

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/709175

SEARCH DATE	TIME	EDITION NO	DATE
21/8/2019	11:16 AM	13	12/2/2018

LAND

LOT 2 IN DEPOSITED PLAN 709175
AT ALEXANDRIA
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP709175

FIRST SCHEDULE

LENDLEASE FUNDS MANAGEMENT LIMITED (CN AM405576)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES THE STORM WATER CHANNEL REFERRED TO IN GOVERNMENT GAZETTE DATED 11/5/1894 FOLIOS 3087-3088 & GOVERNMENT GAZETTE DATED 26/10/1894 FOLIOS 6784-6785
- 3 BK 3263 NO 711 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION PREMISES NO 4739 TOGETHER WITH A RIGHT OF WAY AND AN EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED. EXPIRES 21.6.2026
 - AK971351 LEASE OF LEASE BK 3263 NO 711 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).
 - AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
 - AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
 - AK971571 CHANGE OF NAME AFFECTING LEASE BK 3263 NO 711 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- 4 DP709175 EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP709175 RESTRICTION(S) ON THE USE OF LAND

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/709175

PAGE 2

SECOND SCHEDULE (7 NOTIFICATIONS) (CONTINUED)

- 6 3220559 RIGHT OF FOOTWAY 1 WIDE AFFECTING THE PART SHOWN SO
BURDENED IN PLAN WITH 3220559
- 7 AM453864 LEASE TO IRON MOUNTAIN AUSTRALIA GROUP PTY LTD OF
THE WHOLE OF THE LAND ABOVE DESCRIBED EXCLUDING THE
SUB-STATION PREMISES LEASED BY BK 3263 NO 711.
EXPIRES: 31/12/2018. OPTION OF RENEWAL: 3 YEARS.
- AN112158 VARIATION OF LEASE AM453864 EXPIRY DATE NOW
31/10/2019. OPTION OF RENEWAL: OPTION TO RENEW IS
RELINQUISHED.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Boxall Surveyors

PRINTED ON 21/8/2019

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
Warning: the information appearing under notations has not been formally recorded in the Register.

GLOBALX TERRAIN PTY LTD - hereby 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.

Note: Information contained in this document is provided by GLOBALX TERRAIN PTY LTD (ABN 35 164 894 517),
<http://www.globalxterrain.com/> an approved NSW Information Broker

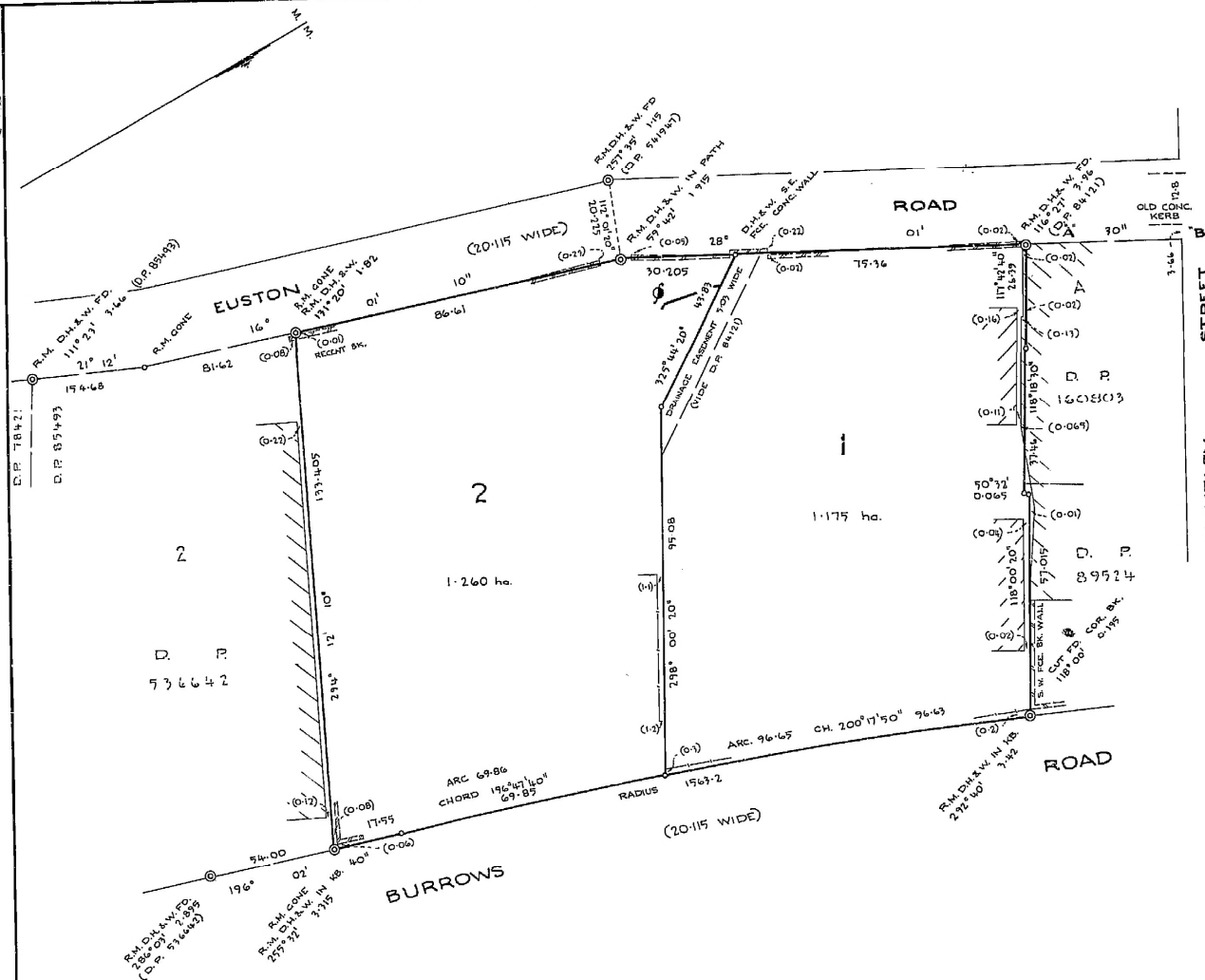
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Signatures and seals only.

I, the Council Clerk of the
Municipality of Sydney
do hereby certify that the
above is a true and correct
copy of the original plan
as deposited in the
Registry of the
Municipality of Sydney.



Handwritten signature
1984



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, (Water-Division-Water-Sewerage-and-Drainage-Act, 1925-as-amended)

have been complied with by the applicant in relation to the proposed subdivision.

(Insert "new road", "subdivision" or "consolidated lot" as set out herein)

Subdivision No. 40/1984

Date 6th March 1984

(Signature) *[Signature]*

Deputy Town Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.

Delete if inapplicable.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

EASEMENT FOR SEWERAGE PURPOSES
OVER EXISTING LINE OF
PIPES

SURVEYOR'S REFERENCE: 1529

DP 709175

Registered: 25-6-1985

C.A. N° 40/1984 OF 6-3-1984

Title System: TORREN & OLD SYSTEM

Purpose: P.A. 58461 & SUBDIVISION

Ref. Map: ALEXANDRIA 5H 5*

Last Plan: D.P. 84121 (PT)

PLAN OF SUBDIVISION OF
LAND IN D.P. 84121
AND LAND IN CONV.
N° 912 B.M. 1753

Reduction Ratio 1: 500
Lengths are in metres.

Municipality
City SYDNEY

Locality: ALEXANDRIA

Parish: ALEXANDRIA

County: CUMBERLAND

This is sheet of map in (Delete if inapplicable) sheets.

I, IAN RICHARD PIROCKS

of 24 KETTER RD., CHELTENHAM

a surveyor registered under the Surveyors Act, 1925, as amended, hereby certify that the survey represented in this plan

is accurate and has been made "(1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 1

13TH DECEMBER 1983

Signature *[Signature]*

Surveyor registered under Surveyors Act, 1925, as amended.

Datum Line of Azimuth: "A" - "B"

*Strike out either (1) or (2). Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to use.

PURSUANT TO SECTION 88 B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:

- 1) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES
- 2) RESTRICTION AS TO USER

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 2nd July, 1985



DP 709175

Sheet 1 of 3 Sheets

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS
AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B,
CONVEYANCING ACT, 1919

EXTRA FEE OF \$ 60-00
PAID ON CRR 2628
ON 28/9/85
REC 4

PART 1

Plan DP709175 Resubdivision of land in Certificate of
Title Volume 5116 Folio 95 and land in
Conveyance No. 912 Book 1753 covered by
Council's Clerks Certificate No. 40 of
1984

Full name and address of the
proprietors of the land: TNT Properties N.S.W. Pty. Limited of
9th Floor, TNT Plaza, Tower One, Lawson
Square, Redfern.

1. Identity of easement Easement for Sewerage purposes over
firstly referred to existing line of pipes.
in abovementioned plan:

SCHEDULE OF LOTS AFFECTED

Lot burdened	Lot benefited
Lot 2	Lot 1

2. Identity of restriction Restriction as to user.
secondly referred to in
abovementioned plan:

SCHEDULE OF LOTS AFFECTED

Lot burdened	Lot benefited
Lot 2	Lot 1

X *J. W. Lucas*
Secretary
TNT Properties N.S.W. Pty. Limited

080585

3.

Sheet 3 of 3 Sheets

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS
AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B,
CONVEYANCING ACT, 1919

Plan Resubdivision of land in Certificate of
Title Volume 5116 Folio 95 and land in
Conveyance No. 912 Book 1753 covered by
Council's Clerks Certificate No. 40 of
1984

2. Terms of restriction secondly referred to in the abovementioned
plan.
No building or other structure shall be erected, constructed or
placed on the land shown as Easement for Sewerage Purposes over
existing line of pipes without the prior consent in writing of the
Metropolitan Water Sewerage and Drainage Board first had and
obtained nor otherwise than in strict compliance with such condition
as the said Board may impose and this restriction shall not be
released varied or modified without the consent of the said Board.

THE COMMON SEAL of TNT)
PROPERTIES N.S.W. PTY.)
LIMITED was hereunto)
affixed in the presence)
of:)



X *J. W. Lucas*
Secretary

[Signature]
Director

Shire/Town Clerk

INSTRUMENT SETTING OUT INTERESTS CREATED
PURSUANT TO SECTION 88B, CONVEYANCING ACT,
1919, LODGED WITH DP709175

37-4
080585
ZL64230

no 25-6-1985

FRAME 1

This negative is a photograph made as a permanent
record of a document in the custody of the
Registrar General this day. 2nd July, 1985



Sheet 2 of 3 Sheets

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS

AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B,

CONVEYANCING ACT, 1919

PART 2

Plan

Resubdivision of land in Certificate of
Title Volume 5116 Folio 95 and land in
Conveyance No. 912 Book 1753 covered by
Council's Clerks Certificate No. 40 of
1984

1. Terms of Easement firstly referred to in the abovementioned Plan

Full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by him, from time to time and at all times by means of pipes to drain sewage and other waste material and fluid in any quantities across and through the land herein indicated as the servient tenement, together with the right to use, for the purpose of the easement, any line of pipes already laid within the servient tenement for the purpose of draining sewage or any pipe or pipes in replacement or in substitution therefor and together with the right for the grantee and every person authorised by him, with any tools, implements, or machinery, necessary for the purpose, to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such pipe line or any part thereof and for any of the aforesaid purposes to open the soil of the servient tenement to such extent as may be necessary provided that the grantee and the persons authorised by him will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore that surface as nearly as practicable to its original condition and this easement shall not be released varied or modified without the consent of the Metropolitan Water Sewerage and Drainage Board. X.....

Secretary

060585

TNT Properties N.S.W. Pty. Limited

FRAME 2

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 2nd July, 1985



97-01TG



TRANSFER GRANTING EASEM

Real Property Act 1900



3220559 N

Office of State Revenue use only

RELODGED

11-15

29 AUG 1997

- (A) **LAND**
Show no more than 20 References to Title
LAND TITLES OFFICE

00*01\$

N.S.W. STAMP DUTY

10/94262102 40 429/ 26060

SERVIENT TENEMENT (Land Burdened)	DOMINANT TENEMENT (Land Benefited)
Folio Identifier 2/709175	Folio Identifier CP/SP 35448 Folio Identifier 1/SP 35448

- (B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone CORRS CHAMBERS WESTGARTH DX 133 SYDNEY 898S	TG
REFERENCE (max. 15 characters): Heat 3550 100 Kkitch.		

- (C) **TRANSFEROR**
(Registered Proprietor of servient tenement) **Ausdoc Information Management Pty Limited (previously Mullaly & Byrne Pty Limited) ACN 004 270 991 of 1/477 Plummer Street, Port Melbourne**

- (D) acknowledges receipt of the consideration of ...\$1.00.....

- (E) **and TRANSFERS and GRANTS** a Right of Footway 1 wide more particularly described in Annexure A and as shown on the plan annexed to this Transfer

out of the servient tenement and appurtenant to the dominant tenement, to the TRANSFeree.

OVER
SEE ANNEXURE
'B'

- (F) **TRANSFEE**
(Registered Proprietor of dominant tenement) **Union Trustee Company (Canberra) Limited ACN 008 426 784 (as to 1/SP35448) and the Proprietors Strata Plan No. 35448 (as to CP/SP 35448)**

- (G) subject to the following **ENCUMBRANCES** 1.mtge.0200394 2.lease.0134485 3.

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE

9/11 JULY 1997

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

**THE COMMON SEAL of AUSDOC
INFORMATION MANAGEMENT PTY LIMITED**

was hereunto ^{Signature of Witness}affixed pursuant to a resolution by the Board in

Name of Witness (BLOCK LETTERS)

the presence of:

Address of Witness

Secretary

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

**THE COMMON SEAL of UNION TRUSTEE
COMPANY (CANBERRA) LIMITED** was

hereunto ^{Signature of Witness}affixed pursuant to a resolution by the Board

Name of Witness (BLOCK LETTERS)

in the presence of:

Address of Witness

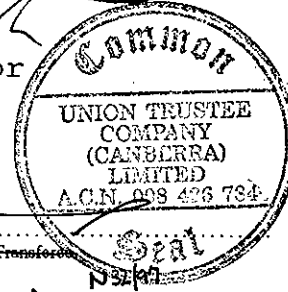
Secretary

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE GIVEN ON THE BACK



Signature of Transferor

Director



DIRECTOR

Signature of Transferee

CHECKED BY (Office use only)

2/709175) 636A CP/35448) 730J

Sm13
B-13

Consent, Righted & returned

THIS IS THE ANNEXURE "A" REFERRED TO IN THE TRANSFER GRANTING EASEMENT BETWEEN AUSDOC INFORMATION MANAGEMENT PTY. LIMITED (TRANSFEROR), UNION TRUSTEE COMPANY (CANBERRA) LIMITED AND THE PROPRIETORS OF STRATA PLAN NO. 35448 (TRANSFeree)

1. Full and free right for the Transferee and its successors in whose favour this easement is created, and every person authorised by it, to go, pass and repass on foot at all times and for all purposes specified below, without animals or vehicles over that part of the land indicated as the servient tenement more particularly described as "Right of Footway 1 wide" on the plan annexed to this Transfer Granting Easement ("the Easement") PROVIDED ALWAYS THAT:
 - (a) the Easement is limited in height to 6.8 AHD; and
 - (b) the said easement shall only be used for emergency egress from the dominant tenement; and
 - (c) the Transferee and its successors of the dominant tenement covenant to maintain at its own cost and expense the Easement on the servient land in good repair and condition (fair wear and tear excepted) and keep its surfaces properly cleaned, properly lit and unobstructed at all times; and
 - (d) the Transferee and its successors of the dominant tenement covenant to erect, renew and maintain at its own cost and expense any security gate or security device to the entrance of the Easement fronting Euston Road to the reasonable satisfaction of the Transferor and its successors.
2. The Transferor and its successors being the registered proprietor of the servient tenement have the right to release vary or modify the Easement on the occurrence of any of the following events.
 - (a) 30th April, 2006;
 - (b) the commencement of Substantial Building Works within the dominant tenement;
 - (c) the commencement of Substantial Building Works within the servient tenement; or
 - (d) (i) the granting of a new lease of the dominant tenement (but excluding any lease arising from the exercise of the option of the existing lease registered on the title of the dominant tenement as Registered No. 2675022) ("the lease"); or
(ii) any assignment of the lease; or

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- 2 -

- (iii) any assignment of a renewed lease pursuant to the option to renew in the lease.
- (e) In this clause 2 "Substantial Building Works" means:
- (i) in the case of the dominant tenement any demolition, renovation or construction of the existing building which would allow the construction of an alternative emergency egress within that building;
 - (ii) in the case of the servient tenement any construction of a new wall of the existing building along the servient tenement or any demolition or renovation of the existing building, which of necessity in any of such events (except to an insignificant extent) interferes with the continued use of the Easement.

We, certify this dealing correct for the purposes of the Real Property Act, 1900.

THE COMMON SEAL of AUSDOC INFORMATION MANAGEMENT PTY. LIMITED was hereunto affixed pursuant to a resolution by the Board in the presence of:

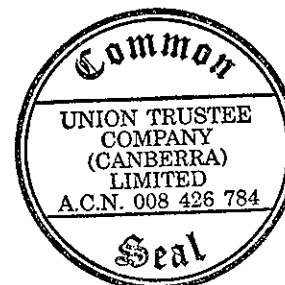



Secretary

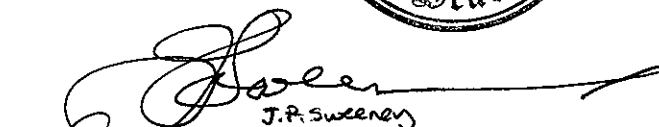
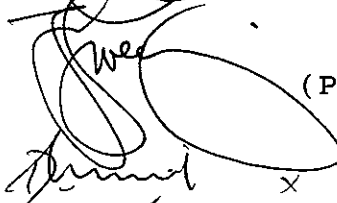
STEPHEN C. KERR
(Print name)


Director
JAMES E. WALSH
(Print name)

THE COMMON SEAL of UNION TRUSTEE COMPANY (CANBERRA) LIMITED was hereunto affixed pursuant to a resolution by the Board in the presence of:

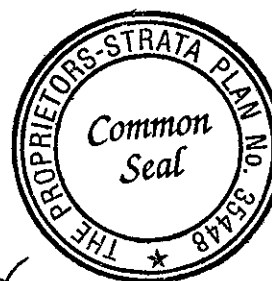


Secretary
(Print name)


J.P. Sweeney
Director
N32/47
(Print name)

J.W. Sweeney
Hellers


- 3 -

THE COMMON SEAL of THE PROPRIETORS
STRATA PLAN NO. 35448 was affixed
pursuant to Section 55 of the Strata
Titles Act, 1973 as amended in the
presence of:



[Handwritten signature]

SHARYN ANNE TAYLOR

(Print name)

(Print name)

(COMMON SEAL of BANK OF NEW
ZEALAND or sign by Power of
Attorney)

Now Bank of New Zealand Australia a division of National Australia Bank Limited A.C.N. 004 044
937 as amended by regulations made pursuant to Section 4 of the Bank Merger (Application of Laws)
Act 1996 (NSW)

Signed in my presence by)
DIANNE CELÈSTE RETIEF)
.....)
an Attorney of the said Bank)
pursuant to Power of Attorney)
registered as Book 3834 No. 549)
in the State of New South Wales)
who is personally known to me.)
[Handwritten signature])
.....)

NATIONAL AUSTRALIA BANK LIMITED
A.C.N. 004 044 937
BY ITS ATTORNEY

[Handwritten signature]

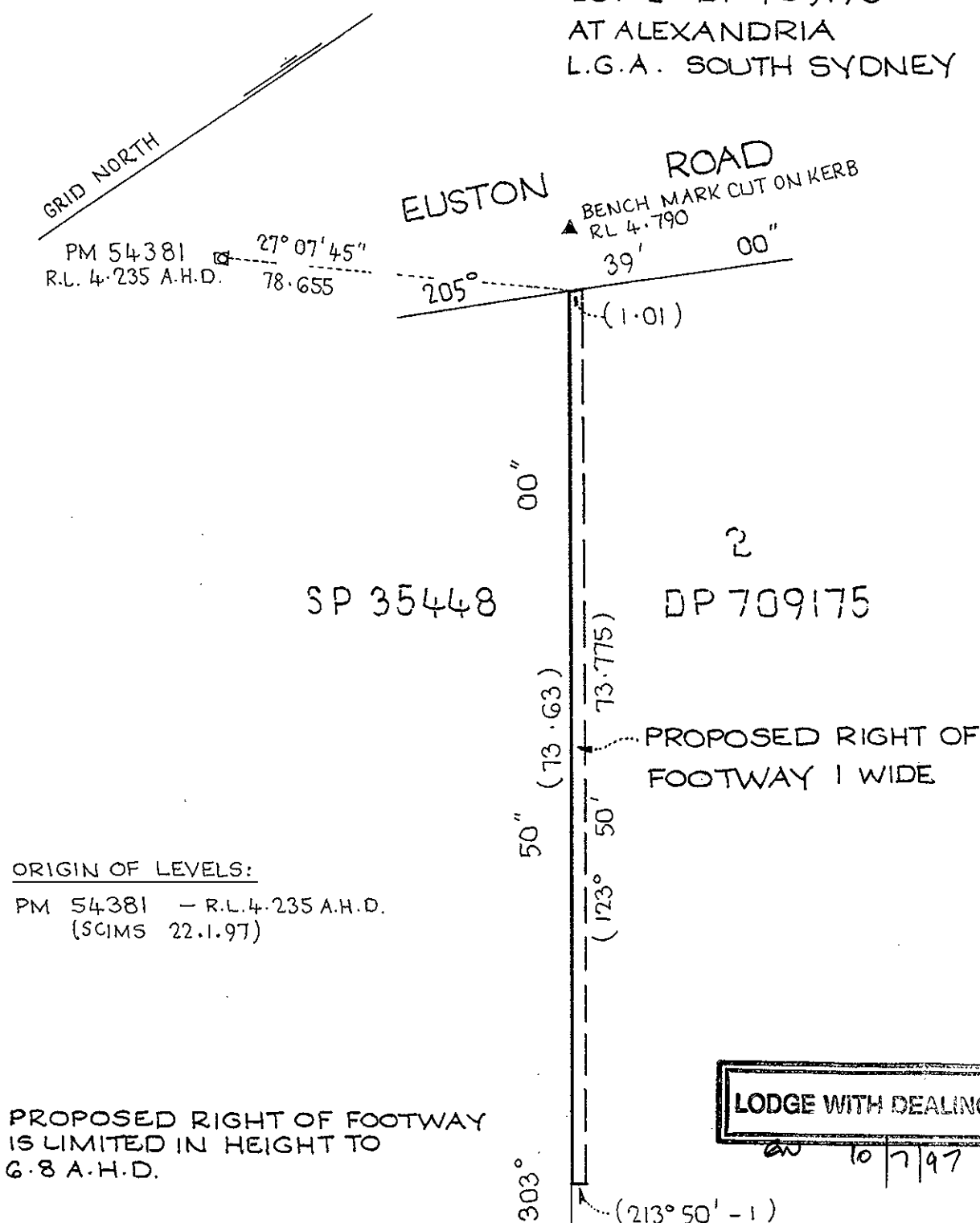
.....
Manager

[Handwritten signature]
P041.DOC

[Handwritten signature]

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PLAN OF PROPOSED RIGHT
OF FOOTWAY WITHIN
LOT 2 DP 709175
AT ALEXANDRIA
L.G.A. SOUTH SYDNEY



This is the plan referred to in the Transfer
Information Management Pty Limited (Transferor
Limited and the Proprietors Strata Plan No.
May, 1997.

Granting Easement between Ausdoc
) and Union Trustee Company (Canberra)
35448 (Transferee) Dated this 10th day of

[Signature]
Ausdoc Information Management Pty Limited

[Signature]
Union Trustee Company (Canberra) Limited

Use this side only for **Second Schedule** directions

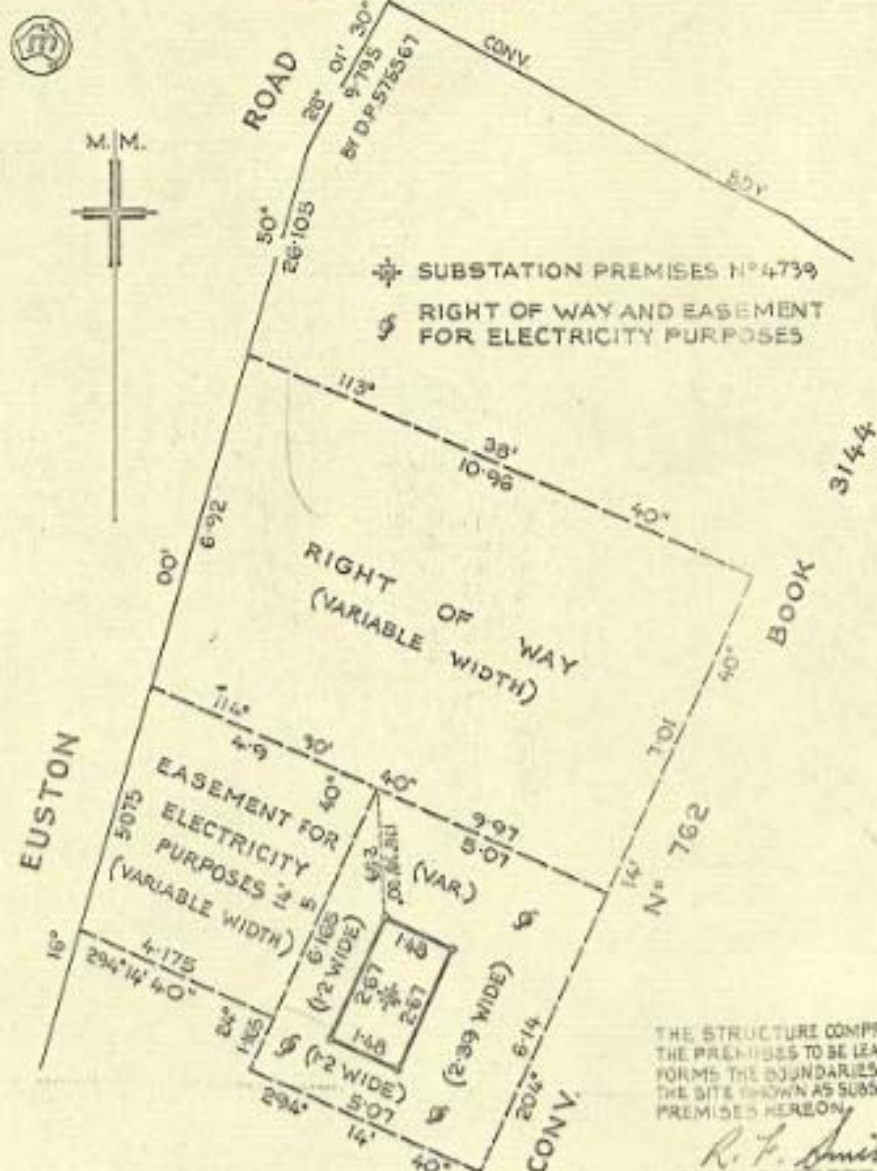
SECOND SCHEDULE AND OTHER DIRECTIONS

[illegible]

PLAN

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

REDUCTION RATIO 1:100
LENGTHS ARE IN METRES



THE STRUCTURE COMPRISING THE PREMISES TO BE LEASED FORMS THE BOUNDARIES OF THE SITE SHOWN AS SUBSTANTIAL PREMISES HERON.

R. F. Smith.

REGD. SURVEYOR

8TH. SEPTEMBER, 1976

SIGNATURES AND SEALS OF PARTIES

THIS IS THE PLAN MARKED "A" REFERRED TO IN Memorandum of Lease
BETWEEN T.N.T. PROPERTIES N.S.W. PTY. LIMITED and THE SYDNEY COUNTY COUNCIL.

For and on behalf of T.N.T.
PROPERTIES PTY. LIMITED

For and on behalf of THE SYDNEY
COUNTY COUNCIL.

Chairman

General Manager