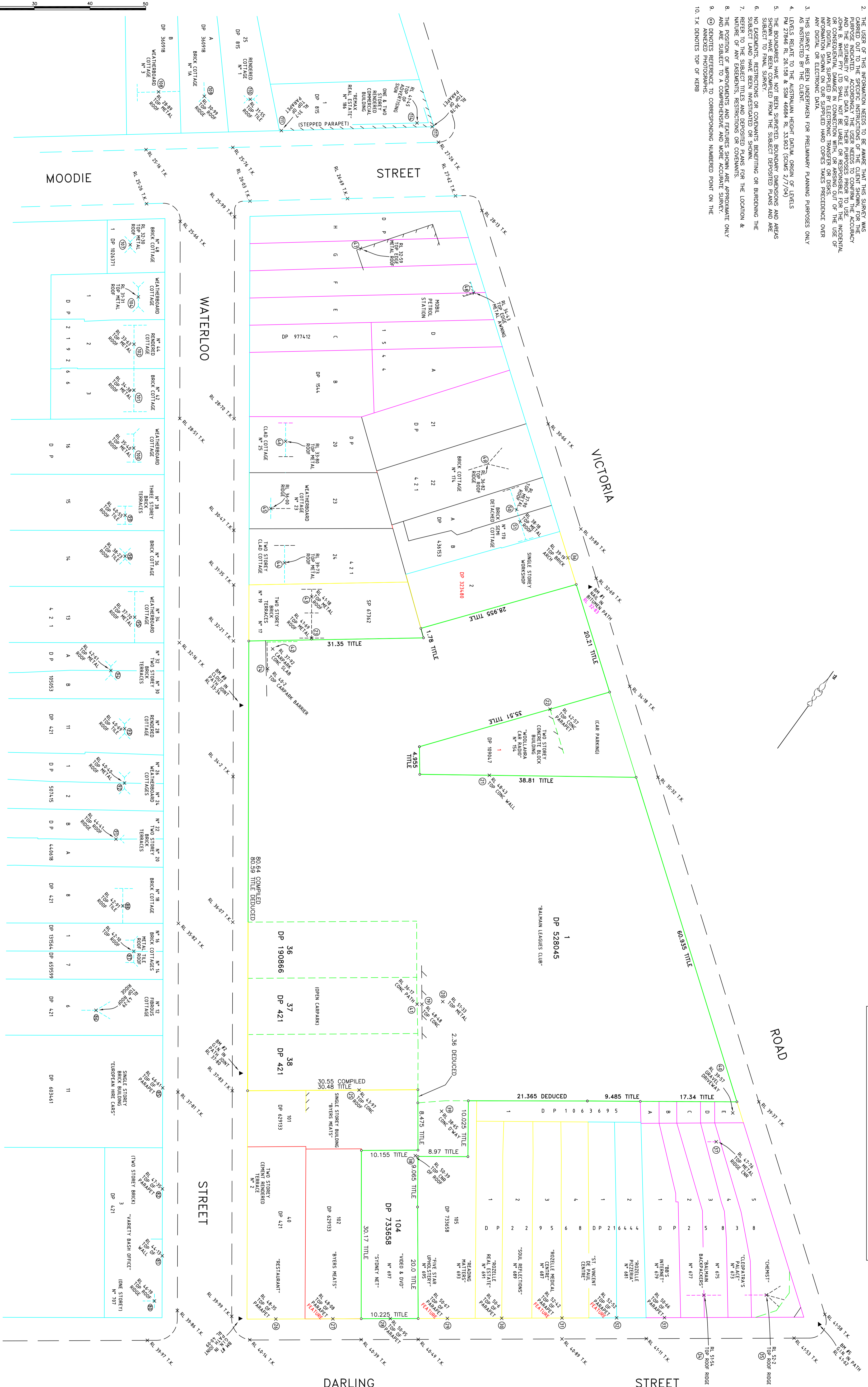


# Appendix A Site Survey



- GENERAL NOTES
1. THE INFORMATION SHOWN IN THIS DATA FILE IS SUPPLIED ON THE CONDITION THAT THE DATA IS PROVIDED TO ANY PARTY ON ANY FORM OF HARD COPY OR COMPUTER FILE IN THE ORIGINAL FORM AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
  2. THE USER OF THIS INFORMATION AGREES TO BE AWARE THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT 1988 AND THE SURVEY REGULATIONS 1991. ACCORDING TO THE ORDER HELD TO CONDUCT THE SURVEY, THE USER OF THIS INFORMATION AGREES TO BE AWARE THAT THE USER OF THIS INFORMATION IS NOT TO BE HELD RESPONSIBLE FOR THE ACCURACY OF ANY DATA SHOWN IN THIS DATA FILE. THE USER OF THIS INFORMATION IS ADVISED THAT ANY DATA SHOWN IN THIS DATA FILE IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED.
  3. THE SURVEY HAS BEEN UNDERTAKEN FOR PRELIMINARY PLANNING PURPOSES ONLY.
  4. LEVELS RELATE TO THE AUSTRALIAN HEIGHT DATUM, GDA84, OR LEVELS PA 27846 RL 26108 & SWM 4684 RL 23503 (OSM 27/7/04).
  5. THE SURVEY HAS BEEN UNDERTAKEN FOR PRELIMINARY PLANNING PURPOSES ONLY. THE SURVEY HAS BEEN UNDERTAKEN FOR PRELIMINARY PLANNING PURPOSES ONLY. THE SURVEY HAS BEEN UNDERTAKEN FOR PRELIMINARY PLANNING PURPOSES ONLY.
  6. SUBJECT TO FINAL SURVEY OR CONSENT, SPLITTING OR MERGING THE SUBJECT LAND HAVE BEEN INVESTIGATED OR SHOWN.
  7. THE POSITION OF WORKPOINTS AND FEATURES SHOWN ARE PERMANENT ONLY.
  8. THE POSITION OF WORKPOINTS AND FEATURES SHOWN ARE PERMANENT ONLY.
  9. ANIMATED PHOTOGRAPHS.
  10. TX LOCATIONS TOP OF KEYS.



<p>DATE: 16/6/05          DRAWN: SS          SCALE: 1:250          PLAN REF: 12413/2 (REVISION 3)</p>	<p>DATE: 16/6/05          DRAWN: SS          SCALE: 1:250          PLAN REF: 12413/2 (REVISION 3)</p>	<p>DATE: 16/6/05          DRAWN: SS          SCALE: 1:250          PLAN REF: 12413/2 (REVISION 3)</p>	<p>DATE: 16/6/05          DRAWN: SS          SCALE: 1:250          PLAN REF: 12413/2 (REVISION 3)</p>
<p>CLIENT: WINSTON LANGLEY PTY LTD          PRELIMINARY LEVELS &amp; SITE COMPACTION OF THE BULKHEAD LEADERS CLUB &amp; SELECTED ADJOINING PROPERTIES.          LOCALITY: ROZELLE          LOCAL GOVERNMENT AREA: LICHOUGHDT</p>	<p>CLIENT: WINSTON LANGLEY PTY LTD          PRELIMINARY LEVELS &amp; SITE COMPACTION OF THE BULKHEAD LEADERS CLUB &amp; SELECTED ADJOINING PROPERTIES.          LOCALITY: ROZELLE          LOCAL GOVERNMENT AREA: LICHOUGHDT</p>	<p>CLIENT: WINSTON LANGLEY PTY LTD          PRELIMINARY LEVELS &amp; SITE COMPACTION OF THE BULKHEAD LEADERS CLUB &amp; SELECTED ADJOINING PROPERTIES.          LOCALITY: ROZELLE          LOCAL GOVERNMENT AREA: LICHOUGHDT</p>	<p>CLIENT: WINSTON LANGLEY PTY LTD          PRELIMINARY LEVELS &amp; SITE COMPACTION OF THE BULKHEAD LEADERS CLUB &amp; SELECTED ADJOINING PROPERTIES.          LOCALITY: ROZELLE          LOCAL GOVERNMENT AREA: LICHOUGHDT</p>
<p>CONSULTING SURVEYORS          JOHN B. WHITE PTY LTD          (A.C.N. 001 149 373)          67-69-71 WILSON ROAD, ROZELLE, NSW 1585          PHONE: (02) 9570-4087 FAX: (02) 9570-6630          WWW.BWHITE.COM.AU</p>	<p>CONSULTING SURVEYORS          JOHN B. WHITE PTY LTD          (A.C.N. 001 149 373)          67-69-71 WILSON ROAD, ROZELLE, NSW 1585          PHONE: (02) 9570-4087 FAX: (02) 9570-6630          WWW.BWHITE.COM.AU</p>	<p>CONSULTING SURVEYORS          JOHN B. WHITE PTY LTD          (A.C.N. 001 149 373)          67-69-71 WILSON ROAD, ROZELLE, NSW 1585          PHONE: (02) 9570-4087 FAX: (02) 9570-6630          WWW.BWHITE.COM.AU</p>	<p>CONSULTING SURVEYORS          JOHN B. WHITE PTY LTD          (A.C.N. 001 149 373)          67-69-71 WILSON ROAD, ROZELLE, NSW 1585          PHONE: (02) 9570-4087 FAX: (02) 9570-6630          WWW.BWHITE.COM.AU</p>

# Appendix B Land Titles Documents



①

1/ 528045.

CT 11029-36 X

ⓕ

(Lot 1 DP 528045)

1988 - today Balmain Leagues Club Limited.

(1988 - today) (various commercial leases see Folio Identifier 1/528045).

1988 - today) - - - - -  
See Historical Folio 1/528045).

NEW SOUTH WALES

Applns. Nos. 4110, 24299, 25489, 461 and 46146, 46145

Prior Titles:-  
Vol. 752 Fol. 53 Vol. 8258 Fol. 217  
Vol. 3378 Fol. 18 Vol. 8282 Fol. 106  
Vol. 3596 Fol. 218 Vol. 8206 Fol. 115  
Vol. 8076 Fol. 49 Vol. 8206 Fol. 116  
Vol. 8258 Fol. 216

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.



1102936

Vol. 11029 Fol. 36

Edition issued 15-4-1969



I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

*M. Lint*

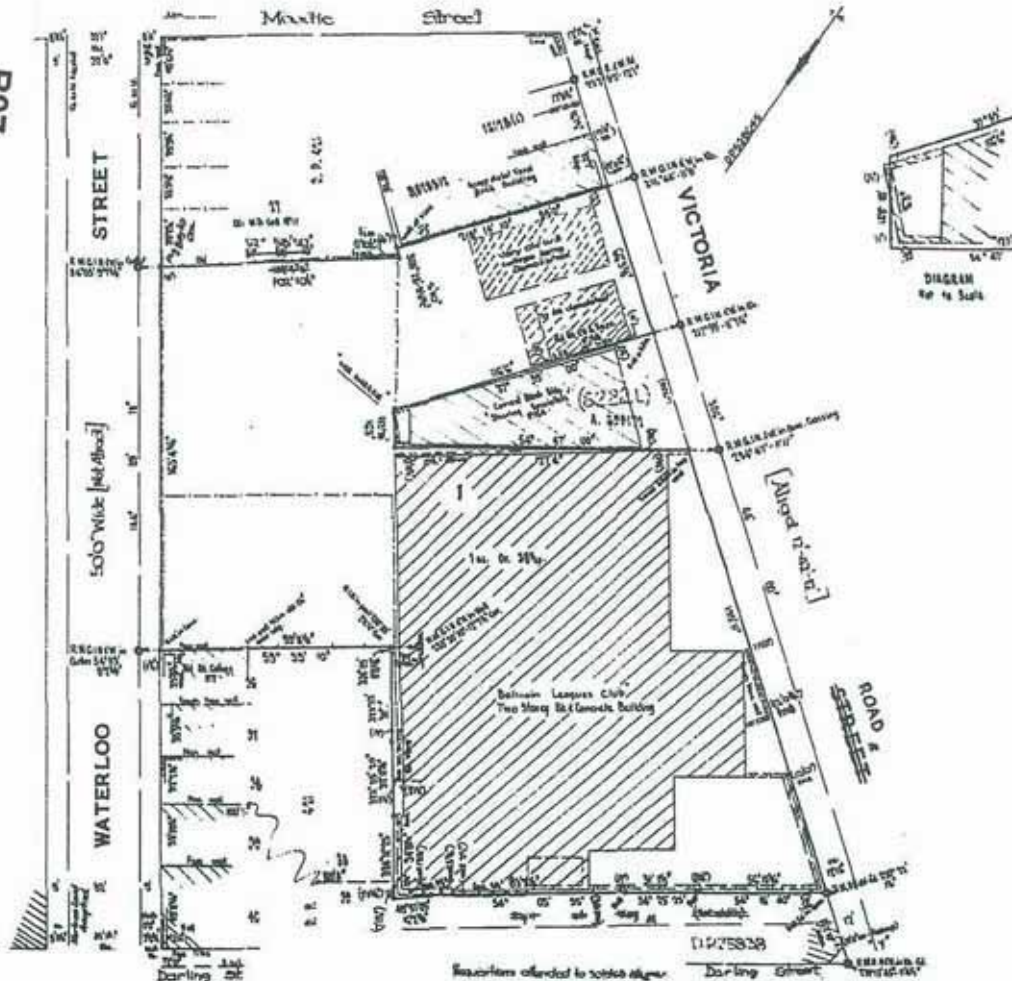
**CANCELLED**  
*J. Watson*

Registrar General.

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 528045 at Rozelle in the Municipality of Leichhardt Parish of Petersham and County of Cumberland being part of 550 acres granted to William Balmain on 26-4-1800.

FIRST SCHEDULE

BALMAIN LEAGUES CLUB LIMITED.

SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Mortgage No. J322166 to Commonwealth Trading Bank of Australia of the land formerly comprised in Certificates of Title Volume 3596 Folio 218, Volume 8076 Folio 49, Volume 8258 Folios 216 and 217. Entered 6-5-1963.
- 3. Lease No. K062678 of part of the premises described as Substation No. 1732 together with easement for electricity purposes to The Sydney County Council. Entered 30-1-1968. Surrendered K58173.

*J. Watson*  
Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

B97  
/Req: B522659  
/Doc: CT 11029-036  
/Pt: 06-Aug-2009

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERT

93  
Fol.  
62011

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
<p><b>CANCELLED</b></p> <p>SEE AUTO FOLIO</p>					

L225411m  
 140  
 7-10-1987  
 110-46  
 L503547  
 CT 4/11/79  
 R58173 Sur/line  
 - 174 lcc (Substation R 1732)  
 - 2-1-18-  
 Easement  
 - 175 c/c lcc  
 CT-16.11.79  
 R616731m  
 X 245358 M R.

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	NUMBER	DATE				
<del>Mortgage</del>	<del>L225413</del>	<del>15-10-1968</del>	<del>in regard to that part formerly comprised in Real Property Applications Nos 4615 and 4616 Commonwealth Trading Bank of Australia</del>	<del>15-2-1969</del> <del>22-4-1969</del>	<del>Jameson</del>	<del>Discharged X41503546</del>
Lease	Book 2861 No. 456		affecting parts of the land within described, together with right of way, to The Sydney County Council.			
Mortgage	L503547		for a term of 20 years from 1st January, 1967	15-4-1969		
Mortgage	L503547	16-7-1967	to Commonwealth Trading Bank of Australia	20-7-1969	Jameson	
Lease	R58174		of premises described as "Substation premises No. 1732, Together with Right of Way and Easement for Electricity purposes as shown in plan annexed to Lease No. R58174, to The Sydney County Council. Expires 31-12-2028.			
Mortgage	R616731 P		to Council of The Municipality of Leichhardt.	14-6-1979. 22-1-1980		
X245358 P	Mortgage to Commonwealth Bank of Australia Registered 7-12-1987					

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Information Provided Through  
Advance Legal Search Pty Ltd  
Ph. 0297541590 Fax. 0297541364

# Title Search

LEAP Legal  
An Approved LPI NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/528045

SEARCH DATE	TIME	EDITION NO	DATE
5/8/2009	7:25 PM	15	11/3/2009

LAND

LOT 1 IN DEPOSITED PLAN 528045  
AT ROZELLE  
LOCAL GOVERNMENT AREA LEICHHARDT  
PARISH OF PETERSHAM COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP528045

FIRST SCHEDULE

BALMAIN LEAGUES CLUB LIMITED

SECOND SCHEDULE (12 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 R58174 LEASE TO SYDNEY COUNTY COUNCIL OF PREMISES DESCRIBED AS SUBSTATION PREMISES NO 1732 WITH RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES AS SHOWN IN PLAN WITH R58174
- 3 3128112 LEASE TO VODAFONE PTY LIMITED OF PART OF THE ROOF SHOWN AS "LEASE SITE" & HATCHED IN PLAN WITH 3128112. EXPIRES 22-10-2006
  - 5587384 CHANGE OF NAME AFFECTING LEASE 3128112 LESSEE NOW VODAFONE NETWORK PTY LIMITED
  - 7398272 TRANSFER OF LEASE 3128112 LESSEE NOW VODAFONE NETWORK PTY LIMITED
- 4 5171989 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PARTS OF THE ROOF SHOWN HATCHED IN PLAN WITH 5171989 COMMENCES 15/1/2003. EXPIRES: 14/1/2008.
- 5 5171094 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PARTS OF THE ROOF SHOWN HATCHED IN PLAN WITH 5171094 COMMENCES 15/1/2008. EXPIRES: 14/1/2013.
- 6 5171095 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PARTS OF THE ROOF SHOWN HATCHED IN PLAN WITH 5171095 COMMENCES 15/1/2013. EXPIRES: 14/1/2018.
- 7 5930201 LEASE TO CODY OUTDOOR ADVERTISING PTY LIMITED OF WESTERN WALL ERECTED ON PROPERTY KNOWN AS "BALMAIN LEAGUES CLUB", 138-152 VICTORIA ROAD, ROZELLE. EXPIRES: 31/3/2004. OPTION OF RENEWAL: 5 YEARS.
- 8 6530786 LEASE TO HUTCHISON TELECOMMUNICATIONS (AUSTRALIA) LIMITED OF THE PARTS OF THE ROOF SHOWN HATCHED IN PLAN WITH 6530786. EXPIRES: 19/12/2004. OPTION OF RENEWAL: 5 YEARS WITH A FURTHER TWO, FIVE YEAR OPTION PERIODS.

END OF PAGE 1 - CONTINUED OVER

Aecom - Rozelle ALSP

PRINTED ON 5/8/2009

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----FOLIO: 1/528045  
-----

PAGE 2

SECOND SCHEDULE (12 NOTIFICATIONS) (CONTINUED)  
-----

- 9 7597929 LEASE TO HUTCHISON TELECOMMUNICATIONS (AUSTRALIA)  
LIMITED OF PART OF THE UPPER ROOF LEVEL, LOWER ROOF  
LEVEL AND CAR PARK ROOF, BALMAIN LEAGUES CLUB, 138  
VICTORIA ROAD, ROZELLE SHOWN HATCHED IN PLAN WITH  
7597929. EXPIRES: 28/2/2006. OPTION OF RENEWAL: 5 YEARS  
TOGETHER WITH TWO FURTHER OPTIONS OF 5 YEARS.  
7947756 TRANSFER OF LEASE 7597929 LESSEE NOW HUTCHISON 3  
G AUSTRALIA PTY LIMITED
- 10 AB813600 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED
- 11 AE66579 PLANNING AGREEMENT PURSUANT TO SECTION 93H  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- 12 AE548049 MORTGAGE TO N & B ELIAS HOLDINGS PTY LIMITED
- \* AE881319 TRANSFER OF MORTGAGE AE548049 MORTGAGEE NOW  
PACIFIC LINK INVESTMENT PTY LIMITED

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Information Provided Through  
Advance Legal Search Pty Ltd  
Ph. 0297541590 Fax. 0297541364

# Historical Search

**LEAP Legal**  
An Approved LPI NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

5/8/2009 7:31PM

FOLIO: 1/528045

---

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 11029 FOL 36

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
20/8/1996	2392268	DISCHARGE OF MORTGAGE	EDITION 1
25/6/1997	3128112	LEASE	EDITION 2
10/9/1997	3359625	LEASE	
10/9/1997	3359626	LEASE	EDITION 3
12/8/1998	5171988	LEASE	
12/8/1998	5171989	LEASE	
12/8/1998	5171094	LEASE	
12/8/1998	5171095	LEASE	EDITION 4
29/4/1999	5587384	CHANGE OF NAME	
25/6/1999	5930201	LEASE	EDITION 5
2/3/2000	6530786	LEASE	EDITION 6
5/4/2000	6670919	LEASE	EDITION 7
21/3/2001	7398272	TRANSFER OF LEASE	
4/6/2001	7597929	LEASE	EDITION 8
17/9/2001	7947756	TRANSFER OF LEASE	
26/6/2002	8717142	TRANSFER OF LEASE	
29/7/2002	8816381	DISCHARGE OF MORTGAGE	
29/7/2002	8816382	DISCHARGE OF MORTGAGE	
29/7/2002	8816383	DISCHARGE OF MORTGAGE	
29/7/2002	8816401	MORTGAGE	EDITION 9
12/11/2002	9118781	MORTGAGE	EDITION 10

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 5/8/2009

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
 -----

SEARCH DATE

-----  
5/8/2009 7:31PM

FOLIO: 1/528045

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
12/5/2005	AB473884	DISCHARGE OF MORTGAGE	
12/5/2005	AB473885	DISCHARGE OF MORTGAGE	
12/5/2005	AB473887	MORTGAGE	EDITION 11
5/10/2005	AB813599	DISCHARGE OF MORTGAGE	
5/10/2005	AB813600	MORTGAGE	EDITION 12
19/10/2005	AB850497	REQUEST	EDITION 13
27/8/2008	AE66579	REQUEST	EDITION 14
19/12/2008	AE404887	CAVEAT	
11/3/2009	AE548049	MORTGAGE	EDITION 15
5/8/2009	AE881319	TRANSFER OF MORTGAGE	

\*\*\* END OF SEARCH \*\*\*

Aecom - Rozelle ALSP

PRINTED ON 5/8/2009

\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF TITLE WARNING. THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER. ADVANCE LEGAL SEARCH PTY LTD CERTIFES THAT THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED ELECTRONICALLY BY THE REGISTRAR-GENERAL IN ACCORDANCE WITH SECTION 96B(2) OF THE REAL PROPERTY ACT, 1900.

12528045  
CT 11029/36

CT 752-53

(Areas 24 per - CT Vol 752 - Fol 53)

1966-1988 - Balmain Leagues Club

1966-1966 - Robert James Garrick & Robert Dun  
(Balmain, Company Directors)

1918-1966 Fredrick William Chalke

1912-1918 John Alfred Chalke (Vendor)  
<sup>Milk</sup>

1910-1912 James ~~Alfred~~ <sup>Alexander</sup> Chalke (with Vendor)

1907-1910 John ~~Stag~~ Berg (Balmain Omnibus  
Proprietor)

1890-1907 Bridget Berg (wife of John Berg)

~~- 1885 Elizabeth Ferwin~~

- 1890 Edward Milner Stephen

1885-1895 Elizabeth Brown (wife of James  
Ferwin, City of Sydney)

- William Henry & Julia Henry  
Marlwig.

1/528045

CT 11029/36

(31 Waterloo St)

CT 3378-18

(lot 1 in 11029/36)

(area - 100 x 33 ft)

1966 - today Balmain Leagues Club

1946 - 1966 John & Emily Bollett of  
Rozelle, labourer and  
William Sydney Bollett of  
Rozelle, Motor Driver

1922 - 1946 Mary Elizabeth Tollett  
wife of Percy John Tollett of  
Rozelle, Tailor (or Sailer)

1922 - 1922 Arthur George Broadhurst,  
Gladesville Blacksmith

1800 - 1922 land originally granted of to  
to William Balmain by  
Crown Grant (no date given 1800)

1/528045

CT 11029-36

CT 3596 - 218

(area 2 1/4 purchase, lot 1 sec A 46 of Balmain Estate, DP 421)

- 1959 - to date Balmain Leagues Club  
Ethel May Joyce of Oranmore,  
Widow of Friedrich Arthur Joyce  
1926 - 1959 of Huntley's Point, carpenter/Engineer
- 1924 - 1926 Stanley Reichardt Swinerton
- 1800 Grant Grant to William Balmain

1/528045

CT 11029-36

CT 8076-49

(area 12 per - lot 32 Watuloo St -

lot 32 - original subdivision of lots 2811 of Belmain  
& part of lot 3 & 10 of Sectn 46 Estate)

1961 - to date Belmain Leagues Club

1960 - 1961 Maude Webster of Rozelle, Spinkston

1959 - 1960 Stacks Auto Securities Pty Limited

1960 - Chris Collinson, Cooper

1800 Owen Grant to William Belmain

~~1/52804~~ 1/528045  
CT 11029-36  
8258-216

Area 23 1/4 per, Subdivision of lot 1 sec 46 of  
Balmain Estate

1967. - Issue to Sydney County Council  
of part of the premises described as  
Substation No. 1732 together  
with easement for electricity  
purposes

181961 - Balmain Leagues Club Ltd.

1961 - Bessie Dorothy Maclean, widow  
(Rozelle) is

own Grant to William Balmain  
in 1800

1/528045

CT 11029 - 36

CT ~~8252-108~~ 8258-217

(area 23 $\frac{1}{4}$  per, lot 1 Section 46 of Balmain Estate)

1967 lease Sydney County Council of part  
of the premises described as  
Substation No 1732 together with  
easement for electricity purposes

1961 - ~~1966~~ Balmain Leagues Club Ltd.

1961 - Raymond Hugh Byers, Rozelle,  
Motor Driver

Original Grant made William Balmain  
in 1800

1 / 528045

CT 11029-36

CT 8282-106

(lot 28 DP421)

1964 - today      Balmain Leagues Club Ltd

1961 - 1964      Davis Edward Noonan, Rozelle,  
Schoolmaster & Suzanne Mary  
Noonan his wife

1961 -      Sydney Tzudgian, Annandale,  
Labourer, & Emri Tzudgian,  
his wife

1/528045

CT 11029-36

CT 10206-115

(Carcan 12 per, lot 29 DP 421)

1966 - today Balmain Leagues Club.

1/52 8045

CT 11029-36

CT 10206-116

(area 13 $\frac{1}{4}$  per; lot 30 DP 421)

1966 - today - Balmain Leagues Club Ltd

**CERTIFICATE OF TITLE**  
REGISTRY ACT, 1900, as amended.



10206115

appn. no. 4110.  
Prior Title Vol. 658 Fol. 248.

LB. Vol. 10206 Fol. 115

Edition issued. 7.1.1966.

K174007.



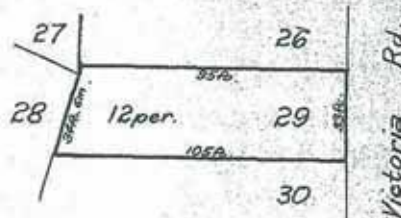
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. J. Hoopell*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



**CANCELLED**

K174007 CA

Scale: 50 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 29 in Deposited Plan 421 at Balmain in the Municipality of Leichhardt Parish of Petersham and County of Cumberland being part of 550 acres granted to William Balmain on 26.4.1800.

*Jawatson*

Registrar General.  
FIRST SCHEDULE (continued overleaf)

BALMAIN LEAGUES CLUB LIMITED.

*Jawatson*

Registrar General.  
SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

*Jawatson*

Registrar General.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE



DEPARTMENT OF LANDS  
COPY REQUEST

COPY ORDERED

10206-116

Receipt for prescribed fee for one document copy which must be produced with any further claim.

By law, Department of Lands is required to grant public access to information held in public registers maintained under the Conveyancing Act 1919, the Real Property Act 1900, and the Valuation of Land Act 1916. The information is made available for purposes associated with conveyancing, historical research, land development, and land management. Department of Lands expects purchasers of information to respect an individual's right to privacy in accordance with the principles underpinning the New South Wales Privacy and Personal Information Protection Act 1998 and the Commonwealth Privacy Act 1988.

The purchaser may be liable for improper use of this ticket.

**B** 522779

NEW SOUTH WALES

CERTIFICATE OF TITLE  
PROPERTY ACT, 1900, as amended.



10206 116

Vol. 10206 Fol. 116

Appln. No. 4110.  
Prior Title Vol. 672 Fol. 81.



L.S. Edition issued. 7.1.1966.  
K174007.

(Page 1) Vol. 10206 Fol. 116

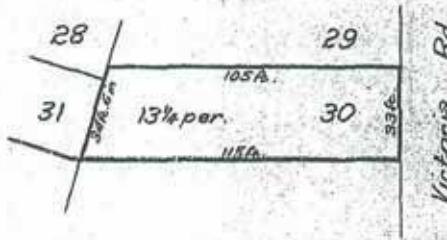
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. J. Hoopell*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



~~CANCELLED~~

K174007 CA

Scale: 50 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 30 in Deposited Plan 421 at Balmain in the Municipality of Leichhardt Parish of Petersham and County of Cumberland being part of 550 acres granted to William Balmain on 26.4.1800.

*Jawatson*

Registrar General.  
FIRST SCHEDULE (continued overleaf)

BALMAIN LEAGUES CLUB LIMITED.

*Jawatson*

Registrar General.  
SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

*Jawatson*

Registrar General.

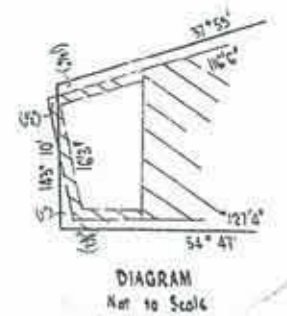
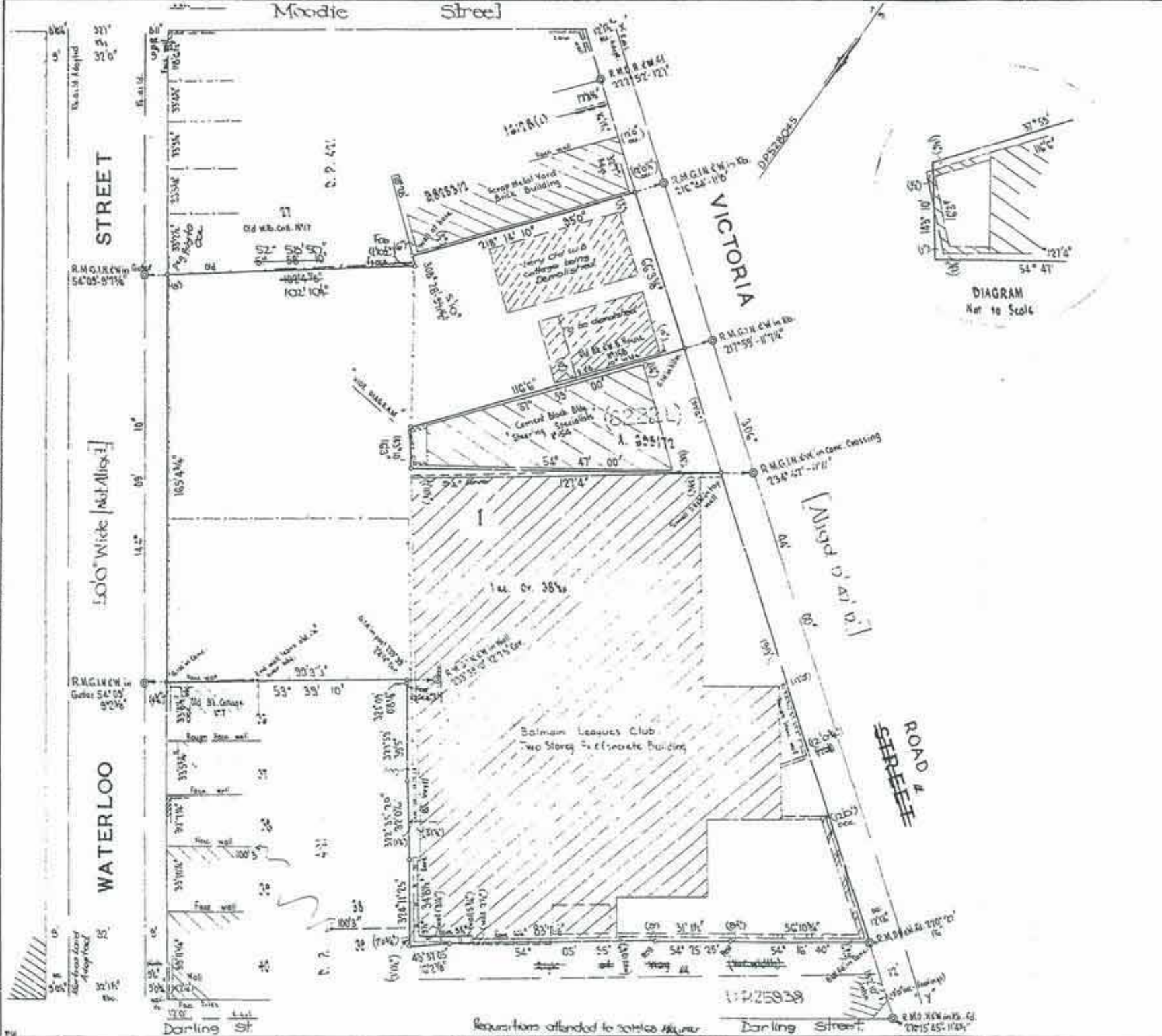
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE



Plan Form 2—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to use.—See Form 3. WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

DP528045



**D P 528045**

Registered: 13.1.62

Title System: Torrens, Old System

Purpose: PA 46145, PA 46146 & Counsel

Ref. Map: Balmains Sh 1<sup>m</sup>

Last Plan D.P. 421 Balmains Estate

**PLAN OF LOTS 283, 29, 30, 31, 32, 34 & 35 IN D.P. 421 & APPRS. 25400 & 24190 & REG. CONVEYS. N° 57 BK. 2516 & N° 794 BK. 2507**

Scale: 30 feet to an inch

Mun./Shire: City of Leichhardt

Locality: Rozelle

Parish: Petersham

County: Cumberland

L. Kenneth John Morson  
 of 75 Cooper Street, Strathfield

Signature: *K. Morson*

Council Clerk's Certificate:  
 I hereby certify that—  
 (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans); and  
 (b) the requirements of section 348 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended,  
 have been complied with by the applicant in relation to the proposed  
 "insert 'new road' or 'subdivision' as per Section 348"  
 Date: \_\_\_\_\_  
 (Signed) \_\_\_\_\_  
 Council Clerk

\*NOTE—This part of certificate to be deleted where the application is only for the opening of a new road or where the land to be subdivided is entirely outside the area of jurisdiction of the Metropolitan Water Sewerage and Drainage Board.

OFFICE USE ONLY  
 MOODIE

CONVERSION TABLE ADDED BY REGISTRAR GENERAL'S DEPARTMENT

DP 528045

FEET	INCHES	METRES
0	1/8	0.003
0	1/2	0.013
1	-	0.025
1	1/4	0.032
1	3/4	0.044
2	1/4	0.057
2	1/2	0.064
2	3/4	0.070
3	1/2	0.089
3	3/4	0.095
4	3/4	0.121
5	3/4	0.146
6	-	0.152
6	1/4	0.159
8	1/2	0.216
8	5/8	0.219
9	-	0.229
9	1/2	0.241
10	-	0.254
10	1/4	0.260
1	2 3/4	0.365
1	3 1/4	0.387
1	6	0.457
1	10 1/2	0.572
1	11	0.584
2	-	0.610
2	4 1/4	0.718
2	4 1/2	0.724
2	11 1/2	0.902
2	11 3/4	0.908
3	1 1/2	0.953
3	4	1.016
5	10	1.778
7	1 1/2	2.172
8	10 1/4	2.699
8	11	2.716
9	-	2.743
9	0 1/2	2.756
9	0 3/4	2.762
9	2 3/8	2.804
9	7 5/8	2.937
11	4 1/2	3.467
11	7 1/4	3.537
11	8	3.556
11	11	3.632
12	-	3.658
12	0 1/2	3.670
12	0 3/4	3.677
12	1	3.683
12	1 1/4	3.689
12	1 1/2	3.694
12	7 1/2	3.848
16	1 1/2	4.915
16	2 7/8	4.950
16	3	4.953
16	6	5.029
17	3 1/2	5.271
19	11	6.071
31	1 1/2	9.487
32	-	9.754
32	0 7/8	9.776
32	1	9.779
32	1 1/2	9.792
32	7	9.931
32	7 1/4	9.938
32	10 1/2	10.020
33	2 1/2	10.122
33	3 1/2	10.147
33	4 1/2	10.173
33	5 3/4	10.204
33	8 1/2	10.274
33	10 1/4	10.319
34	8 1/2	10.379
39	5	12.014
42	-	12.802
50	-	15.240
52	6	16.007

CONVERSION TABLE ADDED BY REGISTRAR GENERAL'S DEPARTMENT

DP 528045 CONTINUED

FEET	INCHES	METRES
56	10 3/4	17.342
66	3 5/8	20.209
83	7 1/8	25.479
95	-	28.956
99	5 1/5	30.255
99	11 3/4	30.474
100	5	30.556
102	10 1/4	31.350
116	6	35.509
118	6 1/2	36.132
127	4	38.811
132	10	40.408
165	4 3/4	50.413
199	11	60.935

AC RD # 50 #

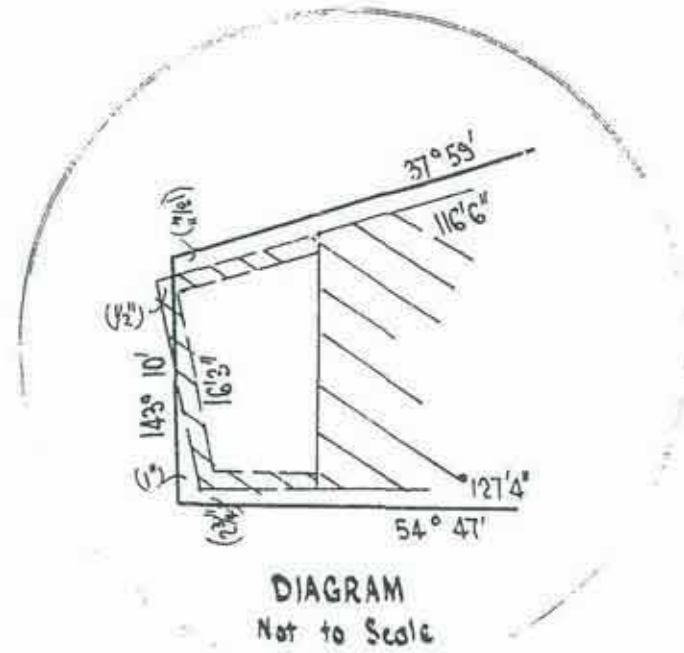
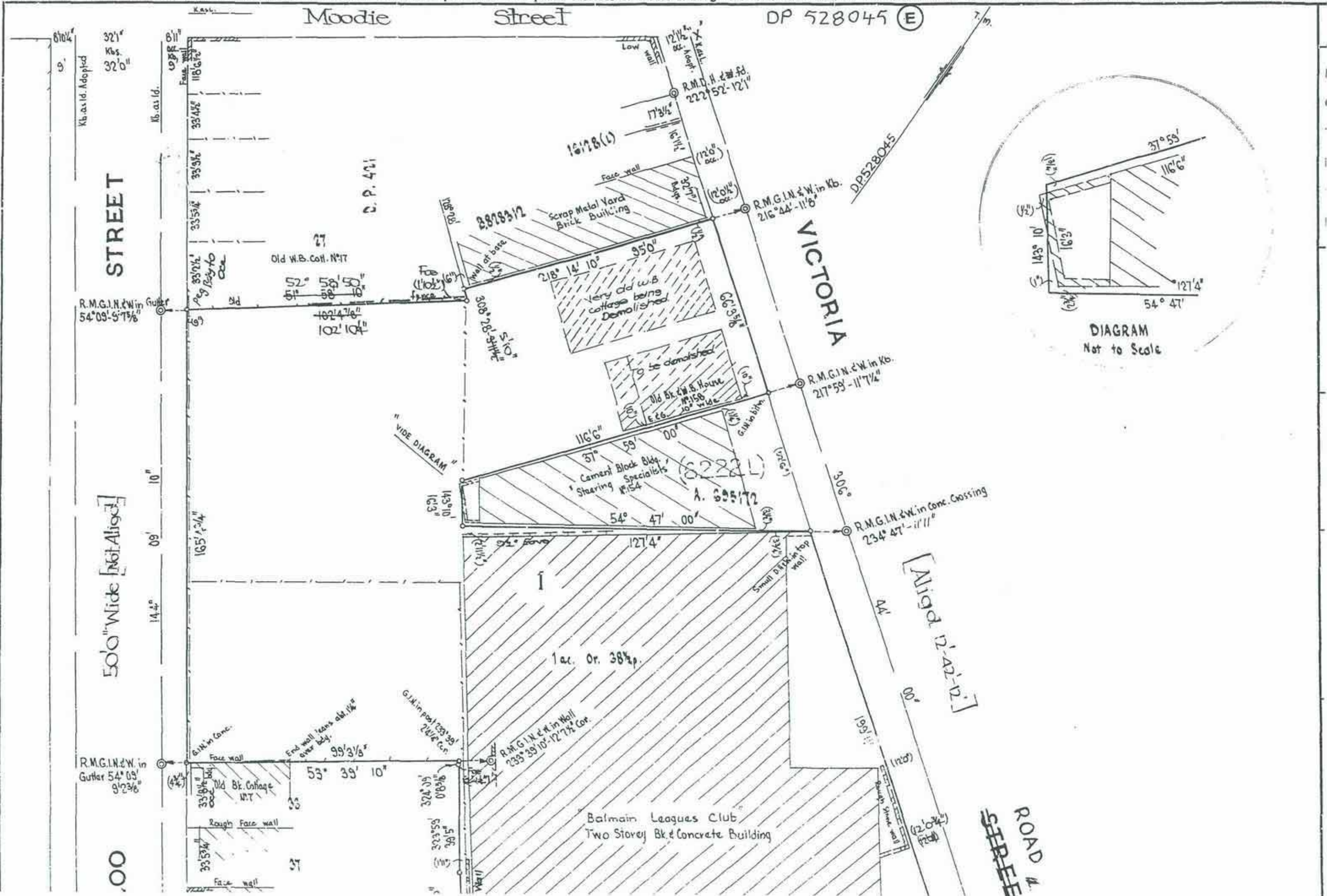
1 - 38 5008

1 - 38 1/2 5021

WARNING: Plan Drawing only to appear in this space.

SUPERVISOR REFERENCE 4/57/c

Req:R247376 /Doc:DP 0528045 P /Rev:05-sep-2002 /Sts:SC.OK /Prt:05-Aug-2009 19:30 /Pgs:ALL /Seq:2 of 3  
 WARNING: Plan Drawing only to appear in this space.



50'0" Wide [Not Aligned]

[Aligned 12' 42' 12"]

ROAD 4  
SEREE



(2)

1/109047

CT 13284 - 103 X

CT 7486 Fol 228, 229 & 230 X

(F)

(Lot 1 DP 109047

2006 - today, Balmain Leagues Club Limited.

1998 - 2006 Balmain Engineering Pty Limited.

1998 - 1998 Tak Kong Foster

1988 - 1990

(1999 - today) (commercial lease see Historical Files,  
1/109047),

1/109097

CT 13284-103

CT 7486-228, 229, 230

Area 15 per Lot 33, subdivision of part of Section 46  
(33 Victoria Rd),

1977 John James Conway, Manly, salesman  
& Kathleen Therese Conway, his wife

1972 - leased to Dunlop Tyre Service Pty Ltd  
of premises being the whole ground  
floor of the building known as  
154/156 Victoria Rd, Rozelle

1958 Gustave Leopold Du Chateau, Balmain,  
Service Station Proprietor

Information Provided Through  
Advance Legal Search Pty Ltd  
Ph. 0297541590 Fax. 0297541364

# Title Search

LEAP Legal  
An Approved LPI NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----

FOLIO: 1/109047  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
5/8/2009	7:26 PM	8	11/3/2009

LAND  
-----

LOT 1 IN DEPOSITED PLAN 109047  
LOCAL GOVERNMENT AREA LEICHHARDT  
PARISH OF PETERSHAM COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP109047

FIRST SCHEDULE  
-----

BALMAIN LEAGUES CLUB LIMITED (T AC443951)

SECOND SCHEDULE (4 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC443952 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED
- 3 AE66579 PLANNING AGREEMENT PURSUANT TO SECTION 93H  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- 4 AE548049 MORTGAGE TO N & B ELIAS HOLDINGS PTY LIMITED
- \* AE881319 TRANSFER OF MORTGAGE AE548049 MORTGAGEE NOW  
PACIFIC LINK INVESTMENT PTY LIMITED

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Aecom - Rozelle ALSP

PRINTED ON 5/8/2009

\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER. ADVANCE LEGAL SEARCH PTY LTD CERTIFIES THAT THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED ELECTRONICALLY BY THE REGISTRAR-GENERAL IN ACCORDANCE WITH SECTION 96B(2) OF THE REAL PROPERTY ACT, 1900.

Information Provided Through  
Advance Legal Search Pty Ltd  
Ph. 0297541590 Fax. 0297541364

# Historical Search

**LEAP Legal**  
An Approved LPI NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

5/8/2009 7:31PM

FOLIO: 1/109047

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 13284 FOL 103

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/10/1989	Y633488	TRANSFER OF LEASE	
29/8/1990	Z176111	TRANSFER	EDITION 1
13/12/1990	Z385660	MORTGAGE	EDITION 2
22/1/1991	Z451820	DISCHARGE OF MORTGAGE	EDITION 3
13/10/1998	5324468	DISCHARGE OF MORTGAGE	
13/10/1998	5324469	TRANSFER ✓	
13/10/1998	5324470	MORTGAGE	EDITION 4
16/4/1999	5756477	LEASE	EDITION 5
29/6/2005	AB586462	CAVEAT	
10/7/2006	AC443949	WITHDRAWAL OF CAVEAT	
10/7/2006	AC443950	DISCHARGE OF MORTGAGE	
10/7/2006	AC443951	TRANSFER ✓	
10/7/2006	AC443952	MORTGAGE	EDITION 6
27/8/2008	AE66579	REQUEST	EDITION 7
19/12/2008	AE404887	CAVEAT	
11/3/2009	AE548049	MORTGAGE	EDITION 8
5/8/2009	AE881319	TRANSFER OF MORTGAGE	

\*\*\* END OF SEARCH \*\*\*

Aecom - Rozelle ALSP

PRINTED ON 5/8/2009

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Form: 97-01T  
Licence: 026CN/0526/96

**TRANSFER**  
New South Wales  
Real Property Act 1900

5324469K



Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only

240898 1421 04 201489427/02  
N.S.W. STAMP DUTY \$2.00

(A) **LAND TRANSFERRED**  
Show no more than 20 titles.  
If appropriate, specify the share or part transferred.

1/109047

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
374	WBC
REFERENCE (15 character maximum): 46320308-N	

(C) **TRANSFEROR TAK KONG FOSTER**

(D) acknowledges receipt of the consideration of \$665,000.00  
and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1. 2. 3.

(F) **TRANSFEEE**

T TS (s713 LGA) TW (Sheriff)	BALMAIN ENGINEERING PTY LIMITED ACN 071 414 769
(G)	TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 21/9/98  
Signed in my presence by the transferor who is personally known to me.

x *[Signature]*  
Signature of Witness

v  
Name of Witness (BLOCK LETTERS)

x ROBERT JOHN GAULT.  
Address of Witness  
10 ARNOLD ST, RYDE, 2112.

x *[Signature]*  
Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

*[Signature]*  
PAUL LESLIE HENKE  
Solicitor for Transferee

NB: if signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters

Form: 01T  
Release: 3.0  
www.lands.nsw.gov.au



# TRANSFER

New South Wales  
Real Property Act 1900



## AC443951T

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY	Office of State Revenue use only
	NEW SOUTH WALES DUTY
	15-03-2006 0003329867-001
	SECTION 18(2) DUTY *****00

(A) TORRENS TITLE 1/109047

795D Document Collection	Name, Address or DX and Telephone	DEACONS LAWYERS GOLDFIELDS HOUSE CIRCULAR QUAY TEL: 9330 8000 SYDNEY	CODES T TW (Sheriff)
	<del>Watson Mangioni</del> LLPN <del>DX 530 SYDNEY</del> <del>02 9262 6666</del> Reference: <del>JDM 708 6000 HAK</del> 2570993 JSL		

(C) TRANSFEROR Balmain Engineering Pty Limited ACN 071 414 769

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 3,100,000.00 and as regards

(E) ESTATE the land specified above transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE Balmain Leagues Club Limited ACN 000 190 161

(I) ~~TENANCY~~

DATE 7/7/06

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Balmain Engineering Pty Ltd ACN 071 414 769  
Authority: Corporations Act 2001 Section 127

Signature of authorised person: *[Signature]* Signature of authorised person: *[Signature]*

Name of authorised person: Haroutian Zaitounian Name of authorised person: Zohrab Zaitounian  
Office held: DIRECTOR Office held: DIRECTOR

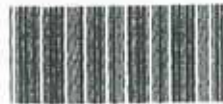
Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature: *[Signature]*

Signatory's name: John Murray  
Signatory's capacity: transferee's solicitor

off 45756477  
- expired - 15/08

**STATE OF TITLE**  
PROPERTY ACT, 1900



13284103

NEW SOUTH WALES

Appln No. 4110

Prior Titles Vol. 486 Fols. 228, 229 & 230

Vol. 13284 Fol. 103



EDITION ISSUED

5 4 1977

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**

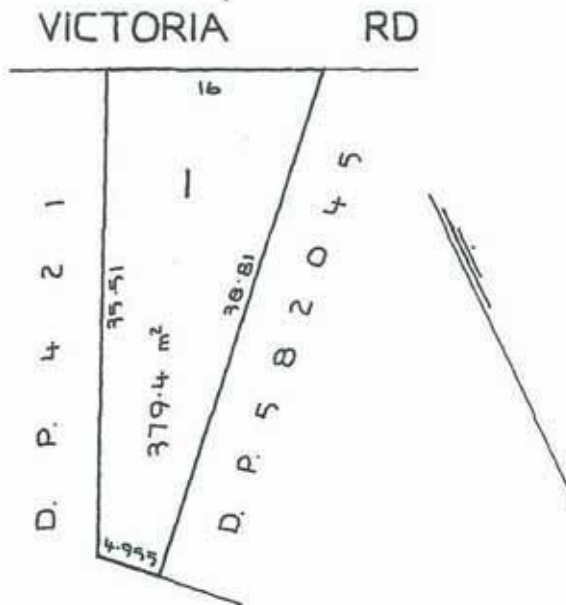


Registrar General.  
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q75816 M.X. *gr*

REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 109047 in the Municipality of Leichhardt Parish of Petersham and County of Cumberland being part of 222.6 hectares granted to William Balmain on 26-4-1800.

FIRST SCHEDULE

~~JOHN JAMES CONWAY of Manly, Salesman and MATHLEEN THERESE CONWAY his wife, as Joint Tenants.~~

SECOND SCHEDULE

- JKY*
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
  2. ~~Lease No. M906216 of premises being the whole ground floor of the building known as 154/156 Victoria Road, Roselle to Dunlop Tyre Services (N.S.W.) Pty. Limited. Registered 4-10-1972. T803680~~
  3. ~~Mortgage No. Q75816 to The Commercial Bank of Australia Limited. Registered 18-2-1977. T803479~~

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

B97  
/Req: B522660  
/Doc: CT 13284-103  
/Pt: 06-Aug-2009


PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

13284103 Fol. 103






Vol. 13284 Fol. 103

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Tak Kong Foster and Ute Helen Foster as joint tenants by Transfer	W371526	Registered	18-6-1986		
<b>CANCELLED</b>					
SEE AUTO FOLIO					

TSC2V79Dm  
TSC2V90L  
from  
V313213 L  
1Pm)R  
W 371526P)  
-28/11  
X 65126K/J

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
L	T803480	Lease to Speedy Steering Services Pty. Limited of the whole ground floor of building known as 154/156 Victoria Road Rozelle, with option of renewal, expires 31-12-1986. Registered 20-10-1983					
	V313213	Lease to Bretstop Pty. Limited of the whole of the 1st Floor, 154/156 Victoria Road, Rozelle. Expires 31-5-1987. Option of renewal 3 years. Registered 6-9-1984				Expired	11-9-1987. 
MW	W3715280	Mortgage to National Australia Bank Limited Registered 18-6-1986					
L	X65126	Lease to Bretstop Pty Limited of premises being the first floor 154/156 Victoria Road, Rozelle Expires 31-5-1990. Registered 11-9-1987.					

(Page 2 of 2 pages)

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

