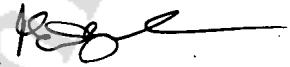


SEELREG
STAMP DUTY R.
FOOI
FES R. 290-00

PREPARED BY ME



CONVEYANCER

ROGER EDGAR WESTLEY BURMAN

VIR VERDERE ENDOSEMENTE SIE
FOR FURTHER ENDORSEMENTS-SEE Pg. 14

T 000012869 / 2016

CERTIFICATE OF CONSOLIDATED TITLE

(Issued under the provisions of section forty of the
Deeds Registries Act, 1937 (Number 47/1937))

WHEREAS -

SAPPI SOUTHERN AFRICA LIMITED
Registration Number 1951/003180/06
(the "Company")

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of
Section forty of the Deeds Registries Act, 1937; and

WHEREAS the Company is the registered owner of -

1. THE FARM ELANDSFONTEIN 447
Registration Division J.T.; Province of MPUMALANGA
- HELD under Deed of Transfer T23138/1998 dated 27 February 1998 and
Deed of Transfer T15398/2015 dated 21 October 2015
and





2. PORTION 1 OF THE FARM ELANDSFONTEIN 471
Registration Division J.T.; Province of MPUMALANGA
HELD under Deed of Transfer T23138/1998 dated 27 February 1998 and
Deed of Transfer T15398/2015 dated 21 October 2015
and
3. PORTION 2 OF THE FARM ELANDSFONTEIN 471
Registration Division J.T.; Province of MPUMALANGA
HELD under Deed of Transfer T23138/1998 dated 27 February 1998 and
Deed of Transfer T15398/2015 dated 21 October 2015
and
4. PORTION 3 OF THE FARM ELANDSFONTEIN 471
Registration Division J.T.; Province of MPUMALANGA
HELD under Deed of Transfer T23138/1998 dated 27 February 1998 and
Deed of Transfer T15398/2015 dated 21 October 2015
and
5. PORTION 4 OF THE FARM ELANDSFONTEIN 471
Registration Division J.T.; Province of MPUMALANGA
HELD under Deed of Transfer T23138/1998 dated 27 February 1998 and
Deed of Transfer T15398/2015 dated 21 October 2015
and
6. REMAINING EXTENT OF THE FARM GROOTGELUK 477
Registration Division J.T.; Province of MPUMALANGA
HELD under Deed of Transfer T23142/1998 dated 27 February 1998
and
7. PORTION 4 OF THE FARM GROOTGELUK 477
Registration Division J.T.; Province of MPUMALANGA
HELD under Deed of Transfer T23142/1998 dated 27 February 1998
and
8. PORTION 9 OF THE FARM GROOTGELUK 477
Registration Division J.T.; Province of MPUMALANGA
HELD under Deed of Transfer T23142/1998 dated 27 February 1998
and
9. REMAINING EXTENT OF PORTION 10 (A PORTION OF PORTION 5) OF THE
FARM GROOTGELUK 477; Registration Division J.T.; Province of MPUMALANGA
HELD under Deed of Transfer T23142/1998 dated 27 February 1998
and



10. REMAINING EXTENT OF PORTION 36 OF THE FARM GROOTGELUK 477
 Registration Division J.T.; Province of MPUMALANGA
 HELD under Deed of Transfer T23142/1998 dated 27 February 1998
 and
11. REMAINING EXTENT OF PORTION 42 OF THE FARM GROOTGELUK 477
 Registration Division J.T.; Province of MPUMALANGA
 HELD under Deed of Transfer T23142/1998 dated 27 February 1998
 and
12. REMAINING EXTENT OF THE FARM ROODEWAL 470
 Registration Division J.T.; Province of MPUMALANGA
 HELD under Deed of Transfer T23142/1998 dated 27 February 1998

which have been consolidated into the land hereinafter described;

NOW, therefore, in pursuance of the provisions of the said Act, I, the REGISTRAR OF DEEDS MPUMALANGA at NELSPRUIT do hereby certify that the said

SAPPI SOUTHERN AFRICA LIMITED
Registration Number 1951/003180/06

its successors in Title or Assigns, is the registered owner of:-

THE FARM NGODWANA No. 1030
Registration Division J.T.; Province of MPUMALANGA
IN EXTENT 5225,3390 (Five Thousand Two Hundred and Twenty Five Comma
Three Three Nine Zero) Hectares
AS WILL MORE FULLY APPEAR from Diagram S.G. No. 26/2016 annexed hereto

SUBJECT to the following conditions:-

- I. The former farm Elandsfontein 447, Registration Division J.T.; Province of Mpumalanga indicated by the figure aBCDE6s middle of Elandsspruit gfda, on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-
 - A. Subject to the following servitudes and conditions, namely:-
 - (a) The ANGLO FRENCH LAND COMPANY OF THE TRANSVAAL LIMITED (hereinafter referred to as "the Company") shall have the right to the use of all water on or connected with the farm necessary for prospecting and/or mining purposes with the exception of any water from wells or boreholes

sunk by the Transferee and of the surface water stored in any dams constructed by the Transferee prior to the commencement of any prospecting or mining operations by the Company.

- (b) The Company shall have the right to take and expropriate such portion or portions of the said farm and such natural timber as it may from time to time require from the erection of buildings, works, machinery and dwelling houses, for depositing sites for ore and/or tailings, for the storage of water and for all other purposes directly or indirectly connected with or incidental to prospecting, exploiting or mining on the said farm. The area so taken and expropriated shall be retransferred to the Company at its expense and it shall, against re-transfer, pay to the Transferee in respect of any such area a price to be mutually agreed upon. Should any dispute arise as to the price to be so paid the same shall be submitted to arbitration in terms of Arbitration Ordinance No. 24 of 1904, or any amendment or substitution thereof and the Arbitrator, Arbitrators or Umpire in arriving at their decision shall only be entitled to take into consideration the value of such area solely and entirely from an agricultural point of view, the value of the area expropriated considered from a mineral point of view shall in no case be taken into account.
- (c) The Company shall as far as possible not interfere with the crops standing at the commencement of any prospecting operations on the said farm. Should, however, such interference be unavoidable (of which the Company shall be the sole judge), it shall compensate the Transferee for all damage caused by or resulting from such operations to the Transferee's then standing crops, the amount of such compensation (failing mutual agreement) to be fixed by arbitration as herein provided for.
- (d) The Company shall be entitled to pasturage and water for such cattle and other minerals not exceeding fifty (50) head, as it may require for any of the purposes relating to the reservation of mineral rights.
- (e) The Company shall have the full right of way from the place of such prospecting, exploiting or mining to the nearest Government road or highway, and also to the nearest convenient point on any neighbouring railway line. Should there be any road or track in existence on the property reasonable convenient for these purposes, the Company shall use such road or track, but should there be no such reasonable convenient road or track, the Company shall have the right to make and use such a road or track, paling and maintaining gates in any fences which the road or track shall pass through.

B. Further subject to the following condition:-

- (a) "Kragtens Notariële Akte Nr. 296/1969 geregistreer op 17 Maart 1969 is die reg aan Elektrisiteitsvoorsieningskommissie verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesamē met bykomende regte en onderhewig aan kondisies, soos meer volledig sal blyk uit gesegde Akte en kaart en welke serwituut op die aangehegte Kaart L.G. No. A2418/74 voorgestel word deur die lyn abc synde die middellyn van die bogrondse elektriese kraglyn en ondergrondse kables."

②
ESKAM

AS

6

- II. The former Portion 1 of the farm Elandsfontein 471, Registration Division J.T.; Province of Mpumalanga indicated by the figure 1u middle of new bed of Elands River 6q middle of old bed of Elands River 1u, on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-
- ✓ A. Subject to conditions A(a) to (e) inclusive as more fully set out in Paragraph I. hereof.
 - ✓ B. SUBJECT to the right granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby conveyed together with ancillary rights as will more fully appear from Notarial Deed of Servitude K2/1972S.
 - ✓ C. SUBJECT to the right granted to ESCOM to convey electricity over the property hereby conveyed together with ancillary rights as will more fully appear from Notarial Deed of Servitude K2125/1990S.
- III. The former Portion 2 of the farm Elandsfontein 471, Registration Division J.T.; Province of Mpumalanga indicated by the figure edfg middle of Elandsspruit he, on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-
- A. Subject to conditions A(a) to (e) inclusive as more fully set out in Paragraph I. hereof.
 - B. By virtue of Notarial Deed of Servitude No. K2847/75S dated 25 September 1975 the following rights have been granted and varied namely:-
 - (i) The right to convey electricity over the within property has been granted to the E.S.C.O.M. with certain ancillary rights and subject to certain conditions.
 - (ii) The route of the servitude as registered by virtue of Notarial Deed No. 296/69S has been partly cancelled by the cancellation of the line indicated by the figure c (middle of Elandsspruit) D, e (middle of Elandsspruit) on Diagram S.G. No. A2436/66 attached thereto as will more fully appear from the said Notarial Deed.
 - C. SUBJECT to the right granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby conveyed together with ancillary rights as will more fully appear from Notarial Deed of Servitude K296/1969S.
 - x D. By virtue of Notarial Deed K2306/2002S registered on 8 May 2002 the withinmentioned property is subject to a powerline servitude in favour of ESKOM together with ancillary rights as will more fully appear from the said notarial deed.
- IV. The former Portion 3 of the farm Elandsfontein 471, Registration Division J.T.; Province of Mpumalanga indicated by the figure cbdec, on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-
- A. Subject to conditions A(a) to (e) inclusive as more fully set out in Paragraph I. hereof.

V. The former Portion 4 of the farm Elandsfontein 471, Registration Division J.T.; Province of Mpumalanga indicated by the figure AabcA, on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-

A. Subject to conditions A(a) to (e) inclusive as more fully set out in Paragraph I. hereof.

VI. The former Remaining Extent of the farm Grootgeluk 477, Registration Division J.T.; Province of Mpumalanga indicated by the figure 12V12U5a4z4y4x4w4v4u4t4s4r4q4p4n4m4e4d4c4b4a3z3y3x6p6n6m6k3r3q3p3n3m3k3j3h3g3f3e3d3c3b3a2z2x2w2v2u2t2s2r2q2p2n2m2k2j2h2g2f2e2d2c2b2a1z middle of Godwan River k1LMN PQR12V and 3Z3Yy middle of old bed of Elands River 6q Middle of Elands River 6r middle of Godwan River 1y1x1w1v1z (excluding the figure 4U4V4W11G11H 11J11K4U), on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-

✓ A. Portion 3 of the said Farm, measuring 2171,8039 hectares (a portion whereof is hereby transferred) is entitled to a Servitude of Abutment in perpetuity on the farms EERSTEGELUK No. 472, Registration Division J.T., Mpumalanga (formerly No. 143 Barberton) and VLAKPLAATS No. 476 (formerly No. 68) Registration Division J.T., Mpumalanga and to the servitude in perpetuity of passage of water from the Elands River over the said farm VLAKPLAATS in terms of Order of Water Court, dated the 12th July 1910 (Under Section 56, Subsection 2, of the Irrigation Act 1908) as will more fully appear from Deed of Servitude No. 213/1910S.

✓ B. The property hereby transferred is subject to joint servitudal rights to aqueduct in respect of the aforementioned canal in favour of Portion 4 (a portion of Portion 3) of the said farm, measuring 16,2251 hectares and in favour of Portion 8 (a portion of Portion 3) of the said farm, measuring 20,2999 hectares held by the abovementioned transferor under Certificates of Registered Title Nos. T4534/1957 dated the 28th February 1957 and T18014/1958 dated the 16th July 1958 respectively, for the passage along the said canal of such proportionate share of water to which the said two portions are presently entitled to or as may hereafter be apportioned to them in terms of the provisions of the Water Act No. 54 of 1956.

C. SUBJECT to the right granted to Electricity Supply Commission to convey electricity over the property hereby transferred and erect a substation together with ancillary rights and subject to conditions as will more fully appear from Deed of Servitude K2791/1974S registered on 12th November 1974.

D. SUBJECT to the right granted to Electricity Supply Commission to convey and distribute electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Deed of Servitude K1384/1983S registered on 24th May 1983 over an area of approximately 700 square metres.

E. SUBJECT to the right granted to Electricity Supply Commission to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Deed of Servitude K2903/91S registered on 26th June 1991 and indicated by the line s60s61s62s65s on diagram S.G. No. 26/2016 attached hereto.

- F. By virtue of Notarial Deed K455/2010S registered on 13 October 2010 the withinmentioned property is subject to a powerline servitude in favour of ESKOM HOLDINGS LIMITED together with ancillary rights as will more fully appear from the said notarial deed.
- G. SUBJECT to Notarial Deed of Servitude K2904/1991S whereby the route of the servitude registered under Notarial Deed of Servitude K1384/1983S has been described as will more fully appear from the said notarial deed.
- VII. The former Portion 4 of the farm Grootgeluk 477, Registration Division J.T.; Province of Mpumalanga indicated by the figure 3u3t3s3r6k6m6n6p3x3w3v3u, on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-
- A. SUBJECT to Condition A. as more fully set out in Paragraph VI. hereof.
 - B. ENTITLED jointly with Portion 8 (a portion of Portion 3) of the said farm GROOTGELUK No. 477, Registration Division J.T., Province of Mpumalanga, as held under Certificate of Registered Title T18014/1958, dated 16th July 1958, to servitudal rights of aqueduct over the Remaining Extent of Portion 3 of the within farm, measuring as such 1579,1088 hectares, as held under Deed of Transfer T27937/63, and as will more fully appear from the latter deed.
 - C. SUBJECT to the right granted to ESKOM to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Deed of Servitude K1245/83S registered on 5th May 1983.
 - D. SUBJECT to Notarial Deed of Servitude K2905/1991S whereby the route of the servitude registered under Notarial Deed of Servitude K1245/1983S has been described as will more fully appear from the said notarial deed.
- VIII. The former Portion 9 of the farm Grootgeluk 477, Registration Division J.T.; Province of Mpumalanga indicated by the figure h middle of Elands River 1u middle of old bed of Elands River 1t1s1r1q1p1n1m1k1j1h1g1f1e1d1c1b1azwvutsrqpnmkjSh, on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-
- A. SUBJECT to Condition A. as more fully set out in Paragraph VI. hereof.
 - B. The property hereby transferred is subject to a right of free access by means of the roads depicted on the General Plan of NGODWANA AGRICULTURAL HOLDINGS S.G. No. A96/1958 in favour of all owners or occupiers of Holdings in the said Agricultural Holdings as will more fully appear from Notarial Deed No. 170/1960S.
 - C. SUBJECT to the right granted to Electricity Supply Commission to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Deed of Servitude K2791/1974S registered on 12th November 1974.
 - D. By virtue of Notarial Deed K2550/1975S dated 4 September 1975, the line of route indicated on Diagram S.G. No. A2443/66 annexed to Notarial Deed

K2791/1974S has been cancelled and substituted as will more fully appear on reference to the said Notarial Deed and Diagram.

- E. By virtue of Notarial Deed K2306/2002S registered on 8 May 2002 the withinmentioned property is subject to a powerline servitude in favour of ESKOM together with ancillary rights as will more fully appear from the said notarial deed.
- IX. The former Remaining Extent of Portion 10 (a portion of Portion 5) of the farm Grootgeluk 477, Registration Division J.T.; Province of Mpumalanga indicated by the figure Sjkmpnqrstuvwz1a1b1c1d1e1f1g1h1j1k1m1n1p1q1r1s1t middle of old bed of Elands River x3X3W3V3U3T3S3R3Q3P3N3M3L3K3J3H3G3F3E3D3CS, on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-
- A. Portion 3 of the aforesaid farm GROOTGELUK (a portion whereof is hereby transferred) is entitled to a servitude of abutment in perpetuity on the farms EERSTEGELUK No. 472, Registration Division J.T., Mpumalanga and VLAKPLAATS No. 476, Registration Division J.T., Mpumalanga, and to the Servitude in perpetuity of passage of water from the ELANDS RIVER over the said farm VLAKPLAATS in terms of Order of Water Court dated the 12th July 1910 (Under Section 56, Subsection 2, of the Irrigation Act 1908) as will more fully appear from Deed of Servitude No. 213/1910S.
- B. The said Holding is, in terms of Notarial Deed No. 170/1960S:-
- (a) Subject and entitled to rights and obligations relating to water from such furrow; and
- (b) Subject and entitled to rights of free access by means of roads depicted on the General Plan of the said Holdings S.G. No. A96/59 as will more fully appear from the said Notarial Deed No. 170/60S.
- C. SUBJECT to the right granted to Electricity Supply Commission to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Deed of Servitude K2791/1974S registered on 12th November 1974.
- D. SUBJECT to the right granted to ESKOM to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Deed of Servitude K1245/1983S registered on 5th May 1983.
- E. By virtue of Notarial Deed K2306/2002S registered on 8 May 2002 the withinmentioned property is subject to a powerline servitude in favour of ESKOM together with ancillary rights as will more fully appear from the said notarial deed.
- F. SUBJECT to Notarial Deed of Servitude K2905/1991S whereby the route of the servitude registered under Notarial Deed of Servitude K1245/1983S has been described as will more fully appear from the said notarial deed.

X. The former Remaining Extent of Portion 36 (a portion of Portion 5) of the farm Grootgeluk 477, Registration Division J.T.; Province of Mpumalanga indicated by the figure 12T12S12R12Q12P12N12M12L4g4f4e4m4n4p4q4r4s4t4u4v4w4x4y4z5a 12U12T, on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-

A. Portion 3 of the farm GROOTGELUK No. 477, Registration Division J.T.; Mpumalanga, (a portion whereof is hereby transferred) is entitled to a servitude of abutment in perpetuity on the farms EERSTEGELUK No. 472, Registration Division J.T., Mpumalanga and VLAKPLAATS No. 476, Registration Division J.T., Mpumalanga, and to the servitude in perpetuity of passage of water from the Elands River over the said farm VLAKPLAATS in terms of Order of Water Court dated the 12th July 1910 (Under Section 56, Subsection 2, of the Irrigation Act 1908) as will more fully appear from Deed of Servitude No. 213/1910S.

B. The property hereunder held is subject to the following conditions more fully set out in Notarial Deed No. 170/60S in which Notarial Deed the hereinafter mentioned rights, privileges and obligations are created and imposed against all the property (formerly the settlement known as NGODWANA AGRICULTURAL HOLDINGS, excluding 86, 87 and 88 already transferred to the Government in order to give effect to a scheme of irrigation whereby all the aforesaid holdings, excluding the aforesaid holdings 86, 87 and 88) shall become entitled to the delivery of water from the Elands River.

✓ (a) The Remaining Extent of Portion 5 (a portion of Portion 3) of the aforesaid farm GROOTGELUK No. 477, measuring as such 499,0229 hectares on which the former holdings had been laid out, is subject to the existing main canal or to such diversion thereof as circumstances may require and to such lateral furrows as have been or may be constructed in order to give effect to the aforesaid scheme of irrigation.

(b) At the points where the lateral furrows take off from the main canal for delivery of water to the several holdings, the applicant shall be entitled at the cost of the owner or owners of such former holdings to establish adjustable sluice-gates to control the delivery of water into the lateral furrows; and when such lateral furrows serve more than one property, the applicant shall similarly at the cost of such property so served be entitled to insert adjustable sluice-gates in the lateral furrows to ensure equitable distribution and delivery of water to each property.

(c) Whenever possible, the lateral furrows and any drainage works required for the several properties shall be constructed within the roads depicted on General Plan No. 96/58; but when the contour lines do not permit of this and require that such lateral furrows or drains traverse individual properties the owners of the properties so traversed shall permit of the construction and maintenance of such furrows or drains, without compensation other than for actual damage caused to orchards, crops or improvements. Any dispute arising between holders in this respect shall be referred to the applicant, whose decision shall be final.

(d) Each property (formerly in the aforesaid settlement) shall be entitled to a pro rata share of the water to which the aforesaid Remaining Extent of

Portion 5 is entitled to from the weir as determined by each property area in relation to the area of the aforesaid Remaining Extent of Portion 5.

- (e) The applicant undertakes the maintenance and upkeep of the diversion weir and the main canal but shall not be responsible for damage caused by intermission of supply during periods of cleaning of the canal, or caused by unforeseen breach of the irrigation works or pending repair of such breach as hereinafter provided.
- (f) The applicant shall not be responsible for maintenance and upkeep of the lateral furrows whereby water is conveyed from the main canal to the properties or of drainage works for the properties, such maintenance and upkeep shall be effected by the owners of the several properties which are served by such lateral furrows.
- (g) For the ordinary and usual maintenance and upkeep and cleaning of the diversion weir and main canal, and for minor repair thereof, the occupier or owners of each property sold or alienated by the applicant shall pay to the applicant a water rate of R2,00 per property per month, payable in arrear on the 30th June and the 31st of December in each ear.
- (h) In case extraordinary repair or reconstruction in whole or in part of the diversion weir and main canal be necessitated by flood or earthquake or unnatural disaster, or in case the applicant be required to line the main canal with concrete, the applicant undertakes to effect such repairs or reconstruction with all reasonable expedition; an upon completion of such extraordinary repair and reconstruction the applicant shall be entitled to charge the owner of each property one percent (1%) of the cost thereof, payable with the next following instalment of the ordinary water rate provided by the later preceding sub-paragraph.
- (i) In the foregoing conditions the term "Applicant" shall have the following meaning assigned to it:-

"Applicant" shall mean ROGER HI-REGAN EVERITT MURRAY and his successors in Settlement Title.

C. Subject to the following further condition:-

- (1) All owners or occupiers of properties (formerly in the aforementioned settlement) shall have the right of free access by means of the roads depicted on General Plan S.G. No. A96/58 to the strip of land lying between mid-stream of the Elands River and the top of the upper Southern Bank of the river and comprising Portion 9 (a portion of Portion 3) of the aforesaid farm GROOTGELUK measuring 29,7417 hectares, held by ROGER HI-REGAN EVERITT MURRAY under Certificate of Registered Title No. 18015/1958 dated the 16th day of July 1958, subject, however, to the right of control by the owner of the said Portion 9 to prevent denudation or erosion of the river banks.

XI. The former Remaining Extent of Portion 42 of the farm Grootgeluk 477, Registration Division J.T.; Province of Mpumalanga indicated by the figure 4H4G4F4E4D4C4B4A 3Z1v1w1x1y middle of Godwan River 1z2a2b2c2d2e2f2g2h2j2k2l2m2n2p2q2r2s

2t2u2v2w2x2y2z3a3b3c3d3e3f3g3h3j3k3l3m3n3p3q3r3s3t3u3v3w3x3y3z4a4b4c4d4e4f4g4h4i4j4k4l4m4n4p4q4r4s4t4u4v4w4x4y4z5a5b5c5d5e5f5g5h5i5j5k5l5m5n5p5q5r5s5t5u5v5w5x5y5z6a6b6c6d6e6f6g6h6i6j6k6l6m6n6p6q6r6s6t6u6v6w6x6y6z7a7b7c7d7e7f7g7h7i7j7k7l7m7n7p7q7r7s7t7u7v7w7x7y7z8a8b8c8d8e8f8g8h8i8j8k8l8m8n8p8q8r8s8t8u8v8w8x8y8z9a9b9c9d9e9f9g9h9i9j9k9l9m9n9p9q9r9s9t9u9v9w9x9y9z0a0b0c0d0e0f0g0h0i0j0k0l0m0n0p0q0r0s0t0u0v0w0x0y0z11X11Y11Z4k4J, 4W4X11F11G4W and 4Y6t middle of Godwan River 6u11D11E4Y) on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-

A. Portion 3 of the aforesaid farm GROOTGELUK (a portion whereof is hereby transferred) is entitled to a servitude of abutment in perpetuity on the farms EERSTEGELUK No. 472, Registration Division J.T., Mpumalanga and VLAKPLAATS No. 476, Registration Division J.T., Mpumalanga, and to the Servitude in perpetuity of passage of water from the ELANDS RIVER over the said farm VLAKPLAATS in terms of Order of Water Court dated the 12th July 1910 (Under Section 56, Subsection 2, of the Irrigation Act 1908) as will more fully appear from Deed of Servitude No. 213/1910S.

B. SUBJECT to the following conditions:-

+ (a) Except with the written approval of the Controlling Authority as defined in Act 21 of 1940:-

(i) The land may not be subdivided;

(ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structure as may be required for purposes of agriculture.

(iii) No store or place of business or industry whatsoever may be opened or conducted on the land.

(iv) No building or any structure whatsoever may be erected within a distance of 94,46 metres from the centre line of a public road.

(b) Portion 8 (a portion of Portion 3) of the said farm Grootgeluk 477 (a portion whereof is hereby transferred) is entitled jointly with Portion 4 (a portion of Portion 3) of the aforesaid farm Grootgeluk, to servitudal rights of aqueduct over the Remaining Extent of Portion 3 of the within farm, measuring as such 1579,1088 hectares held under Deed of Transfer T27937/1963, as will more fully appear from the latter deed.

C. Subject to the following further conditions:

(a) The property is, in terms of Notarial Deed No. 170/1960S:-

✓ (i) Subject and entitled to rights and obligations relating to water from such furrow; and

(ii) Subject and entitled to right of free access by means of roads depicted on the General Plan of the said property namely S.G. No. A96/59;

as will more fully appear from the said Notarial Deed No. 170/1960S.

- D. "Gedeelte 18 van die Plaas Grootgeluk 477, Registrasie Afdeling J.T., Mpumalanga, Groot 149,5238 hektaar is onderhewig aan 'n serwituuat ten gunste van die Elektrisiteit Voorsienings Kommissie vir die reg aan hulle verleen om elektrisiteit oor die hierbovermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer volledig sal blyk uit Notariële Akte K1245/1983 aangeheg by Sertifikaat van Geregistreerde Titel T3519/1970".
- G. SUBJECT to Notarial Deed of Servitude K2905/1991S whereby the route of the servitude registered under Notarial Deed of Servitude K1245/1983S has been described as will more fully appear from the said notarial deed.
- XII. The former Remaining Extent of the farm Roodewal 470, Registration Division J.T.; Province of Mpumalanga indicated by the figure 6r6sEFGHJKk1 middle of Godwan River 6r (excluding the figure 6t4Z5A5B5C5D5E5F5G5H5J5K5L5M5N5P5Q5R5S5T5U5V5W5X5Y5Z6A6B6C6D6E6F6G6H6J6K6L6M6N6P2N2P2Q2R2S2T2U2V2W2X2Y2Z3A3B1A1B1C1D1E1F1G1H1J1K1L1M1N1P1Q1R1S1T1U1V1W1X1Y1Z2A2B2C7D7E7F7G7H7K7L7M7N7Q7R7S7T7U7V7W7X7Y7Z8A8B8C8D8E8F8G8H8J8K8L8M8N8P8Q8R8S8T8U8V8W8X8Y8Z9A9B9C9D9E9F9G9H9J9K9L9M9N9P9Q9R9S9T9U9V9W9X9Y9Z10A10B10C10D10E10F10H10J10K10L10M10N10P10Q10R10S10T10U10V10W10X10Y10Z11A11B11C6U middle of Godwan River 6t) on the attached diagram S.G. No. 26/2016 is subject to the following conditions:-
- A. SUBJECT to the right granted to Electricity Supply Commission to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Deed of Servitude K908/1971S registered on 5th August 1971.
- B. SUBJECT to a servitude of right of occupation as indicated by the figure ABCDEA on Diagram S.G. No. A5363/87 in favour of the Republic of South Africa as will more fully appear from Deed of Servitude K1802/88S registered on 21st June 1988.
- C. SUBJECT to Telkom SA Limited accepting the right to occupy a site measuring 759 square metres on the property hereby transferred as indicated by the figure s50s51s52s53s50 on diagram S.G. No. 26/2016 attached hereto together with a right of way 10 metres wide from the Kaapsehoop Road to the site as indicated by the lines s45s46 and s48s49 representing the northern boundary and the line s46s47s48 representing the western boundary on diagram S.G. No. 26/2016 attached hereto, together with ancillary rights as will more fully appear from Deed of Servitude K1758/94S registered on 31st March 1994.
- D. SUBJECT to a powerline servitude in favour of ESKOM HOLDINGS LIMITED together with ancillary rights as will more fully appear from Deed of Servitude K457/2010S registered on 13 October 2010.

AND SUBJECT FURTHER to all such conditions as are mentioned or referred to in the aforesaid deeds.

AND THAT by virtue of these presents the said:

SAPPI SOUTHERN AFRICA LIMITED
Registration Number 1951/003180/06

its successors in Title or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State however, reserving its rights.

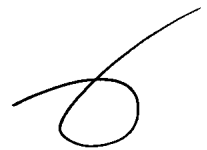
IN WITNESS WHEREOF I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS
MPUMALANGA at NELSPRUIT on

2018-09-12



REGISTRAR OF DEEDS



T

SECTION 46 (S) ACT 47 OF 1937
ARTIKEL 46 (S) WET 47 VAN 1937

The land herein described has been laid out into erven Erven to
 Die grond hierin beskryf is in Erwe.....625.....tot...640

..... and parks to
 en.....parke..... tot.....


In accordance with a General plan SG No. A 27/2016
 Uitgele ooreenkomstig die Algemene plan SG-no. A.....

Approved/compiled by the Surveyor-General on the 2016-03-05
 Goedgekeur/opgestel deur die Landmeter-generaal op die

And booked in a separate register under the name of
 en te boek gestel in 'n aparte register onder die naam van

ALGODWANA EXTENSION 2.0152/2016
 APPLICATION FILED WITH
 AANSOEK GELIASSEER BY BC 10152/2016

Deeds Office,
 Aktekantoor,
 MPUMALANGA


 Registrar of Deeds
 Registrateur van Aktes

2016-03-12
 2016-03-12

VIR VERDERE ENDOSSEMENTE SIE
 FOR FURTHER ENDORSEMENTS SEE Page 15

T 12869 12016

SERTIFIKAART VAN GEREGISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	
ERF 632 NGODWANA EXTENSION 2 TOWNSHIP	
IN EXTENT =120,5432 HECTARES	
.....	
.....	
.....	
.....	
RESTANT REMAINDER	
T 000001051411 / 2017	
2017 -12- 18	 REGISTRATEUR/REGISTRAR

000015141 / 2017

VIA VERDERE ENDOSSEMENTS SIEN
FOR FURTHER ENDORSEMENTS SEE ... *page 6*

page 16
T12869/2016

ENDORSEMENT IN TERMS OF SECTION 8 OF ACT 8 OF 1997

DIGRAM SG NO: 859/2016 HAS BEEN FRAMED FOR THE WITHIN MENTION PROPERTY

ERF 632 NGODWANA EXTENSION 2

DEEDS OFFICE
MPUMALANGA

REGISTRAR OF DEEDS




18 DEC 2017


VIR VERDERE ENDSSEMENTE SIEN
FOR FURTHER ENDSEMENTE SIEN


pg 17

For Information Only

T 12869 / 80/6.

SERTIFIKAART VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
IN RESPECT OF ERF 625 NGODWANA EXTENSION 2 = 62,7031 HECTARES	
REMAINDER.....	
T 000008051 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

SERTIFIKAART VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
IN RESPECT OF ERF 626 NGODWANA EXTENSION 2 = 9,2600 HECTARES	
REMAINDER.....	
T 000008052 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

SERTIFIKAART VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
IN RESPECT OF ERF 627 NGODWANA EXTENSION 2 = 18,9402 HECTARES	
REMAINDER.....	
T 000008053 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

VIR VERDERE ONDERSKRYFTE SIEH
 FOR FURTHER ENDORSEMENTS SEE

 pg 18


T 12869 / 0016

**SERTIFIKAART VAN GEREISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED**

IN RESPECT OF

ERF 628 NGODWANA EXTENSION 2 = 14,9594 HECTARES

REMAINDER.....

T 000008054 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

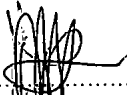
34

**SERTIFIKAART VAN GEREISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED**

IN RESPECT OF

ERF 629 NGODWANA EXTENSION 2 = 10,0145 HECTARES

REMAINDER.....

T 000008055 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	


5

**SERTIFIKAART VAN GEREISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED**

IN RESPECT OF


ERF 630 NGODWANA EXTENSION 2 = 17,8894 HECTARES

REMAINDER.....

T 000008056 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

6

VIR VERDERE ENDOSSEMENTE SIEN
FOR FURTHER ENDORSEMENTS SEE



 19 19


T 12 869/2016

SERTIFIKAART VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

IN RESPECT OF

ERF 631 NGODWANA EXTENSION 2 = 43,1861 HECTARES

REMAINDER.....

T	000008057 / 2018	 REGISTRATEUR/REGISTRAR
	26 JUN 2018	


7

SERTIFIKAART VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

IN RESPECT OF

ERF 633 NGODWANA EXTENSION 2 = 11,9860 HECTARES

REMAINDER.....

T	000008058 / 2018	 REGISTRATEUR/REGISTRAR
	26 JUN 2018	


8

SERTIFIKAART VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

IN RESPECT OF


ERF 634 NGODWANA EXTENSION 2 = 26,3417 HECTARES

REMAINDER.....

T	000008059 / 2018	 REGISTRATEUR/REGISTRAR
	26 JUN 2018	

9

VIR VERDERE ENDOSSEMENTE SIEN
 FOR FURTHER ENDORSEMENTS SEE


 PJ 20

T 12869/2016

SERTIFIKAART VAN GEREgistREERDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN RESPECT OF
 ERF 635 NGODWANA EXTENSION 2 = 12,7865 HECTARES

REMAINDER.....

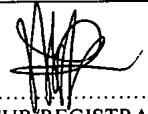
T 000008060 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

10

SERTIFIKAART VAN GEREgistREERDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN RESPECT OF
 ERF 636 NGODWANA EXTENSION 2 = 1,6067 HECTARES

REMAINDER.....

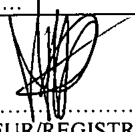
T 000008061 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

11

SERTIFIKAART VAN GEREgistREERDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED


IN RESPECT OF
 ERF 637 NGODWANA EXTENSION 2 = 114,9747 HECTARES

REMAINDER.....

T 000008062 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

12

Vir verdere endossemente sien
 FOR FURTHER ENDORSEMENTS SEE


 27


T 12.869/2016

**SERTIFIKAART VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED**

IN RESPECT OF

ERF 638 NGODWANA EXTENSION 2 = 1996,6335 HECTARES

REMAINDER.....

T 000008063 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

13

**SERTIFIKAART VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED**

IN RESPECT OF

ERF 639 NGODWANA EXTENSION 2 = 482,2028 HECTARES

REMAINDER.....

T 000008064 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

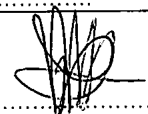
14

**SERTIFIKAART VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED**

IN RESPECT OF

ERF 640 NGODWANA EXTENSION 2 = 2299,0430 HECTARES

REMAINDER.....

T 000008065 / 2018	 REGISTRATEUR/REGISTRAR
26 JUN 2018	

15