



FOLIO: 527/752035

SEARCH DATE	TIME	EDITION NO	DATE
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24/6/2021	10:40 AM	13	23/6/2021

LAND

LOT 527 IN DEPOSITED PLAN 752035
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
(FORMERLY KNOWN AS PORTION 527)
TITLE DIAGRAM CROWN PLAN 1981.2030

FIRST SCHEDULE

ONE FUNDS MANAGEMENT LIMITED (T AJ737089)

SECOND SCHEDULE (18 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP633528 EASEMENT TO DRAIN SEWAGE 4 METRES WIDE AND VAR
AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN
SO BURDENED ON DP633528
- 3 DP633528 EASEMENT TO DRAIN SEWAGE 6.095 METRES WIDE AFFECTING
THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED
ON DP633528
- 4 DP633528 EASEMENT TO DRAIN SEWAGE 6.095 METRES WIDE AFFECTING
THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED
ON DP633528
- 5 DP633528 RESTRICTION(S) ON THE USE OF LAND
- 6 DP268249 EASEMENT TO DRAIN WATER 3.5 WIDE AFFECTING THE
PART(S) SHOWN SO BURDENED IN DP268249
AP628954 VARIATION OF EASEMENT DP268249 TERMS VARIED.
- 7 DP269393 EASEMENT TO DRAIN WATER 2 WIDE AFFECTING THE PART(S)
SHOWN SO BURDENED IN DP269393
- 8 AH147858 POSITIVE COVENANT
- 9 DP1196088 RESTRICTION(S) ON THE USE OF LAND
- 10 AJ543685 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
AFFECTING THE SITE DESIGNATED (Y) IN DP1207122
- 11 AJ543686 LEASE TO AUSGRID OF SUBSTATION PREMISES NOS. S49138
& S49139 GROUND FLOOR TOGETHER WITH RIGHT OF WAY
AFFECTING THE SITE DESIGNATED (W) AND EASEMENT FOR
ELECTRICITY PURPOSES DESIGNATED (X) IN DP1207123.
EXPIRES: 30/4/2062. OPTION OF RENEWAL: 25 YEARS.
AK971351 LEASE OF LEASE AJ543686 TO BLUE ASSET PARTNER
PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD,
ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA

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SECOND SCHEDULE (18 NOTIFICATIONS) (CONTINUED)

- 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 AJ543686 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- 12 AJ737088 LEASE TO COMMONWEALTH OF AUSTRALIA (DEPARTMENT OF FINANCE) OF THE PART SHOWN HATCHED IN PLAN WITH AJ737088. EXPIRES: 30/11/2018. OPTION OF RENEWAL: 1 YEAR AND FOUR FURTHER OPTIONS OF 1 YEAR.
- AJ737090 CONCURRENT LEASE
- 13 AJ737090 LEASE TO MACQUARIE DATA CENTRES PTY LIMITED (SEE AR155622) OF THE BUILDING KNOWN AS "INTELLICENTRE 2", 17-23 TALAVERA ROAD, MACQUARIE PARK EXCLUDING SUBSTATION PREMISES S49138 & S49139. EXPIRES: 9/8/2035. OPTION OF RENEWAL: 5 YEARS AND ONE FURTHER OPTION OF 5 YEARS.
- * 14 AQ590621 CAVEAT BY ERIC ALPHA OPERATOR CORPORATION 2 PTY LIMITED, ERIC ALPHA OPERATOR CORPORATION 3 PTY LIMITED, ERIC ALPHA OPERATOR CORPORATION 1 PTY LIMITED, ERIC ALPHA OPERATOR CORPORATION 4 PTY LIMITED & BLUE OP PARTNER PTY LIMITED
- 15 DP1271291 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (1) IN THE S.88B INSTRUMENT
- 16 DP1271291 POSITIVE COVENANT REFERRED TO AND NUMBERED (2) IN THE S.88B INSTRUMENT
- 17 DP1271291 POSITIVE COVENANT REFERRED TO AND NUMBERED (3) IN THE S.88B INSTRUMENT
- 18 DP1271291 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT

NOTATIONS

DP1207122 NOTE: PLAN OF PROPOSED EASEMENT
DP1207123 NOTE: PLAN OF PROPOSED EASEMENTS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

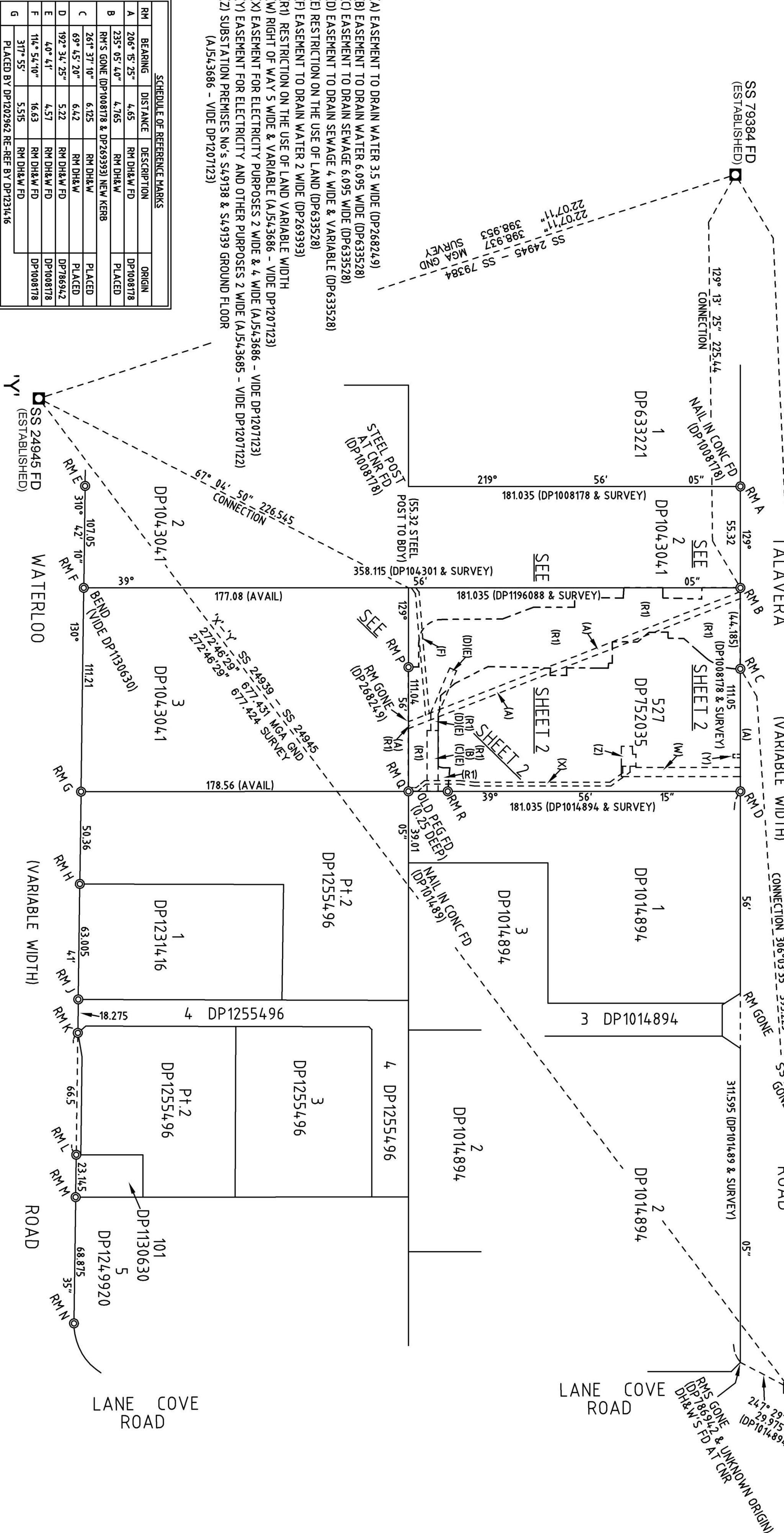
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* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker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



COORDINATE SCHEDULE				
MARK	M.G.A. COORDINATES		PU	METHOD
	EASTING	NORTHING		
SS 24939	326 971.222	6 260 416.316	B	N/A
SS 24945	326 294.614	6 260 447.109	B	FROM SCMS
SS 79384	326 444.824	6 260 816.668	D	N/A
				FROM SCMS
				FOUND
				FOUND
DATE OF SCMS COORDINATES: 29TH JAN 2021 MGA ZONE 56 MGA DATUM: MGA2020				
COMBINED SCALE FACTOR: 0.999958				



SCHEDULE OF REFERENCE MARKS		
RM	BEARING	DISTANCE
A	206° 15' 25"	4.65
B	235° 05' 40"	4.765
C	261° 37' 10"	6.125
D	69° 45' 20"	6.42
E	192° 34' 25"	5.22
F	40° 4' 1"	4.57
G	114° 54' 10"	16.63
H	317° 55'	5.515
I	PLACED BY DP1202962 RE-REF BY DP1231416	
J	18° 12'	4.8
K	352° 09'	4.31
L	128° 48'	9.88
M	8° 00'	4.95
N	5° 36'	0.84
O	40° 42'	3.2
P	219° 56'	0.56
Q	213° 48' 20"	18.7
R	81° 07' 30"	20.83

- (A) EASEMENT TO DRAIN WATER 3.5 WIDE (DP268249)
- (B) EASEMENT TO DRAIN WATER 6.095 WIDE (DP633528)
- (C) EASEMENT TO DRAIN SEWAGE 6.095 WIDE (DP633528)
- (D) EASEMENT TO DRAIN SEWAGE 4 WIDE & VARIABLE (DP633528)
- (E) RESTRICTION ON THE USE OF LAND (DP633528)
- (F) EASEMENT TO DRAIN WATER 2 WIDE (DP269393)
- (R1) RESTRICTION ON THE USE OF LAND VARIABLE WIDTH
- (W) RIGHT OF WAY 5 WIDE & VARIABLE (A1543686 - VIDE DP1207123)
- (X) EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE & 4 WIDE (A1543685 - VIDE DP1207122)
- (Y) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE & 4 WIDE (A1543685 - VIDE DP1207122)
- (Z) SUBSTATION PREMISES No's S49138 & S49139 GROUND FLOOR (A1543686 - VIDE DP1207123)

Surveyor: PETER ROBERT HOWE

Date of Survey: 02 FEBRUARY, 2021

Surveyor's Ref: 10411G.DP.001.B

PLAN OF EASEMENTS IN LOT 527 IN DP752035

L.G.A.: RYDE

Locality: MACQUARIE PARK

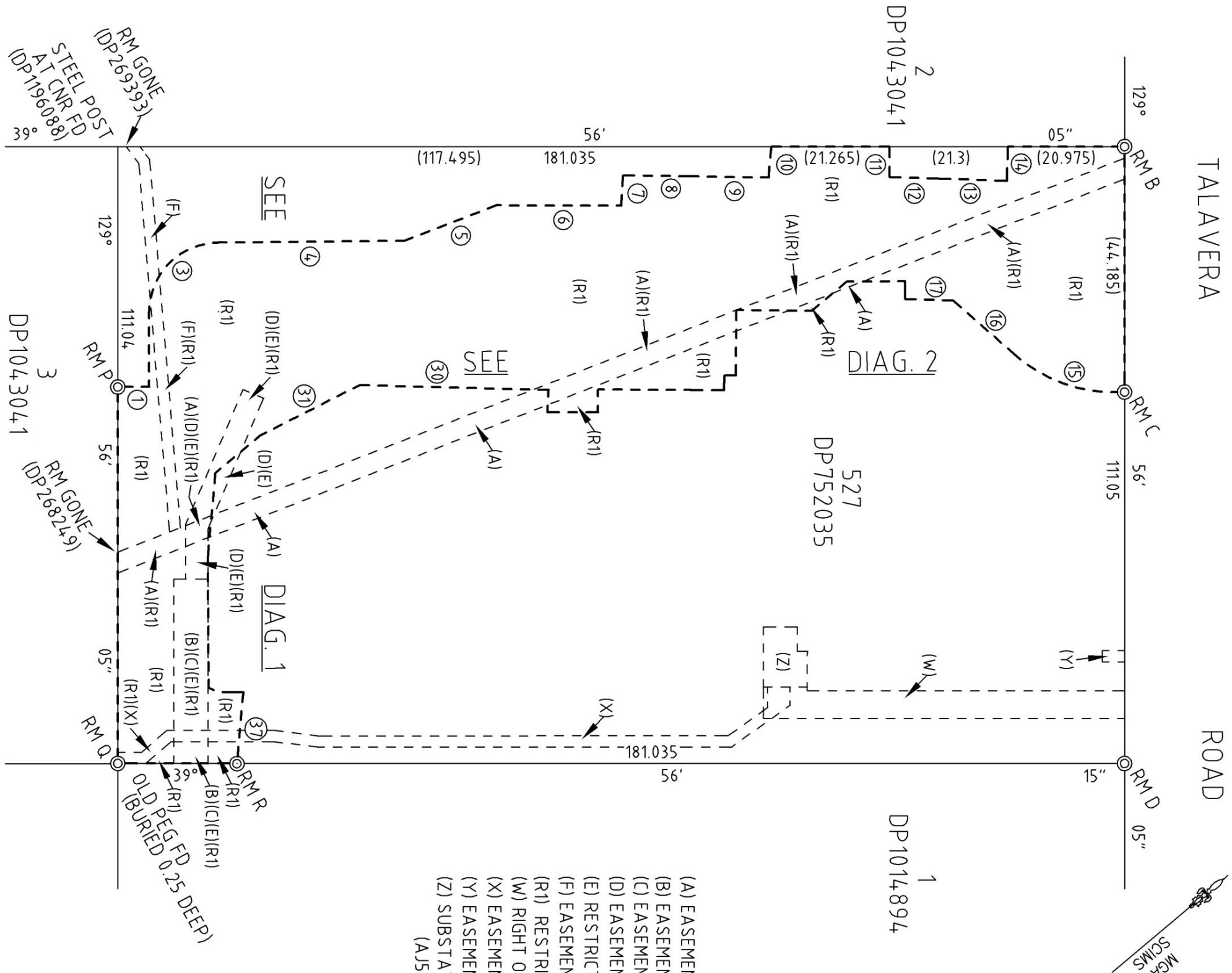
Reduction Ratio: 1:1500

Lengths are in metres

Registered

23/06/2021

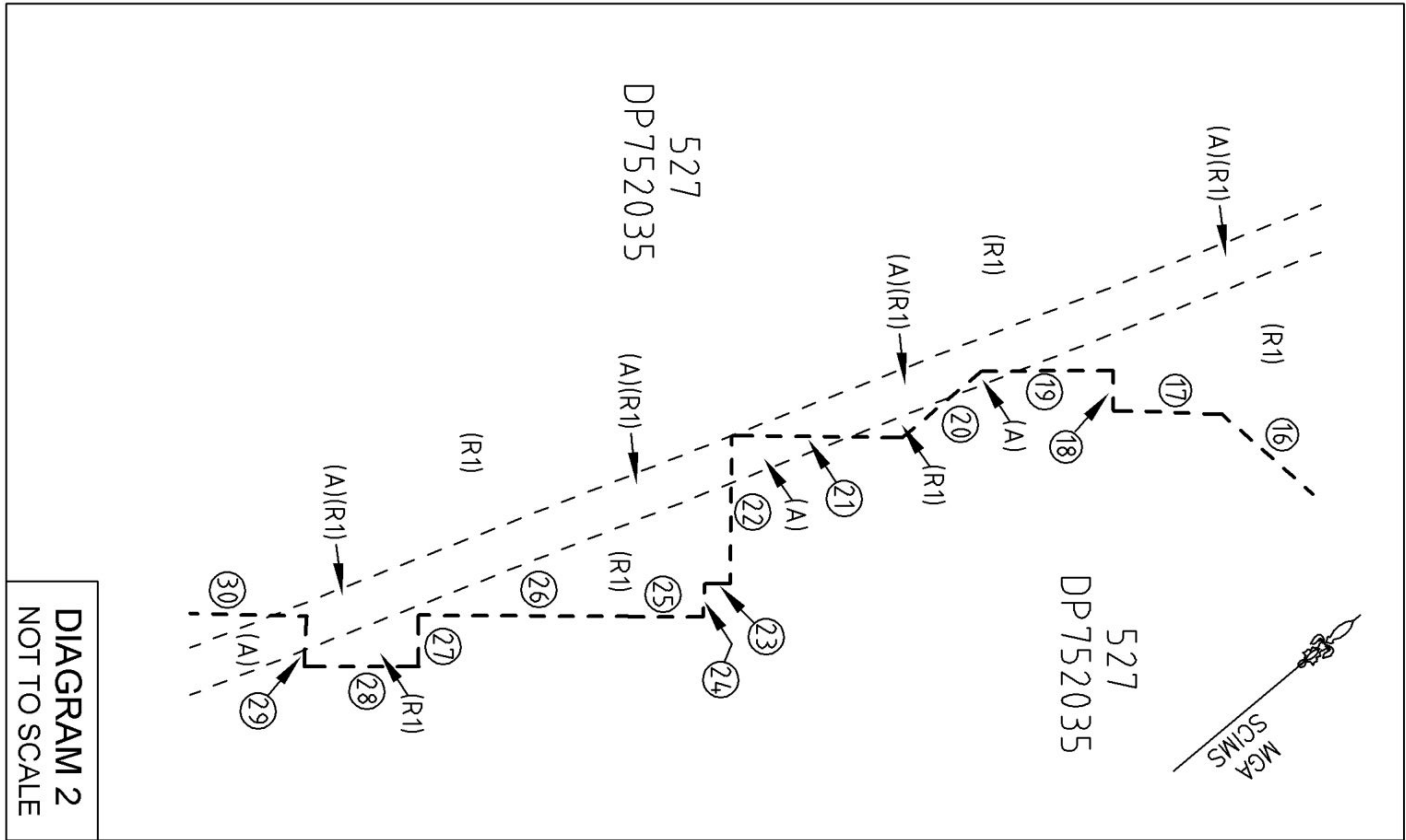
DP1271291



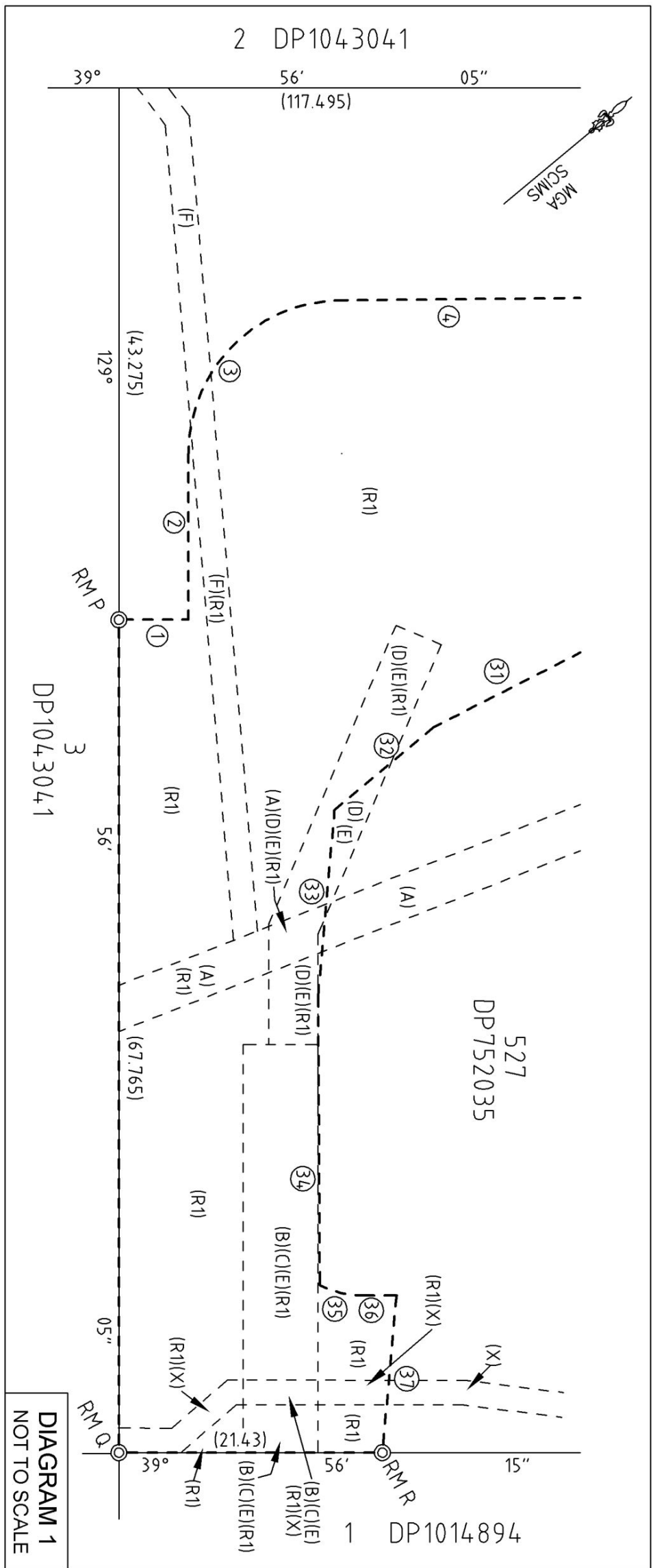
SCHEDULE OF ARCS - EASEMENT (R1)			
No.	CHORD		RADIUS
	BEARING	DISTANCE	
3	(354° 56' 05")	(17.605)	12.45
15	(288° 35' 20")	(20.675)	26.96
35	(53° 15')	(3.55)	7.535

SCHEDULE OF REFERENCE MARKS				
RM	BEARING	DISTANCE	DESCRIPTION	ORIGIN
B	235° 05' 4.0"	4.765	RM DH&W	PLACED
RM'S GONE (DP=0004178 & DP=263993) NEW KERB				
C	261° 37' 10"	6.125	RM DH&W	PLACED
D	69° 45' 20"	6.42	RM DH&W	PLACED
P	192° 34' 25"	5.22	RM DH&W FD	DP=186942
Q	219° 56'	0.56	RM GIP	PLACED
Q	213° 48' 20"	18.7	RM DH&W	PLACED
R	81° 07' 30"	20.83	RM DH&W	PLACED



- (A) EASEMENT TO DRAIN WATER 3.5 WIDE (DP268249)
- (B) EASEMENT TO DRAIN WATER 6.095 WIDE (DP633528)
- (C) EASEMENT TO DRAIN SEWAGE 6.095 WIDE (DP633528)
- (D) EASEMENT TO DRAIN SEWAGE 4 WIDE & VARIABLE (DP633528)
- (E) RESTRICTION ON THE USE OF LAND (DP633528)
- (F) EASEMENT TO DRAIN WATER 2 WIDE (DP269393)
- (R1) RESTRICTION ON THE USE OF LAND VARIABLE WIDTH
- (W) RIGHT OF WAY 5 WIDE & VARIABLE (A1543686 - VIDE DP1207123)
- (X) EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE & 4 WIDE (A1543686 - VIDE DP1207123)
- (Y) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE (A1543685 - VIDE DP1207122)
- (Z) SUBSTATION PREMISES No 5 S49138 & S49139 GROUND FLOOR
(A1543686 - VIDE DP1207123)







SCHEDULE OF LINES		
No.	BEARING	DISTANCE (R)
1	(39° 56. 05')	(5.65)
2	(309° 56. 05')	(13.335)
4	(39° 23')	(33.37)
5	(18 °52. 40')	(77.155)
6	(40. 01')	(22.485)
7	(313° 06. 50')	(5.425)
8	(40. 04. 40')	(12.185)
9	(40. 05. 50')	(14. 03)
10	(314. °35. 20')	(5.615)
11	(129° 56. 05')	(5.505)
12	(41° 29')	(8.855)
13	(41° 31')	(12.115)
14	(332. 09. 30')	(6.155)
16	(261° 14. 30')	(14. 93)
17	(221° 54. °30')	(8.665)
18	(309° 36. 40')	(3.115)
19	(219° 34. 30')	(10.465)
20	(179° 59' 15')	(8.215)
21	(220° 37. 30')	(13.53)
22	(130° 37')	(11.715)
23	(220° 09')	(2.02)
24	(133° 03')	(2.675)
25	(220° 19')	(5.985)
26	(220° 17. 20')	(16.64)
27	(129° 56')	(4. 11)
28	(219° 56')	(9.095)
29	(312° 36')	(4.015)
30	(221° 24. 40')	(34.005)
31	(192° 59')	(20.015)
32	(179° 59' 20')	(10.5)
33	(135° 00. 40')	(14.965)
34	(129° 36')	(23.76)
36	(39° 56. 15')	(2.765)
37	(135. 01' 15')	(12.85)



10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
Table of mm														

PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)
Registered:  23/06/2021 Title System: TORRENS		Office Use Only <div style="text-align: center; font-size: 2em; font-weight: bold;">DP1271291</div>	
PLAN OF EASEMENTS IN LOT 527 IN DP752035		LGA: RYDE Locality: MACQUARIE PARK Parish: HUNTERS HILL County: CUMBERLAND	
Survey Certificate I, PETER ROBERT HOWIE..... of ICD ASIA PACIFIC, Level 2,21 Solent Circuit, Baulkham Hills, NSW 2153 Ph: 02 8882 2700, Mob: 0427 565 566 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on, or *(b) The part of the land shown in the plan (*being the easement R1 only) was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on 2nd February, 2021. the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017. Datum Line: 'X' (SS24939) – 'Y' (SS24945) Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature:  Dated: 02.02.2021 Surveyor Identification No: SU000257 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:	
Plans used in the preparation of survey/compilation. CP1981.2030 DP571163 DP633528 DP268249 DP269393 DP1014894 DP1008178 DP1130630 DP1196088 DP1207122 DP1207123 DP1043041 DP1231416 DP1253774 DP1255496		Subdivision Certificate I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through if inapplicable.	
Surveyor's Reference: 10411G.DP.001.B		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheet(s)
Registered:  23/06/2021	Office Use Only	Office Use Only
PLAN OF EASEMENTS IN LOT 527 IN DP752035		DP1271291 This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
Subdivision Certificate number: Date of Endorsement:		
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED:</p> <p>TO CREATE:</p> <ol style="list-style-type: none">1. Restriction on the Use of Land2. Positive Covenant3. Positive Covenant4. Restriction on the Use of Land <p>EXECUTED by OWNER:</p> <p>Executed as a deed in accordance with Section 127 of the Corporations Act 2001 by One Funds Management Limited (ABN 28 117 797 403) as trustee for the KDCR Australia Sub-Trust 1:</p> <p> Director (Signature) (FULL NAME in BLOCK CAPITALS)</p> <p> Director / Secretary (Signature) (FULL NAME in BLOCK CAPITALS)</p> <p> Authorised Delegate Council of the City of Ryde</p>		
Surveyor's Reference: 10411G.DP.001.B		