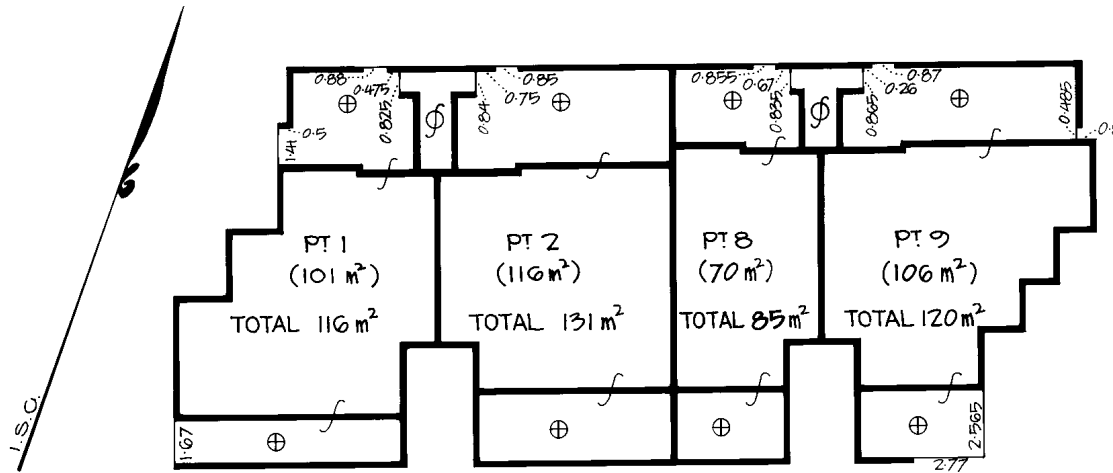




2 WILSON STREET (SP52947)

Plan Drawing only to appear in this space

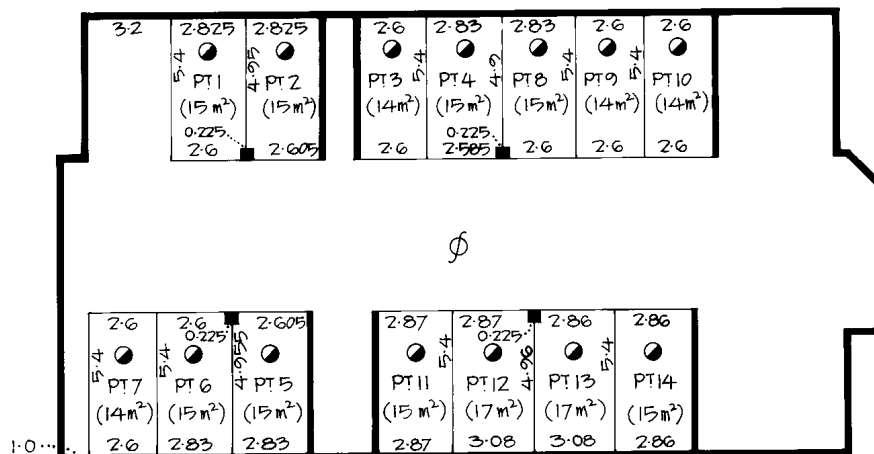


GROUND FLOOR PLAN

- ⊕ COMMON PROPERTY
 ⊕ COURTYARD
 ● COVERED CAR SPACE

NOTE:

AREAS ARE APPROXIMATE.
 THE COURTYARDS, EXCEPTING THE COURTYARD LOCATED ON THE NORTHERN SIDE AND FORMING PART OF LOT 9, ARE ALL LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR CONCRETE FLOOR EXCEPT WHERE COVERED. THE COURTYARD LOCATED ON THE NORTHERN SIDE AND FORMING PART OF LOT 9 IS LIMITED IN DEPTH TO THE UPPER SURFACE OF ITS CONCRETE FLOOR WHERE EXISTING AND ELSEWHERE TO 1 BELOW THE UPPER SURFACE OF THE ADJOINING CONCRETE FLOOR AND IN HEIGHT TO 3 ABOVE THAT ADJOINING CONCRETE FLOOR EXCEPT WHERE COVERED.



BASEMENT FLOOR PLAN

Reduction Ratio 1: 200

Lengths are in metres

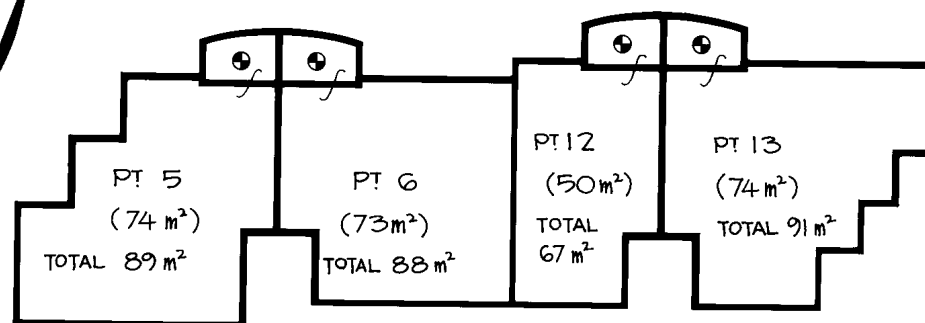
M.J. Morgan.

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: P4658

STRATA PLAN 52947

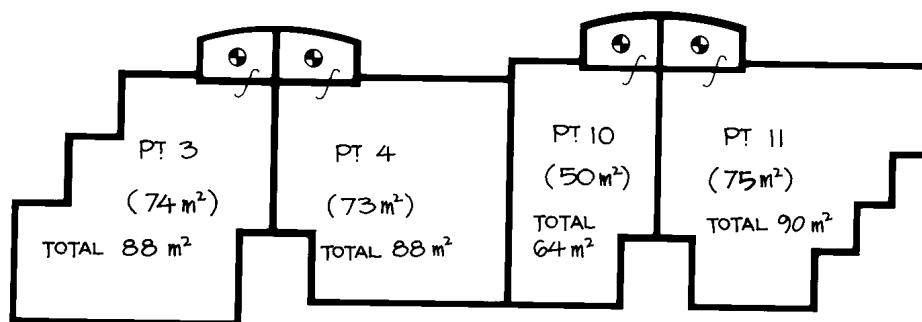


SECOND FLOOR PLAN

● BALCONY

NOTE :

AREAS ARE APPROXIMATE
THE BALCONIES ARE LIMITED IN HEIGHT TO
3 ABOVE THE UPPER SURFACE OF THEIR
RESPECTIVE CONCRETE FLOORS EXCEPT
WHERE COVERED.



FIRST FLOOR PLAN

Reduction Ratio 1: 200

Lengths are in metres

M.J. Morgan

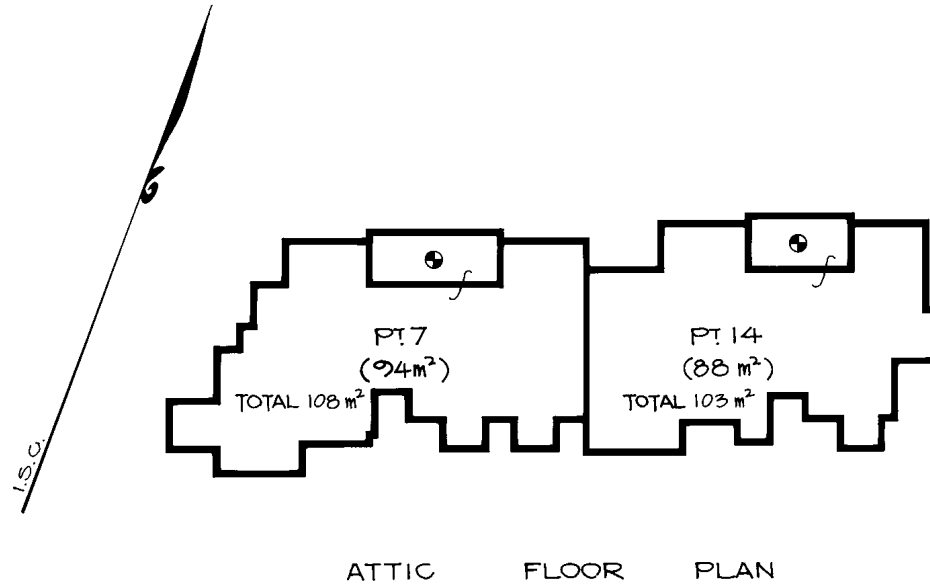
Surveyor Registered under Surveyors Act 1929

K. L. L. L.

General Manager/Authorised Person

SURVEYOR'S REFERENCE: P 4658

STRATA PLAN 52947



SCHEDULE OF UNIT ENTITLEMENT	
LOT	UNIT ENTITLEMENT
1	75
2	77
3	73
4	74
5	74
6	75
7	86
8	51
9	78
10	50
11	75
12	51
13	76
14	85
AGGREGATE	1000

● BALCONY

NOTE :

AREAS ARE APPROXIMATE
THE BALCONIES ARE LIMITED IN HEIGHT TO
3 ABOVE THE UPPER SURFACE OF THEIR
RESPECTIVE CONCRETE FLOORS EXCEPT
WHERE COVERED .

Reduction Ratio 1: 200

Lengths are in metres

M. J. Morgan.

Surveyor Registered under Surveyors Act 1929

[Signature]
General Manager/Authorised Person

SURVEYOR'S REFERENCE: P 4658

*OFFICE USE ONLY

INSTRUMENT SETTING OUT TERMS OF EASEMENTS, RESTRICTIONS ON THE
USE OF LAND AND POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

Lengths are in Metres

(Sheet 1 of 3 sheets)

SP

PART 1

52947

Subdivision of Lot 1 in
Deposited Plan 843241

Full name and address of
proprietor of the land:

GOLDSHIELD ENTERPRISES PTY.
LIMITED
33 Weemala Road
Northbridge 2063

1. Identity of positive
covenant firstly
referred to in the
above-mentioned plan

POSITIVE COVENANT

Schedule of Lots etc. affected

Lot Burdened

Name of Authority Benefited

Common Property

WILLOUGHBY CITY COUNCIL

2. Identity of restriction
secondly referred to in
the above-mentioned plan

Restriction as to User

Schedule of Lots etc. affected

Lot Burdened

Name of Authority Benefited

Common Property

WILLOUGHBY CITY COUNCIL

PART 2

1. Terms of Positive Covenant Firstly Referred to in the
abovementioned Plan

The proprietor of the land hereby burdened (herein called
"the proprietor") shall at all times in respect of the
land hereby burdened identified on the abovementioned
Plan as "stormwater drainage detention basin" (herein
called "the basin").

f

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS, RESTRICTIONS ON THE
USE OF LAND AND POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919**

Lengths are in Metres

(Sheet 2 of 3 sheets)

SP

52947

Subdivision of Lot 1 in
Deposited Plan 843241

- (a) construct, clean, maintain and repair all pits, tanks, pipe lines, orifice plates, trench barriers, walls, earth banks and other structure and
- (b) regularly mow and remove grass clippings and debris as necessary to ensure the efficient operation from time to time and at all times of the basin PROVIDED HOWEVER that Willoughby City Council (herein called "the Council") shall have the right to enter upon the burdened lot with all necessary materials and equipment at all reasonable times and on resonable notice (but at any time and without notice in the case of an emergency);
 - i) to view the state of repair of the basin;
 - ii) to ascertain whether or not there has been any breach of the terms of this covenant; and
 - iii) to execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within fourteen (14) days of the date of receipt by the proprietor of written notice from the Council requiring remedy of a breach of the terms of this covenant taken steps to remedy the breach and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith upon demand.

2. Terms of Restriction as to User secondly referred to in
abovementioned Plan

- 1. Not to erect or suffer to permit any building, structure or erection on the whole or erection on the whole or in part of the land hereby burdened identified on the abovementioned plan as "stormwater drainage detention basin" (herein called "the basin") except:
 - (a) dividing fences; and

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS, RESTRICTIONS ON THE
USE OF LAND AND POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919**

Lengths are in Metres

(Sheet 3 of 3 sheets)

SP.

52947

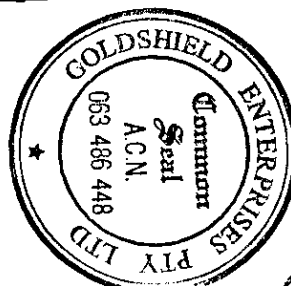
Subdivision of Lot 1 in
Deposited Plan 843241

- (b) such buildings, structures and erections as from time to time form part of or are associated with the carrying out by the proprietor of the land hereby burdened of his obligations under the Positive Covenant firstly referred to in the abovementioned plan as are approved by Willoughby City Council (herein called "the Council").
2. No alteration is to be made to the detention levels or controlled outflow of the basin without the consent in writing previously obtained from the Council.

Name of Authority empowered to release, vary or modify any or all of the restrictions on the use of land or positive covenants referred to in abovementioned plan

WILLOUGHBY CITY COUNCIL

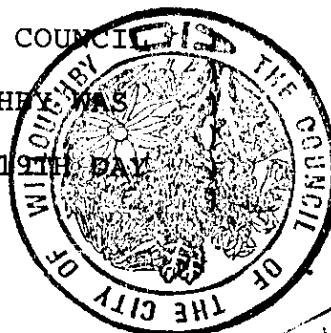
THE COMMON SEAL of GOLDSHIELD ENTERPRISES PTY. LIMITED was hereunto affixed in the presence of



[Signature]
Director

Wendy
Secretary

THE COMMON SEAL OF THE COUNCIL OF THE CITY OF WILLOUGHBY WAS HERETO AFFIXED ON THE 19TH DAY OF JUNE 1996.



[Signature]
MAYOR

[Signature]
GENERAL MANAGER

FOR AND ON BEHALF OF
BANK OF CHINA (ARBN 002 979 952)
BY WANG TIANYE UNDER
POWER OF ATTORNEY Book 4043 No 482

WANG TIANYE

Please have Bank provide this page

16-7-1996



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	7	18/10/2023

LAND

LOT 1 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526630)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
2 AT526631 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	10	18/10/2023

LAND

LOT 2 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED

(T AT526636)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT526637 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	10	18/10/2023

LAND

LOT 3 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526463)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
2 AT526464 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	8	18/10/2023

LAND

LOT 4 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526466)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
2 AT526467 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	8	18/10/2023

LAND

LOT 5 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED

(T AT526472)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT526473 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 6/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	9	18/10/2023

LAND

LOT 6 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED

(T AT526460)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT526461 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	8	18/10/2023

LAND

LOT 7 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED

(T AT526444)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT526445 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	9	18/10/2023

LAND

LOT 8 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526470)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT526471 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 9/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	9	15/9/2023

LAND

LOT 9 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT95680)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT444804 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 10/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	11	18/10/2023

LAND

LOT 10 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526457)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT526458 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 11/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	12	18/10/2023

LAND

LOT 11 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526644)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT526645 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 12/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	7	18/10/2023

LAND

LOT 12 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526438)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT526439 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 13/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	7	18/10/2023

LAND

LOT 13 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526468)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT526469 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 14/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:34 AM	8	18/10/2023

LAND

LOT 14 IN STRATA PLAN 52947
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526455)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP52947
- 2 AT526456 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP52947

SEARCH DATE	TIME	EDITION NO	DATE
17/1/2025	10:34 AM	10	17/10/2023

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 52947
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP52947

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 52947
ADDRESS FOR SERVICE OF DOCUMENTS:
THE OWNERS - STRATA PLAN NO.52947
C/- STRATA CHOICE ASSOCIATES
LOCKED BAG 1919
ST LEONARDS NSW 1590

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 SP52947 POSITIVE COVENANT
- 3 SP52947 RESTRICTION(S) ON THE USE OF LAND
- 4 AM747446 INITIAL PERIOD EXPIRED
- 5 AP520094 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 52947

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 75	2	- 77	3	- 73	4	- 74
5	- 74	6	- 75	7	- 86	8	- 51
9	- 78	10	- 50	11	- 75	12	- 51
13	- 76	14	- 85				

NOTATIONS

UNREGISTERED DEALINGS: DP1310282.

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025

849 PACIFIC HIGHWAY (SP1496)

Fees:

Transfer

Endorsement

Certificate

FEE SIMPLE

550481

Act South Wales.

8:6 1907

Memorandum of Transfer

(REAL PROPERTY ACT, 1900)



Power should be negative of contingent interest will be noted on the new certificate. A statutory declaration should accompany, stating whether the Transferor be married, and, if so, the date of marriage. If before January, 1908, the wife must execute and acknowledge Release. A form for the latter purpose can be obtained at the Land Titles Office, and be forwarded on application. If the marriage were since 1896 no longer attaches.

a Name, residence, occupation, or other designation, in full, of Transferor.

I, Christina Pollock of Epping the wife of Hepburn Pollock of the same place Builder

b If a less estate, strike out "in fee simple," and interline the required alteration.

being registered as the proprietor of an Estate in fee simple in the land hereinafter described,

c All subsisting encumbrances must be noted hereon. (See page 3.)

subject, however, to such encumbrances, liens, and interests, as are notified by memorandum underwritten or endorsed hereon,—"in consideration of" Eight hundred

d If the consideration be not pecuniary, alter accordingly.

pounds (£800 - -)

e Name, residence, occupation, or other designation of transferee.

paid to me by Percy Gregory Sharpe of Sydney Accountant

If a minor, state of what age, and forward certificate or declaration as to date of birth. If a married woman, state name, residence, and occupation of husband.

the receipt whereof I hereby acknowledge,

f If to two or more, state whether as joint tenants or tenants in common.

do hereby transfer to the said Percy Gregory Sharpe

g Area, in acres, roods, or perches.

ALL my Estate and Interest, as such registered proprietor, in ALL THAT piece of land containing

h Parish or town, county.

situate in Parish of Willoughby County of Cumberland

i "The whole" or "part," as the case may be.

being part of the land comprised in Certificate of Title

j "Crown Grant," or "Certificate of Title."

dated 12th December 1907 registered volume No. 1838

k Repeat if more than one.

folio 78 as delineated in Plan annexed to Mortgage Christina Pollock to C.

These references will suffice, if the whole land in the grant or certificate be transferred.

But if a part only (unless a plan has been deposited, in which case a reference to the No. of allotment and No. of plan will be sufficient), a description and plan will be required and may be inserted or annexed with this prefix:—"as delineated in the plan hereon for 'annexed hereto,' and described as follows," viz. —

Here also should be set forth any right-of-way or easement, or exception, if there be any such not fully disclosed either in the principal description or in the recitals of encumbrances.

Any provision in addition to, or modification of, the covenants implied by the Act, may also be inserted.

C. Gale dated 27th May 1904 and Heren edged red. Together with the right of way colored brown in said plan.

* No alteration should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noted in the recitation.

[Price, 6d.]

m If this instrument be signed or acknowledged before the Registrar-General or Deputy Registrar General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, no further authentication is required. Otherwise the attesting witness must appear before one of the above functionaries to make a declaration in the annexed form.

This applies only to instruments signed within the State. If the parties be resident without the State, but in any British Possession, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Governor, Government Resident, or Chief Secretary of such Possession. If resident in the United Kingdom, then before the Mayor or Chief Officer of any Corporation, or a Notary Public. And if resident at any foreign place, then before the British Consular Officer at such place. If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over or explained to him, and that he appeared fully to understand the same."

n Repeat attestation for additional parties if required.

o For the signature of the Transferee here is an ordinary attestation sufficient. (Unless the instrument contains some special enactment by the Transferee, his signature with a mark need not be attested that it cannot be procured without difficulty. It is, however, always desirable to afford a clue for detecting forgery or personation, and for this reason it is essential that the signature should, if possible, be obtained.

In witness whereof, I have hereunto subscribed my name, at Sydney
the sixth day of December in the year
of our Lord one thousand nine hundred and nine

Signed in my presence by the said

Christina Pollock

WHO IS PERSONALLY KNOWN TO ME

John Robertson

Signed: John Sydney

Christina Pollock
Transferor.*

(Who will also sign Declaration in accordance with Dower Note at the top of the 1st page.)

* Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Henry Gregory Sharpe
Transferee.

(* The above may be signed by the Solicitor, when the signature of Transferee cannot be procured. See note "b" in margin.)

N.B.—Section 117 requires that the above Certificate be signed by Transferee or the Solicitor, and renders liable any person falsely or negligently certifying to a penalty of £50; also, to damages recoverable by parties injured.

* If signed by virtue of any power of attorney, the original must be produced, and an attested copy deposited, accompanied by the usual declaration that no notice of revocation has been received.

P See note "a," page 1.
This, when filled up,
should be signed by
the Transferor.
A very short note of
the particulars will
suffice.

27th May. Mortgage of this date
the said Christina Dallock to Charles
Blarance Gale of Moss Vale Solicitor
to secure the sum of £1400 and
interest at 6%

Witness
Anna Robinson

Christina Dallock
Transferor.
(See note p.)

FORM OF DECLARATION BY ATTESTING WITNESS.

g May be made before
either Registrar-
General, Deputy
Registrar General, a
Notary Public, J.P.,
or Commissioner for
Affidavits.
Not required if the
instrument itself be
made or acknowledged
before one of these
parties.

r Name of witness and
residence.

s Name of Transferor.

t Name of Transferee.

Appeared before me at _____, the
day of _____, one thousand nine hundred and _____
the attesting witness to this instrument, and declared that he personally knew
the person signing the same, and whose signature thereto he has attested; and that the
name purporting to be such signature of the said _____
is his own handwriting, and that he was of
sound mind, and freely and voluntarily signed the same.

(Address) _____

N.B.—All cases brought from the Courts before 1st January, 1963, are, ipso facto, under the provisions of the Real Property Act, and must be dealt with in the forms prescribed by that Act.

- (a) State if whole or part.
(b) Refer to number of Lot, Allotment, or Portion and to the Deposited Plan, Town, or as the case may be.

Parcel comprises^(a) **WHOLE** of^(b) **LOT 5 & PART OF LOTS 3, 4 & 7**
IN D.P. 4139

Reference to Title Vol. **8497** Fol. **85**

Mun./Shire/City **WILLOUGHBY**

Locality **CHATSWOOD**

Parish **WILLOUGHBY** County **CUMBERLAND**

Scale **30 FEET TO AN INCH.**

STRATA PLAN 1496

(E)

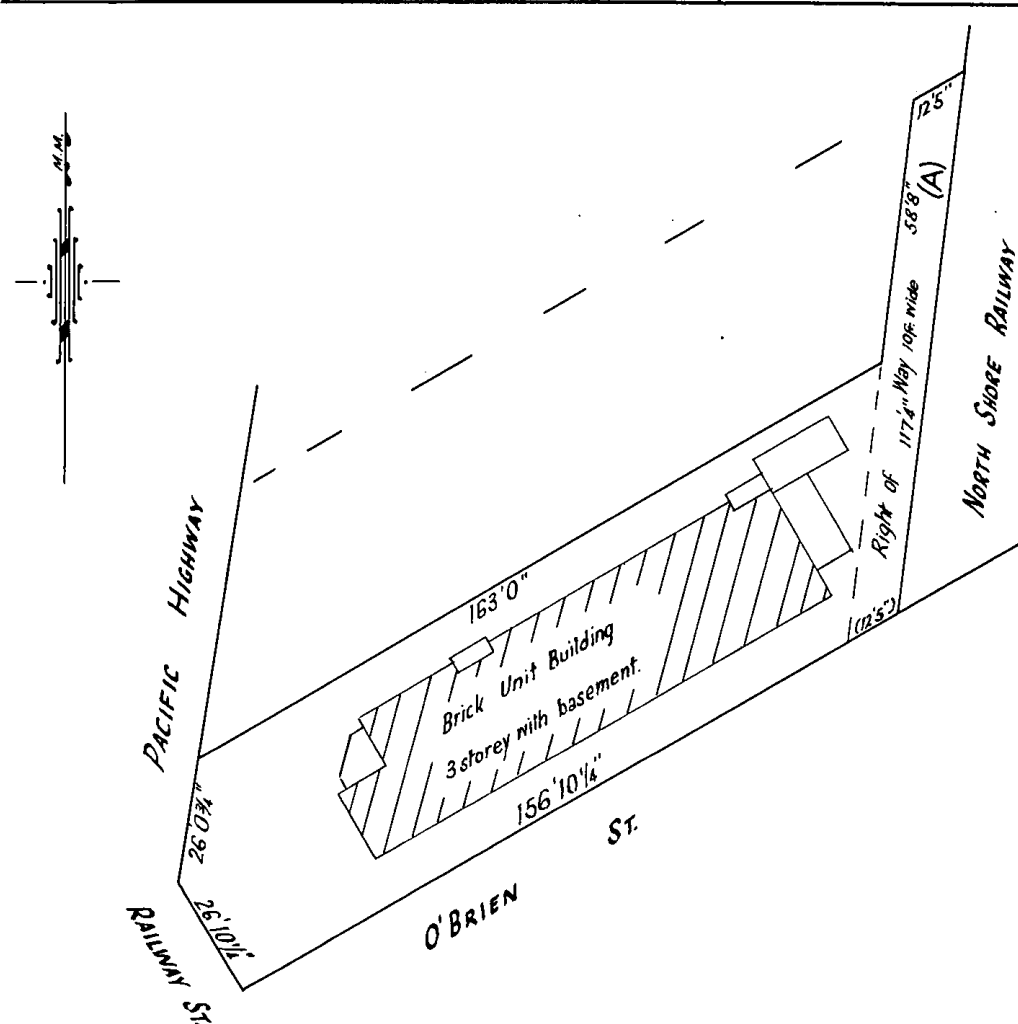
Registered:  **24.6.1965**

C.A.: **5.37 OF 17-6-65**

Ref Map: **WILLOUGHBY SH.11**

Last Plan: **D.P. 4139**

External surface boundaries of the parcel and location of the building in relation thereto to be delineated in space opposite.



App'n 5909. Pt. of 200ac (Por. 294th) gtd. to Isaac Nichols on 18th Dec. 1805
Vol. 8497 Fol. 85 Rt. of Way created by Tsr. 550481.

- (c) Additional lots should be shown in an annexure.

- (d) Delete if inappropriate.

Schedule of Unit Entitlement ^(c)		OFFICE USE ONLY	
		Current C's of T.	
Lot No.	Unit Entitlement	Vol.	Fol.
1	655	10052-224	
2	515	10052-225	
3	790	10052-226	
4	660	10052-227	
5	525	10052-228	
6	805	10052-229	
7	665	10052-230	
8	540	10052-231	
9	815	10052-232	
AGGREGATE	5970		

I, **Donald Richard Glenville**

of **Kitchener Street West, St. Ives, N.S.W.**

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that:

(1) the building erected on the parcel described above is within the external boundaries of the parcel^(d) subject to clause (2) of this certificate;

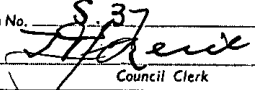
(d)(2) eaves or guttering of the building project beyond such external boundaries and an appropriate easement has been granted as an appurtenance of the parcel by registered Transfer No. _____

Dated **21st May 1965**

Signature 

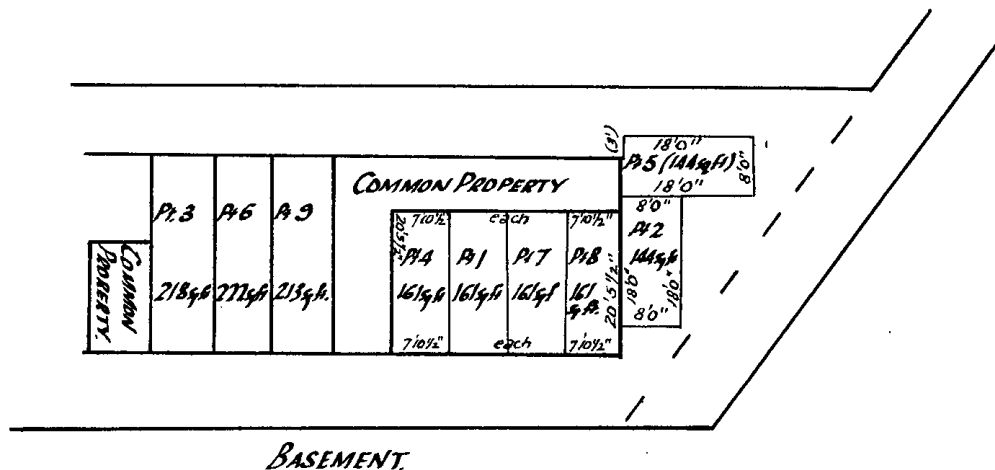
Approved by the Council for the purposes of the Conveyancing (Strata Titles) Act, 1961.

Date **17. 6. 65**

Subdivision No. **5.37**

Council Clerk

The address for service of notices on the body corporate is:— **Nº 849 PACIFIC HIGHWAY, CHATSWOOD**

STRATA PLAN No. 1496

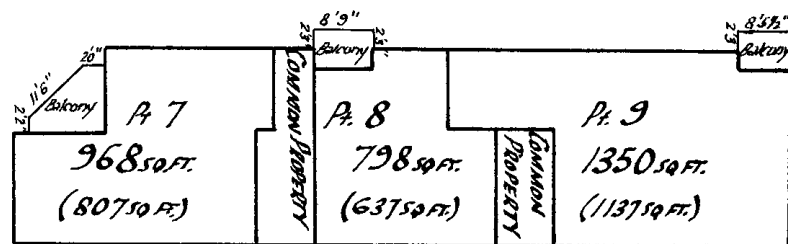
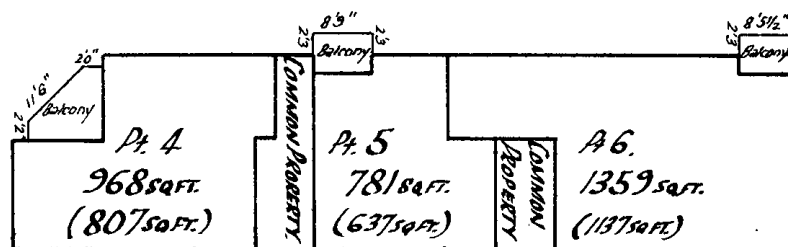
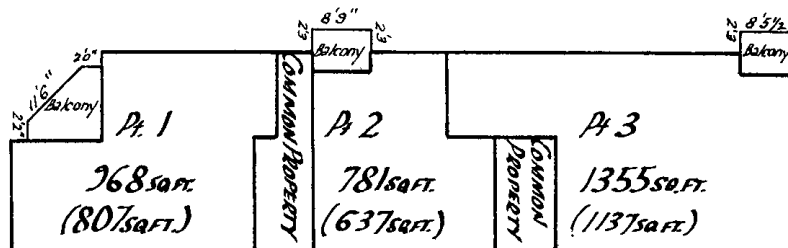


CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

STRATA PLAN 1496

FEET INCHES	METRES
2 -	0.61
2 2	0.66
2 3	0.685
3 -	0.915
7 10 1/2	2.4
8 -	2.44
8 5 1/2	2.58
8 9	2.665
11 6	3.505
12 5	3.785
18 -	5.485
20 5 1/2	6.235
26 0 3/4	7.945
26 10 1/4	8.185
58 8	17.88
117 4	35.765
156 10 1/4	47.81
163 -	49.68

SQ FT	SQ M
16.1	1.5
144	13.4
161	15
213	19.8
218	20.3
222	20.6
637	59.2
781	72.6
798	74.1
807	75
968	89.9
1137	105.6
1350	125.4
1355	125.9
1359	126.3



Notes:-

1. Areas of Balconies are included in areas of Lots.
2. Balconies are limited to a height of 8'0" above the concrete floor thereof.
3. Car parking spaces (Pt Lots 2 & 5) are limited to a height of 8'0" above the concrete floor thereof.

[Signature]
Council Clerk.



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/SP1496

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:43 AM	7	18/10/2023

LAND

LOT 1 IN STRATA PLAN 1496
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526621)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP1496
- 2 AT526622 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/SP1496

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:43 AM	7	18/10/2023

LAND

LOT 2 IN STRATA PLAN 1496
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526611)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP1496
2 AT526612 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/SP1496

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:43 AM	7	18/10/2023

LAND

LOT 3 IN STRATA PLAN 1496
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526609)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP1496
- 2 AT526610 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/SP1496

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:43 AM	12	18/10/2023

LAND

LOT 4 IN STRATA PLAN 1496
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526623)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP1496
- 2 AT526624 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/SP1496

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:43 AM	7	18/10/2023

LAND

LOT 5 IN STRATA PLAN 1496
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526618)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP1496
- 2 AT526619 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 6/SP1496

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:43 AM	7	18/10/2023

LAND

LOT 6 IN STRATA PLAN 1496
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED

(T AT526607)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP1496
- 2 AT526608 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/SP1496

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:43 AM	14	18/10/2023

LAND

LOT 7 IN STRATA PLAN 1496
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526614)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP1496
2 AT526615 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/SP1496

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:43 AM	8	18/10/2023

LAND

LOT 8 IN STRATA PLAN 1496
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526616)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP1496
2 AT526617 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 9/SP1496

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:43 AM	6	18/10/2023

LAND

LOT 9 IN STRATA PLAN 1496
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526605)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP1496
- 2 AT526606 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP1496

SEARCH DATE	TIME	EDITION NO	DATE
17/1/2025	10:43 AM	4	17/10/2023

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 1496
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP1496

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 1496
ADDRESS FOR SERVICE OF DOCUMENTS:
C/- STRATA PARTNERS PTY LTD
PO BOX 3046
WILLOUGHBY NORTH NSW 2068

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 2 STRATA
SCHEMES MANAGEMENT REGULATION 2016
- 3 550481 RIGHT OF WAY AFFECTING THE SITE DESIGNATED (A) IN
THE TITLE DIAGRAM
- 4 ATTENTION IS DIRECTED TO CLAUSE 3 SCHEDULE 4 STRATA SCHEMES
(FREEHOLD DEVELOPMENT) ACT 1973 REGARDING BOUNDARIES BETWEEN
LOTS AND COMMON PROPERTY IN STRATA SCHEMES REGISTERED BEFORE
1-7-1974

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 5970)

STRATA PLAN 1496

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 655	2	- 515	3	- 790	4	- 660
5	- 525	6	- 805	7	- 665	8	- 540
9	- 815						

NOTATIONS

UNREGISTERED DEALINGS: DP1310282.

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025

853 PACIFIC HIGHWAY (SP60178)

COUNCIL'S CERTIFICATE

The Council of the "City Municipality" of WILLOUGHBY having satisfied itself that the requirements of the Strata Titles Act, 1973 (either then the requirements for the registration of plans) have been complied with approves of the proposed:

- * strata plan
- * strata plan of subdivision

illustrated herein.
* Council does not object to the encroachment of the building beyond the alignment of

* This approval is given on the condition that lot(s)

are subject to the restriction on user referred to in section 39 of the Strata Titles Act, 1973

Date: 14.4.99

Subdivision No. 96/3032

Council Clerk

*Complete, or delete if applicable.

SURVEYOR'S CERTIFICATE

1. ROBERT GORDON HARRISON
HARRISON, FRIEDMANN & ASSOC. PTY. LTD.
P.O. BOX 99 JANNALI NSW 2226

a surveyor registered under the Surveyors Act 1928, hereby certify that:

(1) any wall, the inner surface or any part of which corresponds substantially with any line shown on the accompanying floor plan as a boundary of a proposed lot, exists;

(2) any floor or ceiling, the upper or under surface or any part of which forms a boundary of a proposed lot, shown in the accompanying floor plan, exists;

(3) any wall, floor, ceiling or structural cubic space, by reference to which any boundary of a proposed lot shown in the accompanying floor plan is defined, exists;

(4) any building containing proposed lots erected on the land shown on the accompanying floor plan and each proposed lot shown on the accompanying floor plan are wholly within the perimeter of the parcel except to the extent that:

(a) the building encroaches on a public place;

(b) the building encroaches on land other than a public place in respect of which an encroachment or appropriate easement has been created or registered;

(c) the building is erected under section 28B of the Conveyancing Act 1919;

(5) the survey information recorded in the accompanying location plan is accurate.

Signature: R. Harrison

Date: 27 JAN, 1999

*Delete if inapplicable.
* State whether dealing or plan, and quote registered number.

This is sheet 1 of my Plan in 2 sheets.

PLAN OF SUBDIVISION OF LOT 2, D.P. ~~960977~~

1002202

L.G.A.

~~Local Government~~ : **WILLOUGHBY** Locality : **WILLOUGHBY**

Parish : **WILLOUGHBY** County : **CUMBERLAND**

Reduction Ratio 1: 250

Lengths are in metres

SP60178

Registered: 2/6/1999

C.A. : No 96/3032 OF 14.4.1999

Purpose : STRATA PLAN

Ref. Map : U092-323[#]

Last Plan : DP1002202

Name of, and *address for service of notices on, the body corporate
*Address required on original strata plan only.

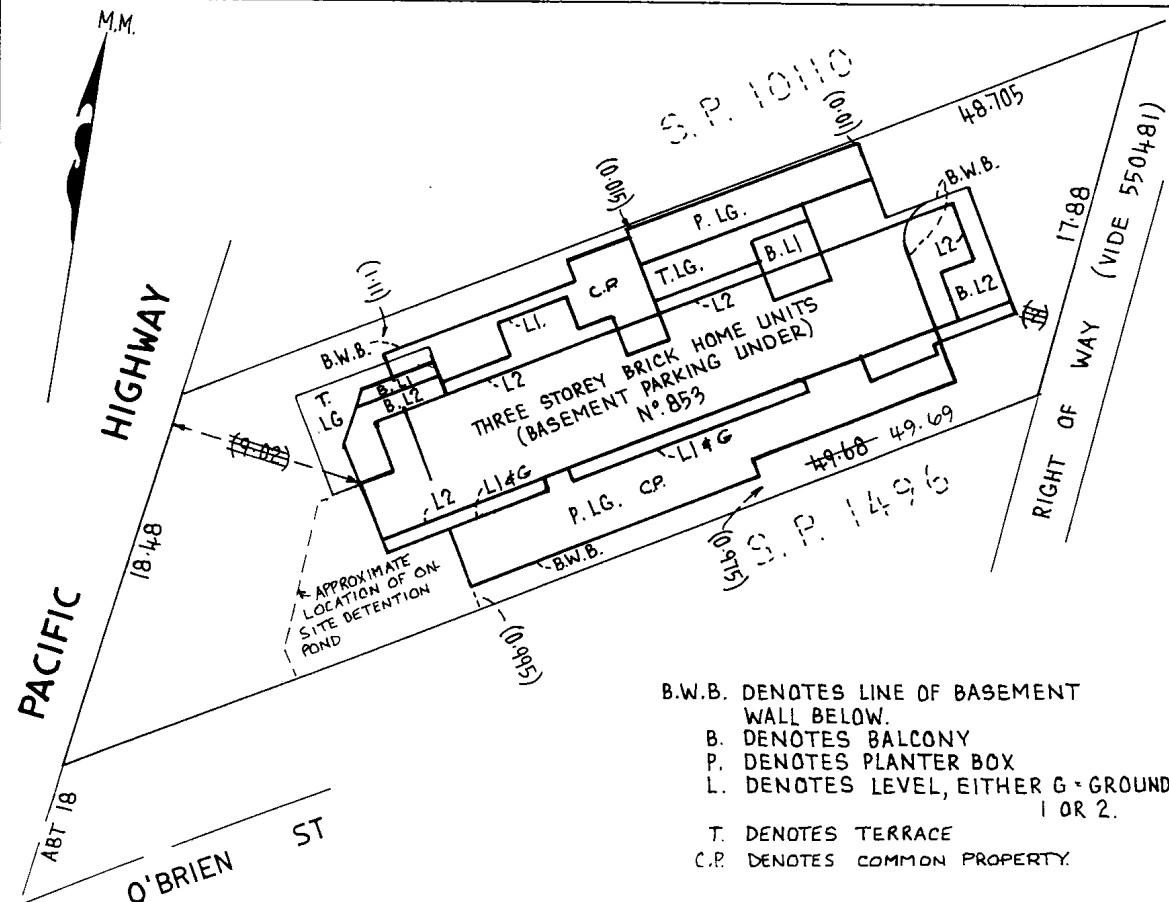
OWNERS
THE REGISTERED PROPRIETORS OF STRATA PLAN No 60178
853 PACIFIC HIGHWAY,
CHATSWOOD NSW
2067

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.

PURSUANT TO SEC.88B OF THE CONVEYANCING ACT, 1919 & SEC.7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973, & AS SET OUT IN THE ACCOMPANYING INSTRUMENT, IT IS INTENDED TO CREATE:

1. POSITIVE COVENANT,
2. RESTRICTION ON THE USE OF LAND.

RESIDENTIAL MODEL BY-LAWS TO BE ADOPTED FOR THIS SCHEME
KEEPING OF ANIMALS OPTION A.



B.W.B. DENOTES LINE OF BASEMENT WALL BELOW.

B. DENOTES BALCONY

P. DENOTES PLANTER BOX

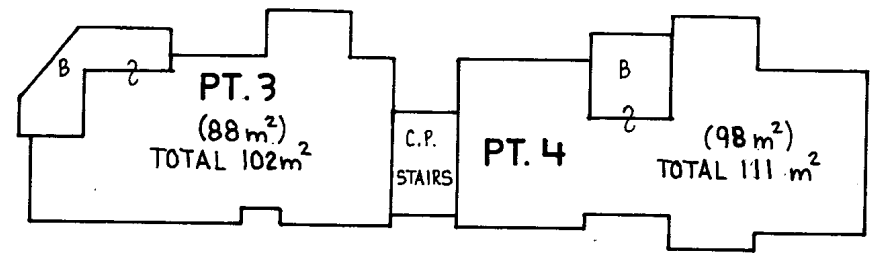
L. DENOTES LEVEL, EITHER G - GROUND OR 2.

T. DENOTES TERRACE

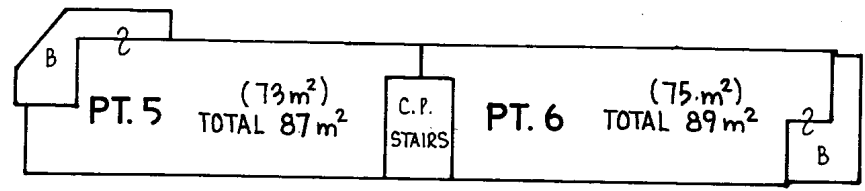
C.P. DENOTES COMMON PROPERTY.

STRATA PLAN 60178

MM



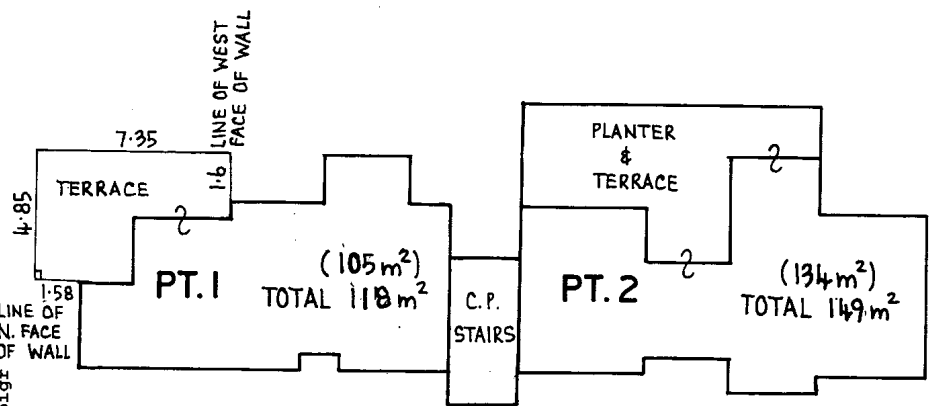
LEVEL 1



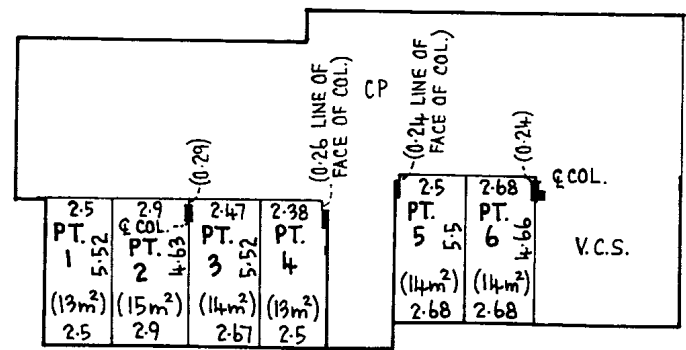
LEVEL 2

SCHEDULE OF UNIT ENTITLEMENT		
LOT NO.	ENTITLEMENT	
1	~~169~~ 170	
2	~~168~~ 184	
3	~~169~~ 170	
4	~~168~~ 184	
5	~~192~~ 146	
6	~~192~~ 146	
AGGREGATE	~~1000~~ 1000	

R. Harrison



GROUND LEVEL



BASEMENT LEVEL - PARKING

- NOTES.
1. AREAS SHOWN ARE APPROXIMATE & SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN THIS PLAN.
 2. TERRACES, PLANTER BOXES, & BALCONIES OF LOTS 1, 2, 3 & 4, WHERE UNCOVERED, ARE LIMITED IN HEIGHT TO THE HORIZONTAL PROJECTION OF THE UNDERSIDE OF THE CONCRETE SLAB OF THE UNIT ABOVE.
 3. BALCONIES OF LOTS 5 & 6, WHERE UNCOVERED, ARE LIMITED IN HEIGHT TO THE HORIZONTAL PROJECTION OF THE UNDERSIDE OF THE ROOF EAVES PARTLY COVERING THEM.

B DENOTES BALCONY.
CP DENOTES COMMON PROPERTY.
VCS DENOTES VISITOR CAR SPACE.

Reduction Ratio 1: 200

Lengths are in metres

R. Harrison
Registered Surveyor

MAJ
General Manager/Authorised Person

Req:R026838 /Doc:SP 0060178 P /Rev:04-Jun-1999 /NSW LRS /Pg:ALL /Prt:30-Jan-2023 09:39 /Seq:2 of 2
© Office of the Registrar-General /Src:GlobalX /Ref:upnbigr

*OFFICE USE ONLY

INSTRUMENT SETTING OUT TERMS OF COVENANTS AND RESTRICTION ON THE USE
OF LAND INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT, 1919 AND SECTION 7(3) OF THE STRATA SCHEMES
(FREEHOLD DEVELOPMENT) ACT, 1973.

Lengths are in metres

(Sheet 1 of 3 Sheets)

Ref : 17043RH

SP60178

Subdivision covered by
Council Certificate
No. 96/3032 of 14.4.99

Full name and address of the
owner of the lands

Michael Taouk
Maroun Taouk
C/- 61 Redmyre Street
STRATHFIELD NSW 2135

PART 1

Definitions For the purposes of this document

"Servient tenement" refers to the lot burdened
"Dominant tenement" refers to the lot benefited

1. Identity of Covenant firstly Positive Covenant
referred to in the plan

Schedule of Land Affected

<u>Land Burdened</u>	<u>Authority Benefited</u>
The Common Property	Willoughby Council

2. Identity of Restriction firstly Restriction on the Use of
referred to in the plan Land.

Schedule of Land Affected

<u>Land Burdened</u>	<u>Authority Benefited</u>
The Common Property	Willoughby Council

PART 2

1. TERMS OF POSITIVE COVENANT FIRSTLY REFERRED TO IN THE PLAN.

The proprietors of the lands burdened (herein called the "proprietors") shall at all times in respect of the stormwater drainage detention system (herein called the "system") on the land hereby burdened:

- (a) construct, clean, maintain and repair all pits, tanks, pipe lines, orifice plates, trench barriers, walls, earth banks and other structures and

Approved by Willoughby City Council

.....
Authorised Officer

INSTRUMENT SETTING OUT TERMS OF COVENANTS AND RESTRICTION ON THE USE
OF LAND INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT, 1919 AND SECTION 7(3) OF THE STRATA SCHEMES
(FREEHOLD DEVELOPMENT) ACT, 1973.

Lengths are in metres

(Sheet 2 of 3 Sheets)

Ref : 17043RH

Plan SP60178

Subdivision covered by

Council Certificate

No. 96/3032 of 14.4.99

PART 2 (Contd)

- (b) regularly mow and remove grass clippings and debris as necessary to ensure the efficient operation from time to time and at all times of the system PROVIDED HOWEVER that Willoughby City Council (herein called "Council") shall have the right to enter upon the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency)
- (i) to view the state of repair of the system
- (ii) to ascertain whether or not there has been any breach of the terms of this covenant
- (iii) to execute any work required to remedy a breach of the terms of this covenant if the proprietors have not within fourteen (14) days of the date of receipt by the proprietors of written notice from the Council requiring remedy of a breach of the terms of this covenant taken steps to remedy the breach and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietors forthwith upon demand.

2. TERMS OF RESTRICTION ON THE USE OF LAND SECONDLY REFERRED TO IN THE PLAN.

1. Not to erect or suffer to permit any building, structure or erection on the whole or erection on the land hereby burdened except :
- (a) dividing fences, and
- (b) such buildings, structures and erections as from time to time form part of or are associated with the carrying out by the proprietors of the lands hereby burdened of their obligations under the Positive Covenant seventhly referred to in the abovementioned plan as are approved by Willoughby City Council (herein called the "Council")

Approved by Willoughby City Council

.....
Authorised Officer

INSTRUMENT SETTING OUT TERMS OF COVENANTS AND RESTRICTION ON THE USE
OF LAND INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT, 1919 AND SECTION 7(3) OF THE STRATA SCHEMES
(FREEHOLD DEVELOPMENT) ACT, 1973.

Lengths are in metres

(Sheet 3 of 3 Sheets)

Plan SP60178

Ref : 17043RH

Subdivision covered by
Council Certificate

No. 96/3032 of 14.4.99

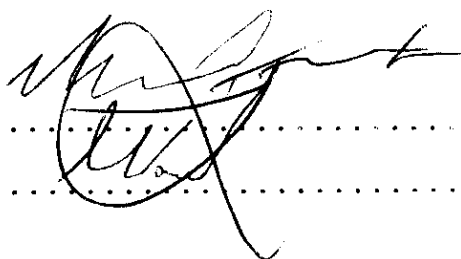
PART 2 (Contd)

- (c) No alteration is to be made to the detention levels
or controlled outflow of the system without consent
in writing previously obtained from the Council.

Signed in my presence by

Michael Taouk

Maroun Taouk


.....
.....

who are personally known to me

MICHAEL TAOUK

.....
Name of Witness

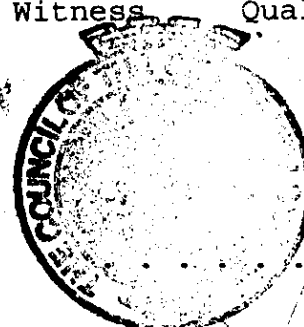


.....
Signature of Witness

SOLICITOR

.....
Qualification of
Witness

The Common Seal of the Council of)
the City of Willoughby was hereto)
affixed on the Sixteenth day of)
April 1999 pursuant to a)
Resolution of Council passed on)
Twelfth day of April 1999.)

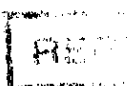


.....
Mayor

.....
General Manager

Approved by Willoughby City Council

.....
Authorised Officer



 2/6/1999

Fees:

Transfer

Endorsement

Certificate

FEE SIMPLE

550481

Act South Wales.

8:6 1907

Memorandum of Transfer

(REAL PROPERTY ACT, 1906)



Power should be negative. If a contingent interest will be noted on the new certificate, a statutory declaration should accompany, stating whether the Transferor be married, and, if so, the date of marriage. If before January, 1908, the wife must execute and acknowledge Release. A form for the latter purpose can be obtained at the Land Titles Office, and be forwarded on application. If the marriage were since 1906 no power attaches.

a Name, residence, occupation, or other designation, in full, of Transferor.

I, Christina Pollock of Epping the wife of Hepburn Pollock of the same place Builder

b If a less estate, strike out "in fee simple," and interline the required alteration.

being registered as the proprietor of an Estate in fee simple in the land hereinafter described,

c All subsisting encumbrances must be noted hereon. (See page 3.)

subject, however, to such encumbrances, liens, and interests, as are notified by memorandum

d If the consideration be not pecuniary, alter accordingly.

underwritten or endorsed hereon,—"in consideration of" Eight hundred pounds (£800)

e Name, residence, occupation, or other designation of transferee.

paid to me by Percy Gregory Sharpe of Sydney Accountant

If a minor, state of what age, and forward certificate or declaration as to date of birth. If a married woman, state name, residence, and occupation of husband.

the receipt whereof I hereby acknowledge,

f If to two or more, state whether as joint tenants or tenants in common.

do hereby transfer to the said Percy Gregory Sharpe

g Area, in acres, rods, or perches.

ALL my Estate and Interest, as such registered proprietor, in ALL THAT piece of land containing

h Parish or town, county.

situate in Parish of Willoughby County of Cumberland

i "The whole" or "part," as the case may be.

being part of the land comprised in Certificate of Title

j "Crown Grant," or "Certificate of Title."

dated 12th December 1907 registered volume No. 1838

k Repeat if more than one.

folio 78 as delineated in Plan annexed to Mortgage Christina Pollock to C.

These references will suffice, if the whole land in the grant or certificate be transferred.

But if a part only (unless a plan has been deposited, in which case a reference to the No. of allotment and No. of plan will be sufficient), a description and plan will be required and may be inserted or annexed with this prefix:—"as delineated in the plan hereon for annexed hereto," and "described as follows," viz. —

Here also should be set forth any right-of-way or easement, or exception, if there be any such not fully disclosed either in the principal description or in the recitals of encumbrances.

Any provision in addition to, or modification of, the covenants implied by the Act, may also be inserted.

C. Gale dated 27th May 1904 and Hereto edged red. Together with the right of way colored brown in said plan.

* No alteration should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noted in the recitation.

[Price, 6d.]

P See note "a," page 1.
This, when filled up,
should be signed by
the Transferor.
A very short note of
the particulars will
suffice.

27th May. Mortgage of this date
the said Christina Dallock to Charles
Blarance Gale of Moss Vale Solicitor
to secure the sum of £1400 and
interest at 6%

Witness
Anna Robinson

Christina Dallock
Transferor.
(See note p.)

FORM OF DECLARATION BY ATTESTING WITNESS.

g May be made before
either Registrar-
General, Deputy
Registrar General, a
Notary Public, J.P.,
or Commissioner for
Affidavits.
Not required if the
instrument itself be
made or acknowledged
before one of these
parties.

r Name of witness and
residence.

s Name of Transferor.

t Name of Transferee.

Appeared before me at _____, the
day of _____, one thousand nine hundred and _____
the attesting witness to this instrument, and declared that he personally knew
the person signing the same, and whose signature thereto he has attested; and that the
name purporting to be such signature of the said _____
is his own handwriting, and that he was of
sound mind, and freely and voluntarily signed the same.

1st 17 1/2 per pt Lts 2.3 + 4 DP 4/39
pt Willoughby in Willoughby
together with Right of way

Lodged by GALE & PAINE,
SOLICITORS
2055 Balg.

(Name) _____

(Address) _____

C Pollock

Transferor.

Percy Gregory Sharpe

Transferee.

Particulars entered in the Register Book, Vol. /838

Folio 78

the 5th day of January, 1910,

at _____ minutes _____ o'clock

in the afternoon.

Deputy Registrar General.



[Handwritten notes and signatures]
10/1/10
11/1/10
12/1/10
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DATE	REMARKS
10 JAN. 1910	46
11-10	113
3-1-10	Am
3-1-10	100
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30-1-10	100
31-1-10	100

2030 202

SPECIAL ATTENTION IS DIRECTED TO THE FOLLOWING INFORMATION—

No Transfer can be registered until the fees are paid.
If a part only of the land be transferred, and it is desired to have a Certificate for the remainder, this should be stated, and a new Certificate will then be prepared on payment of an additional fee; but to save this expense, if it be intended to make several Transfers of portions, the Certificate may remain in the Land Titles Office, either until the whole be sold, or for an application be made for a Certificate of the subdividing fee.
Transfers to companies must have separate Certificates, and will be required for each additional Certificate.
The fees on Transfer are 10s. and 20s. for every new Certificate, whether issued to a Transferee or required for the residue. By the Amendment Act of 1915, the purchaser is not compelled to take out a new Certificate of Title if the whole of the land be transferred, and he may have the original Title returned to him, with a memorial of his Transfer endorsed thereon, at a cost of 10s. only.
The Transfer is complete from the moment it is recorded.
Certificates will only be delivered on personal application of Purchasers or their Solicitors, or upon an order attested before a Magistrate.



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/SP60178

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:49 AM	11	15/9/2023

LAND

LOT 1 IN STRATA PLAN 60178
AT WILLOUGHBY
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT445034)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP60178
2 AT445035 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/SP60178

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:49 AM	10	15/9/2023

LAND

LOT 2 IN STRATA PLAN 60178
AT WILLOUGHBY
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT445038)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP60178
2 AT445039 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/SP60178

SEARCH DATE	TIME	EDITION NO	DATE
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17/1/2025	10:49 AM	13	15/9/2023

LAND

LOT 3 IN STRATA PLAN 60178
AT WILLOUGHBY
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT445026)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP60178
2 AT445027 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/SP60178

SEARCH DATE	TIME	EDITION NO	DATE
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17/1/2025	10:49 AM	8	15/9/2023

LAND

LOT 4 IN STRATA PLAN 60178
AT WILLOUGHBY
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT95990)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP60178
2 AT444804 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/SP60178

SEARCH DATE	TIME	EDITION NO	DATE
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17/1/2025	10:49 AM	9	15/9/2023

LAND

LOT 5 IN STRATA PLAN 60178
AT WILLOUGHBY
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT445030)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP60178
2 AT445031 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 6/SP60178

SEARCH DATE	TIME	EDITION NO	DATE
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17/1/2025	10:49 AM	6	15/9/2023

LAND

LOT 6 IN STRATA PLAN 60178
AT WILLOUGHBY
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT445022)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP60178
- 2 AT445023 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP60178

SEARCH DATE	TIME	EDITION NO	DATE
17/1/2025	10:49 AM	6	17/10/2023

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 60178
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT WILLOUGHBY
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SP60178

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 60178
ADDRESS FOR SERVICE OF DOCUMENTS:
C/- BODY CORPORATE SERVICES,
LOCKED BAG 22,
HAYMARKET NSW 1238

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS
CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE
AT THE DATE OF REGISTRATION OF THE SCHEME
KEEPING OF ANIMALS - OPTION A HAS BEEN ADOPTED
- 3 550481 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN
SP1496
- 4 SP60178 POSITIVE COVENANT
- 5 SP60178 RESTRICTION(S) ON THE USE OF LAND

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 60178

LOT	ENT	LOT	ENT	LOT	ENT
1	- 170	2	- 184	3	- 170
5	- 146	6	- 146	4	- 184

NOTATIONS

UNREGISTERED DEALINGS: DP1310282.

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025

859 PACIFIC HIGHWAY (SP10110)

Fees:

Transfer

Endorsement

Certificate

FEE SIMPLE

550481

Act South Wales.

8:6 1907

Appln No 14995 - Pollock

17.09.1907

(REAL PROPERTY ACT, 1901)



Power should be negative. If a contingent interest will be noted on the new certificate, a statutory declaration should accompany, stating whether the Transferor be married, and, if so, the date of marriage. If before January, 1908, the wife must execute and acknowledge Release. A form for the latter purpose can be obtained at the Land Titles Office, and be forwarded on application. If the marriage were since 1896 no longer attaches.

a Name, residence, occupation, or other designation, in full, of Transferor.

I, Christina Pollock of Epping the wife of Hepburn Pollock of the same place Builder

b If a less estate, strike out "in fee simple," and interline the required alteration.

being registered as the proprietor of an Estate in fee simple in the land hereinafter described,

c All subsisting encumbrances must be noted hereon. (See page 3.)

subject, however, to such encumbrances, liens, and interests, as are notified by memorandum underwritten or endorsed hereon,—"in consideration of" Eight hundred

d If the consideration be not pecuniary, alter accordingly.

pounds (£800 - -)

e Name, residence, occupation, or other designation of transferee.

paid to me by Percy Gregory Sharpe of Sydney Accountant

If a minor, state of what age, and forward certificate or declaration as to date of birth. If a married woman, state name, residence, and occupation of husband.

the receipt whereof I hereby acknowledge,

f If to two or more, state whether as joint tenants or tenants in common.

do hereby transfer to the said Percy Gregory Sharpe

g Area, in acres, roods, or perches.

ALL my Estate and Interest, as such registered proprietor, in ALL THAT piece of land containing

h Parish or town, county.

situate in Parish of Willoughby County of Cumberland

i "The whole" or "part," as the case may be.

being part of the land comprised in Certificate of Title

j "Crown Grant," or "Certificate of Title."

dated 12th December 1907 registered volume No. 1838

k Repeat if more than one.

folio 78 as delineated in Plan annexed to Mortgage Christina Pollock to C.

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But if a part only (unless a plan has been deposited, in which case a reference to the No. of allotment and No. of plan will be sufficient), a description and plan will be required and may be inserted or annexed with this prefix:—"as delineated in the plan hereon for 'annexed hereto,' and described as follows," viz. —

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Any provision in addition to, or modification of, the covenants implied by the Act, may also be inserted.

C. Gale dated 27th May 1904 and hereon edged red. Together with the right of way colored brown in said plan.

* No alteration should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noted in the recitation.

[Price, 6d.]

ORIGINAL NOTED NO 11/11/07 12/11/07 13/11/07 14/11/07 15/11/07 16/11/07 17/11/07 18/11/07 19/11/07 20/11/07 21/11/07 22/11/07 23/11/07 24/11/07 25/11/07 26/11/07 27/11/07 28/11/07 29/11/07 30/11/07 1/12/07 2/12/07 3/12/07 4/12/07 5/12/07 6/12/07 7/12/07 8/12/07 9/12/07 10/12/07 11/12/07 12/12/07 13/12/07 14/12/07 15/12/07 16/12/07 17/12/07 18/12/07 19/12/07 20/12/07 21/12/07 22/12/07 23/12/07 24/12/07 25/12/07 26/12/07 27/12/07 28/12/07 29/12/07 30/12/07 31/12/07 1/1/08 2/1/08 3/1/08 4/1/08 5/1/08 6/1/08 7/1/08 8/1/08 9/1/08 10/1/08 11/1/08 12/1/08 13/1/08 14/1/08 15/1/08 16/1/08 17/1/08 18/1/08 19/1/08 20/1/08 21/1/08 22/1/08 23/1/08 24/1/08 25/1/08 26/1/08 27/1/08 28/1/08 29/1/08 30/1/08 31/1/08 1/2/08 2/2/08 3/2/08 4/2/08 5/2/08 6/2/08 7/2/08 8/2/08 9/2/08 10/2/08 11/2/08 12/2/08 13/2/08 14/2/08 15/2/08 16/2/08 17/2/08 18/2/08 19/2/08 20/2/08 21/2/08 22/2/08 23/2/08 24/2/08 25/2/08 26/2/08 27/2/08 28/2/08 29/2/08 30/2/08 31/2/08 1/3/08 2/3/08 3/3/08 4/3/08 5/3/08 6/3/08 7/3/08 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17/7/09 18/7/09 19/7/09 20/7/09 21/7/09 22/7/09 23/7/09 24/7/09 25/7/09 26/7/09 27/7/09 28/7/09 29/7/09 30/7/09 31/7/09 1/8/09 2/8/09 3/8/09 4/8/09 5/8/09 6/8/09 7/8/09 8/8/09 9/8/09 10/8/09 11/8/09 12/8/09 13/8/09 14/8/09 15/8/09 16/8/09 17/8/09 18/8/09 19/8/09 20/8/09 21/8/09 22/8/09 23/8/09 24/8/09 25/8/09 26/8/09 27/8/09 28/8/09 29/8/09 30/8/09 31/8/09 1/9/09 2/9/09 3/9/09 4/9/09 5/9/09 6/9/09 7/9/09 8/9/09 9/9/09 10/9/09 11/9/09 12/9/09 13/9/09 14/9/09 15/9/09 16/9/09 17/9/09 18/9/09 19/9/09 20/9/09 21/9/09 22/9/09 23/9/09 24/9/09 25/9/09 26/9/09 27/9/09 28/9/09 29/9/09 30/9/09 31/9/09 1/10/09 2/10/09 3/10/09 4/10/09 5/10/09 6/10/09 7/10/09 8/10/09 9/10/09 10/10/09 11/10/09 12/10/09 13/10/09 14/10/09 15/10/09 16/10/09 17/10/09 18/10/09 19/10/09 20/10/09 21/10/09 22/10/09 23/10/09 24/10/09 25/10/09 26/10/09 27/10/09 28/10/09 29/10/09 30/10/09 31/10/09 1/11/09 2/11/09 3/11/09 4/11/09 5/11/09 6/11/09 7/11/09 8/11/09 9/11/09 10/11/09 11/11/09 12/11/09 13/11/09 14/11/09 15/11/09 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15/3/10 16/3/10 17/3/10 18/3/10 19/3/10 20/3/10 21/3/10 22/3/10 23/3/10 24/3/10 25/3/10 26/3/10 27/3/10 28/3/10 29/3/10 30/3/10 31/3/10 1/4/10 2/4/10 3/4/10 4/4/10 5/4/10 6/4/10 7/4/10 8/4/10 9/4/10 10/4/10 11/4/10 12/4/10 13/4/10 14/4/10 15/4/10 16/4/10 17/4/10 18/4/10 19/4/10 20/4/10 21/4/10 22/4/10 23/4/10 24/4/10 25/4/10 26/4/10 27/4/10 28/4/10 29/4/10 30/4/10 31/4/10 1/5/10 2/5/10 3/5/10 4/5/10 5/5/10 6/5/10 7/5/10 8/5/10 9/5/10 10/5/10 11/5/10 12/5/10 13/5/10 14/5/10 15/5/10 16/5/10 17/5/10 18/5/10 19/5/10 20/5/10 21/5/10 22/5/10 23/5/10 24/5/10 25/5/10 26/5/10 27/5/10 28/5/10 29/5/10 30/5/10 31/5/10 1/6/10 2/6/10 3/6/10 4/6/10 5/6/10 6/6/10 7/6/10 8/6/10 9/6/10 10/6/10 11/6/10 12/6/10 13/6/10 14/6/10 15/6/10 16/6/10 17/6/10 18/6/10 19/6/10 20/6/10 21/6/10 22/6/10 23/6/10 24/6/10 25/6/10 26/6/10 27/6/10 28/6/10 29/6/10 30/6/10 31/6/10 1/7/10 2/7/10 3/7/10 4/7/10 5/7/10 6/7/10 7/7/10 8/7/10 9/7/10 10/7/10 11/7/10 12/7/10 13/7/10 14/7/10 15/7/10 16/7/10 17/7/10 18/7/10 19/7/10 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m If this instrument be signed or acknowledged before the Registrar-General or Deputy Registrar General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, no further authentication is required. Otherwise the attesting witness must appear before one of the above functionaries to make a declaration in the annexed form.

This applies only to instruments signed within the State. If the parties be resident without the State, but in any British Possession, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Governor, Government Resident, or Chief Secretary of such Possession. If resident in the United Kingdom, then before the Mayor or Chief Officer of any Corporation, or a Notary Public. And if resident at any foreign place, then before the British Consular Officer at such place. If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over or explained to him, and that he appeared fully to understand the same."

n Repeat attestation for additional parties if required.

o For the signature of the Transferee here is an ordinary attestation sufficient. (Unless the instrument contains some special enactment by the Transferee, his signature with a mark need not be attested that it cannot be procured without difficulty. It is, however, always desirable to afford a clue for detecting forgery or personation, and for this reason it is essential that the signature should, if possible, be obtained.

In witness whereof, I have hereunto subscribed my name, at Sydney
the sixth day of December in the year
of our Lord one thousand nine hundred and nine

Signed in my presence by the said

Christina Pollock

WHO IS PERSONALLY KNOWN TO ME

John Robertson

Signed: J. H. Sydney

Christina Pollock
Transferor.*

(Who will also sign Declaration in accordance with Dower Note at the top of the 1st page.)

* Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Henry Gregory Sharpe
Transferee.

(* The above may be signed by the Solicitor, when the signature of Transferee cannot be procured. See note "b" in margin.)

N.B.—Section 117 requires that the above Certificate be signed by Transferee or the Solicitor, and renders liable any person falsely or negligently certifying to a penalty of £50; also, to damages recoverable by parties injured.

* If signed by virtue of any power of attorney, the original must be produced, and an attested copy deposited, accompanied by the usual declaration that no notice of revocation has been received.

P See note "a," page 1.
This, when filled up,
should be signed by
the Transferor.
A very short note of
the particulars will
suffice.

27th May. Mortgage of this date
the said Christina Dallock to Charles
Blarance Gale of Moss Vale Solicitor
to secure the sum of £1400 and
interest at 6%

Witness
Anna Robinson

Christina Dallock
Transferor.
(See note p.)

FORM OF DECLARATION BY ATTESTING WITNESS.

g May be made before
either Registrar-
General, Deputy
Registrar General, a
Notary Public, J.P.,
or Commissioner for
Affidavits.
Not required if the
instrument itself be
made or acknowledged
before one of these
parties.

r Name of witness and
residence.

s Name of Transferor.

t Name of Transferee.

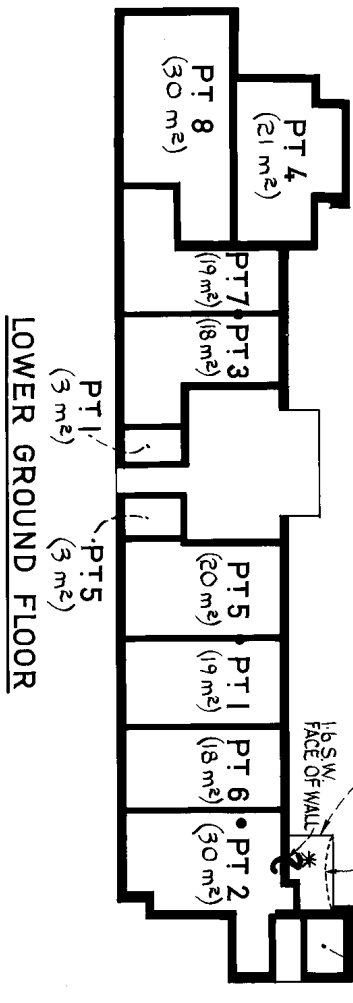
Appeared before me at _____, the
day of _____, one thousand nine hundred and _____
the attesting witness to this instrument, and declared that he personally knew
the person signing the same, and whose signature thereto he has attested; and that the
name purporting to be such signature of the said _____
is his own handwriting, and that he was of
sound mind, and freely and voluntarily signed the same.

(Address)

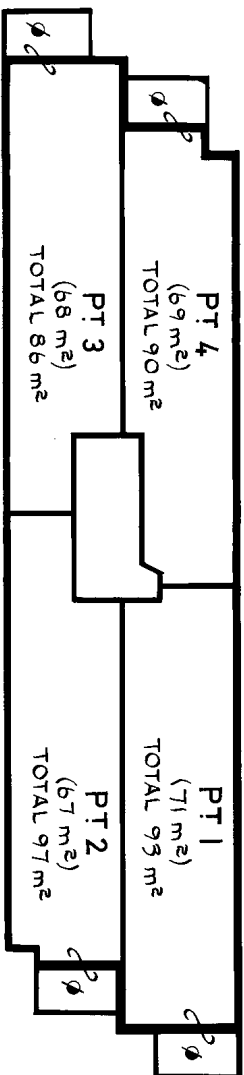
N.B.—All lands changing from the Class B use by January, 1963, are, from then, under the provisions of the Real Property Act, and must be dealt with in the forms prescribed by that Act.

STRATA PLAN 10110

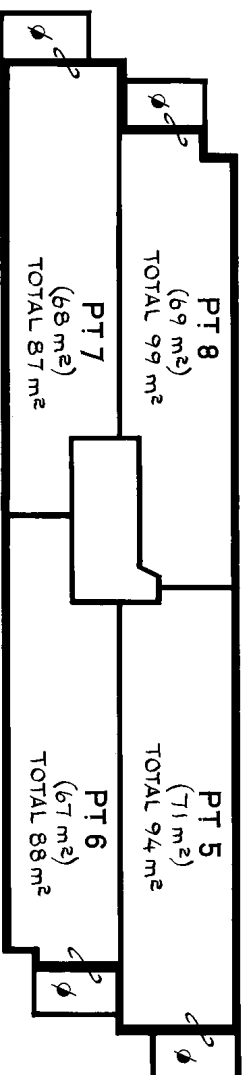
* STRATUM OF THIS PART OF LOT 2 IS LIMITED IN DEPTH TO 0.36 BELOW THE LOWER SURFACE OF THE CONCRETE FLOOR (AREA INCLUDED IN PT. 2.)



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

BALCONY

SCHEDULE OF UNIT ENTITLEMENTS	
LOT N°	UNIT ENTITLEMENT
1	10
2	10
3	10
4	10
5	10
6	10
7	10
8	10
AGGREGATE	80

NOTES

1. AREAS ARE APPROXIMATE & INCLUDE BALCONIES
2. STRATUM OF FIRST FLOOR BALCONIES RESTRICTED IN HEIGHT TO 2.4 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE BALCONIES

Reduction Ratio 1:200

Lengths are in metres



W. J. Smith
Registered Surveyor

Shoosha
Council Clerk

SURVEYOR'S REFERENCE: 7494



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/SP10110

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:46 AM	5	18/10/2023

LAND

LOT 1 IN STRATA PLAN 10110
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526646)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP10110
2 AT526647 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/SP10110

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/1/2025	10:46 AM	11	15/9/2023

LAND

LOT 2 IN STRATA PLAN 10110
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED

(T AT255345)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP10110
- 2 AT444804 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/SP10110

SEARCH DATE	TIME	EDITION NO	DATE
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17/1/2025	10:46 AM	9	18/10/2023

LAND

LOT 3 IN STRATA PLAN 10110
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED

(T AT526633)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP10110
2 AT526634 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/SP10110

SEARCH DATE	TIME	EDITION NO	DATE
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17/1/2025	10:46 AM	11	18/10/2023

LAND

LOT 4 IN STRATA PLAN 10110
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526626)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP10110
- 2 AT526627 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/SP10110

SEARCH DATE	TIME	EDITION NO	DATE
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17/1/2025	10:46 AM	10	18/10/2023

LAND

LOT 5 IN STRATA PLAN 10110
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED

(T AT526638)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP10110
- 2 AT526639 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 6/SP10110

SEARCH DATE	TIME	EDITION NO	DATE
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17/1/2025	10:46 AM	10	18/10/2023

LAND

LOT 6 IN STRATA PLAN 10110
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526641)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP10110
- 2 AT526642 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/SP10110

SEARCH DATE	TIME	EDITION NO	DATE
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17/1/2025	10:46 AM	13	18/10/2023

LAND

LOT 7 IN STRATA PLAN 10110
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED

(T AT526628)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP10110
2 AT526629 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/SP10110

SEARCH DATE	TIME	EDITION NO	DATE
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17/1/2025	10:46 AM	10	18/10/2023

LAND

LOT 8 IN STRATA PLAN 10110
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY

FIRST SCHEDULE

BB WILSON PROPERTY PTY LIMITED (T AT526664)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP10110
- 2 AT526665 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP10110

SEARCH DATE	TIME	EDITION NO	DATE
17/1/2025	10:46 AM	6	17/10/2023

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 10110
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP10110

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 10110
ADDRESS FOR SERVICE OF DOCUMENTS:
C/- PRECISION STRATA PTY LTD
PO BOX 200
GLEBE
NSW 2037

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 550481 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE SITE DESIGNATED (A) IN THE
TITLE DIAGRAM
- 3 AN387771 CONSOLIDATION OF REGISTERED BY-LAWS
- 4 AN387771 INITIAL PERIOD EXPIRED

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 80)

STRATA PLAN 10110

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 10	2	- 10	3	- 10	4	- 10
5	- 10	6	- 10	7	- 10	8	- 10

NOTATIONS

UNREGISTERED DEALINGS: DP1310282.

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025

LOT 1 O'BRIEN STREET (DP1189541)

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections, 88, 88A, 88B, 88BA, 88D and 88E Conveyancing Act 1919.

(Sheet 1 of 7 sheets)

Plan: **DP1189541**

Plan of Subdivision of Lot 53 DP 883102 and Lot 21 DP1107551

Full name and address
of the Registered
Proprietor of the land:

Rail Corporation New South Wales ABN 59 325 778 353 of 477
Pitt Street, Sydney NSW 2000

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefitted lot(s), road(s), bodies or Prescribed Authorities:
1	Easement for Ground Support (Soil) variable width (limited in stratum) (A)	Lot 1	Lot 2
2	Easement for Support 1 wide and variable width (B)	Lot 2	Lot 1
3	Easement for Ground Support (Reinforcing Systems in Soil) 6 wide and variable width (limited in stratum) (C)	Lot 1	Lot 2

 RT

Plan: **DP1189541**

Plan of Subdivision of Lot 53 DP 883102 and Lot 21
DP1107551

Part 2 (Terms)

Terms of easements numbered 1, 2 and 3 in the plan

1. Definitions

These meanings, in any form, apply unless the contrary intention appears:

"Authorised User" means every person authorised by the Grantee for the purposes of an easement created by this Instrument. Subject to the terms of an easement, an Authorised User includes:

- (a) the tenants, lessees, sub-lessees, employees, agents, contractors, licensees and invitees of the Grantee; and
- (b) where the Grantee is an Authority Benefited, the officers, servants, agents and workmen of the Authority Benefited to exercise its rights or comply with its obligations under this Instrument;

"Authority" means a government, semi-government, local government, statutory, public, ministerial, civil or other authority or body which has (where the context so requires) the capacity to issue orders or impose other regulations by or under Law;

"Authority Benefited" means the Authority having the benefit of an Easement under this Instrument set out in Part 1.

"Benefitted Lot" means the Land described as the Benefitted Lot set out in Part 1;

"Burdened Lot" means the Land described as the Burdened Lot set out in Part 1;

"Conditions" means the terms and conditions contained in each Easement specified as applicable to each Easement;

"Easement" includes any easement, covenant, positive covenant or restriction on use created in this Instrument;

"Easement Site" means the site of an Easement as identified on the Plan;

"Emergency" means any emergency situation, including one that involves a risk to a person's health or safety.

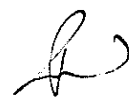
"Grantee" means (as applicable):

- (a) the owner of the Benefitted Lot; and/or
- (a) an Authority Benefited;

"Grantor" means the owner of the Burdened Lot;

"Ground Support System" includes the rock anchors, ground anchors, rock bolts, soil nails, ties, cables and any other reinforcing support system located below ground in the Easement Site;

"Improvement" means any structures, improvements or fixtures;



Plan: **DP1189541**

Plan of Subdivision of Lot 53 DP 883102 and Lot 21 DP1107551

"Instrument" means this instrument under section 88B of the *Conveyancing Act 1919* and includes the Plan;

"Law" or **"Laws"** means any statute, ordinance, rule or regulation and includes any orders, notices or directions made under them;

"Main Building" means the main building erected within Lot 1 at the date of registration of the Plan;

"Operations" means all activities, infrastructure and works relating to the operations of a Rail Transport Agency;

"Plan" means DP1189541 to which this Instrument relates;

"Rail Entity" means Rail Corporation New South Wales, Sydney Trains, NSW Trains, Sydney Metro, Transport for NSW and any other NSW Authority that owns or operates railway infrastructure;

"Rail Transport Agency" means Transport for NSW, Rail Corporation New South Wales and Sydney Metro, Sydney Trains, NSW Trains;

"Retaining Wall" means the concrete retaining wall erected within Lot 2 at the date of registration of the Plan;

"Sydney Metro" means Sydney Metro, a NSW Government agency constituted by Part 3D of the Transport Administration Act 1988 (NSW); and

"Works" includes inspecting, testing, cleaning, servicing, maintenance, repairs, relaying, filling renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction, which are not able to be wholly conducted from the Benefitted Lot.

2. Interpretation

For the purposes of this Instrument, the following rules of interpretation apply:

- (a) The singular includes the plural and conversely.
- (b) A gender includes all genders.
- (c) The word "includes" in any form is not a word of limitation.
- (d) Where a word or phrase is defined, its other grammatical forms have a corresponding meaning.
- (e) "clause", "paragraph", "schedule" or "sub-clause" means a clause, paragraph, schedule or sub-clause, respectively, of this instrument.
- (f) Unless stated otherwise, one provision does not limit the effect of another.
- (g) A reference to any Law or to any provision of any Law includes any modification or re-enactment of it, any legislative provision substituted for it and all regulations and statutory instruments issued under it.
- (h) A reference to conduct includes, without limitation, any omission, statement or undertaking, whether or not in writing.
- (i) Headings contained in this instrument are for information purposes only and must not affect the interpretation of this instrument.

Plan: DP1189541

Plan of Subdivision of Lot 53 DP 883102 and Lot 21 DP1107551

3. Easements are covenants and agreements between Grantees and Grantors

The Conditions, covenants and restrictions (including in this clause) in each of the Easements in this Instrument are covenants and agreements between:

- (a) each Grantee for itself, its successors and every person who is entitled to an estate or interest in possession of the Benefitted Lot or an part of it with which the right is capable of enjoyment; and
- (b) each Grantor for itself, its successors and every person who is entitled to an estate or interest in possession of the Burdened Lot or any part of it with which the right is capable of enjoyment,

to the intent that the benefit and burden of those covenants and agreements are annexed to and pass with the benefits and burdens of the Easements.

4. Release and indemnity

4.1 Application of this clause

Subject to clause 4.4, this clause applies to each Easement in this Instrument.

4.2 Release

The Grantee and its Authorised Users enter upon the Burdened Lot at their own risk and the Grantee hereby releases the Grantor from any claims and demands of every kind and from all liability that may arise in respect of any accident or damage to property or death or injury to any person entering upon the Burdened Lot under the terms of this easement unless the loss is caused by the wilful acts or omissions or negligence of the Grantor.

4.3 Indemnity

The Grantee agrees to indemnify the Grantor against any loss suffered or incurred by the Grantor arising from or in consequence of the use of the Easement Site by the Grantee and any of its Authorised Users, including but not limited to:

- (a) damage to the Burdened Lot, except fair wear and tear;
- (b) damage to any property of the Grantor or any other person; and
- (c) injury to any person on or near the Burdened Lot.

4.4 Exception

Whilst the Grantee is Rail Corporation NSW, Transport for NSW or Sydney Metro, a NSW Government agency constituted by Part 3D of the Transport Administration Act 1988 (NSW), this clause 4 does not apply.

5. Positive covenants and maintenance requirements

A requirement in an easement, positive covenant or restriction on use in this Instrument which requires a Grantee or Grantor to maintain or repair an Easement Site or any thing in an Easement Site is a positive covenant according to section 88BA of the Conveyancing Act 1919 (NSW).

6. No Interference

6.1 Application of this clause

This clause applies to each Easement in this Instrument.

Plan: **DP1189541**

Plan of Subdivision of Lot 53 DP 883102 and Lot 21 DP1107551

6.2 Grantee Obligations

The Grantee and its Authorised Users must not obstruct the use of the Easement Site or the Burdened Lot.

7. Terms of easement for ground support variable width numbered 1 in the Plan (limited in stratum) (A)

7.1 Grant of Easement

The Grantor grants the Grantee the right for the Improvements within the Benefitted Lot (including the Retaining Wall) which require support, to be supported in any direction by those parts of the soil in the ground of the Easement Site which are capable of affording support ("Soil Support"), to the extent that any Improvement on the Benefitted Lot derives support from the Soil Support at the date of registration of this Instrument.

7.2 Obligations of the Grantor

The Grantor must not do anything to detract from, or remove (without replacement), the Soil Support

8. Terms of easement for support 1 wide and variable width numbered 2 in the Plan (B)

8.1 Grant of Easement

The Grantor grants the Grantee the right for the Improvements within the Benefitted Lot which require support, to be supported in any direction by the Improvements erected on the Easement Site which are capable of affording support (including the Retaining Wall) ("Structural Support"), to the extent that any Improvements on the Benefitted Lot derives support from the Structural Support at the date of registration of this Instrument.

8.2 Obligations of the Grantor

The Grantor must not do anything to detract from, or remove (without replacement), the Structural Support.

9. Terms of easement for ground support (reinforcing systems in soil) 6 wide and variable width numbered 3 in the Plan (limited in stratum) (C)

9.1 Grant of Easement

- (a) Subject to clause 9.1(b), the Grantor grants the Grantee the right for the Improvements within the Benefitted Lot (including the Retaining Wall) which require support, to be supported in any direction by those parts of the Ground Support System which are capable of affording support, to the extent that any Improvements on the Benefitted Lot derives support from the Ground Support System at the date of registration of this Instrument.
- (b) To the extent that any Improvement, including without limitation the Main Building is located within the Easement Site at the date of registration of this Instrument, the Grantee agrees that the Improvement is permitted to remain within the Easement Site.

9.2 Obligations of the Grantor

The Grantor must not do anything to detract from, or remove (without replacement), the Ground Support System.

(Sheet 6 of 7 sheets)

Plan: **DP1189541**

Plan of Subdivision of Lot 53 DP 883102 and Lot 21
DP1107551

10. **Surrender of Easement**

10.1 **Application of this clause**

This clause applies to each Easement in this Instrument.

10.2 **No longer owned by Rail Entity**

If all or any part of a Benefitted Lot is no longer owned by a Rail Entity, then the Easement must be surrendered in respect of that part.

RT

Plan: **DP1189541**

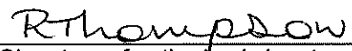
Plan of Subdivision of Lot 53 DP 883102 and Lot 21
DP1107551

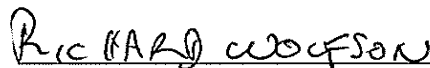
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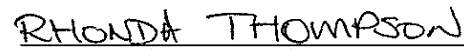
Grantor

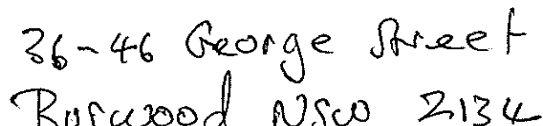
Signed for and on behalf of Rail Corporation
New South Wales by its authorised signatory in
the presence of:


Signature of witness


Signature of authorised signatory


Full name of witness

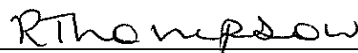

Full name of authorised signatory

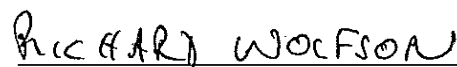

Address of witness

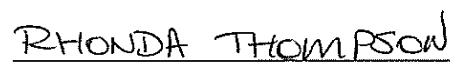
Grantee

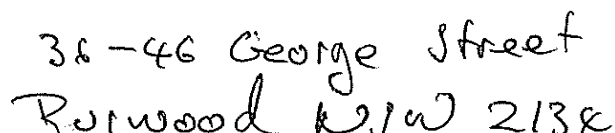
Signed for and on behalf of Rail Corporation
New South Wales by its authorised signatory in
the presence of:


Signature of witness


Signature of authorised signatory


Full name of witness


Full name of authorised signatory


Address of witness



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1189541

SEARCH DATE	TIME	EDITION NO	DATE
17/1/2025	10:43 AM	8	20/11/2024

LAND

LOT 1 IN DEPOSITED PLAN 1189541
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1189541

FIRST SCHEDULE

BB WILSON PROPERTY PTY LTD (T AU601085)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 DP1189541 EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP1189541 EASEMENT FOR SUPPORT 1 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1189541 EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 METRE(S) WIDE AND VARIABLE WIDTH (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 AR288094 EASEMENT FOR ACCESS 3 WIDE AFFECTING THE PART DESIGNATED (D) IN PLAN WITH AR288094
- 6 AU601086 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: DP1310282.

*** END OF SEARCH ***

upnbigr

PRINTED ON 17/1/2025

Lodger Details

Lodger Code500031Y

NameLEGALSTREAM PTY LIMITED

AddressL 19, 59 GOULBURN ST
SYDNEY 2000

Lodger Box302G

EmailNOTIFICATIONS@LEGALSTREAM.COM.AU

ReferenceSYDNEY TRAINS C

Land Registry Document Identification

AR288094

STAMP DUTY:

Transfer Granting Easement etc Over Own Land (01TO)

JurisdictionNEW SOUTH WALES

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference	Part Land Affected?	Land Description
500/1189545	N	
1/1189541	N	

Applicant

TRANSPORT ASSET HOLDING ENTITY OF NEW SOUTH WALES
Other legal entity

The subscriber requests the Registrar-General to make any necessary recording in the Register to give effect to this instrument, in respect of the land or interest described above.

Attachment

See attached Dealing

Execution

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
The Certifier has retained the evidence supporting this Registry Instrument or Document.
The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf ofTRANSPORT ASSET HOLDING ENTITY OF NEW SOUTH WALES

Signer NameCAROLINE YOUNIS

Signer OrganisationLEGALSTREAM PTY LIMITED

Signer RolePRACTITIONER CERTIFIER

Execution Date29/07/2021

Form: 01TO
Releasee: 2:2

**TRANSFER GRANTING
EASEMENT ETC
OVER OWN LAND**

AR288094A

New South Wales

Section 46A Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by 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.

(A) **TORRENS TITLE**

Servient Tenement 1/1189541	Dominant Tenement 500/1189545
--------------------------------	----------------------------------

(B) **LODGED BY**

Document Collection Box 705H	Name, Address or DX, Telephone, and Customer Account Number if any SYDNEY TRAINS LLPN 123517 BOX 705H LegalStream Tel: 92310122 Fax: 9233 6411 Email: ~~property-gis@transport.nsw.gov.au~~ Reference: Chatswood 3	CODE TO
--	--	-----------------------

(C) **REGISTERED PROPRIETOR**

of both the dominant and the servient tenements referred to at (A)
TRANSPORT ASSET HOLDING ENTITY OF NEW SOUTH WALES

(D) **DESCRIPTION**

of the easement
EASEMENT FOR ACCESS 3 WIDE DESIGNATED (D) IN ANNEXURE 'B' AND TERMS
SETOUT IN ANNEXURE 'A'

(E) **MORTGAGE /
CHARGE /
COVENANT
CHARGE
(if any)**

affecting the servient / dominant tenement referred to at (A)

Number	Torrens Title	Type of Instrument	Mortgagee / chargee / covenant chargee
--------	---------------	--------------------	--

(F) **AN EASEMENT**

terms specified above at (D).

(G) **DATE**

I certify that I am an eligible witness and that an authorised officer of the registered proprietor signed this dealing in my presence.[See note* below].

Signature of witness:



Name of witness:

ROBERT MARSHA

Address of witness:

36 GEORGE ST
BURWOOD 2134

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer:



Authorised officer's name: Daniel Prior

Authority of officer: Delegated Officer

Signing on behalf of: TAHE

A/PROPERTY INFORMATION
MANAGER

Annexure **A** to TRANSFER GRANTING EASEMENT ETC OVER OWN LAND

Parties:

TRANSPORT ASSET HOLDING ENTITY OF NEW SOUTH WALES

Dated:

Terms of easement for access.

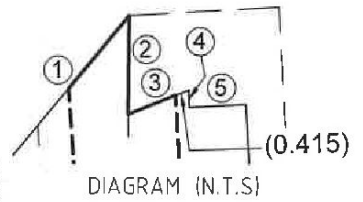
The terms for right of carriage way under part 1 Schedule 8 Conveyancing Act, 1919 to be adopted.

ANNEXURE AB



- (A) EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) (VIDE DP1189541)
- (B) EASEMENT FOR SUPPORT 1 WIDE & VARIABLE (VIDE DP1189541)
- (C) EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 WIDE & VARIABLE WIDTH (LIMITED IN STRATUM) (VIDE DP1189541)

SEE DIAGRAM



WILSON STREET

SP 52947

(D) EASEMENT FOR ACCESS 3 WIDE

SP 10110

SP 60178

SP 1496

O'BRIEN STREET

SP 71281

DP 1189541

DP 270368

LINE SHORE NORTH

MGAN

SHORT LINE TABLE

1	39°37'10"	5.455
2	180°30'50"	2.835
3	68°25'10"	1.88
4	178°31'50"	0.485
5	87°13'30"	1.62

SCALE 1 : 400

Date: 27/4/2021

Our Ref: 11904408005_00 (Proposed Easement)

Page 1 of 1 Pages

Page 3 of 3

Cardno (NSW/ACT) Pty Ltd ABN 95 001 145 035

MATTHEW CLEARY

a Surveyor registered under the Surveying & Spatial Information Act 2002



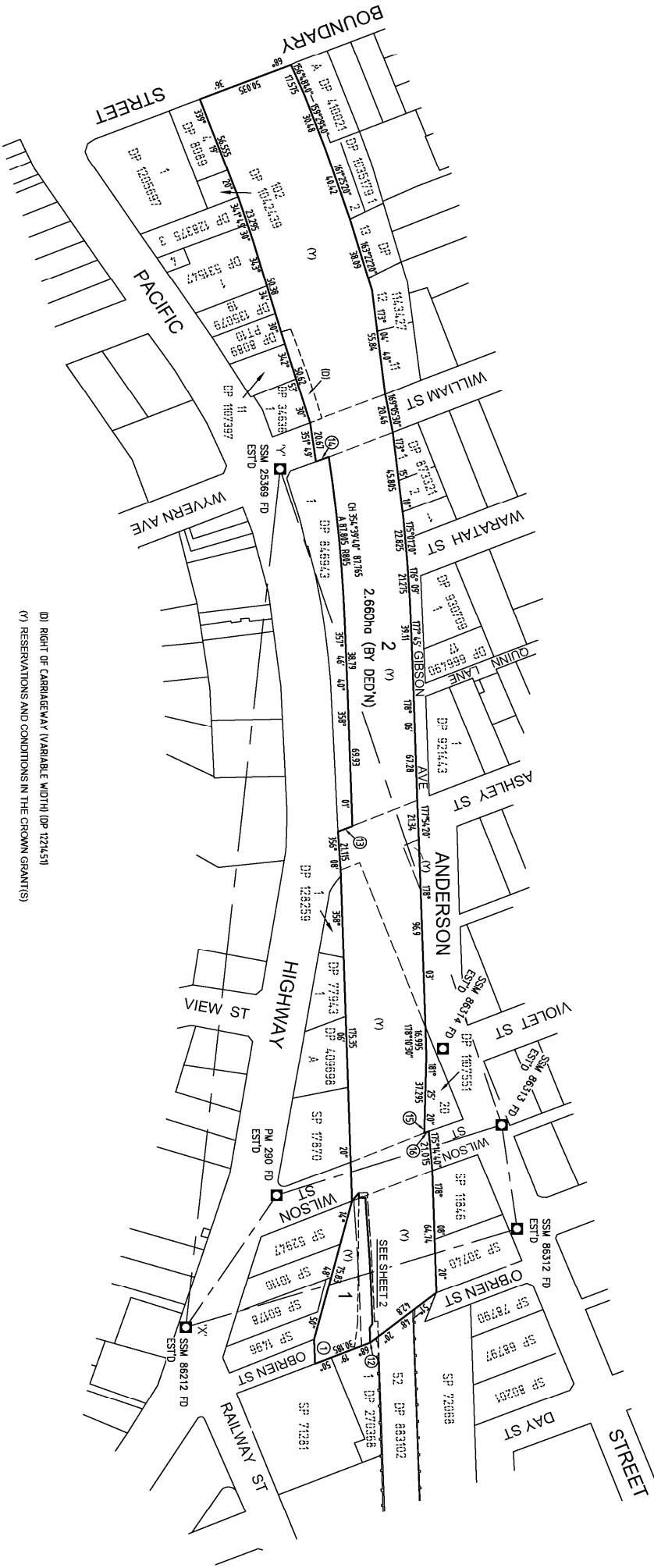
COORDINATE SCHEDULE									
MARK	MGA CO-ORDINATES				LEVEL		METHOD	STATE	
	EASTING	NORTHING	CLASS	ORDER	AHD	CLASS			ORDER
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SSM 23369	331 529.526	6 259 373.524	B	2	97.54.7	B	2	FROM SCMS	FOUND
SSM 86312	331 481.383	6 259 281.819	B	2	105.219	B	2	FROM SCMS	FOUND
SSM 86312	331 650.586	6 259 334.072	B	2	104.651	B	2	FROM SCMS	FOUND
SSM 86312	331 642.705	6 259 389.264	B	2	103.869	B	2	FROM SCMS	FOUND
SSM 86314	331 612.703	6 259 429.888	B	2	103.572	B	2	FROM SCMS	FOUND
DATE OF SCMS COORDINATES: 14/6/2018			MGA ZONE: 56						
COMBINED SCALE FACTOR: - 0.999930									
			MGA DATUM: GDA94						

HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
PM 290	SSM 86313	-3.483	TRIGONOMETRIC HEIGHTING
SSM 86313	SSM 86312	0.813	TRIGONOMETRIC HEIGHTING
SSM 86313	SSM 86314	-0.276	TRIGONOMETRIC HEIGHTING
SSM 86314	PM 290	3.759	TRIGONOMETRIC HEIGHTING
DATUM: AHD01			

ORIGIN OF LEVELS
PM 290 RL 107 323 A.H.D.

SHORT LINE TABLE		
No.	BEARING	DISTANCE
1	357°47'50"	12.91
12	68°19'50"	0.27
13	69°26'	7.955
14	248°32'20"	7.035
15	182°31'	3.71
16	68°24'50"	7.54

SSM 86212-SSM 25369 6°01'50" - 458.273 (MGA GRND) "X"- "Y"
6°01'50" - 458.261 (SURVEY)
SSM-86313-SSM 25369 34°59'48" - 366.215 (MGA GRND)
34°59'52" - 366.215 (SURVEY)
SSM 86212-PM 290 33°33'29" - 83.854 (MGA GRND)
33°33'20" - 83.854 (SURVEY)
PM 290-SSM 86313 77°54'11" - 120.964 (MGA GRND)
77°54'25" - 120.967 (SURVEY)
SSM 86313-SSM 86312 177°52'25" - 55.756 (MGA GRND)
177°54'14" - 55.77 (SURVEY)
SSM 86312-SSM 86212 252°50'18" - 177.100 (MGA GRND)
252°50'40" - 177.06 (SURVEY)



(D) RIGHT OF CARRIAGEWAY (VARIABLE WIDTH) (DP 1221451)
(Y) RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS(S)

SURVEYOR

DAVID WALLACE FAIRLIE

17.06.2018

PR124856-144-CH-DP1

FILE 2018/07/00/002 PARTIAL SURVEY

PLAN OF SUBDIVISION OF

LOT 53 DP 883102 AND LOT 21 DP 1107551

L.G.A.: WILLOUGHBY

Locality: CHATSWOOD, ROSEVILLE

Production Ratio: 1:1500

Lengths are in metres

REGISTERED

31.10.2018

DP1189541

Scale: 1:1500

Table of mm

Scale Ref: PR124856-144-CH-DP1-0011.dwg

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

SURVEYOR
Name: DAVID WALLACE FAIRLIE
Date: 17.06.2018
Reference: FILE 2018/071001002 PARTIAL SURVEY
(Gulf Ref: PR124856-144-CH-DP1-0011.dwg)

PLAN OF SUBDIVISION OF
LOT 53 DP 883102 AND LOT 21 DP 1107551

L.G.A.: WILLOUGHBY
Locality: CHATSWOOD, ROSEVILLE
Production Ratio: 1: 600
Lengths are in metres

REGISTERED
31.10.2018

DP1189541

SHORT LINE TABLE	
No.	BEARING DISTANCE
1	357°4.150" 12.91
2	39°37.0" 5.455
3	180°30.50" 2.835
4	68°25.10" 1.88
5	178°31.50" 0.485
6	87°13.30" 1.62
7	176°43.10" 4.93
8	177°13.40" 10.205
9	177°31.40" 12.19
10	212°50.20" 2.39
11	179°18.50" 7.955
12	68°19.50" 0.27
15	182°31" 3.7
16	68°25.10" 2.54

(A) EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM)
(B) EASEMENT FOR SUPPORT 1 WIDE & VARIABLE WIDTH
(C) EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 WIDE & VARIABLE WIDTH (LIMITED IN STRATUM)
(Y) RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS

EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (A) IS LIMITED IN HEIGHT TO THE INCLINED PLANES AS SHOWN ON SHEET 3 AND UNLIMITED IN DEPTH
EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 WIDE AND VARIABLE (C) IS LIMITED IN HEIGHT TO THE INCLINED PLANES AS SHOWN ON SHEET 3 AND UNLIMITED IN DEPTH
(X) INDICATES THAT PART LOT 1 COMPRISING FORMER LOTS 1, 2 AND 3 DP 39461 SUBJECT OF LEASE M9567

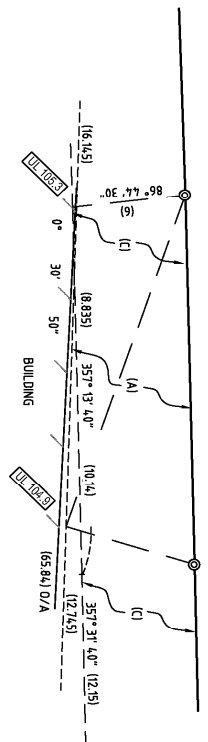
PLAN FORM 2 (202)

DP1189541

WARNING: GRASSING OF FOLDING WILL LEAD TO DEFECTION

ephan

SHEET 2 OF 3 SHEETS



SHORT LINE TABLE	
No.	BEARING DISTANCE
3	180° 30' 50" 2.835
4	68° 25' 10" 1.88
5	178° 31' 50" 0.485
6	87° 13' 30" 1.62
10	272° 50' 20" 2.39

- (A) EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM)
- (B) EASEMENT FOR GROUND SUPPORT (SOIL) 1 WIDE & VARIABLE WIDTH
- (C) EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 WIDE & VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (A) IS LIMITED IN HEIGHT TO THE INCLINED PLANES AS SHOWN ON SHEET 3 AND UNLIMITED IN DEPTH

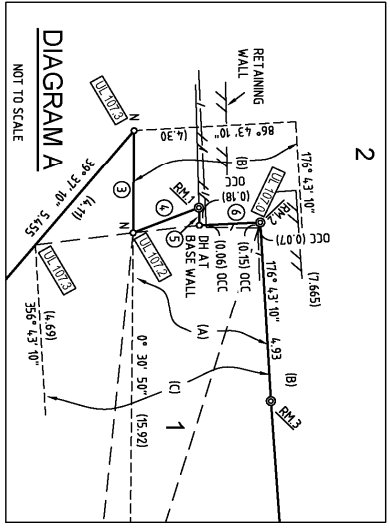
EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 WIDE AND VARIABLE (C) IS LIMITED IN HEIGHT TO THE INCLINED PLANES AS SHOWN ON SHEET 3 AND UNLIMITED IN DEPTH

(X) INDICATES THAT PART LOT 1 COMPRISING FORMER LOTS 1, 2 AND 3 DP 339461 SUBJECT OF LEASE M85667

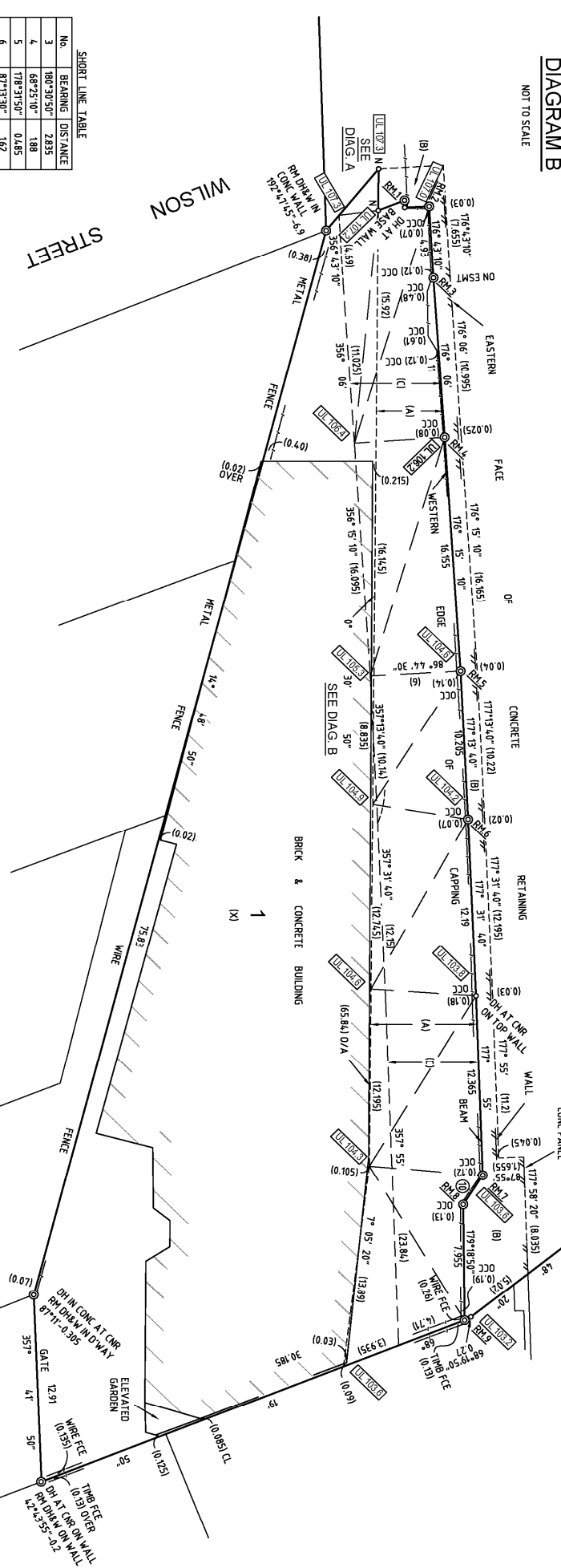
N DENOTES NAIL IN CONCRETE WALL

LEVELS SHOWN ON THIS PLAN ARE ON AUSTRALIAN HEIGHT DATUM (AHD)

CL 107.3 DENOTES UPPER LIMIT RL FOR STRATUM OF PROPOSED EASEMENT (A) AND (C)

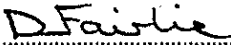
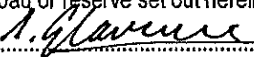


SCHEDULE OF BM'S PLACED (CORNERS INACCESSIBLE)	
BM	BEARING & DISTANCE
1	257° 30' 35" - 0.04 D.H.W. IN CONC. WALL
2	257° 30' 35" - 0.510 D.H.W. IN CONC. DRAIN
3	177° 55' 55" - 0.245 D.H.W. IN CONC. DRAIN
4	177° 07' 31" - 0.165 D.H.W. IN CONC. DRAIN
5	97° 39' 20" - 0.235 D.H.W. IN CONC. DRAIN
6	86° 53' 15" - 0.175 D.H.W. IN CONC. DRAIN
7	147° 18' 10" - 153 D.H.W. IN CONC. DRAIN
8	146° 35' 30" - 9.15 D.H.W. IN CONC. STEP
9	67° 43' 25" - 1965 D.H.W. IN FACE OF CONC. WALL



SURVEYOR Name: DAVID WALLACE FAIRLIE Date: 17.06.2018 Reference: PR124866-144-CH-DP1 FILE 2018/07/00/1002 PARTIAL SURVEY (Gaug Ref: PR124866-144-CH-DP1-0011.dwg)		PLAN OF SUBDIVISION OF LOT 53 DP 883102 AND LOT 21 DP 1107551		L.G.A.: WILLOUGHBY Locality: CHATSWOOD, ROSEVILLE Production Ratio: 1:200 Lengths are in metres		REGISTERED 31.10.2018		DP1189541	
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ePlan

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)
Office Use Only Registered:  31.10.2018 Title System: TORRENS	Office Use Only DP1189541	
PLAN OF SUBDIVISION OF LOT 53 DP 883102 AND LOT 21 DP 1107551	LGA: WILLOUGHBY Locality: CHATSWOOD, ROSEVILLE Parish: WILLOUGHBY County: CUMBERLAND	
Survey Certificate I, DAVID WALLACE FAIRLIE of RPS AUST. EAST PTY LTD 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 LOT 1) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on, 17.06.2018 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"- "Y" Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature:  Dated: 17.06.2018 Surveyor Identification No: 1007 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: Subdivision Certificate I, IVAN GLAVINIC *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: <u>SYDNEY METRO</u> Date of endorsement: <u>9/10/18</u> Subdivision Certificate number: ECRL-2018-CH-DP1 File number: *Strike through if inapplicable.	
Plans used in the preparation of survey/compilation. DP 4139, DP 270368, DP 537022, DP 539461, DP 631172, DP 843241, DP 883102, DP 980750, DP 1002202, DP 1044957, DP 1058962, DP 1069312, DP 1088789, DP 1107551, DP 1122546, DP 1184894	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	
Surveyor's Reference: PR124856-144-CH-DP1 FILE 2018M7100(1002) PARTIAL	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

ePlan

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:



31.10.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION
 OF LOT 53 DP 883102 AND
 LOT 21 DP 1107551

DP1189541

Subdivision Certificate number: ECRL-2018-CH-DP1

Date of Endorsement: 9/10/18

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SEC 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE:

1. EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) (A)
2. EASEMENT FOR SUPPORT 1 WIDE & VARIABLE WIDTH (B)
3. EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 WIDE & VARIABLE WIDTH (LIMITED IN STRATUM) (C)

SCHEDULE OF LOT AND ADDRESS

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1	N/A	O'BRIEN	STREET	CHATSWOOD
2	N/A	WILLIAM	STREET	CHATSWOOD

EXECUTED BY RAIL CORPORATION NEW SOUTH WALES

ABN 59 325 778 353 BY

ITS AUTHORISED DELEGATE IN THE PRESENCE OF:

WITNESS SIGNATURE

AUTHORISED DELEGATE

PRINT NAME

JULIAN NARBOROUGH

PRINT NAME

PRINT ADDRESS

DEPUTY EXECUTIVE DIRECTOR

CAPACITY OF DELEGATE

If space is insufficient use additional annexure sheet

Surveyor's Reference: PR124856-144-CH-DP.1 FILE 2018M7100(1002) PARTIAL SURVEY