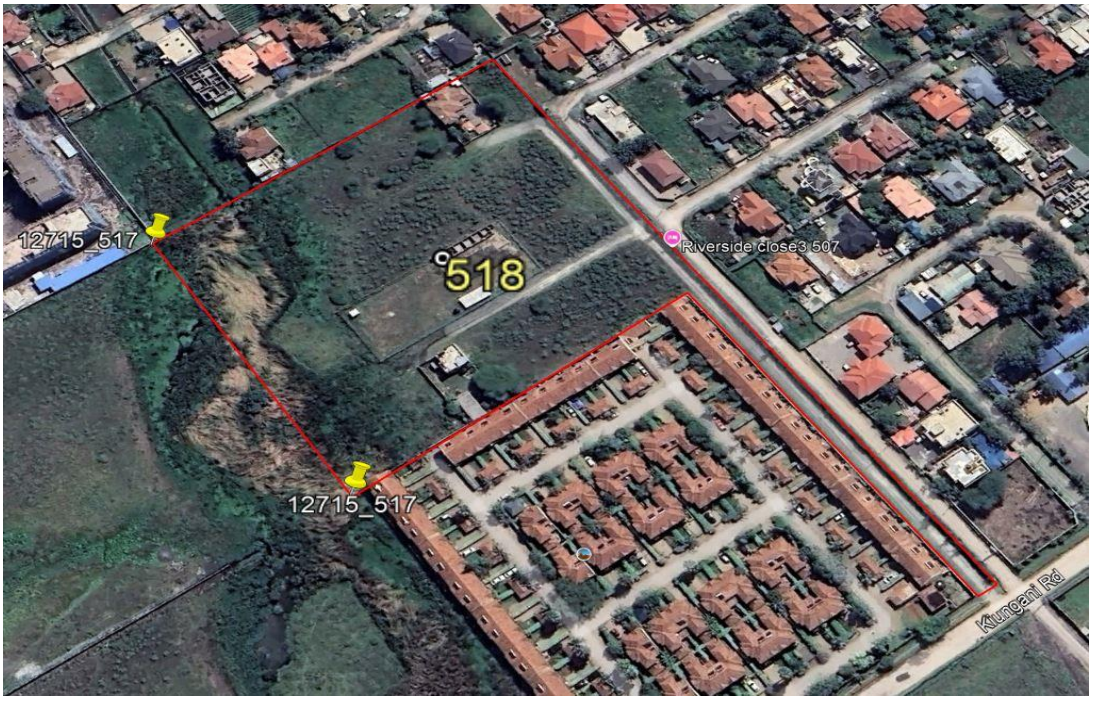
30	LR NO 12715/482	
31	LR NO 12715/483	
32	LR NO 12715/491	

		
33	LR NO 12715/492	

34	LR NO 12715/493	
35	LR NO 12715/498	

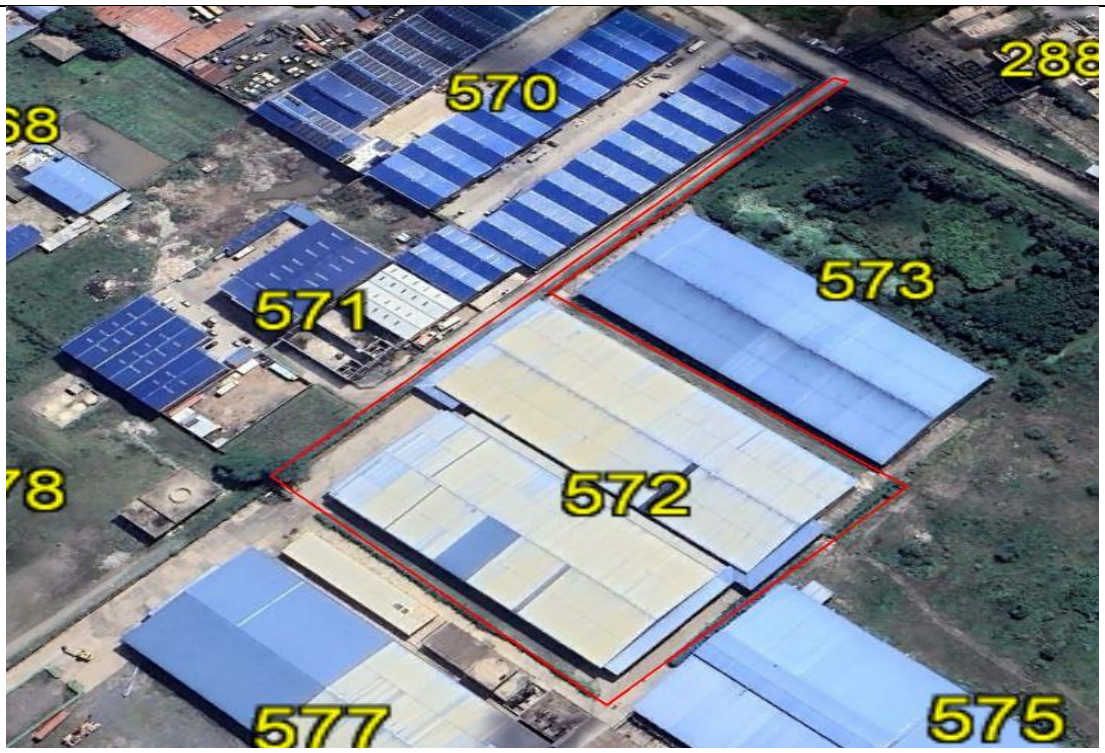
36	LR NO 12715/502	
37	LR NO 12715/510	

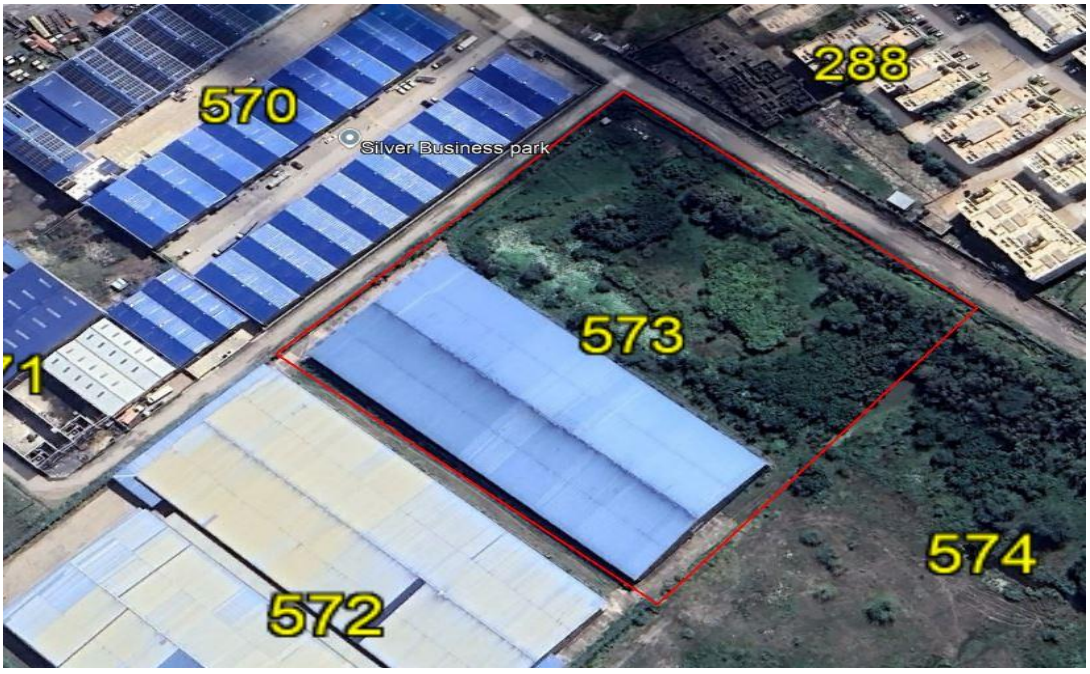
38	LR NO 12715/511	
39	LR NO 12715/517	

40	LR NO 12715/518	
41	LR NO 12715/528	

42	LR NO 12715/534	
43	LR NO 12715/543	

44	LR NO 12715/566	
45	LR NO 12715/568	

46	LR NO 12715/571	
47	LR NO 12715/572	

48	LR NO 12715/573	
49	LR NO 12715/575	

50	LR NO 12715/578	
51	LR NO 12715/582	

52	LR NO 12715/600	
53	LR NO 12715/628	
54	LR NO 12715/635	

		
55	LR NO 12715/644	

56	LR NO 12715/649	
57	LR NO 12715/661	
58	LR NO 12715/675	

		
59	LR NO 12715/681	

60	LR NO 12715/684	
61	LR NO 12715/686	

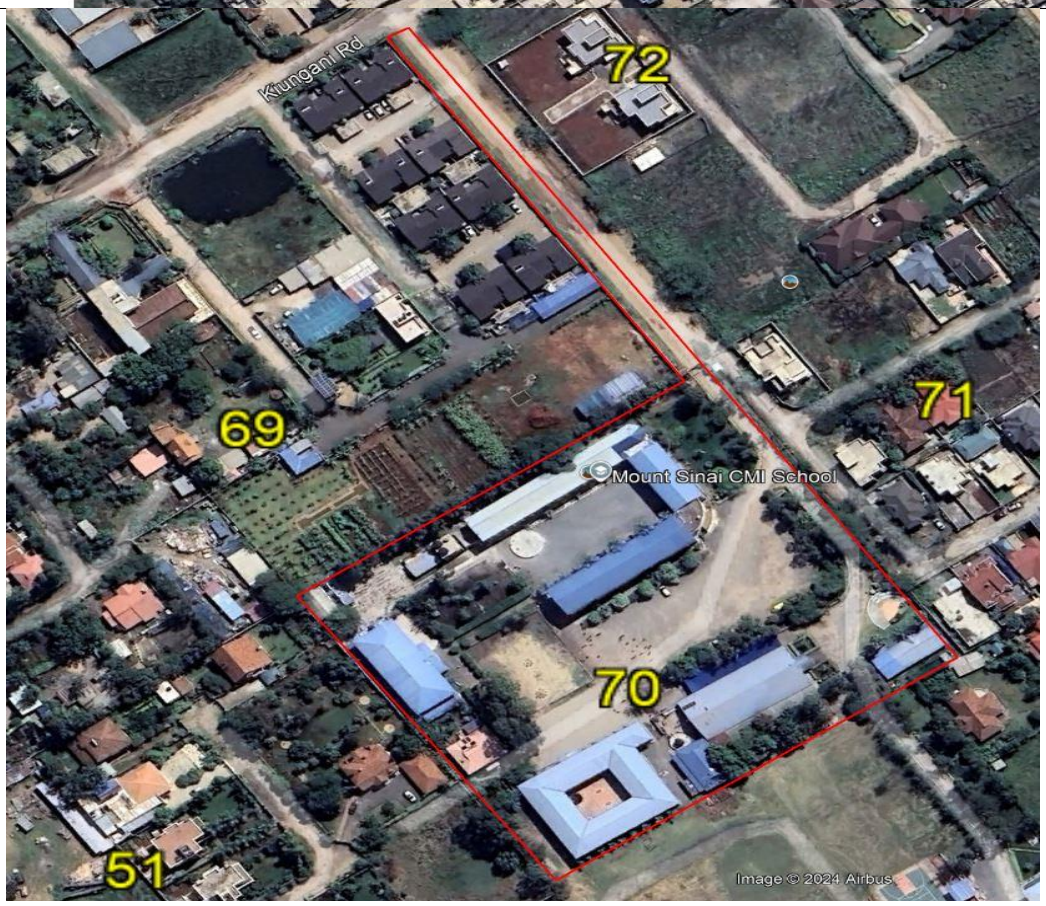
62	LR NO 12715/692	
63	LR NO 12715/696	

64	LR NO 12715/700	
65	LR NO 12715/703	

66	LR NO 12715/706	
67	LR NO 12715/715	
68	LR NO 12715/721	

JOINED SYOKIMAU WITH MEMBERS		
1	LR NO 12715/36	

2	LR NO 12715/38	
3	LR NO 12715/70	

4	LR NO 12715/78	
5	LR NO 12715/86	

6	LR NO 12715/87	
7	LR NO 12715/89	

8	LR NO 12715/105	
9	LR NO 12715/110	

10	LR NO 12715/126	
11	LR NO 12715/148	

12	LR NO 12715/155	
13	LR NO 12715/164	
14	LR NO 12715/168	

15	LR NO 12715/200	
16	LR NO 12715/203	

17	LR NO 12715/205	
18	LR NO 12715/210	

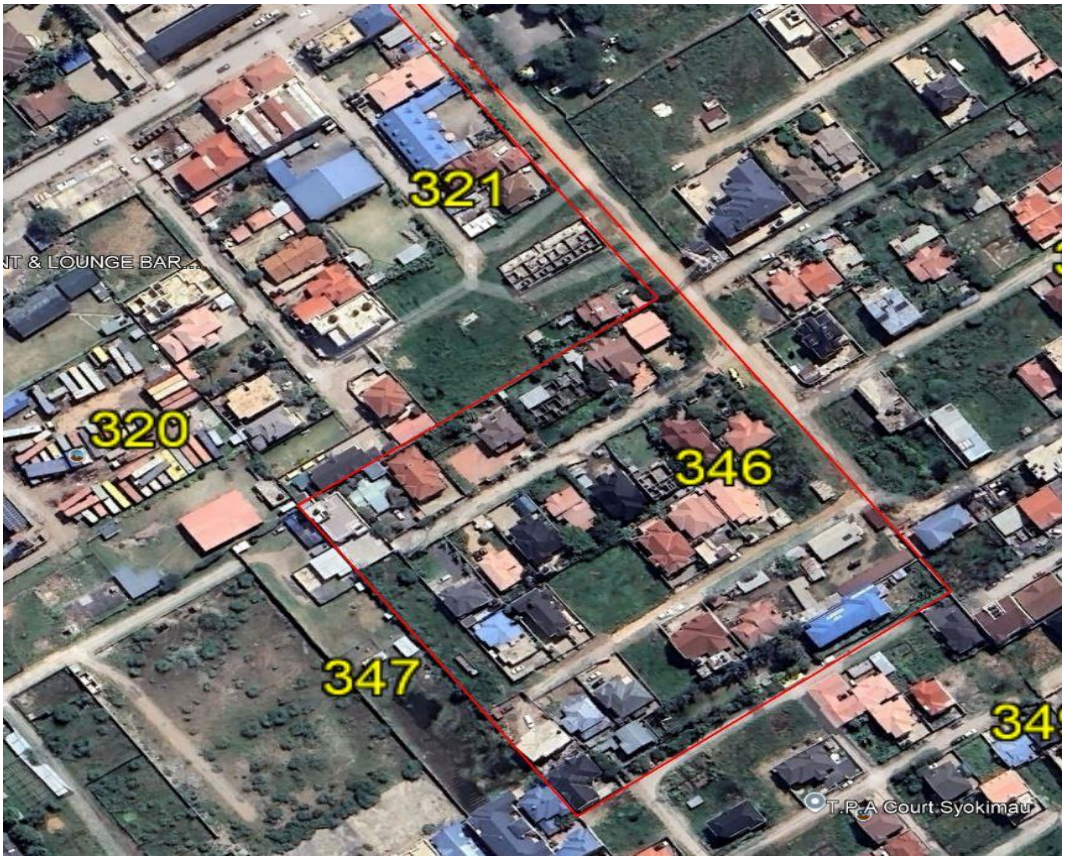
19	LR NO 12715/215	
20	LR NO 12715/217	

21	LR NO 12715/218	
22	LR NO 12715/219	
23	LR NO 12715/222	

		
24	LR NO 12715/230	

25	LR NO 12715/242	
26	LR NO 12715/277	

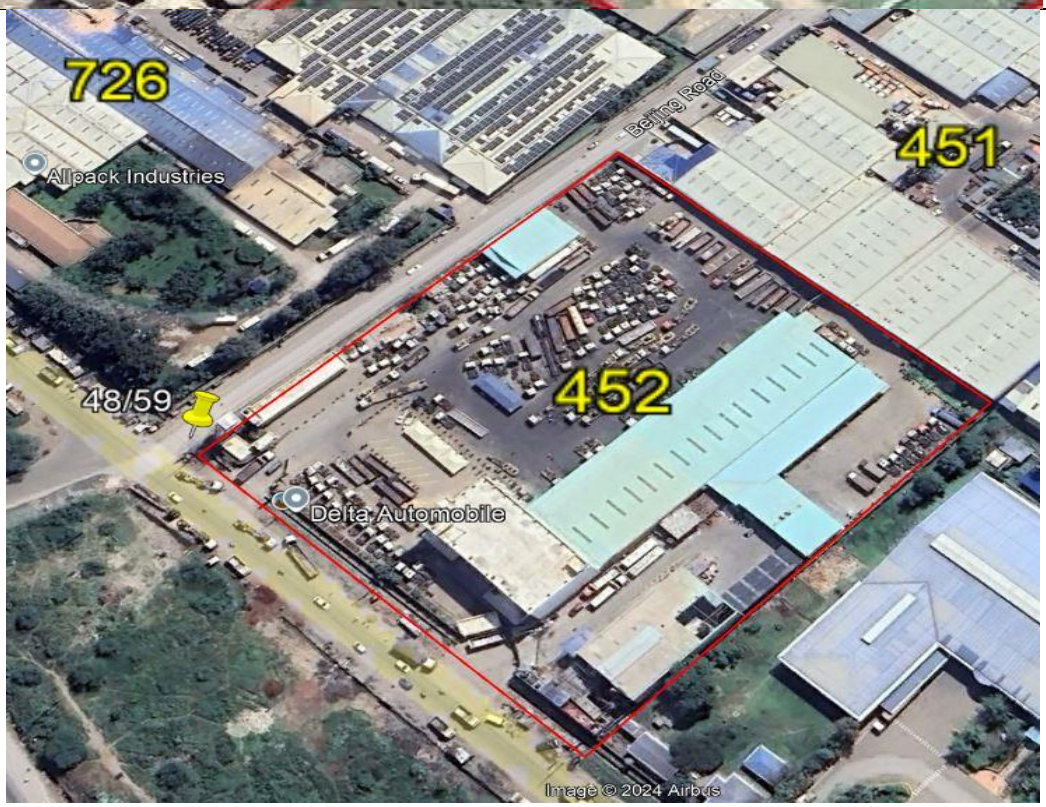
27	LR NO 12715/304	
28	LR NO 12715/305	

29	LR NO 12715/346	
30	LR NO 12715/352	

31	LR NO 12715/354	
32	LR NO 12715/363	

33	LR NO 12715/366	
34	LR NO 12715/371	

35	LR NO 12715/378	
36	LR NO 12715/405	
37	LR NO 12715/443	
38	LR NO 12715/447	

		
39	LR NO 12715/452	
40	LR NO 12715/624	

.....

Benedict Mulwa
Geomatics Consultant
GIS, Digital Mapping, Aerial & Land Survey
Savanna Survey & Planning Consultants.
Submitted on the 24th day of September, 2024