

# APPENDIX D

---

## LAND TITLE INFORMATION





# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 01

**Search certified to:**

30/10/2015 12:22 PM

COMPUTER FOLIO REFERENCE	
A/105824	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
-	-

**Page 1**

VOL 10567 FOL 1 IS THE CURRENT CERTIFICATE OF TITLE

LAND

----

LOT A IN DEPOSITED PLAN 105824

AT EVELEIGH

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP105824

FIRST SCHEDULE

-----

YVONNE KLIMIS

(T T435540)

SECOND SCHEDULE (4 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K581102 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS A AND B IN DP105824
- 3 V909338 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- \* 4 AJ186767 CAVEAT BY W-TWO HOLDINGS PTY LIMITED

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

doccop1

PRINTED ON 30/10/2015

01

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

\* 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.



Registrar General



# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

A division of the Department of Finance & Services

No. 02

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: A/105824

Page 1

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 10567 FOL 1

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/9/1997		AMENDMENT: LOCAL GOVT AREA	
14/3/2004	AA472866	DEPARTMENTAL DEALING	
19/1/2015	AJ186767	CAVEAT	

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

doccopl

PRINTED ON 30/10/2015 02

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



10567001

Application No. 10497

Prior Titles Vol. 8381 Fols. 160, 161 and 162

Vol. 10567 Fol. 1

Edition issued 31-5-1967

K581102



EH

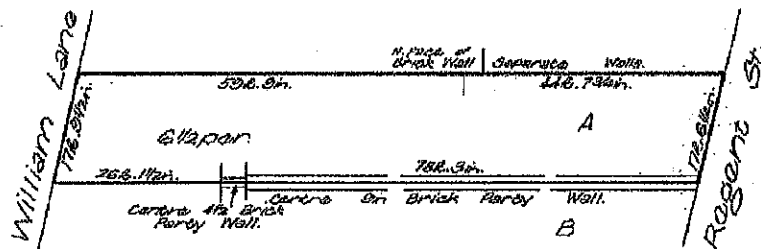
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. Allen*

**CANCELLED**  
*Jaworski*  
Registrar General.  
SEE ADJUDICATED



PLAN SHOWING LOCATION OF LAND



K581102-10

Scale - 20 feet to one inch.

S  
GRY

ESTATE AND LAND REFERRED TO

DP 105824

Estate in Fee Simple in Lot A in plan lodged with Transfer No. G722708 (filed as F.P. 105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

SOUTH SYDNEY

FIRST SCHEDULE (continued overleaf)

~~HARRY KLIMIS, of Redfern, Fruit Shop Proprietor~~ ~~YVONNE KLIMIS, his wife, as Joint Tenants.~~

SECOND SCHEDULE (continued overleaf)

- CX
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
  2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. K581102P affecting the party walls on the common boundary of Lots A and B in the plan hereon.

DP 105824

*Jaworski*

Registrar General.

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

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



(Page 2 of 2 pages)

K697513  
K69176L R  
K581103 M  
102 M  
L7455723M

---

M1210C-7  
H/Requires only  
MS 2546

SEC: M / WARNING: NO COPY SUPPLY

(Page 2 of 2 pages)

463227101  
 N207297  
 M.  
 H216265  
 4 R  
 P21697T.  
 P49559744  
 P51890144  
 P544218 R  
 T899902104  
 T43554010  
 V909338 m

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



202

New South Wales

[CERTIFICATE OF TITLE]

Primary Appn No. 10497  
Reference to Last Title  
Vol. 6845 Fol. 52  
Deposited Plan No.3954



TENANCY IN COMMON  
REGISTER BOOK  
**CANCELLED** 8381 Vol. 161  
MA Issued on Transmission Application  
No.H818416

40197 641 K 2006 V.C.N. Blight, Conveyancer Printer

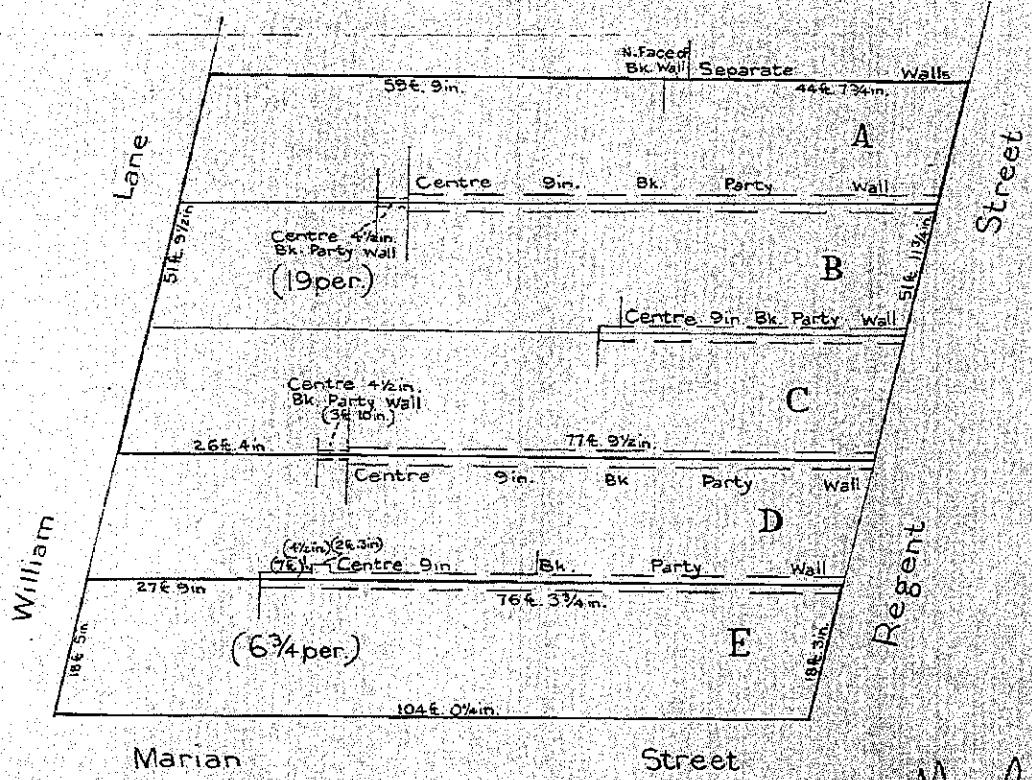
CHARLOTTE CAREERY, of Redfern, Widow, is now the proprietor of an Estate in Fee Simple in an undivided one third share, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances liens, and interests as are notified hereon, in Those pieces of land at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland shown in the plan hereon being Lots A, B, C and E in plan lodged with Transfer No.G722708 and being parts of .95 acres granted to William Chippendale on 31st August 1819.

In witness whereof I have hereunto signed my name and affixed my Seal, this Twenty-fourth day of July, 1962.

Signed in the presence of *S. Davenport*

*J. Watson*  
Registrar-General.

Persons are cautioned against altering or adding to this Certificate or any notification thereon.



Total Area - 25 3/4 per.  
Scale - 20 feet to one inch

NOTIFICATION REFERRED TO

Cross easements (Section 181B Conveyancing Act 1919) created by Transfer No.G722708 affecting the party walls on the common boundaries of Lots C and D and D and E in the plan hereon.

*J. Watson*  
Registrar General.

*M. J. B.*  
No. H981650 MORTGAGE dated 24th January 1962  
of Australia and New Zealand Bank  
limited of Lots A and B on plan with Transfer  
No. G722708  
Entered 25th January 1963  
*J. Watson*  
REGISTRAR GENERAL





301-102

IND. K 581102 TRANSFER dated 7th February 1967  
to Harry Klemis and Guenne Klemis  
as joint tenants of Lot A in plan  
102 lodged with transfer G 122708  
of the land within described  
together with and Reserving Caves  
Basements  
Entered 31st May 1967  
As a land in this transfer  
no deed is cancelled  
and new certificate issued  
Vol. 10567 Fol. 1  
Joubaton  
REGISTRAR GENERAL  
SOUTH AFRICA

As to Theracidue (Lots B, C and E)  
this Deed is cancelled and New Certificate of Title issued.  
Vol. K5867 Folio 284B dated 31-5-1967  
Vide K584146

*Janatson*  
REGISTRAR GENERAL

632107. The  
2-10-44 R  
3rd  
4th

Kenneth K. Hoffman

NOV 19 1944  
8691766 REX N/C





# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 03

Search certified to:

30/10/2015 12:22 PM

COMPUTER FOLIO REFERENCE	
B/105824	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
11	15/10/2015

Page 1

LAND

LOT B IN DEPOSITED PLAN 105824

AT EVENLEIGH

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP105824

FIRST SCHEDULE

SUNNY THIRDI REGENT STREET PTY LTD

(T AJ873576)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K581102 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS A AND B IN DP105824
- 3 L240779 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS B AND C IN DP105824

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

doccop1

PRINTED ON 30/10/2015

03

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE  
THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General



# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

Land & Property  
Information  
A division of the Department of Finance & Services

No. 04

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: B/105824

Page 1

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 10567 FOL 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
✓ 8/11/1990	Z202690	LEASE	EDITION 1
+ 29/7/1991	Z730837	LEASE	EDITION 2
29/7/1991	Z736515	TRANSFER OF LEASE	
20/9/1995	O549013	LEASE	EDITION 3
3/9/1997		AMENDMENT: LOCAL GOVT AREA	
3/11/1997	3544767	DISCHARGE OF MORTGAGE	
+ 3/11/1997	3544768	TRANSFER	
3/11/1997	3544769	MORTGAGE	EDITION 4
+ 29/9/1999	6234724	LEASE	EDITION 5
9/10/2000	7134324	DISCHARGE OF MORTGAGE	
9/10/2000	7134325	TRANSFER	
9/10/2000	7134326	MORTGAGE	EDITION 6
14/3/2004	AA472866	DEPARTMENTAL DEALING	
13/10/2005	AB837293	LEASE	EDITION 7

END OF PAGE 1 - CONTINUED OVER

doccop1

PRINTED ON 30/10/2015 04

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

Land & Property  
Information  
A division of the Department of Finance & Services

No. 04

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: B/105824

Page 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
f 23/10/2008	AE283325	LEASE	EDITION 8
f 13/11/2008	AE324734	TRANSFER OF LEASE	
25/9/2012	AH120038	DISCHARGE OF MORTGAGE	
25/9/2012	AH120039	SURRENDER OF LEASE	
f 25/9/2012	AH120040	LEASE	EDITION 9
29/11/2013	AI162851	SURRENDER OF LEASE	EDITION 10
f 15/10/2015	AJ873575	TRANSFER	
f 15/10/2015	AJ873576	TRANSFER	EDITION 11

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

doccop1

PRINTED ON 30/10/2015 04

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



Form: 01T  
Release: 61

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



**AJ873576T**

**RELOADED**

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

1 25 OCT 2015

TIME: 2.34

Office of State Revenue use only

Office of State Revenue  
NSW Treasury  
Client No: 109163208 3490  
Duty: \$10- Trans No: 5330747-001  
Asst details:

(A) TORRENS TITLE

Folio Identifier B/105824 being the whole of the land in Lot 8 in deposited plan 105824

(B) LODGED BY

Document Collection Box  
Name, Address or DX, Telephone, and Customer Account Number if any  
**SYDNEY LEGAL AGENTS**  
392C **LLP: 128005Y**  
Reference: **Thirdi - 216789**

CODES

**T**  
**TW**

(C) TRANSFEROR

W-Two Holdings Pty Ltd ACN 600 232 059

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 4,000,000.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable): K581102 and L240779

(H) TRANSFEREE

Sunny Thirdi Regent Street Pty Ltd ACN 607 357 497

(I)

TENANCY:

DATE

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

Company:

Authority:

**W-TWO HOLDINGS PTY LTD ACN 600 232 059**  
**SAC 101A CORPORATIONS ACT 2001**

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Office held:

**DAVID HARPER**  
**DIRECTOR**

Name of authorised person:

Office held:

**GLEN CONNOR**  
**DIRECTOR**

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

Signature:

Signatory's name:

Signatory's capacity:

**William Romano**  
**solicitor**

(K) The transferee's solicitor ☒ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. **910607** Full name: **Saveta Corapovski** Signature: **Saveta Corapovski**

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS



Form: 01T  
Release: 6-1

**TRANSFER**

New South Wales  
Real Property Act 1900



**AJ873575V**

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

**STAMP DUTY**

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	2650
Case No. 1411509	
Duty: \$10,400	Items No. 8011792-001
Assessment:	

**(A) TORRENS TITLE**

B/105824

**(B) LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
392C	SYDNEY LEGAL AGENTS LLP: 128005Y Reference: Third - 216789	T TW

**(C) TRANSFEROR**

Marcello Mario Araldi

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 4,000,000.00 and as regards

**(E) ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

**(F) SHARE TRANSFERRED**

Whole

**(G)**

Encumbrances (if applicable):

**(H) TRANSFEREE**

W - Two Holdings Pty Ltd ACN 600 232 059

**(I)**

**TENANCY:**

**DATE**

**(J)** I certify I am an eligible witness and that the transferor signed this dealing in my presence.  
[See note\* below]

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness:

Address of witness:

GARY DAVID NEWTON  
Level 42, 2 Park Street  
Sydney NSW 2000

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

Signature:

Signatory's name:

Signatory's capacity:

Paul Ellis Green  
solicitor

**(K)** The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 913084 Full name: Paul Ellis Green Signature: [Signature]

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.  
ALL HANDWRITING MUST BE IN BLOCK CAPITALS  
Page 1 of 1  
1303



Form: 07L  
Licence: 01-05-028  
Licensee: Anastasia Lepouris

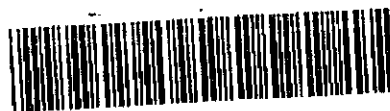
3/3

## LEASE

New South Wales

Real Property Act 1900

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



AH120040Q

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Property leased: if appropriate, specify the part or premises

Part Folio Identifier: B/105824, being the downstairs part of the premises

known as ~~Shop 1~~ 82C Regent Street, Redfern

RELOADED

(B) LOADED BY

24 SEP 2012

Delivery  
Box

462H

Name, Address or DX and Telephone

LLPN: SAI GLOBAL Property  
123327C DX 885 SYDNEY  
02 9210 0700

Reference (optional):

25 779026-1 n x West

CODE

L

TIME: LESSOR

11:40

Marcello Mario ARALDI

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

Lynn's Trading Pty Ltd ACN 150 789 683

(F)

TENANCY:

- (G) 1. TERM: Three (3) years  
2. COMMENCING DATE: 19 May 2011  
3. TERMINATING DATE: 18 May 2014  
4. With an OPTION TO RENEW for a period of N/A set out in Clause N/A of N/A.  
5. With an OPTION TO PURCHASE set out in N/A  
6. Together with and reserving the RIGHTS set out in N/A  
7. Incorporates the provisions set out in ANNEXURE(S) "A" & "B" hereto.  
8. Incorporates the provisions set out in MEMORANDUM filed at Land and Property Information New South Wales as No. N/A  
9. The RENT is set out in item/clause Item 13A of Annexure "A".



Form: ,07L  
Licence: 01-05-028  
Licensee: Anastasia Lepouris

# LEASE



al

New South Wales  
Real Property Act 19

AE283325K

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

## STAMP DUTY

Office of State Revenue use only

### (A) TORRENS TITLE

Property leased: if appropriate, specify the part or premises  
Part Folio Identifier: B/105824, being the downstairs part of the premises  
known as Shop 82C Regent Street, Redfern

### (B) LODGED BY

Delivery Box	Name, Address or DX and Telephone 178E LLPN 123848W ESPRION DX 885 SYDNEY 9222 5111	CODE L
Reference (optional): BINNE 632 10099793		

### (C) LESSOR

Marcello Mario ARALDI

The lessor leases to the lessee the property referred to above.

### (D)

Encumbrances (if applicable):

### (E) LESSEE

Leanne FRASER

### (F)

TENANCY:

- OFF  
ABG 3729
- (G) 1. TERM: Three (3) years  
2. COMMENCING DATE: 15 July 2008  
3. TERMINATING DATE: 14 July 2011  
4. With an OPTION TO RENEW for a period of N/A set out in Clause N/A of N/A.  
5. With an OPTION TO PURCHASE set out in N/A  
6. Together with and reserving the RIGHTS set out in N/A  
7. Incorporates the provisions set out in ANNEXURE(S) "A" & "B" hereto.  
8. Incorporates the provisions set out in MEMORANDUM filed at Land and Property Information New South Wales as No. N/A  
9. The RENT is set out in item/clause Item 13 of Annexure "A".

All handwriting must be in block capitals.

Page 1 of 2

Total Pages (office use only) \_\_\_\_\_

GP PRO BY WS

3/10/08

1 of 21



Form: 97-01T  
Licence: 10V/0096/96  
Edition: 9812

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

7134325U



**STAMP DUTY**

Office of State Revenue use only

NEW SOUTH WALES DUTY

01-08-2000

0000376370-001

SECTION 68(2)-ORIGINAL

NO DUTY PAYABLE

**(A) TORRENS TITLE**

If appropriate, specify the part or share transferred  
FOLIO IDENTIFIER B/105824

**(B) LODGED BY**

LTO Box

Name, Address or DX and Telephone

**CODES**

LOS ANZ

Reference (optional): AR ALDI/APP

T  
TS (s713)  
TW (Sheriff)

**(C) TRANSFEROR**

AZZAM KASA NABOULSI

- (D)** The transferor acknowledges receipt of the consideration of \$ \_\_\_\_\_ and as regards the land specified above  
**(E)** transfers to the transferee an estate in fee simple. **PURSUANT TO ORDERS OF THE COURT**  
**(F)** Encumbrances (if applicable): 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

**(G) TRANSFEE**

MARCELLO MARIO ARALDI

**(H)** **TENANCY:** NIL

- (I)** We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE:** 28 JULY 2000.  
Signed in my presence by the transferor who is personally known to me.

Signature of witness:

Signature of transferor:

Name of witness:

Address of witness:

154 ELIZABETH ST  
SYDNEY.

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

Signature of witness:

Signature of transferee:

Name of witness:

Address of witness:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, insert the signatory's full name and capacity below:  
R. STORIE, SOLICITOR FOR TRANSFEE

All handwriting must be in block capitals.  
A set of notes on this form (97-01T-2)  
is available from the Land Titles Office.

Page 1 of \_\_\_\_\_  
number additional pages sequentially

Checked by (LTO use):

513/



Form: 97-07L

Licence: LAW/0955/98

## LEASE

New South Wales  
Real Property Act 1900  
LAW SOCIETY LEASE

# 6234724W



© 1998 COPYRIGHT  
of the Law Society of  
New South Wales  
which has approved  
this page and the next  
page as printed.

Office of State Revenue use only

NEW SOUTH WALES DUTY  
09-07-1999 0000035866-002  
LEASE - GENERAL  
DUTYABLE AMOUNT \$ \*\*\*\*\*62,425.00

### (A) TORRENS TITLE

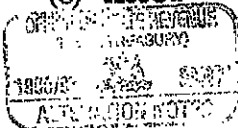
Property leased: if appropriate, specify the part or premises

Folio Identifier: B/105824  
Being <sup>the following premises</sup> premises known as *New York Cafe*  
82 Regent Street, Redfern.  
~~The property leased is shown in the~~  
~~photographs or copy of which is~~  
~~attached hereto.~~

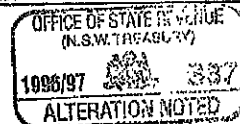
### (B) LODGED BY

LTO Box	Name, Address or DX and Telephone	CODE
10428	<i>S.U.E.</i> <i>DX 516 Sydney</i>	<i>L</i>
Reference (optional): <i>H 79912</i>		

### (C) LESSOR



*Mario Kasa*  
Marcello *Araldi* and Azzam *Naboulsi*



The lessor leases to the lessee the property referred to above.

### (D)

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

### (E) LESSEE

Leanne Fraser and Diana Carr of  
105 Phillip Street, Redfern NSW 2024

### (F)

TENANCY: *Joint*

### (G) 1. TERM: Three (3) years

2. COMMENCEMENT DATE: *30 June* 1999

3. TERMINATION DATE: *29 June* 2002

4. With an OPTION TO RENEW for a period of . Three (3) years

5. With an OPTION TO PURCHASE set out in . Not applicable

6. Together with and reserving the RIGHTS set out in . Not applicable

7. This lease includes ANNEXURES A and B.

8. This lease includes the provisions set out in MEMORANDUM filed in the Land Titles Office as No. . Not applicable

9. I certify that this lease (including any annexure) comprises *26* pages numbered in sequence with this form. A.M.

Full name and position: *Allan Litnovsky*  
*employed solicitor of Anastasia Leonov's solicitor*  
*for the lessor*

Signature: *[Signature]*

SEE A SOLICITOR ABOUT THIS LEASE

set out in clause 4

All handwriting must be in block capitals.

Page 1 of 26

LTO use-  
Total pages:  
A.M. Checked by:

*CT 205 on 21/9/99 dealing*

*205 he.*



Form: 97-01T  
Licence: AUS/0634/96

# TRANSFER

New South Wales  
Real Property Act 1900



3544768 V

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

Office of State Revenue use only

00.24

220897 1922 04 201318901/03

N.S.W. STAMP DUTY

- (A) **LAND TRANSFERRED**  
If appropriate, specify the  
share or part transferred.

FOLIO IDENTIFIER B/105824

- (B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

*205*

Reference (15 character maximum):

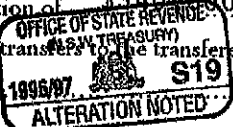
- (C) **TRANSFEROR** HARRY KLIMIS AND YVONNE KLIMIS

- (D) acknowledges receipt of the consideration of \$340,000.00

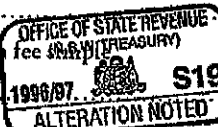
and as regards the land specified above transfers to the transferee an estate in fee simple (TREASURY)

- (E) Encumbrances (if applicable):

1.



2.



- (F) **TRANSFEE**

T  
TS  
(s713 LGA)  
TW  
(Sheriff)

MARIO KASA  
MARCELLO/ARALDI AND AZZAM/NABOULSI

- (G)

TENANCY: JOINT TENANTS

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 17/9/97

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

*[Signature]*

Signature of Witness

*A. Andreassini* A. ANDREASSINI

Name of Witness (BLOCK LETTERS)

23-25 HARRISON STREET PARAMATTA

Address of Witness

*[Signature]*  
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

R. Storie  
Solicitor for

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



### STATUTORY DECLARATION

I, Peter Skouteris of Andresakis & Associates, Solicitors of 23-25 Hassall Street, Parramatta in the State of New South Wales, Solicitor do solemnly and sincerely declare that:-

1. I am the Solicitor acting on behalf of the Lessors in relation to premises situate at and known as 82 Regent Street Redfern in the State of New South Wales described in Certificate of Title Folio Identifier B/105824.
2. I say that the option for renewal contained in expired Lease no. O 549013 was not exercised by the Lessee and that the time for renewal of such option has now expired.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.


Subscribed and Declared at )

Parramatta )

this 17 day of September , 1997)

Before me: )

  
.....

  
.....  
Solicitor JP







NEW SOUTH WALES

Appln. No. 10497

Prior Titles Vol. 8381 Fols. 160 to 162 incl.

# CERTIFICATE OF TITLE

LAND PROPERTY ACT, 1900

Vol. 10567 Fol. 2

Edition issued 19-12-1974



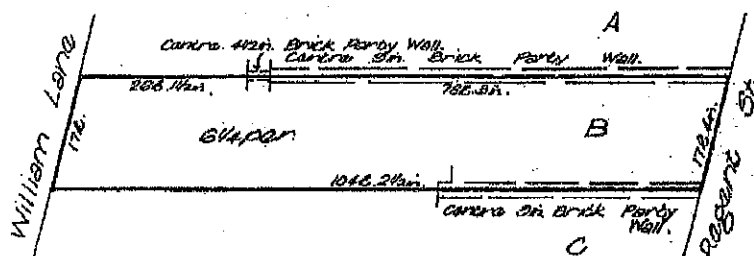
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**

SEE AUTO-INDEX for General.



## PLAN SHOWING LOCATION OF LAND



Scale - 20 feet to one inch.

P76191

8  
Gry

ESTATE AND LAND REFERRED TO pp. 105 524  
Estate in Fee Simple in Lot B in plan lodged with Transfer No. 0722708 (Filed as P.P. 105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland, being part of 95 acres granted to William Chippendale on 31-8-1819. SOUTH SYDNEY

### FIRST SCHEDULE

~~GEORGE CORAIDISAS of Redfern, Retailer and MARY CORAIDISAS, his wife as Joint Tenants.~~

### SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- CX 2. Cross easements (Section 181B, Conveyancing Act, 1919) created by Transfer No. K581102 affecting the party walls on the common boundary of Lots A and B in the plan hereon. PP 105 824
- CX 3. Cross easements (Section 181B, Conveyancing Act, 1919) created by Transfer No. L240779 affecting party wall shown on the common boundary of Lots B and C in the plan hereon. PP 105 824
4. Mortgage No. P76191 to Philip Leslie Magney and David Bruce Magney, both of Sydney, Solicitors. Entered 27-11-1974. Discharged Q465793

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



## FIRST SCHEDULE (continued)

[illegible]

## SECOND SCHEDULE (continued)

[illegible]

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

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NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 162



Vol. 10567 Fol. 2A

Editions issued 31-5-1987

K584146

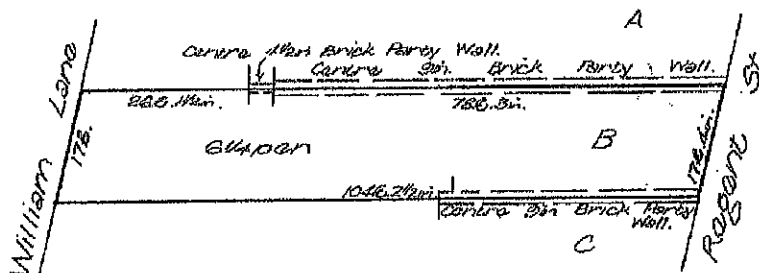
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. Altar*

*J. Watson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146

Scale: 20 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot B in plan lodged with Transfer No. C722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

~~ROBERT LIONEL CARRERY, Auctioneer.~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. K581102 affecting the party walls on the common boundary of Lots A and B in the plan hereon.

*J. Watson*  
Registrar General.

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



**FIRST SCHEDULE (continued)**

L14185Z L R  
 L140737Z A 20  
 M500000 20  
 11/10/73  
 0231Z  
 P44227  
 P05504 T R  
 (encl)  
 P76171  
 P76263  
 P800 55

  
 Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_

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



NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 161



Vol. 10567 Fol. 28

Edition issued 31-5-1967

K584146

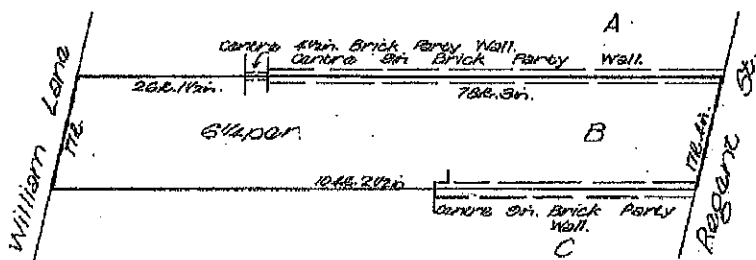
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Salter*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146JD

Scale: 20 chains to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot B in plan lodged with Transfer No. G722708 (Filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

~~CHARLOTTE CARBERG, of Sans Souci, Widow.~~

SECOND SCHEDULE (continued overleaf)


1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. K581102 affecting the party walls on the common boundary of Lots A and B in the plan hereon.

*Jawatson*  
Registrar General.

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



## FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<i>Robert David Carbery of Sylvania Waters, Real Estate Agent and Lotus Colquhoun of Sans Souci, Married Couple as tenants in common in equal shares.</i>	<i>Transmission</i>	<i>N117912</i>	<i>22-1-1973</i>	<i>30-5-1973</i>	<i>Janetson</i>
<i>George Coraitzas of Redfern, Retailer and Mary Coraitzas his wife as joint tenants</i>	<i>Transfer</i>	<i>P65814</i>	<i>30-10-1974</i>	<i>27-11-1974</i>	<i>Janetson</i>
<b>CANCELLED</b>					
See new edition issued <i>19-12-1974</i>					
Vol 10567 Fol 2 Vide <i>P76191</i>					
 <i>Janetson</i> REGISTRAR GENERAL					

## SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
	NUMBER	DATE						
<i>Transfer</i>	<i>1240779</i>		<i>to George Coraitzas of Sylvania Waters, Real Estate Agent and Lotus Colquhoun of Sans Souci, Married Couple as tenants in common in equal shares.</i>	<i>22-1-1973</i>	<i>Janetson</i>	<i>Surrendered</i>	<i>15-4-8885</i>	<i>Janetson</i>
			<i>From instrument (No. 1218, Government Act 1918) relating to the wall shown on the common boundary of Lots 8 &amp; C.</i>	<i>19-1-1972</i>	<i>Janetson</i>			
<i>Lease</i>	<i>14548886</i>	<i>19-2-1971</i>	<i>George Coraitzas of Clifton Hill, in the State of Victoria, Retailer and Mary Coraitzas his wife as joint tenants</i>	<i>2-3-1972</i>	<i>Janetson</i>	<i>Expired</i>	<i>27-11-1974</i>	<i>Janetson</i>
<i>Mortgage</i>	<i>P76191</i>	<i>30-10-1974</i>	<i>to Philip Leslie Magney and David Bruce Magney both of Sydney, Solicitors</i>	<i>27-11-1974</i>	<i>Janetson</i>			

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

1141652

L205779

11541165

1614

N117912

P65814

(2nd)

P76191

P8-259



NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 160



EH

Vol. 10567 Fol. 2C

Creation Issued 31-5-1967

K584146

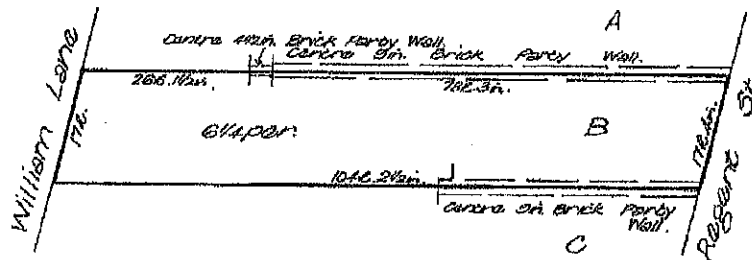
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *Walter*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



*K584146*

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot B in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

LOTUS COLQUHOUN, of Sans Married Woman:

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. K581102 affecting the party walls on the common boundary of Lots A and B in the plan hereon.

*Jawatson*  
Registrar General.



		FIRST SCHEDULE (continued)				
REGISTERED PROPRIETOR		INSTRUMENT		DATE	ENTERED	Signature of Registrar-General
		NATURE	NUMBER			
George Coraitsas of Redfern, Retailer and Mary Coraitsas his wife as joint tenants		Transfer	P65814	30-10-1974	27-11-1974	<i>Jackson</i>
<p><b>CANCELLED</b></p> <p>See new edition issued 19.12.1974</p> <p>Vol 10567 Fol 2 Vide P76191</p> <p><i>Jackson</i> REGISTRAR GENERAL</p>						

Vol 10567 Fol 2 Vide P76191



SECOND SCHEDULE (continued)								
INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
NATURE	NUMBER	DATE						
<del>Transfer</del>	<del>249779</del>	<del>19-8-1971</del>	<del>Between Cook &amp; Pigg Limited and Mortgagee from 1971, Mortgagee from 1971 affirming party and second to the existing mortgage of Lots B &amp; C.</del>	<del>19-8-1971</del>	<del>Jonathan</del>	<del>Renewed</del>	<del>MS48885</del>	<del>Jonathan</del>
<del>Lease</del>	<del>MS48885</del>	<del>19-8-1971</del>	<del>George Carleton of Clifton Hill in the State of Victoria, Retailer and Mary Carleton his wife as joint tenants</del>	<del>19-1-1972</del>	<del>Jonathan</del>			
<del>Mortgage</del>	<del>P76191</del>	<del>30-10-1974</del>	<del>to Philip Leslie Mahey and David Bruce Mahey both of Sydney, Solicitors</del>	<del>2-3-1972</del>	<del>Jonathan</del>	<del>Expired</del>	<del>27-11-1974</del>	<del>Jonathan</del>
				<del>27-11-1974</del>	<del>Jonathan</del>			

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

Page 2 of 2 pages)





# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 05

Search certified to:

30/10/2015 12:22 PM

COMPUTER FOLIO REFERENCE	
C/105824	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
1	22/9/2009

Page 1

LAND

LOT C IN DEPOSITED PLAN 105824

AT EVELEIGH

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP105824

FIRST SCHEDULE

CONSTANTINE ANTONELOS

PANAYOTIS GERASSIMOS ANTONELOS

AS TENANTS IN COMMON IN EQUAL SHARES

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G722708 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS C AND D IN DP105824
- 3 L240779 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS B & C IN DP105824
- 4 AE991373 LEASE TO MADHURA HOLDINGS PTY LIMITED OF GROUND  
FLOOR, 84 REGENT STREET, REDFERN. EXPIRES: 30/8/2012.  
OPTION OF RENEWAL: 2 YEARS.
- \* 5 AJ186768 CAVEAT BY W-TWO HOLDINGS PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: AE AJ854414.

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

doccop1

PRINTED ON 30/10/2015

05

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

\* 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.



Registrar General





# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 06

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: C/105824

Page 1

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 10567 FOL 3

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/9/1997		AMENDMENT: LOCAL GOVT AREA	
14/3/2004	AA472866	DEPARTMENTAL DEALING	
22/9/2009	AE991373	LEASE	EDITION 1
19/1/2015	AJ186768	CAVEAT	

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

doccop1

PRINTED ON 30/10/2015 06

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.

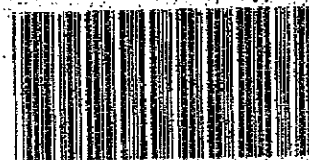


Registrar General



NEW SOUTH WALES

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



Appln No. 10497.  
Prior Title Vol. 8381 Fol. 162

Vol. **10567** Fol. **3**



Edition issued 28-3-1969  
L240779

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

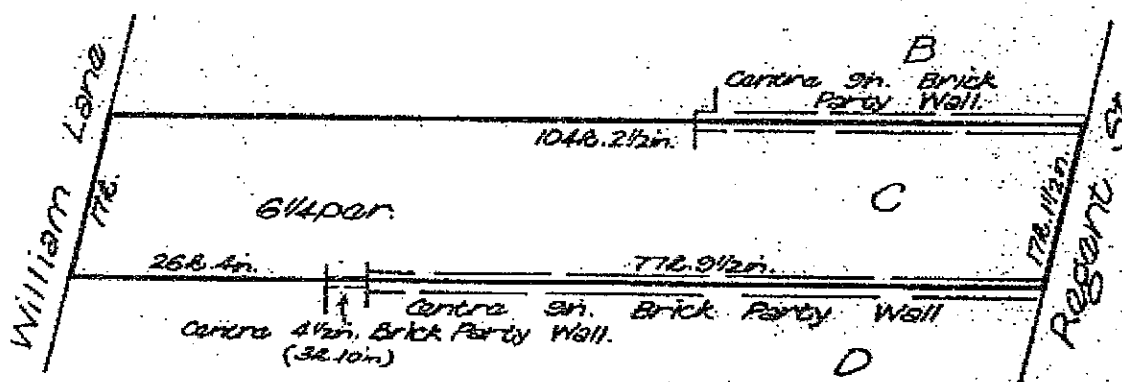
Witness

*M. Flint*

*[Signature]*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



Scale: 20 feet to one inch.

*S*  
*GRY*

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 9 in plan lodged with Transfer No. G722708 (filed as F.P. 105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.  
**SOUTH SYDNEY**

FIRST SCHEDULE

CONSTANTINE ANTONILOS and PANAYOTIS GERASSIMOS ANTONILOS, both of Redfern, Shopkeepers, as Tenants in Common in equal shares.

SECOND SCHEDULE

- Cx*
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
  2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundary of Lots C and D in the plan hereon.

DP. 105824

*[Signature]*  
Registrar General.

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

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







NEW SOUTH WALES

# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 162



Vol. 10567 Fol. 3A

**CANCELLED**  
Edition issued 31-5-1967  
K584146 See new edition

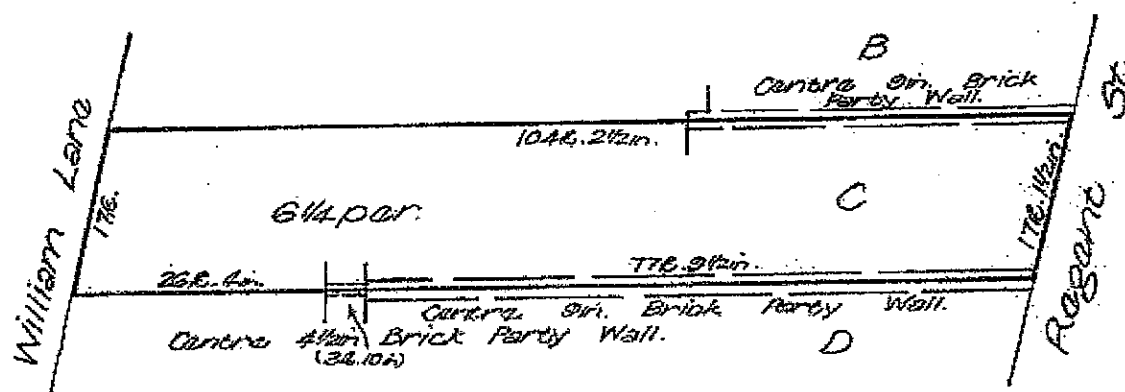
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. Altar*

*Jawatson*  
Registrar General.



## PLAN SHOWING LOCATION OF LAND



K584146

Scale: 20 feet to one inch.

### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot C in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

### FIRST SCHEDULE (continued overleaf)

ROBERT LIONEL CARBERRY, of Sylvania, Auctioneer.

### SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundary of Lots C and D in the plan hereon.


*Jawatson*  
Registrar General.

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

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



REGISTERED PROPRIETOR

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Constantine Antonelos and Emmanotis Gerassimos Antonelos both of Pafos Shopkeepers, as tenants in common in equal shares	Transfer	2240779	27.10.1963	27.3.1969	<i>Jawakson</i>
<p>CANCELLED</p> <p>See new edition issued 28.3.60</p> <p>See L 240779</p> <p><i>Jawakson</i></p> <p>REGISTRAR GENERAL</p> 					

### PARTICULARS

[illegible]

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



NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 161



Vol. 10567 Fol. 3B

Edition issued 31-5-1967

K584146

See new edition

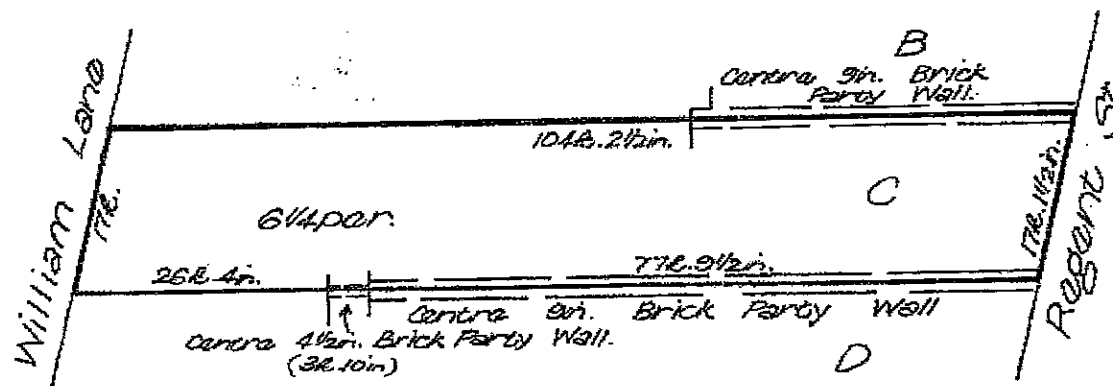
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. Alter*

*J. Watson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot C in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

CHARLOTTE CARBERRY of Sans Souci, Widow.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundary of Lots C and D in the plan hereon.

*J. Watson*  
Registrar General.

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

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



**FIRST SCHEDULE (continued)**

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<p>Constantine Antonelos and Panayotis Perassimos, Antonelos, both of Bedford, Shepherds, as tenants in common in equal shares.</p> <p><b>CANCELLED</b></p> <p>See new edition issued 28-3-69</p> <p>See L 240779</p> <p><i>Janatson</i></p> <p>REGISTRAR GENERAL</p>	Transfer	L240779	29.10.1968	21.3.1969	<i>Janatson</i>

**SECOND SCHEDULE (continued)**[illegible]

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



NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 160

Vol. 10567 Fol. 3C



EH

Edition issued 31-5-1967

K584146 See new edition

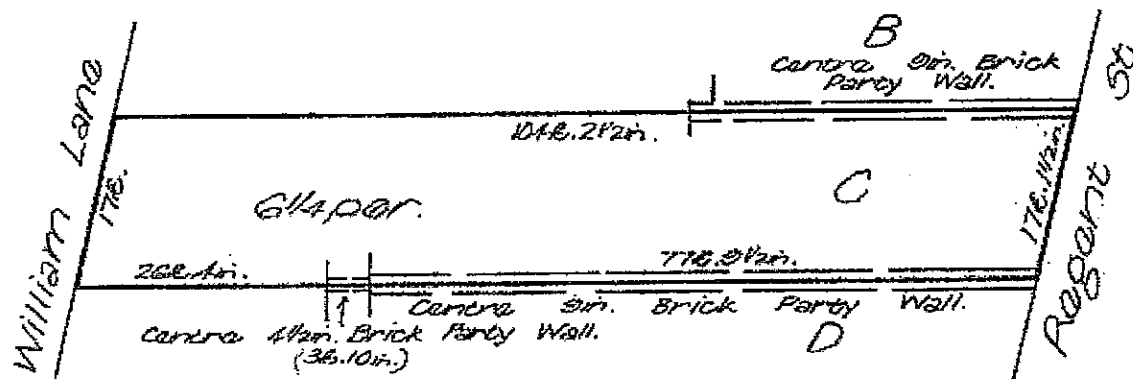
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. Alter*

*J. J. Jackson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



*K. S. B. H. C. J. J.*

Scale 20 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot C in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

LOTUS COLQUHOUN of Sans-Souci, Married Woman.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundary of Lots C and D in the plan hereon.


*J. J. Jackson*  
Registrar General.

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

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



REGISTERED PROPRIETOR

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Constantine Antonelos and Panayotis Gerassimos Antonelos, both of Bedford St Shopkeepers as Tenants in common in equal shares	Transfer	4250779	29.10.1968	23.3.1969	<i>Lawatson</i>
<p>CANCELLED</p> <p>See new edition revised 28.3.69</p> <p>Vol L 240779</p> <p><i>Lawatson</i></p> 					

### PARTICULARS

[illegible]

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



# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 07

Search certified to:

30/10/2015 12:22 PM

COMPUTER FOLIO REFERENCE	
D/105824	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
-	-

Page 1

VOL 7432 FOL 142 IS THE CURRENT CERTIFICATE OF TITLE

LAND

-----

LOT D IN DEPOSITED PLAN 105824

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP105824

FIRST SCHEDULE

-----

GREGORY GIOTOPOULOS

(T G722708)

SECOND SCHEDULE (4 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G722708 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS C & D AND D & E IN DP105824
- 3 Y12662 LEASE TO HARRY HAZADORIS AND MARIA HAZADORIS AS  
JOINT TENANTS. EXPIRES 5-7-1990 WITH AN OPTION OF  
RENEWAL FOR 3 YEARS
- \* 4 AJ186769 CAVEAT BY W-TWO HOLDINGS PTY LIMITED

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

doccop1

PRINTED ON 30/10/2015

07

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

\* 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.



Registrar General



# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

A division of the Department of Finance & Services

No. 08

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: D/105824

Page 1

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 7432 FOL 142

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/7/1990	Z114616	CAVEAT	
20/5/1997		AMENDMENT: LOCAL GOVT AREA	
14/3/2004	AA472866	DEPARTMENTAL DEALING	
11/6/2014	AI548372	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
19/1/2015	AJ186769	CAVEAT	

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

doccop1

PRINTED ON 30/10/2015

08

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 09

Search certified to:

30/10/2015 12:23 PM

COMPUTER FOLIO REFERENCE	
E/105824	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	8/4/2004

Page 1

LAND

LOT E IN DEPOSITED PLAN 105824

AT EVELEIGH

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP105824

FIRST SCHEDULE

BETTY LOTUS COLQUHOUN

(CN 5297272)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G722708 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS D AND E IN DP105824
- \* 3 5297273 MORTGAGE TO AMP BANK LIMITED (SEE AA541502)
- \* 4 AJ186770 CAVEAT BY W-TWO HOLDINGS PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

doccop1

PRINTED ON 30/10/2015

09

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

\* 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.



Registrar General





# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 10

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: E/105824

Page 1

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 10567 FOL 4

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/6/1992	E524127	LEASE	EDITION 1
3/9/1997		AMENDMENT: LOCAL GOVT AREA	
27/7/1998	5151578	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2
29/9/1998	5297272	CHANGE OF NAME	
29/9/1998	5297273	MORTGAGE	EDITION 3
14/3/2004	AA472866	DEPARTMENTAL DEALING	
8/4/2004	AA541502	CHANGE OF NAME	EDITION 4
19/1/2015	AJ186770	CAVEAT	
2/3/2015	AJ300715	DEPARTMENTAL DEALING	

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

doccop1

PRINTED ON 30/10/2015

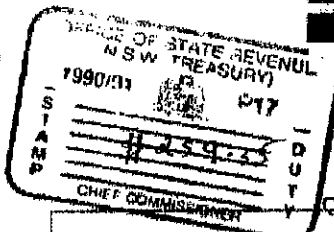
10

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General





E  
524127 A

### LEASE

REAL PROPERTY ACT, 1900

(To be lodged in duplicate)

(See Instructions for Completion issued as Form RP 19)

	of	
\$		R

DESCRIPTION  
OF LAND  
Note (a)

Torrens Title Reference	LAND of which LESSOR is registered proprietor If Part or Premises, See Note (a) (ii)	Location
Volume 10567 Folio 4	NOW BEING WHOLE OF LAND COMPRISED IN FOLIO <u>E/105824</u>	AT REDFERN

LESSOR  
Note (b)

LOTUS COLQUHOUN of 200 Ellesmere Road, Gympie Bay, Widow

LESSEE  
Note (b)

(the abovenamed LESSOR) hereby leases to the LESSEE

J. LAM PTY LIMITED (ACN 003 439 745 ) of 88 Regent Street, Redfern, a  
company duly incorporated in the State of New South Wales

OFFICE USE ONLY

as joint tenants/tenants in common

Note (c)

Note (h)

PRIOR

ENCUMBRANCES

Note (d)

TERM

Note (e)

Note (f)

Note (g)

Note (h)

the land and above described, subject to the following PRIOR ENCUMBRANCES

1.

premises

2.

3.

for a TERM of TWO (2) commencing on 1/ 2/ 91 and TERMINATING on 31/ 1 / 93

(with an ~~OPTION TO PURCHASE~~ and an OPTION OF RENEWAL as set forth in clause(s) 18 of the SCHEDULE TWO hereto,  
together with and reserving the rights and liberties set forth in SCHEDULE ONE hereto), and Memorandum

SUBJECT TO the covenants and provisions:

(i) implied by sections 84 and 85 of the Conveyancing Act, 1919 as are not expressly negated or modified herein;

(ii) set forth in the Memorandum filed in the Land Titles Office as Number X967647 ; and

(iii) set forth in SCHEDULE TWO hereto, which covenants and provisions shall be deemed to be incorporated herein.

Date 18.4.91

We hereby certify this lease to be correct for the purposes of the Real Property Act, 1900.

EXECUTION

Note (i)

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

*[Signature]*

Signature of Witness

I. L. MORRISON

Name of Witness (BLOCK LETTERS)

*[Signature]*

Address and occupation of Witness

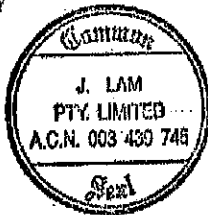
Note (j)

Signed in my presence by the lessee who is personally known to me  
THE COMMON SEAL OF J. LAM PTY LIMITED  
was hereunto affixed in accordance with  
its Articles of Association in the presence of:

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Secretary



*[Signature]*  
Signature of Lessor

TO BE COMPLETED  
BY LODGING PARTY  
Notes (j) and (k)

LODGED BY		LOCATION OF DOCUMENTS	
MINTER ELLISON SOLICITORS 44 MARTIN PLACE, SYDNEY FACSIMILE No. (02) 235-2711 Delivery Box: 599D  Ref: <u>LM 19561829</u> Delivery Box Number		CT	OTHER
			Herewith.
			In L.T.O. with
			Produced by
Checked <i>[Signature]</i>	Passed	REGISTERED	- 19
Signed	Extra Fee	Secondary Directions	OFF L V80-7393
		Delivery Directions	

OFFICE USE ONLY





10567

# CERTIFICATE OF TITLE

NEW SOUTH WALES

L PROPERTY ACT, 1900

Vol. 10567 Fol. 4

Appln. No.10497

Prior Title Vol.8381 Fol.162



EDITION ISSUED

3 11 1977

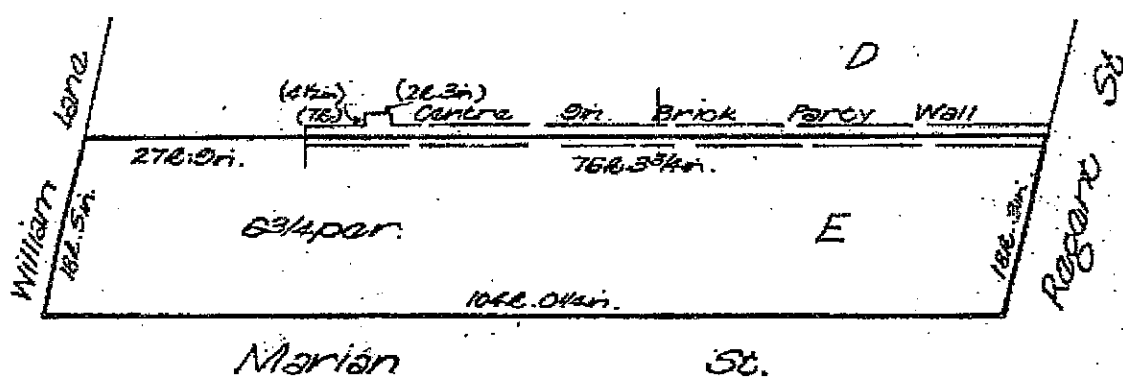
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**

Registrar General.



## PLAN SHOWING LOCATION OF LAND AUTO FOLIO



Scale: 20 feet to one inch.

Q299539 *S* *GRY*

### ESTATE AND LAND REFERRED TO

DP. 105824

Estate in Fee Simple in Lot E in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.  
SOUTH SYDNEY

### FIRST SCHEDULE

*as to undivided one fourth share,*

~~JOHN HEDLEY COLQUHOUN of Sans Souci, Electrical Contractor and LOTUS COLQUHOUN, his wife, as tenants in common in equal shares, as to the remaining three undivided one fourth shares, as tenants in common.~~

### SECOND SCHEDULE

- CX
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
  2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundaries of Lots D and E in the plan hereon.

DP. 105824

1976M7

*Reg. Gen.*  
21-11-1977

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







NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 162

Vol. 10567 Fol. 4A

CANCELLED

Edition issued 31-5-1967

K584146

See new edition



EH

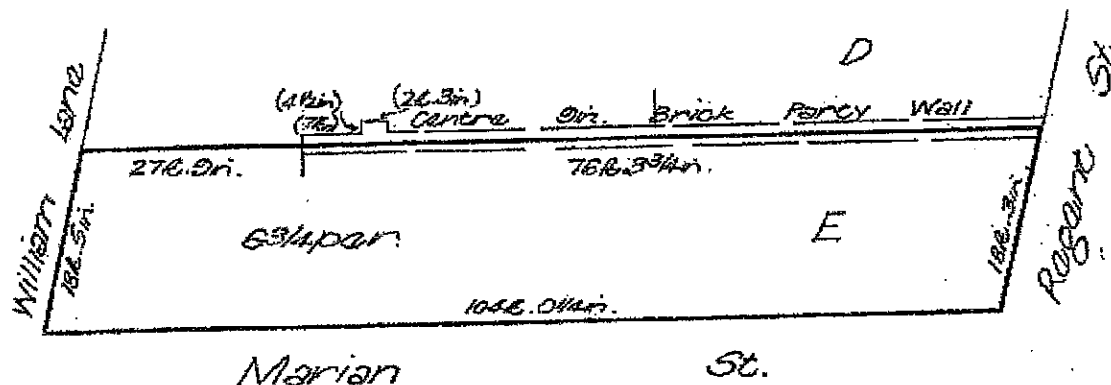
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Witness *M. S. Alter*

*J. J. Jackson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146 *JD*

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot E in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

~~ROBERT LIONEL CARBERY, of [illegible], Auctioneer.~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181 B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundaries of Lots D and E in the plan hereon.

*J. J. Jackson*  
Registrar General.



Vol. 10567 Fol 4A

U 233 173  
PAC 163 A  
Q 272 119 w/t  
S 277 534 T2  
C O - 52 -

(Page 2 of 2 pages)

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



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REAL PROPERTY ACT, 1900, as amended.

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Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 161

Vol. 10567 Fol. 4B

CANCELLED  
Edition issued 31-5-1967

K584146

See new edition



EH

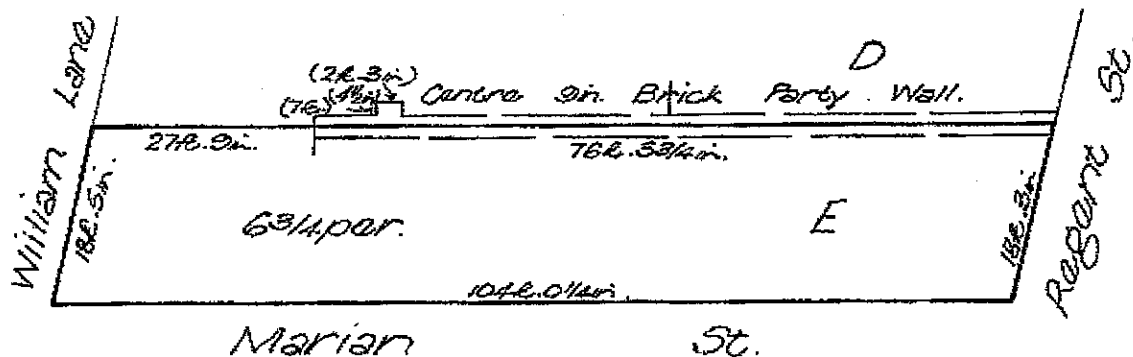
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Witness *M. J. Alter*

*J. J. J. J.*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot E in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

~~CHARLOTTE GARDNER, of Sans Souci, Widow.~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundaries of Lots D and E in the plan hereon.

*J. J. J. J.*  
Registrar General.

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

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Q 24452972  
Consumer  
A

**REGISTERED PROPRIETOR**

INSTRUMENT			ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE		

CANCELLED consolidation

2nd new edition issued 18-10-1977

Vol. 10567... Fol. 4

8-VIDE G 299 530

REGISTRAR GENERAL



(Page 2 of 2 pages)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	DATE				

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



NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 160



Vol. 10567 Fol. 4C

**CANCELLED**  
Edition issued 31-5-1967  
K584146 See new edition

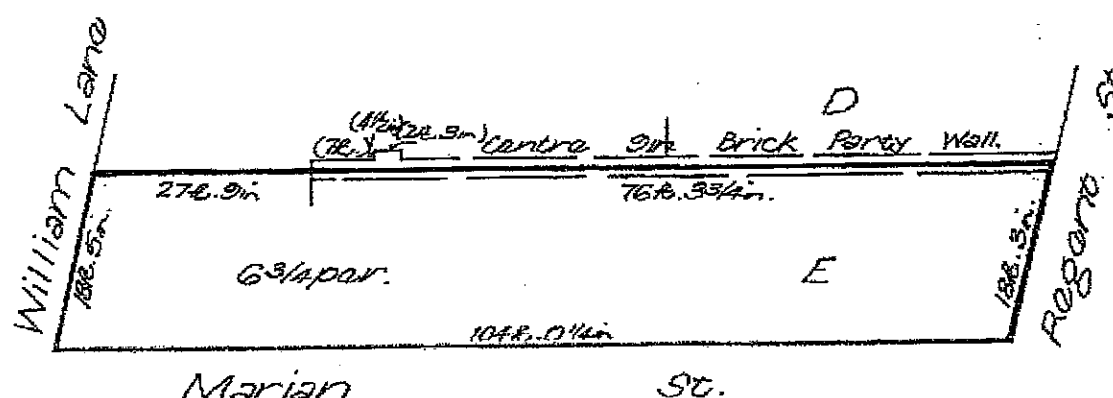
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Salter*

*J. Watson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot E in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

LOTUS COLQUHOUN, of Sans Souci, Married Woman.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundaries of Lots D and E in the plan hereon.

*J. Watson*  
Registrar General.

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



**REGISTERED PROPRIETOR**


CANCELLED consolidation

See new edition issued 28-10-1977

Vol. 10567 Fol. 4

VIOE Q 20253C

REGISTRAR GENERAL



## NATURE

INSTRUMENT

**NUMBER**

DATE

### PARTICULARS

ENTERED

Signature of  
Registrar-General

## CANCELLATION

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