



FOLIO: 2/1183821

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SEARCH DATE	TIME	EDITION NO	DATE
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2/10/2020	3:51 PM	5	25/2/2020

LAND

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LOT 2 IN DEPOSITED PLAN 1183821  
AT AUBURN  
LOCAL GOVERNMENT AREA CUMBERLAND  
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1183821

FIRST SCHEDULE

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FABCOT PTY LTD (T AP918678)

SECOND SCHEDULE (16 NOTIFICATIONS)

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- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B215538 RIGHT OF WAY & RIGHT TO CONSTRUCT & MAINTAIN  
TRAMWAYS OR RAILWAYS APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING PART OF THE LAND SHOWN IN DP312222
- 3 C717950 RIGHT OF WAY AND RIGHT TO CONSTRUCT AND MAINTAIN  
TRAMWAYS OR RAILWAYS APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING THE PROPOSED EASEMENT SHOWN IN  
DP188498
- 4 D484492 RIGHT OF WAY & RIGHT TO CONSTRUCT & MAINTAIN  
TRAMWAYS OR RAILWAYS AFFECTING PART OF THE LAND SHOWN  
SO BURDENED IN THE TITLE DIAGRAM
- 5 D484492 COVENANT
- 6 E61118 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES  
NOS.982 & 2801 AS SHOWN IN PLAN WITH E61118 TOGETHER  
WITH RIGHTS OF WAY AND EASEMENT FOR ELECTRICITY  
PURPOSES OVER OTHER PARTS OF THE LAND ABOVE DESCRIBED.  
EXPIRES 31.7.2041
- AK971351 LEASE OF LEASE E61118 TO BLUE ASSET PARTNER PTY  
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC  
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA  
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET  
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE  
2.3 (b) (ii).
- AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY  
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,  
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC  
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA  
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE  
DEALING. CLAUSE 12.1

END OF PAGE 1 - CONTINUED OVER

FOLIO: 2/1183821

PAGE 2

## SECOND SCHEDULE (16 NOTIFICATIONS) (CONTINUED)

- AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY  
SERVICES PTY LTD
- AK971571 CHANGE OF NAME AFFECTING LEASE E61118 LESSEE NOW  
ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- 7 DP1183821 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO  
THE LAND ABOVE DESCRIBED
- 8 DP1183821 RIGHT OF CARRIAGEWAY 2.6, 2.8, 3, 4.5, 6 AND 6.8  
METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN  
SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1183821 RIGHT OF CARRIAGEWAY 2.6, 2.8, 3, 4.5, 6 AND 6.8  
METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND  
ABOVE DESCRIBED
- 10 DP1183821 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 11 DP1183821 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES  
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM
- 12 DP1183821 EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF  
PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE  
TITLE DIAGRAM
- 13 DP1183821 EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF  
PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 14 DP1183821 EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE  
OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 15 DP1183821 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND  
NUMBERED (7) IN THE S.88B INSTRUMENT
- 16 DP1183821 POSITIVE COVENANT

## NOTATIONS

UNREGISTERED DEALINGS: NIL

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

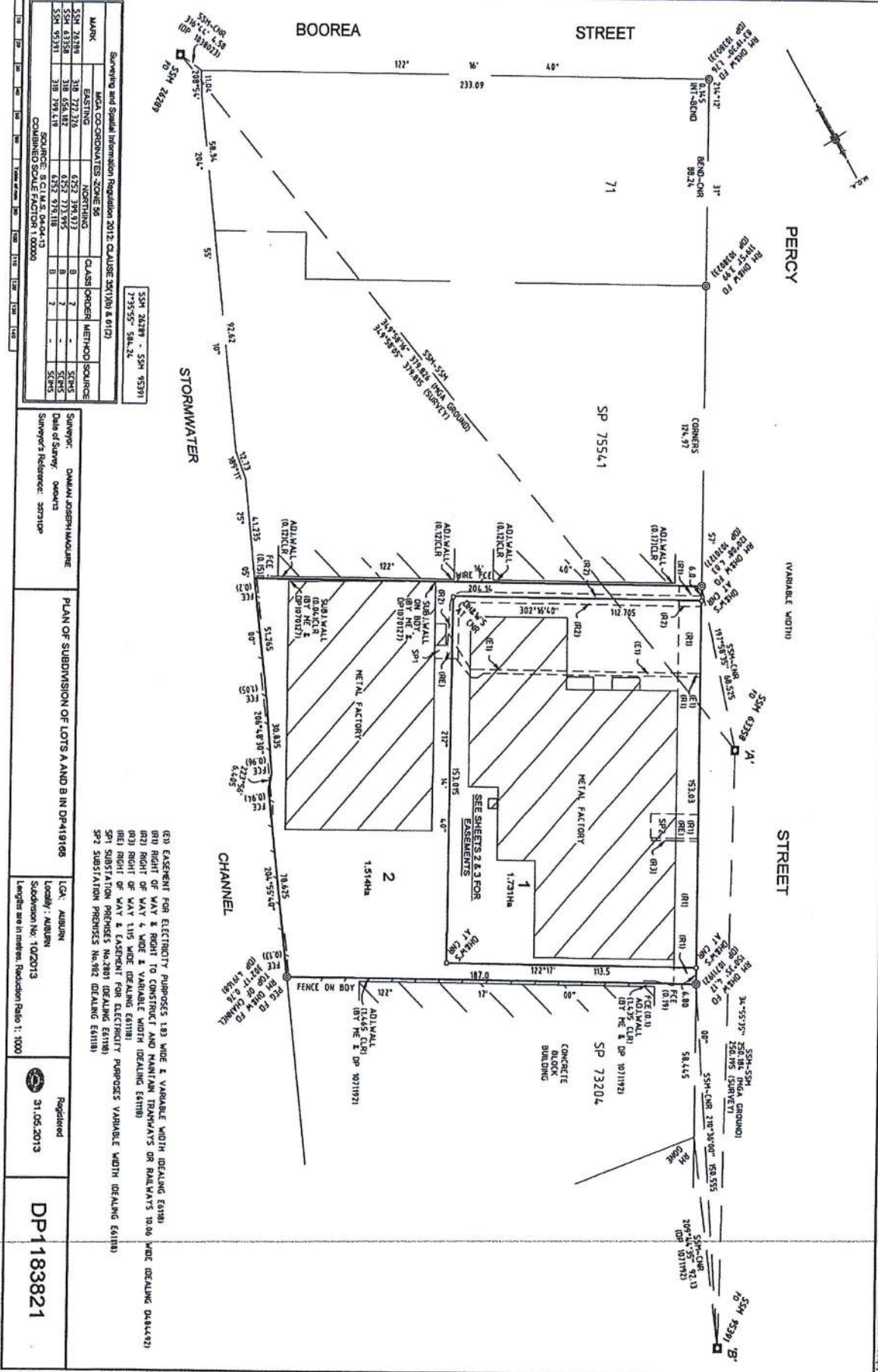
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Ref:190123 /Src:M

PLAN FORM 2 (A2)

DP1183821

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 3 (Sheet 1)



MARK	WCA COORDINATES - ZONE 56	CLASS ORDER	METHOD	SOURCE
SSM 76189	318 772.736	4752 795.973	B	SCS
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Surveyor: OMAHA JOSEPH MOURIER  
Date of Survey: 09/09/2013  
Surveyor's Reference: 287167

PLAN OF SUBDIVISION OF LOTS A AND B IN DP183821

LGA: AUBURN  
Locality: AUBURN  
Subdivision No: 102013  
Lengths are in metres, Reduction Ratio 1: 1000

Registered  
31.05.2013

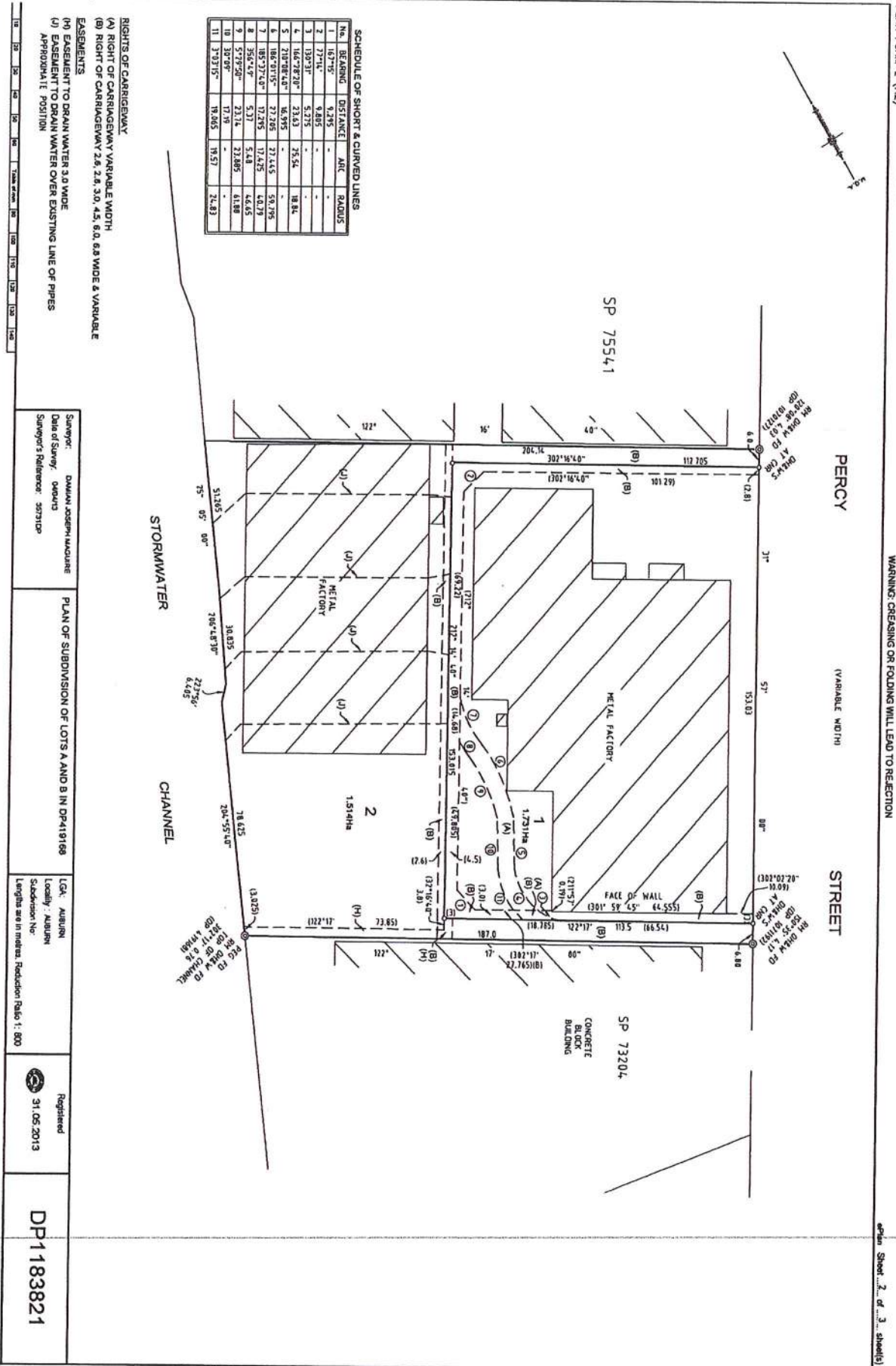
DP183821

PLAN FORM 2 (A2)

DP1183821

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 2 of 3 sheets

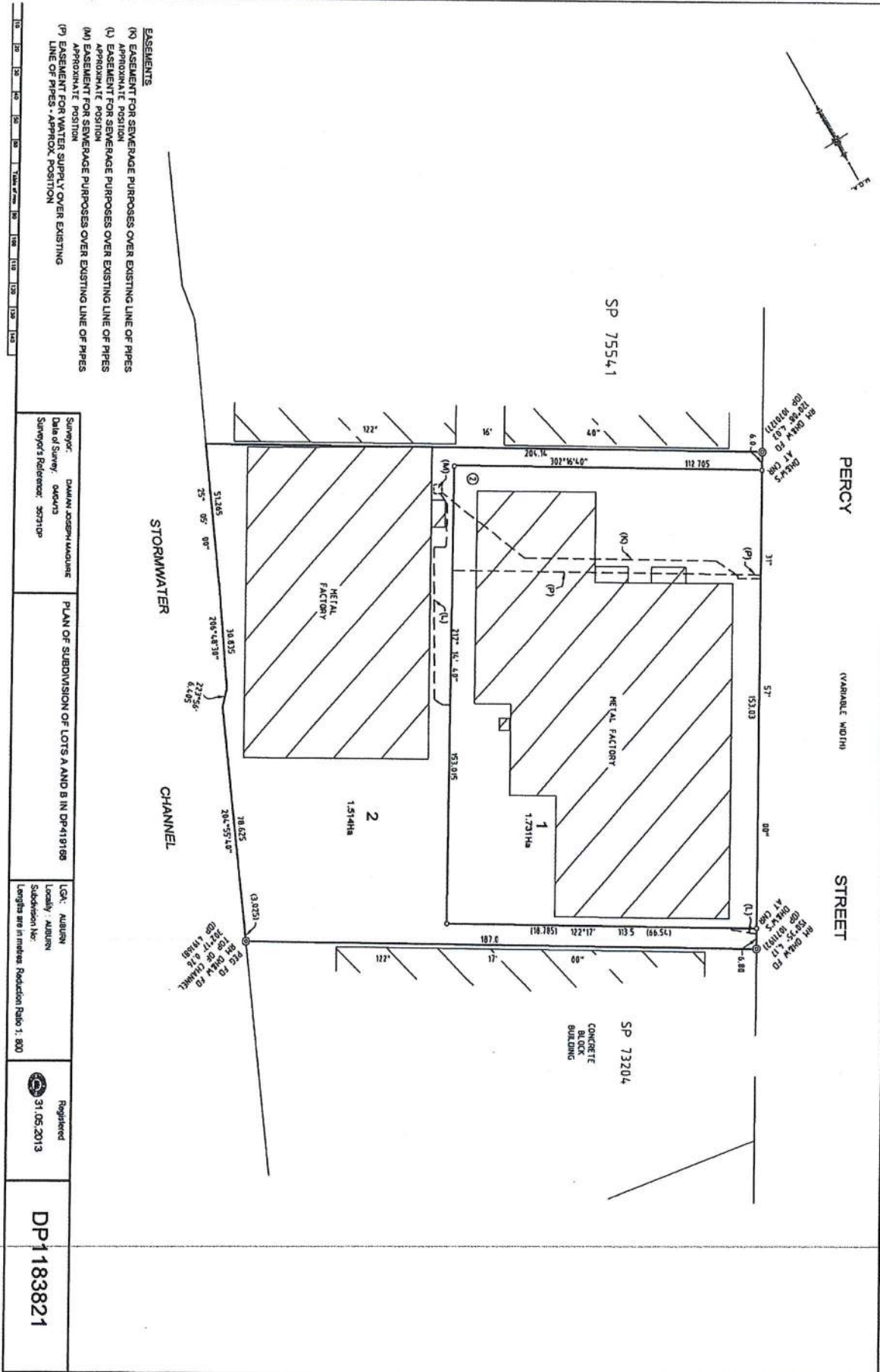


PLAN FORM 2 (A2)

DP1183821

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 3 of 3 sheets



- EASEMENTS
- (N) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES
  - (U) EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES
  - (M) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES
  - (P) EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES

Surveyor: DANIEL JOSEPH WADSWORTH  
 Date of Survey: 04/04/13  
 Surveyor's Reference: 363710P

PLAN OF SUBDIVISION OF LOTS A AND B IN DP1183821

LOCAL: AUBURN  
 Subdivision No: 31.05.2013  
 Lengths are in meters Reduction Ratio 1: 800

Registered  
 31.05.2013


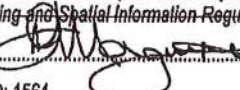

DP1183821



PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan


DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)
<p>Registered:  31.05.2013</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <p>Office Use Only</p> <p><b>DP1183821</b></p>	
<p><b>PLAN OF SUBDIVISION OF LOTS A&amp;B</b></p> <p><b>DP 419168</b></p>	<p>LGA: AUBURN</p> <p>Locality: AUBURN</p> <p>Parish: LIBERTY PLAINS</p> <p>County: CUMBERLAND</p>	
<p><b>Crown Lands NSW/Western Lands Office Approval</b></p> <p>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.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>	<p><b>Survey Certificate</b></p> <p>I, Damian Joseph Maguire          of LOCKLEY LAND TITLE SOLUTIONS, PO BOX 400 GLADESVILLE 1675          a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on <u>4-4-13</u></p> <p>*(b) The part of the land shown in the plan (<del>being</del><sup>excluding</sup> ..... )          was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on ..... the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature:  Dated: <u>4-4-13</u></p> <p>Surveyor ID: 1564</p> <p>Datum Line: 'A' - 'B'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Slope-Mountainous.</p> <p>*Strike through if Inapplicable.</p> <p>^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>	
<p><b>Subdivision Certificate</b></p> <p>I, .....          *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:  .....</p> <p>Accreditation number: .....</p> <p>Consent Authority: <u>AUBURN CITY COUNCIL</u></p> <p>Date of endorsement: <u>9/5/2013</u></p> <p>Subdivision Certificate number: <u>10/2013</u></p> <p>File number: <u>DA 371/2012</u></p> <p>*Strike through if Inapplicable.</p>		
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP 419168</p> <p>DP 1070127</p> <p>DP 1071192</p> <p>DP 1101941</p>	
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>		<p>If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 35731DP</p>

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 3 sheet(s)

Registered:  31.05.2013 PLAN OF SUBDIVISION OF LOTS A & B DP 419168		Office Use Only  Office Use Only
Subdivision Certificate number: 10/2013 Date of Endorsement: 9/5/2013		DP1183821  This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) SSI Regulation 2012 • 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 SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

1. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (A)
2. RIGHT OF CARRIAGEWAY 2.8, 2.8, 3.0, 4.5, 6 & 6.8 WIDE AND VARIABLE (B)
3. EASEMENT TO DRAIN WATER 3.0 WIDE (H)
4. EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (J)
5. EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (K), (L) & (M)
6. EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES (P)
7. RESTRICTION ON USE OF LAND
8. RESTRICTION ON USE OF LAND
9. POSITIVE COVENANT

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	11	Percy	Street	Auburn
2	13	Percy	Street	Auburn

If space is insufficient use additional annexure sheet

Surveyor's Reference: 35731DP



PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 3 sheet(s)

Registered:  31.05.2013

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOTS A & B  
DP 419168

DP1183821

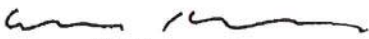
This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- 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.

Subdivision Certificate number: 10/2013

Date of Endorsement: 9/5/2013

EXECUTED by  
Motive Properties Pty Limited  
ACN 095 413 460  
In accordance with Section 127  
of the Corporations Act

  
.....  
Signature of Director

Adam Kaplan  
NAME (please print)

  
.....  
Signature of Director/secretary

Adam Kaplan  
NAME (please print)

SIGNED SEALED AND DELIVERED  
for and on behalf of ST. GEORGE  
BANK - A DIVISION OF WESTPAC  
BANKING CORPORATION AEN 53  
007 0457 141 by its attorney under power  
of attorney dated 17 January 2001  
registered in the 322 Book 4290 in the  
Registry of the State of New South Wales

Witness (signing)  
Angela Paulson  
Name of Witness (print)

EXECUTED BY CAPITAL FINANCE  
AUSTRALIA LIMITED ACN 069 663 136  
BY ITS DULY APPOINTED ATTORNEYS

MASH CORBET  
William Roche  
Full Names

PURSUANT TO POWER OF  
ATTORNEY OF WHICH THEY HAVE NO  
NOTICE OF REVOCATION  
IN THE PRESENCE OF:

Witness MICHAEL KANABAL  
LEVEL 3 20 LINDSTROM DRIVE  
BELLA VISTA, NSW 2153.

MORTGAGE

Witness (signing)  
Kap Phong Pham  
Name of Witness (print)  
Compliance Manager  
Tier Three Attorney

If space is insufficient use additional annexure sheet

Surveyor's Reference: 35731DP





LAND  
REGISTRY  
SERVICES

## Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1183821

SEARCH DATE	TIME	EDITION NO	DATE
11/4/2019	2:42 PM	4	26/2/2014

### LAND

LOT 1 IN DEPOSITED PLAN 1183821  
AT AUBURN  
LOCAL GOVERNMENT AREA CUMBERLAND  
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1183821

### FIRST SCHEDULE

SHADYFIELD NOMINEES PTY LIMITED (T AH825766)

### SECOND SCHEDULE (19 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B215538 RIGHT OF WAY & RIGHT TO CONSTRUCT & MAINTAIN  
TRAMWAYS OR RAILWAYS APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING PART OF THE LAND SHOWN IN DP312222
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TRAMWAYS OR RAILWAYS APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING THE PROPOSED EASEMENT SHOWN IN  
DP188498
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SO BURDENED IN THE TITLE DIAGRAM
- 5 D484492 COVENANT
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NOS.982 & 2801 AS SHOWN IN PLAN WITH E61118 TOGETHER  
WITH RIGHTS OF WAY AND EASEMENT FOR ELECTRICITY  
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LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC  
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA  
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET  
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE  
2.3 (b) (ii).
- \* AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY  
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,  
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC  
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA  
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE  
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END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1183821

PAGE 2

SECOND SCHEDULE (19 NOTIFICATIONS) (CONTINUED)

- \* AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
- \* AK971571 CHANGE OF NAME AFFECTING LEASE E61118 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- 7 DP1183821 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP1183821 RIGHT OF CARRIAGEWAY 2.6, 2.8, 3, 4.5, 6 AND 6.8 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1183821 RIGHT OF CARRIAGEWAY 2.6, 2.8, 3, 4.5, 6 AND 6.8 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 10 DP1183821 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 11 DP1183821 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 12 DP1183821 EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 13 DP1183821 EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 14 DP1183821 EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 15 DP1183821 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (7) IN THE S.88B INSTRUMENT
- 16 DP1183821 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (8) IN THE S.88B INSTRUMENT
- 17 DP1183821 POSITIVE COVENANT
- 18 AI233943 LEASE TO CHAMELEON TOURING SYSTEMS PTY LIMITED EXPIRES: 30/9/2018. OPTION OF RENEWAL: FIVE YEARS.
- 19 AI409307 MORTGAGE TO HONEY BEAR PRODUCTIONS PTY LIMITED

NOTATIONS

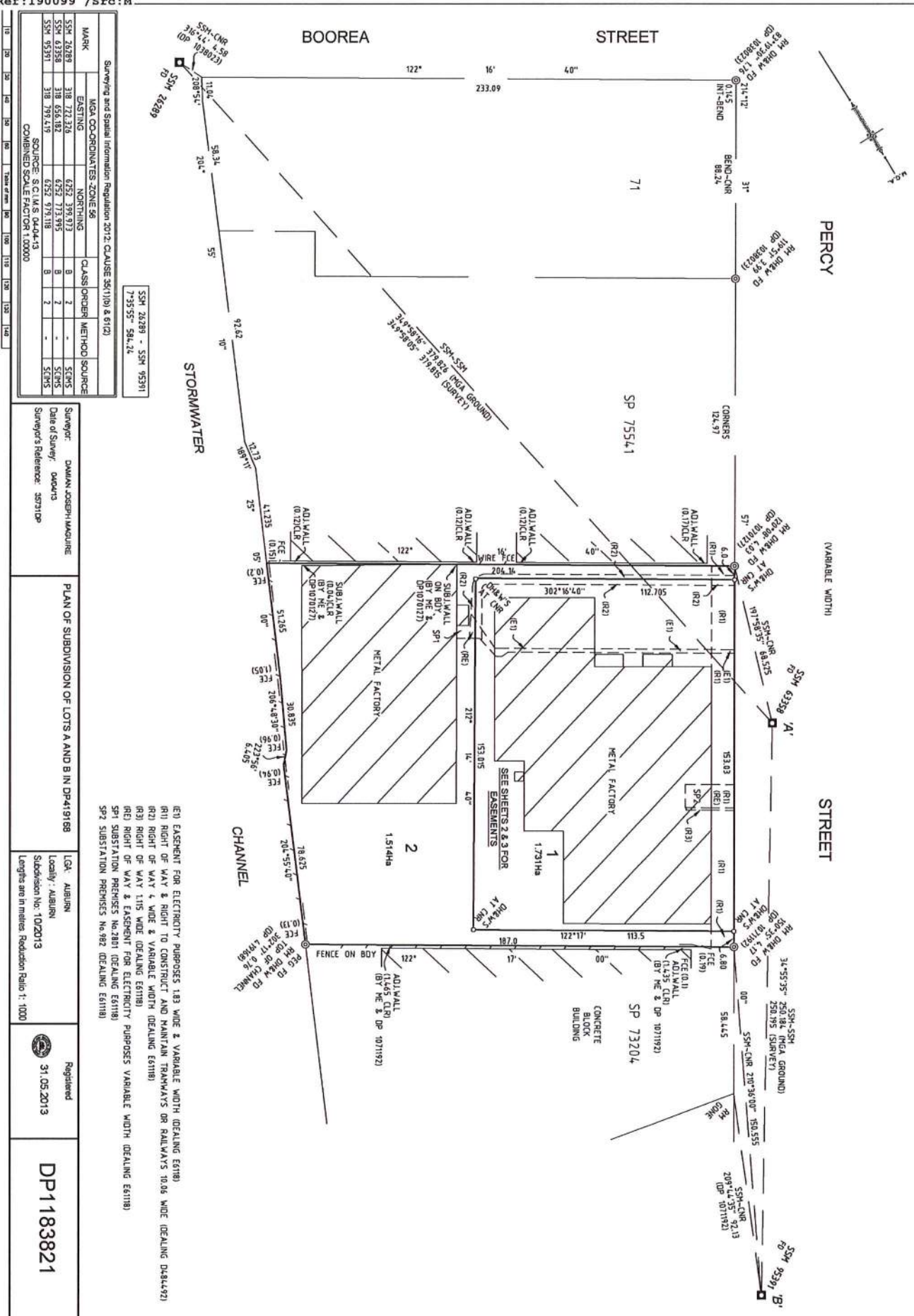
UNREGISTERED DEALINGS: NIL

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

190099

PRINTED ON 11/4/2019

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



- (E1) EASEMENT FOR ELECTRICITY PURPOSES 100' WIDE & VARIABLE WIDTH (DEALING E6118)
- (R1) RIGHT OF WAY & RIGHT TO CONSTRUCT AND MAINTAIN TRANSMISSION OR RAILWAYS 10.06 WIDE (DEALING D484472)
- (R2) RIGHT OF WAY 4' WIDE & VARIABLE WIDTH (DEALING E6118)
- (R3) RIGHT OF WAY 115' WIDE (DEALING E6118)
- (R4) RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (DEALING E6118)
- SP1 SUBSTATION PREMISES No.2801 (DEALING E6118)
- SP2 SUBSTATION PREMISES No.982 (DEALING E6118)

MARK	WGA CO-ORDINATES - ZONE 56	CLASS ORDER	METHOD	SOURCE
SSM 26289	318 722.326	8	2	SCMS
SSM 63358	6752 399.973	8	2	SCMS
SSM 63358	318 656.882	8	2	SCMS
SSM 95391	6752 973.118	8	2	SCMS

Source: S.C.I.A.S. 0404.13  
 COMBINED SCALE FACTOR 1.00000

Surveyor: DANIAN JOSEPH MARGURE  
 Date of Survey: 04/04/13  
 Surveyor's Reference: 35731DP

PLAN OF SUBDIVISION OF LOTS A AND B IN DP41818B

Locality: AUBURN  
 Lengths are in meters Reduction Ratio 1: 1000

Registered  
 31.05.2013

DP1183821



PERCY

(VARIABLE WIDTH)

STREET



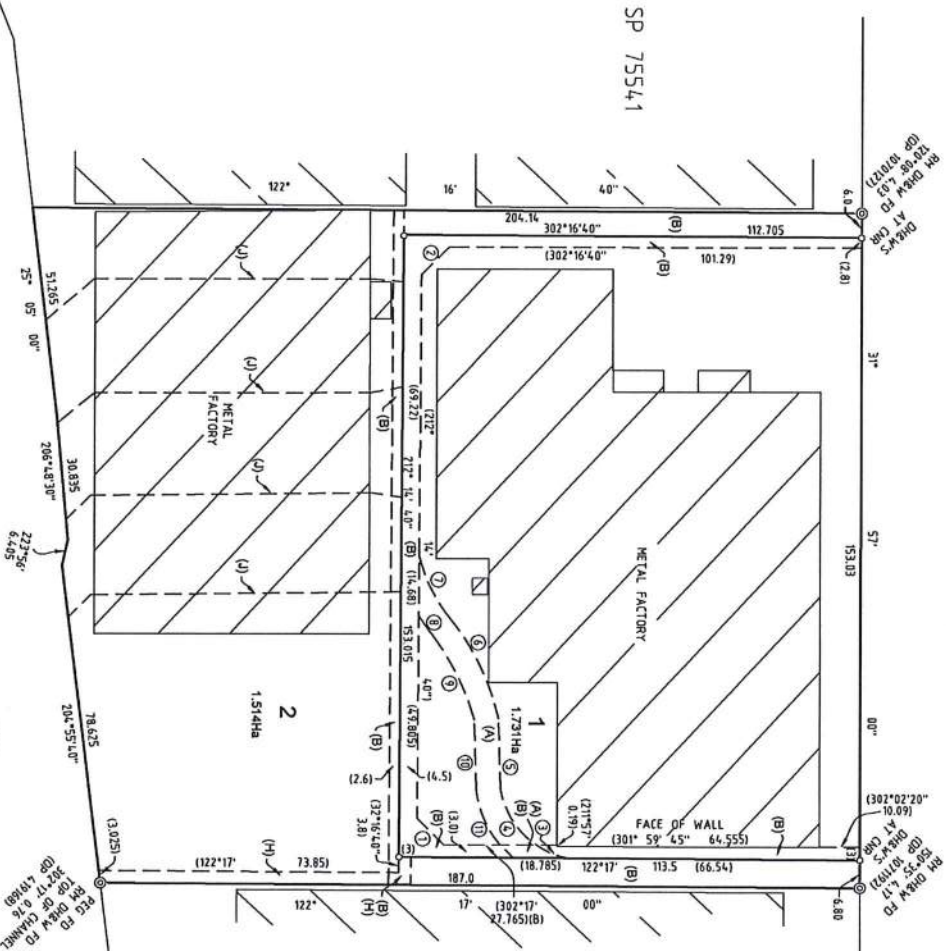
SCHEDULE OF SHORT & CURVED LINES			
No.	BEARING	DISTANCE	RADIUS
1	167°15'	9.295	-
2	77°14'	9.805	-
3	130°31'	5.275	-
4	166°28'20"	23.63	25.54
5	200°08'40"	16.995	-
6	186°01'15"	27.205	27.445
7	185°37'40"	17.295	17.425
8	356°49'	5.37	5.48
9	5°29'50"	23.74	23.885
10	30°09'	17.19	-
11	3°03'15"	19.065	19.57

RIGHTS OF CARRIAGEWAY

- (A) RIGHT OF CARRIAGEWAY VARIABLE WIDTH  
(B) RIGHT OF CARRIAGEWAY 2.6, 2.8, 3.0, 4.5, 6.0, 6.8 WIDE & VARIABLE

EASEMENTS

- (H) EASEMENT TO DRAIN WATER 3.0 WIDE  
(J) EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPROXIMATE POSITION



SP 75541

SP 73204

CONCRETE  
BLOCK  
BUILDING

1.514Ha

METAL  
FACTORY

FACE OF WALL  
(301° 59' 45" 64.555)

STORMWATER  
CHANNEL

Surveyor: DAMIAN JOSEPH MCGUIRE  
Date of Survey: 04/04/13  
Surveyor's Reference: 35731P

PLAN OF SUBDIVISION OF LOTS A AND B IN DP419168

LGA: AUBURN  
Locality: AUBURN  
Subdivision No.:  
Lengths are in metres. Reduction Ratio 1: 800

Registered  
31.06.2013

DP1183821



PERCY

(VARIABLE WIDTH)

STREET

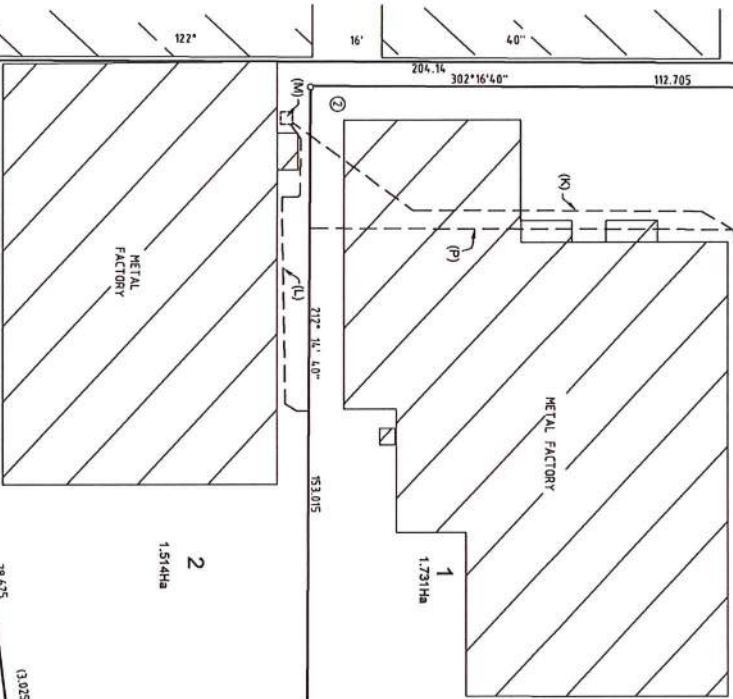
RA DRAIN FO  
 (DP 10/01/21)  
 120.00 L. 43.00

RA DRAIN FO  
 (DP 07/10/22)  
 150.35 L. 4.11

SP 75541

SP 73204

CONCRETE  
 BLOCK  
 BUILDING



STORMWATER

CHANNEL

**EASEMENTS**

- (N) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES APPROXIMATE POSITION
- (L) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES APPROXIMATE POSITION
- (M) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES APPROXIMATE POSITION
- (P) EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES - APPROX. POSITION

Surveyor: DANIAN JOSEPH MARGURE  
 Date of Survey: 04/04/13  
 Surveyor's Reference: 357310P

PLAN OF SUBDIVISION OF LOTS A AND B IN DP419168

LGA: AUBURN  
 Locality: AUBURN  
 Subdivision No:  
 Lengths are in metres. Reduction Ratio 1: 800

Registered  
 31.05.2013




DP1183821

10 20 30 40 50 60 70 80 90 100 110 120 130 140

PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)
<div>Registered:  31.05.2013 Title System: TORRENS Purpose: SUBDIVISION</div>		<div>Office Use Only</div> <div>Office Use Only</div> <div>DP1183821</div>
PLAN OF SUBDIVISION OF LOTS A&B DP 419168		LGA: AUBURN Locality: AUBURN Parish: LIBERTY PLAINS County: CUMBERLAND
<div>Crown Lands NSW/Western Lands Office Approval</div> <div>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.</div> <div>Signature: .....</div> <div>Date: .....</div> <div>File Number: .....</div> <div>Office: .....</div>	<div>Survey Certificate</div> <div>I, Damian Joseph Magulre of LOCKLEY LAND TITLE SOLUTIONS, PO BOX 400 GLADESVILLE 1675 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</div> <div>* (a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on <u>4-4-13</u>.</div> <div>* (b) The part of the land shown in the plan (<sup>^</sup>being/<sup>^</sup>excluding <sup>^</sup>.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</div> <div>* (c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</div> <div>Signature:  Dated: <u>4-4-13</u></div> <div>Surveyor ID: 1564</div> <div>Datum Line: 'A' - 'B'</div> <div>Type: *Urban/*Rural</div> <div>The terrain is *Level-Undulating / *Steep-Mountainous.</div> <div>*Strike through if inapplicable.</div> <div>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</div>	
<div>Subdivision Certificate</div> <div>I, ..... *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</div> <div>Signature:  .....</div> <div>Accreditation number: .....</div> <div>Consent Authority: <u>AUBURN CITY COUNCIL</u></div> <div>Date of endorsement: <u>9/5/2013</u></div> <div>Subdivision Certificate number: <u>10/2013</u></div> <div>File number: <u>DA 371/2012</u></div> <div>*Strike through if inapplicable.</div>	<div>Statements of intention to dedicate public roads, public reserves and drainage reserves.</div>	
Statements of intention to dedicate public roads, public reserves and drainage reserves.		<div>Plans used in the preparation of survey/compilation.</div> <div>DP 419168 DP 1070127 DP 1071192 DP 1101941</div> <div>If space is insufficient continue on PLAN FORM 6A</div>
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A		Surveyor's Reference: 35731DP




PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Registered:  31.05.2013 PLAN OF SUBDIVISION OF LOTS A & B DP 419168		Office Use Only  <h1>DP1183821</h1>
Subdivision Certificate number: .....10/2013..... Date of Endorsement: .....9/5/2013.....		Office Use Only  This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> <li>• A schedule of lots and addresses - See 60(c) SSI Regulation 2012</li> <li>• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li> <li>• Signatures and seals- see 195D Conveyancing Act 1919</li> <li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>

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

1. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (A)
2. RIGHT OF CARRIAGEWAY 2,6, 2.8, 3.0, 4.5, 6 & 6.8 WIDE AND VARIABLE (B)
3. EASEMENT TO DRAIN WATER 3.0 WIDE (H)
4. EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (J)
5. EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (K), (L) & (M)
6. EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES (P)
7. RESTRICTION ON USE OF LAND
8. RESTRICTION ON USE OF LAND
9. POSITIVE COVENANT

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	11	Percy	Street	Auburn
2	13	Percy	Street	Auburn

If space is Insufficient use additional annexure sheet


Surveyor's Reference: 35731DP

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 3 sheet(s)

Office Use Only  
Registered:  31.05.2013

PLAN OF SUBDIVISION OF LOTS A & B  
DP 419168

DP1183821

Office Use Only  
This sheet is for the provision of the following information as required:  
• A schedule of lots and addresses - See 60(c) SSI Regulation 2012  
• 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.

Subdivision Certificate number: 10/2013  
Date of Endorsement: 9/5/2013

EXECUTED by  
Motive Properties Pty Limited  
ACN 095 413 460  
in accordance with Section 127  
of the Corporations Act

SOLE  
Signature of Director

ADAM KAPLAN  
NAME (please print)

SOLE  
Signature of Director/secretary

ADAM KAPLAN  
NAME (please print)

SIGNED SEALED AND DELIVERED  
for and on behalf of ST. GEORGE  
BANK - A DIVISION OF WESTPAC  
BANKING CORPORATION ABN 33  
007 0457 141 by its attorney under power  
of attorney dated 17 January 2001  
in accordance with the 2002 Bank Act 4230 in the  
presence of

By executing this document the attorney  
states that they have received no notice  
of revocation of the power of attorney

Witness (signature)  
Angela Paulinson  
Name of Witness (print)

MORTGAGE  
Name  
Title  
Date  
Kyap Hong Pham  
Compliance Manager  
Tier Three Attorney

EXECUTED BY CAPITAL FINANCE  
AUSTRALIA LIMITED ACN 069 663 136  
BY ITS DULY APPOINTED ATTORNEYS

MARK CORBETT  
William Roche  
Full Names.

PURSUANT TO POWER OF  
ATTORNEY OF WHICH THEY HAVE NO  
NOTICE OF REVOCATION  
IN THE PRESENCE OF:

Witness MICHAEL KINAFANI  
Level 3, 20 CHRISTIAN DRIVE  
BELLA VISTA, NSW 2153.

[Signature]  
Signature

[Signature]  
Signature  
BOOK 4604  
NO 301

If space is insufficient use additional annexure sheet

Surveyor's Reference: 35731DP

ePlan

**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 Section 88B of the Conveyancing Act 1919**

**Lengths are in metres:**

(Sheet 1 of 5 sheets)

**Plan: DP1183821**

Plan of Subdivision of Lots A and B in DP419168

**Full name and address  
of the owner of the Land**

Motive Properties Pty Limited  
ACN 110 830 138

**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):	Benefited lot(s), road(s) bodies or Prescribed Authorities:
1.	Right of Carriageway Variable Width (A)	1	2
2.	Right of Carriageway 2.6, 2.8, 3, 4.5, 6 and 6.8 Wide and variable (B)	1 2	2 1
3.	Easement to Drain Water 3 Wide (H)	2	1
4.	Easement to Drain Water Over Existing Line of Pipes (approximate position) (J)	2	1
5.	Easement for Sewerage Purposes Over Existing Line of Pipes (approximate position) (K) (L) and (M)	1 2	2 1
6.	Easement for Water Supply Purposes Over Existing Line of Pipes (approximate position) (P)	1	2

.....  
 General Manager/Authorised Person  
 Auburn Council



ePlan

Lengths are in metres:

(Sheet 2 of 5 sheets)

Plan: **DP1183821**

Plan of Subdivision of Lots A and B in DP419168

**Part 1 (Creation)(cont'd)**

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):	Benefited lot(s), road(s) bodies or Prescribed Authorities:
7.	Restriction on the Use of Land	1 2	2 1
8.	Restriction on the Use of Land	1	2
9.	Positive Covenant	1 2	2 1

**Part 2 (Terms)**

1. Terms of Right of Carriageway Variable Width (A) numbered 1 in the plan.

A Right of Carriageway with the terms defined in Part 1 of Schedule 8 of the Conveyancing Act, 1919 however such Right of Carriageway is limited to a term of the life of the buildings on Lot 1 from the date of registration of this instrument.

2. Terms of Right of Carriageway numbered 2 in the plan.

A Right of Carriageway with the terms defined in Part 1 of Schedule 8 of the Conveyancing Act, 1919.

3. Terms of Easement to Drain Water 3 Wide (H) numbered 3 in the plan.

An Easement to Drain Water with the terms defined in Part 3 of Schedule 8 of the Conveyancing Act, 1919.

4. Terms of Easement to Drain Water Over Existing Line of Pipes (approximate Position)(J) numbered 4 in the plan.

An Easement to Drain Water with the terms defined in Part 3 of Schedule 8 of the Conveyancing Act, 1919.

.....  
 General Manager/Authorised Person  
 Auburn Council

Lengths are in metres:

(Sheet 3 of 5 sheets)

Plan: **DP1183821**

Plan of Subdivision of Lots A and  
B in DP419168

**Part 2 (Terms)(cont'd)**

**5. Terms of Easement for Sewerage Purposes Over Existing Line of Pipes  
(approximate position) (K) (L) and (M) numbered 5 in the plan**

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

**6. Terms of Easement for Water Supply Purposes Over Existing Line of Pipes  
(approximate position) (P) numbered 6 in the plan**

Full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by them, from time to time and at all times by means of pipes to drain water supply in any quantities across and through the land herein indicated as the servient tenement, together with the right to use, for the purpose of the easement, any line of pipes already laid within the servient tenement for the purpose of supplying water or any pipe or pipes in replacement or in substitution therefor and together with the right for the grantee and every person authorised by them with any tools, implements, or machinery, necessary for the purpose, to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such pipe line or any part thereof and for any of the aforesaid purposes to open the soil of the servient tenement to such extent as may be necessary provided that the grantee and the person authorised by them will take all reasonable

.....  
General Manager/Authorised Person  
Auburn Council



Lengths are in metres:

(Sheet 4 of 5 sheets)

Plan: **DP1183821**

Plan of Subdivision of Lots A and  
B in DP419168

**Part 2 (Terms)(cont'd)**

precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore that surface as nearly as practicable to its original condition and this easement shall not be released varied or modified without the written consent of Sydney Water Corporation.

**7. Terms of Restriction on the Use of Land numbered 7 in the plan**

No building or other structure shall be erected, constructed or placed on the land shown as Easement for Sewerage purposes over existing line of pipes (K) and Easement for Sewerage Purposes Variable Width (M) without the prior consent in writing of Sydney Water Corporation first had and obtained nor otherwise than in strict compliance with such conditions as the said Sydney Water Corporation may impose and this restriction shall not be released varied or modified without the written consent of the said Sydney Water Corporation.

**8. Terms of Restriction on the Use of Land numbered 8 in the plan**

No building or other structure shall be erected, constructed or placed on the land shown as Easement for Water Supply Purposes over existing line of pipes (P) without the prior consent in writing of Sydney Water Corporation first had and obtained nor otherwise than in strict compliance with such conditions as the said Sydney Water Corporation may impose and this restriction shall not be released varied or modified without the written consent of the said Sydney Water Corporation.

**9. Terms of Positive Covenant numbered 9 in the plan.**

9.1 The costs of maintenance and repair in respect of the Right of Carriageway Variable Width (A) hereby created are to be borne by the owners of Lot 1 and Lot 2 for the time being in equal shares.

9.2 If the owner of one of the Lots incurs costs referred to in subclause 9.1 the owner of the other Lot may demand in writing from the other owner the amount that the owner is liable to contribute under that subclause to those costs.

9.3 A demand under subclause 9.2 must be accompanied by receipts or invoices or copies of receipts or invoices that evidence the expenditure to which the demand relates.

9.4 If an owner fails to comply with any such demand within 7 days after it has been made, the amount demanded may be recovered in a court of competent jurisdiction as a debt due to the owner making the demand.

.....  
General Manager/Authorised Person  
Auburn Council  
Ref: 35731PercySt88B7Apr.doc



ePlan

Lengths are in metres:


(Sheet 5 of 5 sheets)

Plan: **DP1183821**

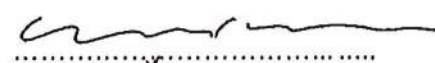
Plan of Subdivision of Lots A and  
B in DP419168

EXECUTED by  
Motive Properties Pty Limited  
ACN 110 830 138  
in accordance with Section 127  
of the Corporations Act

)  
)  
)  
)  
)

  
Signature of Director (SOLE)

Adam KAPLAN  
NAME (please print)

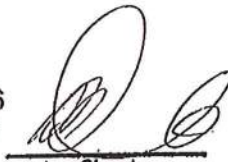
  
Signature of Director/secretary  
SOLE

Adam KAPLAN  
NAME (please print)

Execution by Mortgagees

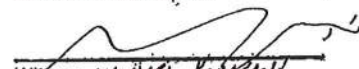
EXECUTED BY CAPITAL FINANCE  
AUSTRALIA LIMITED ACN 069 663 136  
BY ITS DULY APPOINTED ATTORNEYS

MARY CORBETT  
William Rooke  
Full Names:


  
Signature

  
Signature

PURSUANT TO POWER OF  
ATTORNEY OF WHICH THEY HAVE NO  
NOTICE OF REVOCATION  
IN THE PRESENCE OF:

  
Witness MICHAEL KARABANT  
LEVEL 3 20 LEXINGTON DRIVE  
BENTLEY NSW 2153

BOOK 4604  
NO 301

Witness (Signature)  
  
Name of Witness (Print)  
Angela Rawlinson

SIGNED SEALED AND DELIVERED  
for and on behalf of ST. GEORGE  
BANK - A DIVISION OF WESTPAC  
BANKING CORPORATION ABN 33  
007 0457 141 by its attorney under power  
of attorney dated 17 January 2001  
registration No. 332 Book 4299 in the  
Presence of:

ATTORNEY  
Name:  
Title:  
Date:

Ky Phong Pham  
Compliance Manager  
Tier Three Attorney



) By executing this document the attorney  
) states that they have received no notice  
) of revocation of the power of attorney  
) ) ) ) )

Ref: 35731PercySt88B7Apr.doc

REGISTERED



31.05.2013