

Your Ref: Michelle Lourens

Our Ref: Philip Laubscher/AL/kraft/G1/gaskor (PLEASE QUOTE)

20 July 1999

291

Attention Michelle Lourens

Mondi Kraft
Richards Bay Mill
Bauxite Bay Extension
Alton
Richards Bay

Kraft mill site RB

Per Courier : OVERNIGHT

Dear Michelle

Deed of Transfer T9123/87 pertaining to Subdivision of Reserve No. 6 No. 15825 situate in the Borough of Richards Bay now known as Lot 6724 Richards Bay as per Deeds Office Endorsement dated 2 April 1998

We enclose herewith original title deed T9123/87 pertaining to the above matter. We also enclose hereith a copy of the Gaskor Servitude K255/98 which was recently registered over the property.

Kindly acknowledge receipt.

Yours faithfully

P A Laubscher
Group Legal Services Manager

Lewin, Ann

From: Lewin, Ann
Sent: 26 January 2006 02:14 PM
To: 'serfrich@iafrica.com'
Cc: Mundy, Wayne (Mondibp); Terblanche, Ciska (Mondibp)
Subject: Original title deed T9123/87 in respect of Lot 6724 Richards Bay in the name of Mondi Limited

Dear Ms Serfontein

On or about 16 March 2005 Wayne Mundy of our Richards Bay office advised me that your Mr John Christie is in possession of our original Title Deed T9123/87 in respect of Lot 6724 Richards Bay. Apparently you are attending to registration of servitudes?

As I am the custodian of Mondi's title deeds I shall be grateful if you would let me have a letter detailing the initial instructions received by yourselves and from whom, together with details of the current status of the matter. I also need to report to the auditors as to the current status of this property as well as the whereabouts of the original title deed.

Should I not hear from you by the 31st of January 2006 I will have no alternative but to instruct our attorneys to attend to the registration of a certified copy of the lost title deed. I trust this will not be necessary and look forward to hearing from you.

Regards

Ann Lewin
Legal Services Department
Tel: +27 11 638-5546
Fax: +27 11 638-2824
e-mail: Ann_Lewin@mondi.co.za
Mondi South Africa Limited

BELASBAAR
RATED

Prepared by me:

[Signature]
CONVEYANCER
APPEL J B
D. J. STEENKAMP

291

OIE NAAM VAN DIE	THE NAME OF THE
Transferees	
IS VERANDER NA	HAS BEEN CHANGED TO
Mondi Ltd.	
DC 95 06253	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
1995 -03- 03	

T 9123787

DEED OF TRANSFER

Be it hereby made known:

THAT **DANIËL JACOBUS STEENKAMP** appeared before me, Registrar of Deeds, Pietermaritzburg, Natal he, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by :

THE TOWN COUNCIL OF THE
BOROUGH OF RICHARDS BAY

dated the 21st day of APRIL 1987, and signed at RICHARDS BAY. S

And the said Appearer declared that the said TOWN COUNCIL OF THE BOROUGH OF RICHARDS BAY had truly and legally sold on the 29th day of SEPTEMBER 1982 and that he in his capacity aforesaid did, by these presents, cede and transfer, in full
and/...2

For further endorsements
see page 7.

INDEPENDENT ENDORSEMENT ARTICLE 36 OF ACT 8 OF 1997	ENDORSEMENT IN TERMS OF SECTION 36 OF ACT 8 OF 1997
<p>THE DESCRIPTION EXTENT AND THE DIMENSIONS OF THE PROPERTY AS SHOWN ON THE PLAN:</p>	<p>THE DESCRIPTION, EXTENT OF THE WITHINMENTIONED PROPERTY HAS BEEN AMENDED TO READ:-</p>
	<p>lot 6724 Richards Bay.</p>
<p>1998-04-02</p>	<p><i>[Signature]</i> REGISTRAR OF DEEDS</p>

<p>Kragtens Notaris deur By Notarial Deed No.</p>	<p>K255 / 198 datums 12/2/1998</p>
<p>is die hierin omskryfde dien van dien aard dat the within-mentioned property is subject to</p>	<p>an underground pipeline servitude for the conveyance of gases and liquids which servitude is represented by the letters A B C D E F G H J K L M N P Q R S T U V W X Y Z A 1 B 1 C 1 as indicated on SG diagram No. H449/96. ± 7473 m²</p>
<p>ten gunste van in favour of</p>	<p>The South African Gas Distribution Corporation Ltd. No 64/6005/66.</p>
<p>Akteskantoor, Deeds Office, PIETERMARITZBURG.</p>	<p>1998-04-02 <i>[Signature]</i> Asst. Registrar van Aktes. Asst. Registrar of Deeds.</p>

and free property, to and on behalf of

MONDI PAPER COMPANY LIMITED

No 67/13038/06

Member of the White Group
its Successors in Title or Assigns

the following property, namely :

SUBDIVISION 34 OF RESERVE NO 6 NO ¹⁵⁸⁴⁵ 7698, situate
in the Borough of Richards Bay, Administrative
District of Natal, in extent 382,5706 (THREE
HUNDRED AND EIGHTY TWO comma FIVE SEVEN ZERO
SIX) hectares;



first registered and still held by Certificate
of Consolidated Title No T10718/1984 and Diagram
S G No 2920/1982 annexed thereto.

THIS PROPERTY IS HELD :

A as to the portion lettered A B C z y x w v u t s r
K L M N P on Diagram S G No 2920/1982 annexed to Certifi-
cate of Consolidated Title No T10718/1984.

Subject to all the terms and conditions of the original
Deed of Grant No T12114/1976, insofar as they are
still in force and applicable, and more especially
to the following :

1 Onderworpe aan die voorbehoud ten gunste van
die Staat van die reg om sodanige gedeeltes
van die hierinvermelde eiendom, wat nog onverbeterd
in die besit van die Munisipaliteit van Richards-
baai of van sy opvolgers in titel of regsverkrygen-
des mag wees, en wat vir enige doeleindes van
die Staat benodig word, te herneem teen die
betaling van 'n vergoeding bereken teen R74,13
per hektaar plus die pro rata werklike koste
wat die genoemde Munisipaliteit van Richardsbaai
of sy opvolgers in titel of regsverkrygendes
aangegaan het in verband met die ontwikkeling
van die genoemde gedeeltes. Sodanige gedeeltes
sluit nie Begiftigingseiendomme in wat die genoemde
Munisipaliteit van Richardsbaai of sy opvolgers
in titel of regsverkrygendes by die uitleg van
'n dorp gratis aan die Staat moet oordra nie.

2 Onderworpe aan die voorbehoud ten gunste van die Staat van alle regte op edelgesteentes, edelmetale, onedele minerale en aardolie, soos in die Mineraalwette omskryf, op of onder die grond.

B As to the portion lettered r s t u v w x y z D E F G H J r on Diagram S G No 2920 annexed to Certificate of Consolidated Title No T10718/1984.

Subject to all the terms and conditions of the original Deed of Grant No 84/1972 insofar as they are still in force and applicable, and more especially to the following :

1 Onderworpe aan die voorbehoud van alle regte op edelgesteentes, edele metale, onedele minerale and aardolie soos in die mineraalwette omskryf, op of onder die grond vir die Staat.

C As to the whole property.

Subject to the conditions imposed by the Administrator of the Province of Natal under the provisions of the Town Planning Ordinance No 27 of 1949, as created in Certificate of Registered Title No T10716/1984 and Certificate of Registered Title No T10717/1984, namely :

1 The local authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the land along any boundary thereof other than a road frontage and within a distance of 3 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension. Maintenance shall include trimming, cutting or otherwise dealing with trees so as to prevent interference with the electric wires.

The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

If the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator, whose decision shall be final.

8

- 2 The local authority shall, without compensation have the right to construct and maintain sewers and drains over or under the land along any boundary thereof other than a road frontage and within a distance of 3 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the land shall, without compensation, be obliged to allow the sewerage and drainage of any other land or street to be conveyed along such sewers and drains; provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator whose decision shall be final.
- 3 Where two or more pieces of land subject to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole.
- D As to the portion lettered A B C z y x w v u t s r K L M N P on Diagram S G No 2920/1982 annexed to Certificate of Consolidated Title No T10718/1984, as created in Certificate of Registered Title No T10716/1984 subject to the following condition :
- Except with the consent of the Government of The Republic of South Africa in its Railways and Harbours Administration, no building or structure whatsoever shall be erected on the land within a distance of 8m from its boundary abutting the South African Railways Reserve.
- E As to the whole property.
- Subject to the following conditions imposed and enforceable by the Town Council of the Borough of Richards Bay, namely :
- 1 The owner of the land shall not, without the prior written consent of the Town Council, which consent shall not be unreasonably withheld, sell or alienate the property.
- 2 No subdivision of the property will be permitted without the prior written consent of the Town Council and the Town Council in granting its consent, shall be entitled to impose such terms and conditions as it may decide.

- 3 3.1 The property and the buildings to be erected thereon shall be used for industrial purposes only. The owner of the land shall be allowed, subject to the terms and conditions of the relevant Deed of Sale, to establish and conduct on the property a pulp mill, saw mill, sugar mill, paper plant and such associated industry in respect of which the Town council has given its prior written approval.
- 3.2 No trade, business, industry, manufacture, process or occupation, including those referred to in 3.1 above, shall be carried on upon the property if, in the course of such trade, business, industry, manufacture, process or occupation, any noxious offensive or injurious solid waste, liquid, waste water, effluent, effluvium, vapour or gas is, or is liable to be produced or discharged therefrom, or has the potential to become noxious, offensive or injurious or to cause a nuisance, until such arrangements have been made to the satisfaction of the Town Council, as will effectively prevent such noxious, offensive or injurious solid waste, liquid, waste water, effluent, effluvium, vapour or gas being or causing a nuisance on the said property, or being or causing or becoming a nuisance after leaving or being discharged or conveyed from the said property, or being conveyed into any supply of water which is used for drinking or other domestic purposes, or into the sea or any public river or stream whether directly or by percolation or otherwise or escaping into the external air, as the case may be. In the event of any arrangements as aforesaid proving, in the opinion of the Town Council, to be insufficient or inadequate in any respect, any such trade, business, industry, manufacture, process or occupation shall forthwith be discontinued upon receipt of written notification to that effect until such time as further arrangements and precautions have been made to the satisfaction of the Town Council. The aforesaid obligations of the owner of the land, shall be in addition to any other obligations imposed upon it by the relevant statutory provisions.
- 3.3 Should the Town council at any time not be satisfied with that precautionary or preventative arrangements have been made as required by 3.2 above, the Town Council shall have the right in addition to any of its other rights in terms of the relevant Deed of Sale, to call upon the owner of the land, at the latter's expense, to engage the services of a responsible independent body which is qualified to undertake any research, monitoring program or the like to determine how such preventative or precautionary arrangements can properly be made. The owner of the land shall, if the Town Council so directs, have due regard to the advice of such body or, at the option of the owner of the land, the advice of some other person or body, should such advice be acceptable to the Town Council.

4

No drilling for oil, mining or quarrying shall be carried out on the property, the sinking of boreholes, wells or other devices intended for extraction of water from the property shall be prohibited.

5

Where necessary, due to the formation of any road or railway or on account of a difference in level between the property and such road or rail formation, the owner of the land shall, without compensation, be obliged to permit such deposit of material or excavation on the property as may be deemed necessary by the Town Council in order to provide a safe and proper slope to the cut and fill. Alternatively, the owner of the land may elect, at its own cost, to build a suitable retaining wall to contain such deposit or excavation.

6

No building whatsoever, save with the prior written consent of the Town Council which may be granted in exceptional circumstances and in the sole discretion of the Town Council, shall be erected on the property within a distance of 15 metres from any boundary abutting on a street or within a distance of 3 metres from any other boundary of the property.

7

The area occupied by buildings, including covered parking, any bus terminus, loading and off-loading facilities erected on the property, shall not be more than 75% of the total area of the property.

Wherefore the Appearer, renouncing all the Right and Title which THE TOWN COUNCIL OF THE BOROUGH OF RICHARDS BAY heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said MONDI PAPER COMPANY LIMITED, their Successors in Title or Assigns, now are 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 property amounts to R15 000 000,00 (FIFTEEN MILLION RAND).

In witness whereof, I, the Registrar of Deeds, together with the Appearer, q.q., 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, Pietermaritzburg, Natal, on 1987-05-07 1987

In presence,
[Signature]
REGISTRAR OF DEEDS

[Signature]
q.q.

Rates Clearance Certificate issued by
BOROUGH OF RICHARDS BAY
valid till
30 JUNE 1987

REKENAAR DATAVASLEURING COMPUTER DATA CAPTURE		
OPREKONTOREND	REKEN DATE	OPERATOR/OPERATIE
GESTAP/VERIFIED		

8

5-00
R2,00

Belastingcertifikaat Rates Certificate

Nº 2822

Sub 3A of Reserve no 6.

Hiermee word gesertifiseer dat alle belastinge en boete t.o.v. Uitbr.
This is to certify that all Rates and Penalties i.r.o. Erf 7638. Ext. 90.....

Richardsbaai ten volle betaal is tot 30 Junie 1987
Richards Bay have been paid in full up to ~~31 Julie/July 19.....~~

Hierdie sertifikaat is geldig tot 30 Junie 1987
This certificate is valid to ~~31 Julie/July 19.....~~

.....1987.....03.....25.....
DATUM/DATE

.....
STADSTESOURIER/TOWN TREASURER

.....5723.....
KWIT. NR./REC. NO.

**TRANSFER DUTY—FORM B
DECLARATION BY PURCHASER**

M. J. Sc

TRANSFEROR (Seller)

THE TOWN COUNCIL OF THE BOROUGH OF RICHARDS BAY

TRANSFeree (Purchaser)

MONDI PAPER COMPANY LIMITED

DESCRIPTION OF PROPERTY

SUBDIVISION 34 OF RESERVE NO 6 NO 7638,
situate in the Borough of Richards Bay,
Administrative District of Natal, in
extent 382,5706 (THREE HUNDRED AND
EIGHTY TWO comma FIVE SEVEN ZERO SIX)
hectares;

Postal Code of district in which property is situated 3 9 0 0

Date of transaction: 29/9/82

Consideration: R 15 000 000,00

TRANSFER DUTY PAID BY MESSRS GEYSER LIEBETRAU DU TOIT & LOUW

Postal address: P O BOX 500 PIETERMARITZBURG

FOR OFFICIAL USE

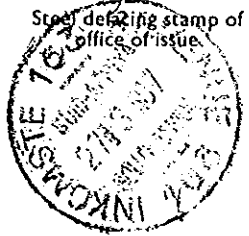
Transfer duty paid on R. 15 000 000,00

Being consideration

Act under which duty charged

40/4a

Stamp defacing stamp of
office of issue



007965

Bora
Receiver of Revenue

CASH REGISTER RECEIPT

007965 27-03-87 2347 1050000.00 8075 7 08