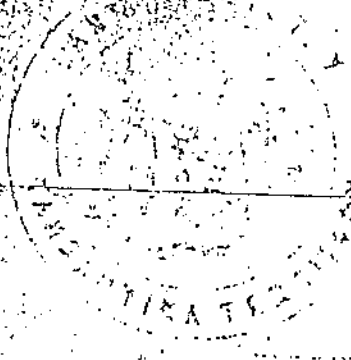




CERTIFICATE OF TITLE TO LEASEHOLD LAND

This is to certify that the annexed Certificate of Occupancy dated the Thirteenth day of July 1925 is registered in the Land Registry under title No. 1184. Copies of the subsisting entries in the register are within

Dated the Second day of September 1925



[Signature]

Registrar of Titles

Title No. 1184. Description of registered land:
All that piece or parcel of land situated East of the Weru-Weru River and about One mile South of the Sanya Branch Railway in the District of Moshi containing approximately One thousand Eight hundred and Four (1,804) acres as delineated and edged with red on the plan annexed to the enclosed Certificate of Occupancy.

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TANGANYIKA TERRITORY.

Land Registry Ordinances, 1923 to 1926.



CERTIFICATE OF TITLE TO LEASEHOLD LAND.

This is to certify that the annexed Certificate of Occupancy dated the Thirteenth day of July 19 29 is registered in the Land Registry under title No. 1184.
Copies of the subsisting entries in the register are within.

Dated the Second day of September 19 29.

CERTIFIED TRUE COPY
[Signature]
Registrar of Titles
Date 2-11-1929

[Signature]

Registrar of Titles.

Title No. 1184.

Description of registered land:

All that piece or parcel of land situated East of the Meru-Meru River and about One mile South of the Sanya Branch Railway in the District of Moshi containing approximately One thousand Eight hundred and Four (1,804) Acres as delineated and edged with red on the plan annexed to the enclosed Certificate of Occupancy.

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ORIGINAL
TANGANYIKA TERRITORY

The Land Ordinances, 1923 to 1926.

CERTIFICATE OF OCCUPANCY

The *Thirteenth* day of *July*

Nineteen hundred and twenty nine.

Title No. *1184*

THIS IS TO CERTIFY that *EMILE HARTMANN* of Moshi
in the District of Moshi

(hereinafter called the occupier) is entitled to a right of occupancy
in and over the land described in the Schedule hereto and more particularly
delineated in the plan annexed thereto for a term of ~~thirty three~~ *thirty three*
~~years from the twenty sixth day of January~~ *thirty three*
~~Nineteen hundred and twenty seven~~ *thirty three*
according to the true

intent and meaning of the said Ordinances and subject to the provisions
thereof and to any regulations made thereunder and to the following
special terms and conditions, viz:—

1. The occupier shall pay yearly during the said term the rent of
Shillings Eight hundred and Seventy five - - -
(Shs. 875/-) to be paid yearly in advance
without any deduction the first of such payments for the year ending on the
Twenty fifth day of JANUARY Nineteen hundred and
twenty eight having been made on or before the execution of

these presents and the subsequent payments to be made in advance for
each year on the Twenty sixth day of January
in each year during the said term. Provided always that the said rent

shall be subject to revision by the Governor ~~on the twenty fifth~~ *AFTER THE EXPIRATION OF TWENTY YEARS*
FROM THE DATE OF COMMENCEMENT OF THE RIGHT OF OCCUPANCY (AND SHALL BE
SUBJECT TO REVISION OR FURTHER REVISION AFTER THE EXPIRATION OF EVERY
SUBSEQUENT PERIOD OF TWENTY YEARS THROUGHOUT THE TERM OF THIS RIGHT
OF OCCUPANCY) PROVIDED THAT SUCH REVISION MAY TAKE PLACE ONLY
WITHIN FIVE YEARS AFTER THE ABOVE MENTIONED REVISION DATES.
THAT THIS RIGHT OF OCCUPANCY IS SUBJECT TO THE LAND REGULATIONS,
1948.

~~2. The occupier shall subject to any law now or hereafter enacted
and maintain
on the premises such buildings as shall be approved by the Competent
Authority in the District of of a value of not less
than Shillings~~

~~and such buildings shall be approved~~

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



RIGHT OF OCCUPANCY

CERTIFICATE OF TITLE TO LEASEHOLD LAND
ISSUED UNDER SECT 38

Certified true copy of

This is to certify that the annexed Certificate of Occupancy dated

the Thirteenth date of July, 1929

is registered in the Land Registry under Title No. 1184

Copies of the subsisting entries in the register are within

Dated the Second day of November, 1929

I certify that this is the true
photostat copy of the original one.


Asst. Registrar of Title


NOTARY PUBLIC
MOSHI

Title No. 1184

Description of registered land.

ALL THAT piece or parcel of land situated West of the Weru-Weru River and about one mile South of the Sanya Branch Railway in the District of Moshi containing approximately one thousand Eight hundred and four (1,804) acres as delineated and edged with red on the plan annexed to the enclosed Certificate of Occupancy.

DUPLICATE
TANGANYIKA TERRITORY.

1873

The Land Ordinances, 1923 to 1926.

Initials of Registrar

Handwritten notes:
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of
by
1910
1910
11 832
1910

CERTIFICATE OF OCCUPANCY.

The *Thirteenth* day of *July*

Nineteen hundred and twenty nine.

Title No. *1184*

CERTIFIED TRUE COPY!
[Signature]
Asst. Registrar of Titles
Date *2-11-1999*

THIS IS TO CERTIFY that *BILLY MANKIND* of *Moshi*
in the District of *Moshi*

(hereinafter called the occupier) is entitled to a right of occupancy
in and over the land described in the Schedule hereto and more particularly

delineated in the plan annexed thereto for a term of ~~SIXTY THREE~~ *COMMENCING ON THE TWENTY SIXTH DAY OF JANUARY ONE THOUSAND NINE HUNDRED AND TWENTY SEVEN AND EXPIRING ON THE TWENTY SIXTH DAY OF APRIL TWO THOUSAND AND TWENTY SEVEN* according to the true

intent and meaning of the said Ordinances and subject to the provisions thereof and to any regulations made thereunder and to the following special terms and conditions, viz:—

1. The occupier shall pay yearly during the said term the rent of *Shillings Eight hundred and Seventy five* (Shs. *375/-*) to be paid yearly in advance without any deduction the first of such payments for the year ending on the *Twenty fifth* day of *January* Nineteen hundred and *twenty eight* having been made on or before the execution of these presents and the subsequent payments to be made in advance for each year on the *Twenty sixth* day of *January* in each year during the said term.

Provided always that the said rent shall be subject to revision by the Governor *DATE the expiration of twenty years from the date of commencement of the right of occupancy (and shall be subject to revision and further revision after the expiration of every subsequent period of twenty years throughout the term of this right of occupancy). Provided that such revision may take place only within five years after the abovementioned revision date.* That this right of occupancy is subject to the *land Regulations 1948*

2. The occupier shall subject to any law now or hereafter enacted ~~and maintain~~ erect on the premises such buildings as shall be approved by the Competent Authority in the District of *[blank]* of a value of not less than *Shillings [blank]*

and such buildings shall be completed for occupation and use on or before the *[blank]* day of *[blank]* Nineteen hundred and *[blank]*

ENTRIES IN THE REGISTER

TITLE No. 114

No. _____ Registered _____ at _____ m.
To _____

No. _____ Registered _____ at _____ m.
To _____

Asst. Registrar of Titles

Asst. Registrar of Titles

No. _____ Registered _____ at _____ m.
To _____

No. _____ Registered _____ at _____ m.
To _____

Asst. Registrar of Titles

Asst. Registrar of Titles

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To _____

No. _____ Registered _____ at _____ m.
To _____

Asst. Registrar of Titles

Asst. Registrar of Titles

No. _____ Registered _____ at _____ m.
To _____

No. _____ Registered _____ at _____ m.
To _____



ENTRIES IN THE REGISTER

TITLE No. 1184

TRANSFER

No. 1074 Registered 6.11.75 at 12.00pm

To T.P.C. LIMITED - registered as Owners

(Cons. Shs. 2,200,000/=)

Including N.P. 91, N.P. 430.

[Signature]

Asst. Registrar of Titles

MORTGAGE

DISCHARGED
FD 49894

ON 02-08-2018
AT 1:00 PM

No. 17465 Registered 12-1-2004 at 10.05am

To CRDB BANK LIMITED and BANK OF COMMERCIAL LIMITED TO SECURE AN UNSPECIFIED AMOUNT INCLUDING CT NO NP267, NP430, NP12, 821, 832, 833, 1188, 1442, 10624, 14669, 18655, 18656, NP 91, 15492, 16179.

[Signature]

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

MORTGAGE

DISCHARGED
FD 49894

No. 13018 Registered 5-10-2000 at 9.00am

To CRDB BANK LIMITED.

To secure TSHS 1,500,000,000/=, including CT NO: NP267, 430, 821, 832, 833, 1188, 1189, 1442, 10624, 14669, 18655, 18656 & NP12.

ON 02-08-2018
AT 1:00 PM

[Signature]

Asst. Registrar of Titles

LAND REGISTRY

II 41574

CHANGE OF NAME

DISCHARGED
FD 49894

No. 49823 Registered 02-08-2018 at 1:00pm

To CABB BANK PLC OF P.O BOX

268 DAB ES SALAAM

ON 02-08-2018 AT 1:00 PM

[Signature]

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

DEED OF VARIATION

DISCHARGED
FD NO. 49894

F.D NO 13018

No. 13468 Registered 18-4-2001 at 11.00am

To CRDB BANK LIMITED, to secure

additional sum of TSHS 2,000,000,000/= including CT NO NP 267, 430, 821, 832, 833, 1188, 1189, 1442, 10624, 14669, 18656, 18655, & NP12.

ON 02-08-2018
AT 1:00 PM

[Signature]

Asst. Registrar of Titles

No. _____ Registered _____ at _____ m

To _____

Asst. Registrar of Titles

MORTGAGE

DISCHARGED
FD 49411

No. 13591 Registered 11-6-2001 at 1.00pm

To BARCLAYS BANK TANZANIA LIMITED

to secure TSHS 16,000,000 SUBJECT TO FLUCTUATIONS IN THE EFFECTIVE RATE OR RATES OF EXCHANGE RULING ON ANY GIVEN DATE PLUS INTEREST DURING THE CURRENCY OF A CHANGE. Including CT NP 267, 430, 821, 832, 833, 1189, 1442, 1188, 10624, 14669, 18655, 18656, NP12.

ON 16-07-2018 AT 11:00 PM

[Signature]

Asst. Registrar of Titles

No. _____ Registered _____ at _____ m

To _____

Asst. Registrar of Titles

ENTRIES IN THE REGISTER

TITLE No 1184

Ref. No. of filed document

Date of Registration

Nature of entry

1929
2nd September
3.20 p.m.
Leasehold Title
Certificate of Occupancy in favour of Emile Hartmann of Moshi in the District of Moshi, first registered owner.

620

1930
4th June
11.35 a.m.
Transfer of Right of Occupancy dated 19/3/30 to United Real Estates Limited consideration Shs 28600/-

624

1930
4th June
3.45 pm
Charge dated 25/3/30 for Shs 500,000/- and interest in favour of Leslie Frederick Smith of Tanga.

N.P. 183

1930
4th June
11 a.m.
Release of the above Charge (F.S. Hollis)

N.P. 184

1930
4th June
2 p.m.
John Hilton Paton of Tanga registered as owner of Right of Occupancy as a Liquidator of United Real Estates Limited (in liquidation)

N.P. 185

1930
8th June
9 a.m.
Transfer dated 4/3/1932 of Right of Occupancy to Leslie Frederick Smith of Tanga (consideration, including other properties, Shs 500,000/-)

TRANSFER

No 7993 Registered 6-12-47 at 11 a.m.

TO: YUNGGI SINGH & SONS LIMITED

LEASE

No. 8114 Registered 8-12-48 at 10 a.m.

TO: THE DUNDEE INVESTMENT TRUST

limited: 100 Shares Shs 1,200,000/-

ENTRIES IN THE REGISTER

TITLE No 1184

Nature of entry

Amount of
debts

NOTICE OF MORTGAGE BY DEPOSIT

Registered 22 APR 1949 at 115/10

THE MORTGAGE COMPANY OF

STA RICA AND GENERAL

MORTGAGE Co. LTD.

Withdrawn FD No 18466

330/1

Asst. Registrar of Titles

NOTIFICATION OF REGISTRATION

Registered 29 8 51 at 4/10

RIGHT OF OCCUPANCY

VARIED

VIA TRANS EXTENDED TO
LAND AND TWENTY SEVEN
AND SIXTY SIX (RASIL)

Registrar of Titles

MORTGAGE BY DEPOSIT

Registered 27 7 52 at 300/10

THE MORTGAGE COMPANY OF COSTA

AND GENERAL MORTGAGE

LIMITED (including titles

532 859 115 N.P. 430

and S. 18466) Withdrawn FD

No 18466 - 25 1 55

Asst. Registrar of Titles

MORTGAGE BY DEPOSIT

Registered 27 7 52 at 300/10

THE MORTGAGE COMPANY OF

STA RICA AND GENERAL MORTGAGE

LIMITED WITHDRAWN

TRANSFER

No 13130 Registered 29 11 52 at 1250/10

To KIYUNSI SISAL PLANTATIONS

LIMITED. Cons. SH 2717174/

INC. 821, 832, 833, 1188, 1189

N.P. 91, N.P. 430

Asst. Registrar of Titles

TRANSFER

No 44269 Registered 17 4 65 10 005

To KIYUNGI PLANTATIONS

1964 LIMITED

Cons. SH 7,040,000/

incl. title 821, N.P. 430,

N.P. 91, 1188, 1189, 832,

833

Asst. Registrar of Titles

NOTICE OF DEPOSIT

No 45518 Registered 13 1 66 10 250

BY ARBUTHNOT LATHAM &

CO. LIMITED.

WITHDRAWN FD 55220

ON 10-12-69 AT 8-30 AM

Asst. Registrar of Titles

REGISTRAR OF TITLES

TRANSFER

No 55337 Registered 11 9 71 10 250

To THE TANGANYIKA PLANTING

COMPANY LIMITED of P.O. Box 93, Mushi

Cons. SH 980,000/

incl. title 821, 832, 833, 1189, 1188

N.P. 430 (P)

I agree to the
terms and
conditions set
out in this
application.

CERTIFIED TRUE COPY
[Signature]
 Asst. Registrar of Titles
 Date 2-11-1999

ENTRIES IN THE REGISTER
 TITLE No. 1184.

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
	1929 2nd September 3.20 p.m.	Leasehold Title. Certificate of Occupancy in favour of Emile Hartmann of Moshi in the District of Moshi, first registered owner.	
620	1930 4 th June 11.35 a.m.	Transfer of Right of Occupancy dated 19/3/30 to United Sisal Estates Limited consideration Shs 286080/-	
624	1930 4 th June 3.45 pm	Charge dated 25/3/30 for Shs 500,000/- and interest in favour of Leslie Frederick Smith of Tanganyika.	
N.P. 183	1930 4 th June 11 a.m.	Release of the above Charge (P.S. No 624)	
N.P. 184	1930 4 th June 2 p.m.	John Hilton Barton of Tanganyika registered as owner of Right of Occupancy as Liquidator of United Sisal Estates Limited (in liquidation)	
N.P. 185	1930 8 th June 9 a.m.	Transfer dated 4/3/1930 of Right of Occupancy to Leslie Frederick Smith of Tanganyika (Consideration, including other properties, Shs 500,000/-)	

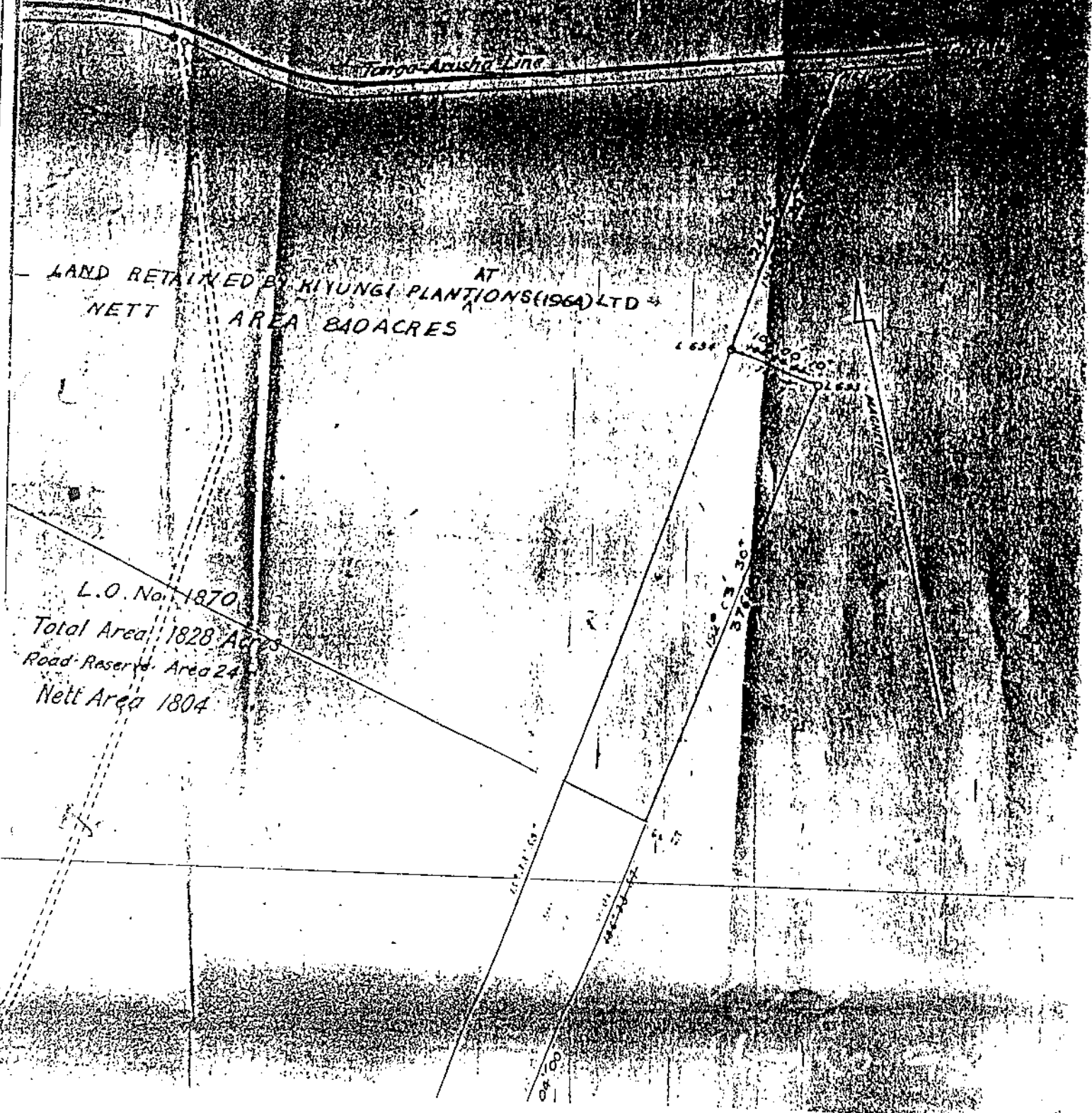
TRANSFER
 No. 7993 Registered 6-12-47 at 11.0 a.m.
 TO **UNIONG-SISAL-ESTATES-LIMITED**
 Shs. 800,000 - including Shs 821,
 1188, 1189, N.P. 91 & N.P. 430.

CHARGE
 No. 811 HC Registered 18.2.48 at 10 a.m.
 To The Diamond Jubilee Investment Corp
 Limited, by Secured Shs. 1,200,000/-
 and interest. (Including Shs 821, 831,
 833, 1188, 1189, N.P. 91, N.P. 430 & 5928)

Tango-Arisha Line

LAND RETAINED BY HIYUNGI PLANTATIONS (1966) LTD
NETT AREA 840 ACRES

L.O. No. 1870
Total Area 1828 Acres
Road Reserve Area 24
Nett Area 1804





SCHEDULE.

All that piece or pieces of land situated East of the Fer-Weru River and about one mile South of the Sanya Branch Railway in the District of Moshi containing approximately One thousand Eight hundred and four (1,804) acres as delineated and edged with red on the plan annexed hereto.

CERTIFIED TRUE COPY

[Signature]
Asst. Registrar of Titles

Date 2-11-1999

Comps: 399 and E⁵99^{2A}

Block : 8

SF 10

File : 56/IV/8/Vol. 3

Sheet : 56/IV

Plan : E⁵26; E⁵26/1819; E⁵26/1

Year : 1952 and 1970.

LAND BOUNDARY BY KIVUNGI LIMITED (1964) LTD.
(Pt. of L.C. Nos 1870 AND 9367) VILIMBEZINGI DISTRICT.

W1 (H)			+ 8754344.4	- 63405.5
1894	192.36.20	2024.6(a)	8751981.4	64008.4
	102.00.10	739.1		
1693	192.03.30	3768.5	8751827.7	63285.5
2011 (Canal)			8748142.3	64072.8
Curvilinear Boundary Kivungi/ Tanganyika Landing Company Canal				
Pa 810 (Junction of Canal and River)			8751351.3	72065.2
(SSE) Curvilinear Boundary eru eru River				
B 1			8753357.4	71478.0
Curvilinear Boundary Arusha/Koshi Railway ^{serve} Reverse.				
W1 (H)			8754344.4	63405.5

Scale: 840 1:1000

(2) Pointed Beacon placed on this line at 300ft. from W1(H).

Survey tied on to trigs. Mungu, Mbuyuni Kivungi, Mmakururu and Mtereshi on E.T.M.

The distances given are consistent with co-ordinates.
To obtain true distances divide by 1.000000405.

no level correction applied for 2500ft.

Comps. 599 E⁵ 19A
 File 672
 Plan E⁵ 26

Block 8.
 Sheet 22.1. SE
 Year 1927

L.O. No. 1870. Agasaa Gainti, Boshi

✓ NW 1			+ 8 753 533.8	- 71 609.1
	Curvilinear Bdy. Railway Reserve			
✓ NE 1 (H)			+ 8 754 525.8	- 65 596.6
	191 22 30	2447.8		
✓ L 694			+ 8 752 126.5	- 64 079.4
	191 22 30	9118.6		
L 691			+ 8 743 188.7	- 65 377.7
	191 22 30	1141.8		
SE 1 (H)			+ 8 742 069.5	- 66 103.9
	281 24 50	4632.8		
H ^o 34			+ 8 742 996.0	- 70 692.3
	11 34 50	3264.2		
H ^o 33			+ 8 746 165.2	- 70 037.1
	281 33 10	2699.6		
H ^o 31			+ 8 746 735.7	- 72 601.5
	11 33 10	2525.0		
Acc 1			+ 8 748 915.2	- 72 236.0
	269 32 10	1050.1		
H ^o 2			+ 8 748 904.7	- 75 235.9
	Curvilinear Bdy. Vera Vera River Bank			
NE 1				

Total Area = 1328 Acres

Road Reserve = 24 Acres

Net Area = 1304 Acres

True distances are shown. To find distances consistent with co-ordinates multiply true distances by .99982406

Plane distances are shown.

Originally surveyed on local origin. Later a faulty connection was made to trig. by swing computation. (Co-ordinates of British Petershof used for observations at Benan point). The co-ordinates shown above may therefore be in error by amounts up to 200 feet, but should be correct in relation to each other. L 691, and SE 1 (H) were replaced in 1952 by SD 5 and SD 6, and the following accurate co-ordinates computed (Comps. 1952)

SD 5	+ 8 745 030.8	- 65 736.4
SD 6	+ 8 741 916.2	- 66 33.9



41.A	11 25 10	1034.6	+ 8 743 518.6	- 73 287.
31.A	11 34 00	1633.2	+ 8 745 120.8	- 72 944.

Area = 197 Acres.

Plane distances are shown.

Originally surveyed on local origin; later connected to true by swing computation based on faulty T.M. values of points common to L.O. Nos. 1870 and 1871. The T.M. values shown above may therefore be in error by amounts up to 200 feet, but should be correct in relation to each other.

True distances are shown. To find distances consistent with co-ordinates multiply true distances by .999821

