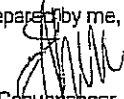



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FEB 1 1999.00

Prepared by me,  
  
 Conveyancer,  
 HOFFMANN, E

VERBIND	MORTGAGED
VIR FOR R 100 000 000.00	
B 086342 08	 REGISTRATEUR/REGISTRAR

T 085446 08
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**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN

THAT MARK MALCOLM KAPELUS

appeared before me, Registrar of Deeds at PRETORIA the said Appearer being duly authorised thereto by a Power of Attorney signed at JOHANNESBURG on 28 August 2008 and granted by

ACQUIPROPS (PROPRIETARY) LIMITED  
 Registration No. 1998/010403/07

SANTJIE
2008-08-11
PRETORIA
REGISTRAR

VAN DER MEER & SCHOENBEE  
 ATTORNEYS  
 BEDFORDVIEW

LEGALPERFECT Version 10.0.17  
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AND the Appearer declared that the said Principal had truly and legally sold the undermentioned property on 06 August 2008 and that, the said Appearer in his/her capacity aforesaid, did by these presents, cede and transfer, to and on behalf of

**COSMOPOLITAN PROJECTS JOHANNESBURG (PROPRIETARY) LIMITED**  
Registration No. 2005/013577/07

its successors in title or assigns in full and free property

1. PORTION 2 OF THE FARM NIETGEDACHT NO 535  
REGISTRATION DIVISION J.Q., THE PROVINCE OF GAUTENG  
  
MEASURING 200,5284 (TWO HUNDRED COMMA FIVE TWO EIGHT FOUR)  
HECTARES

First registered by Certificate of Partition Title No. 2888/1925 with Diagram S.G. annexed and held by Deed of Transfer T20039/1999

**SUBJECT** to the following conditions:

- A. By Notarial Deed No. 524/1972-S the right has been 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 on reference to the said Notarial Deed and Diagram gross whereof is annexed to Deed of Transfer T14636/1929.
- B. Subject to a powerline servitude in favour of ESKOM as will more fully appear from Notarial Deed of Servitude K1901/2006

**AND SUBJECT FURTHER** to such conditions as are mentioned or referred to in the aforesaid Deed.

2. PORTION 21 OF THE FARM NIETGEDACHT NO 535  
REGISTRATION DIVISION J.Q., THE PROVINCE OF GAUTENG  
  
MEASURING 7,7495 (SEVEN COMMA SEVEN FOUR NINE FIVE ) HECTARES

First transferred by Deed of Transfer T4574/1936 with Diagram S.G. No. A2725/1935 annexed thereto and held by Deed of Transfer T20039/1999

**AND SUBJECT FURTHER** to such conditions as are mentioned or referred to in the aforesaid Deed/s

**WHEREFORE** the Appearer, renouncing all the right and title which the said:

**ACQUIPROPS (PROPRIETARY) LIMITED**

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:

**COSMOPOLITAN PROJECTS JOHANNESBURG (PROPRIETARY) LIMITED**

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably  
to local custom, the State, however, reserving its rights, and finally acknowledging the  
purchase price to be the sum of R5,882,000.00 (FIVE MILLION EIGHT HUNDRED AND  
EIGHTY TWO THOUSAND RAND)

IN WITNESS WHEREOF I, the said Registrar, 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 at PRETORIA on



*[Signature]*  
\_\_\_\_\_  
q.q.

In my presence...

*[Signature]*  
\_\_\_\_\_  
REGISTRAR OF DEEDS