



LAND  
TITLE DEED

**Department Land Affairs  
Departement Grondsake**

*Certified Copy / Gesertifiseerde Afskrif*

*Issued by/Uitgereik deur:*

Registrar of Deeds / Registrateur van Aktes  
Bloemfontein  
Private Bag / Privaatsak X20613, Bloemfontein  
Tel: 051 4030300  
Fax: 051 4030370

UITVOERING — EXECUTION

**WEBBERS**  
**22**  
 TEL: 430-1340

VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

(a) Datum / ~~DATE~~ / Date of Lodgement:

2003 -05- 0 8  
 LODGED

(b)

	Ondersoekers / Examinors	Kamers Rooms	Skakeling / Linking	Verwerp / Reject	Passer / Pass
1	C. R. Botha				
2	M. D. MINGCOLWANI				
3		14/5			

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:  
 Aard van Akte byv.: Transport, Verbänd, ens.  
 Nature of Deed e.g.: Transfer, Bond, etc.

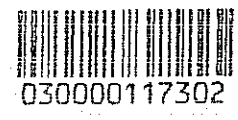
T 014655 / 2003

Verw. No. / Ref. No.:  
 8 329 (1)

Skakeling / Linking

GELYKTYDIGES / SIMULS

Kodo Code	Naam van Partye / Names of Parties	Firma No. Firm No.	No. in stel / batch	Titelaktes ens. binne Titles etc. within
1	A. Erasmus / <i>Walters/Robert L...</i>	2.5	1	116.85/0000
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				



Registrasie versoek deur:  
 Registration requested by:

Datum:  
 Date:

Gelyktydiges van Ploos  
 besoldebare / Ploos

Prepared by me,

Conveyancer  
COETZEE J.P.

EEELGRO...  
STAMP DUTY (500-00)  
FOOT...  
FEES

WEBBERS  
22  
TEL: 430-3300

**ISSUED FOR INFORMATION ONLY  
ALLEEN VIR INLIGTING UITGEREIK**

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

T 014656/2003

THAT JACOBUS FRANCOIS VAN PLETZEN  
appeared before me, REGISTRAR OF DEEDS at BLOEMFONTEIN the said Appearer being  
duly authorised thereto by a Power of Attorney signed at PARYS  
on 17TH APRIL 2003  
and granted by:-

CAROLINA AUGUSTA ERASMUS  
Identity Number 311029 0015 08 4  
Married out of community of property

COETZEE & BARNHOORN  
ATTORNEYS

LEGALPERFECT

ANI the Appearer declared that his/her said Principal had truly and legally sold and that, the said Appearer in his/her capacity aforesaid, did by these presents, cede and transfer, to and on behalf of:-

MULTIDIRECT INVESTMENTS 156 (PROPRIETARY) LIMITED  
No. 2003/004085/07

its successors in title or assigns in full and free property

PORTION 6 (of 3) of the farm BOSCHBANK 12, district PARYS, Province FREE STATE

In Extent 27,9998 (TWO SEVEN COMMA NINE NINE NINE EIGHT) hectares

First registered and still held by Certificate of Registered Title T1685/2000 with the Diagram S.G. NO 1372/1999 annexed thereto

A. ONDERWORPE aan die volgende kondisies ten gunste van die Offisiële Likwedeerders van die East Rand Extension Gold Mining Company soos uiteengesit in Sertifikaat van Regte op Minerale No. 71/1924 geregistreer op 9 Januarie 1924:

1. "The Official Liquidators specially reserve and exclude from the sale all minerals, precious and base metals, precious stones and mineral oils, including the two existing coal shafts with the right:

(a) .... By their prospectors, engineers and other representatives and licences, to enter upon, prospect and search for and to win, dig, get, prepare, make merchantable and carry away the said minerals, metals, precious stones and mineral oils (all of which reservations and rights together with the rights hereinafter set forth are hereinafter referred to as "the mineral rights").

(b) .... In connection with the rights reserved under (a)

(1) To use all roads, paths and ways existing on the said farm and to make roads, paths, railways, tramways.

(2) To bring to and convey over the said farm overhead and/or underground and/or generate on the said farm, electrical energy and power.

(3) To erect dams and reservoirs and put down bore-holes and wells for water and to use water (other than water developed by the owner on the farm, such as wells and bore-holes sunk by and dams built by the owner) on the said farm and to lay pipes and to construct water courses for the conveyance of such water, and any water, the said Official Liquidators may bring elsewhere.

(4) To occupy so much of the surface of the said farm (other than fenced cultivated areas and areas occupied by homesteads, dams, kraals, gardens and plantations) for the erection of machinery and plant, the housing of employees and servants and the placing of spoil heaps thereon.

(5) To graze and water from natural supplies and from supplies developed by the said Official Liquidators, the necessary transport animals required, such grazing to be on suitable and sufficient area on the farm set aside by the owner for that purpose.

- (6) Generally to exercise all such rights and privileges over or on the said farm necessary or convenient for the full enjoyment of the mineral rights hereby reserved and in particular the owner shall not injure or damage the two existing coal shafts and shall use all reasonable precautions to protect the same from damage or injury.
2. The said Official Liquidators shall give the owner reasonable compensation to be fixed by arbitration in case of dispute for damage, if any, done to crops, gardens and plantations or through deprivations of any portion of the surface of the farm, or damage, if any, done to houses and other buildings and improvements on the farm.
3. The foregoing reservations shall not hinder or prevent the owner from making use for buildings, farming and agricultural purposes on the farm, of any material or other substances obtained from the farm, and ordinarily or generally used for such purposes.
- B. AND FURTHER SUBJECT to the perpetual rights to lead electricity over the within property with right of access in favour of the Electricity Supply Commission or its successors as will more fully appear from Notarial Deed of Servitude No. 1s/1941 with copy of diagram annexed, registered on the 9th January, 1941.
- C. AND FURTHER SUBJECT to a servitude of road and a servitude of aqueduct with the right to lay electric cables and certain rights ancillary thereto in favour of Suid-Afrikaanse Steenkool, Olie- en Gaskorporasie Beperk as will more fully appear from Notarial Deed of Servitude No. 671s/1953 with diagrams S.G. No. 2814/1952 and S.G. No. 2815/1952 thereto annexed, registered on the 29th December, 1953.
- D. AND FURTHER SUBJECT to a perpetual servitude of aqueduct in favour of the South African Coal, Oil and Gas Corporation Limited by Certificate of Consolidated Title No. 929/1953 owners of the farm Hereward No 409, Parys, measuring 1137.7229 morgen, to convey waste water by means of a pipeline over the property as indicated on Diagram L.G. 806/1954 attached to Deed of Servitude No. 501s/1954, and certain ancillary rights, subject to conditions, as will more fully appear from the said Notarial Deed registered on the 28th August, 1954.
- E. Kragtens Notariële Akte No. 240/1956, geregistreer op 7 Mei 1956, is die ewigdurende reg aan SOUTH AFRICAN COAL, OIL AND GAS CORPORATION LIMITED verleen om elektrisiteit oor die bogemelde eiendom te vervoer, tesame met bykomende regte, en onderhewig aan kondisies, soos meer volledig sal blyk uit gesegde Akte en kaart daaraan geheg.
- F. Kragtens Akte van Sessie van Serwituut Nr K443/1976S, is 'n pyplynserwituut met beperkings van 3 (DRIE) meter aan weerskante op en oor:

Onderverdeling 3 van die plaas Boschbank No 12, distrik Parys, groot 289,1844 hektaar waarvan die middellyn voorgestel word deur die lyn a B C D op serwituutkaart No. L.G.133/75 aangeheg aan gesegde akte van Sessie van Serwituut met bykomende regte en beperkings

aan die Republiek van Suid-Afrika (in sy Administrasie van Spoorweë en Hawens) gesedeer.

G. ONDERWORPE aan Endossement kragtens Artikel 9(3)(bis) van Wet 21 van 1940, naamlik:

Kragtens die Administrateurs toestemming No. P29/7/2/14 gedateer 7 Junie 1985, is toestemming verleen vir die oprigting van 'n plaasstalletjie gebou op Onderverdeling 3 van die plaas BOSCHBANK 12, distrik PARYS, op 'n afstand van 35 meter vanaf die statutêre padreserwegrens van primêre pad P10/1 op voorwaarde dat indien die stalletjie gebou of ander strukture wat met die stalletjiegebou in verband staan binne die stalletjie terrein op koste van die grondeienaar verwyder word indien hy deur die Administrasie daartoe versoek sou word as gevolg van die toekomstige verdubbeling van primêre pad P10/1. Toestemming en dokumente belê by BC 9341/1985.

H. Kragtens Notariële Akte van Sessie van Saaklike Regte en Serwituut K621/1989S, geregistreer op 30 Junie 1989, word die volgende aan SASOL MYNBOU (EIENDOMS) BEPERK verleen:

- (1) Die reg om die eiendom by wyse van hoëverhaalmyn-boumetodes of enige ander mynboumetodes te ondermyn lesame met bykomende regte.
- (2) Die reg om waterpyplyne oor, op of onder die eiendom aan te bring en te lê langs sodanige roetes as wat nodig is. oor welke roetes nog ooreengekom sal word, soos meer ten volle sal blyk uit gemelde Notariële Akte.

I. Kragtens Notariële Akte van Serwituut K991/95S, is daar 'n Ewigdurende reg om elektrisiteit te lei ten opsigte van bogemelde eiendom ten gunste van SASOL MYNBOU (EIENDOMS) BEPERK deur middel van 1 (EEN) transmissielyn gestut deur pale ongeveer 100 meter uitmekaar oor 'n strook van ongeveer 6 (SES) meter breed, soos ten volle sal blyk uit gemelde Notariële Akte met kaarte daarby aangeheg.

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

CAROLINA AUGUSTA ERASMUS

heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of and disentitled to the same, and that by virtue of these presents, the said:-

MULTIDIRECT INVESTMENTS 156 (PROPRIETARY) LIMITED

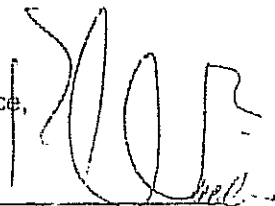
its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of R5 000 000,00 (FIVE MILLION RAND) and the date of sale to be the 20 March 2003.

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 BLOEMFONTEIN on

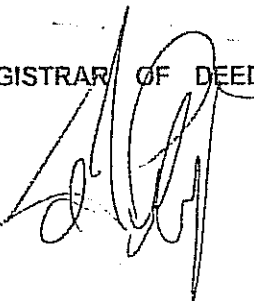
2003-05-16

In my presence,



REGISTRAR OF DEEDS

q.q.



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ALLEN VIR INLIGTING UITGEREIK**