

FEIGL & NEWELL PTY. LTD. A.B.N. 91 155 326 195

Professional Title Searchers

ESTABLISHED 1968

Consultant for:
SEMI & LOCAL GOVERNMENT
SURVEYORS
PLANNERS
VALUERS
SOLICITORS
ESTATE AGENTS

Searchers of:
T.L.A. TITLES
GENERAL LAW
CROWN LANDS
SURVEY INFORMATION
CORPORATE AFFAIRS
ELECTORAL ROLLS

8th May 2014

TO WHOM IT MAY CONCERN

RE PROPERTY: 20 – 22 SMEDLEY ROAD, RINGWOOD NORTH

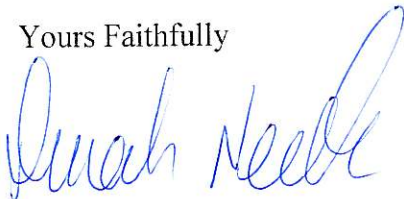
My name is Dinah Newell I am a Partner of the firm Feigl & Newell, Title Searchers. Our firm is considered to be experts in the field of Covenant Beneficiaries and we are retained by Barristers to brief them in these matters.

After careful perusal of the Covenant in Instrument of Transfer Number F120452, it would appear that the beneficiaries are the land highlighted yellow on the attached plan. The land highlighted green has the burden of said Covenant.

I came to this conclusion as the Instrument of Transfer F120452, states that the beneficiaries are all the **lots** in Plan of Subdivision LP95335 other than the lot hereby transferred.

Please advise if any further information is required.

Yours Faithfully



Dinah Newell.

Office: Suite 812, Level 8, 530 Little Collins Street, Melbourne, 3000.

Postal Address: Box 2343, G.P.O. Melbourne, 3001.

DX301 Melbourne.

Telephone: 9629 3011, 9620 7022 **Fax:** 9649 7833

Email: info@feigl-newell.com.au **Website:** www.feigl-newell.com.au

VOLUME 11128 FOLIO 397

Security no : 124050313116J
Produced 01/05/2014 09:10 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 143612.
PARENT TITLES :
Volume 08999 Folio 546 Volume 09033 Folio 030
Created by instrument AG381645X 03/03/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SMEDORA PTY LTD of 7 /24 LAKESIDE DRIVE BURWOOD EAST VIC 3151
AK907050V 17/02/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK907051T 17/02/2014
NATIONAL AUSTRALIA BANK LTD

COVENANT as to part F120452 06/12/1973

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP143612 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AK907050V	TRANSFER	Registered	17/02/2014
AK907051T	MORTGAGE	Registered	17/02/2014

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 20-22 SMEDLEY ROAD RINGWOOD NORTH VIC 3134

DOCUMENT END

LP143612
EDITION 1
 APPROVED 3/4/84

PLAN OF SUBDIVISION OF
 PART OF CROWN SECTION 24
 PARISH OF WARRANDYTE
 COUNTY OF EVELYN

16 8 0 16 32 48

LENGTHS ARE IN METRES

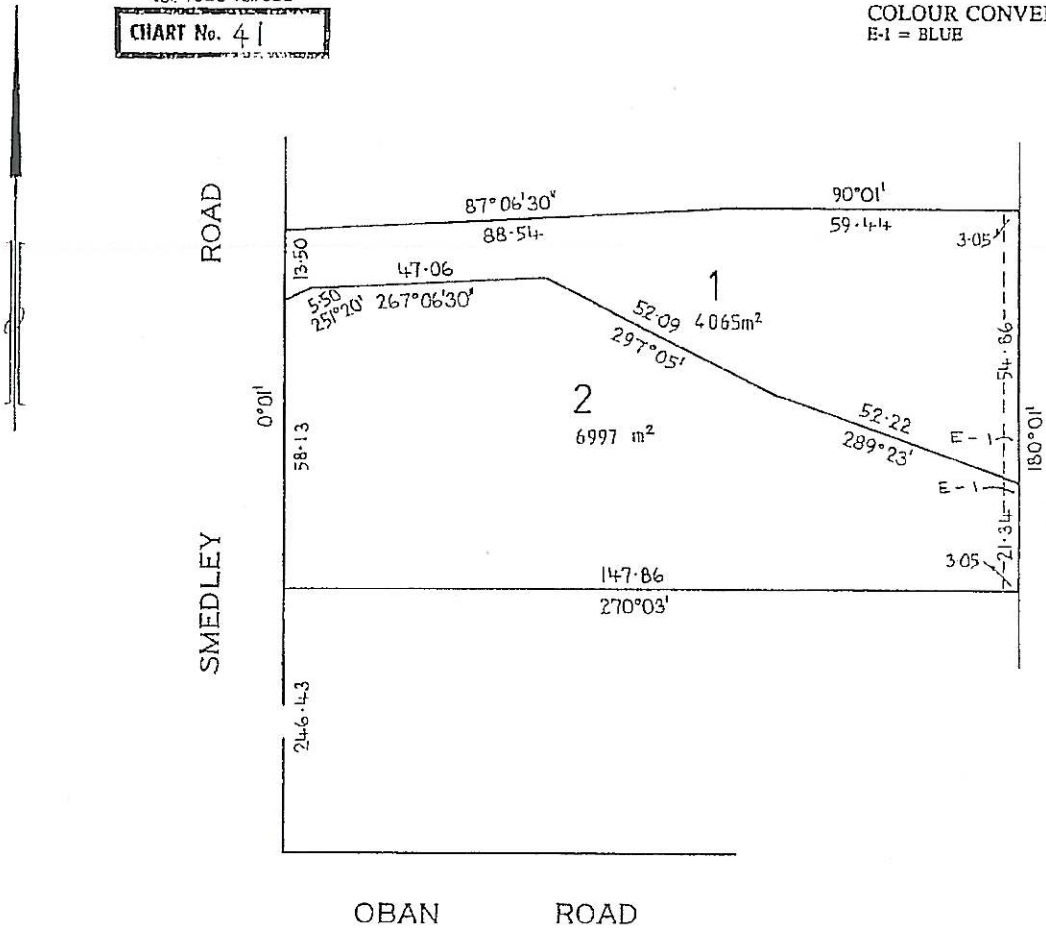
ENCUMBRANCES

BLUE ... DRAINAGE & SEWERAGE
 VIDE L.P. 95335 &
 LP 99398

Vol 8999 Fol 546
 Vol 9033 Fol 030

CHART No. 4 |

COLOUR CONVERSION
 E-1 = BLUE



Pl 1595335

To the Registrar of Titles

Please register this transfer & on completion hand title to lot 2 on Plan of Subdivision No. 95335 to lodging party & return passport title & mortgage to Lester & Thomson
Kocher Thomson

DATED

19 73

EILEEN MARY MASON

TO

WILLIAM ARTHUR CROWE & YVONNE
ESMAE CROWE.

Transfer

SIOMTH VEILIK & EMANUEL
Solicitors,
374 Bourke Street,
MELBOURNE. VIC. 3000.
Pg:SM Tel: 60 1931.

Harden, Partridge & Co. Pty. Ltd., Printers, Melbourne. G. 59
K.O.R.A. 181

A Memorandum of the within Instrument has been entered in the Register Book

Vol. 8999 Fol. 546



LP95335
 EDITION 1
 APPROVED 26/9/73

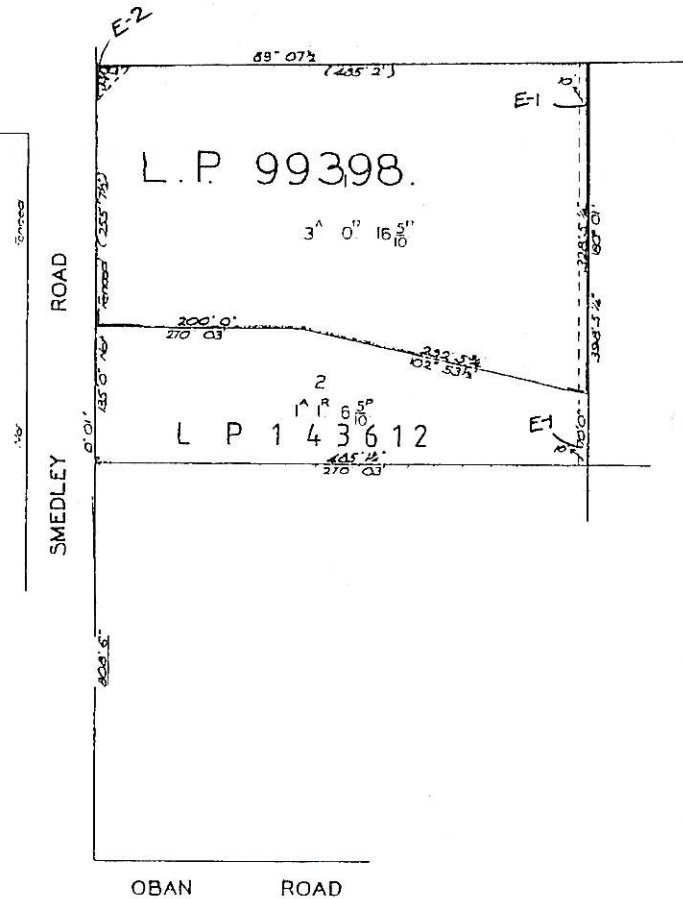
PLAN OF SUBDIVISION OF
 PART OF
 CROWN SECTION 24
 PARISH OF WARRANDYTE
 COUNTY OF EVELYN

APPROPRIATIONS	ENCUMBRANCES	NOTATIONS
Blue - Drainage and Sewerage	Brown - Carriageway Vols CE 6103 & 4	Distances underlined are not subject to survey



Chart. (41)

COLOUR CONVERSION
 E-1 = BLUE
 E-2 = BROWN



SUBDIVISIONAL
CERTIFICATE OF TITLE V. 9000 ✓ F. 687

~~FOR TITLE REFERENCES TO LOTS~~
~~SEE PARCELS INDEX~~

LP 99398
BACK OF SHEET 1

LODGED BY RYLAH & RYLAH ✓

DEALING No. DATE 26 / 7 / 73

DECLARED BY KAI HANSEN ✓

ON 8 / 11 / 72

COUNCIL CITY OF DONCASTER ✓

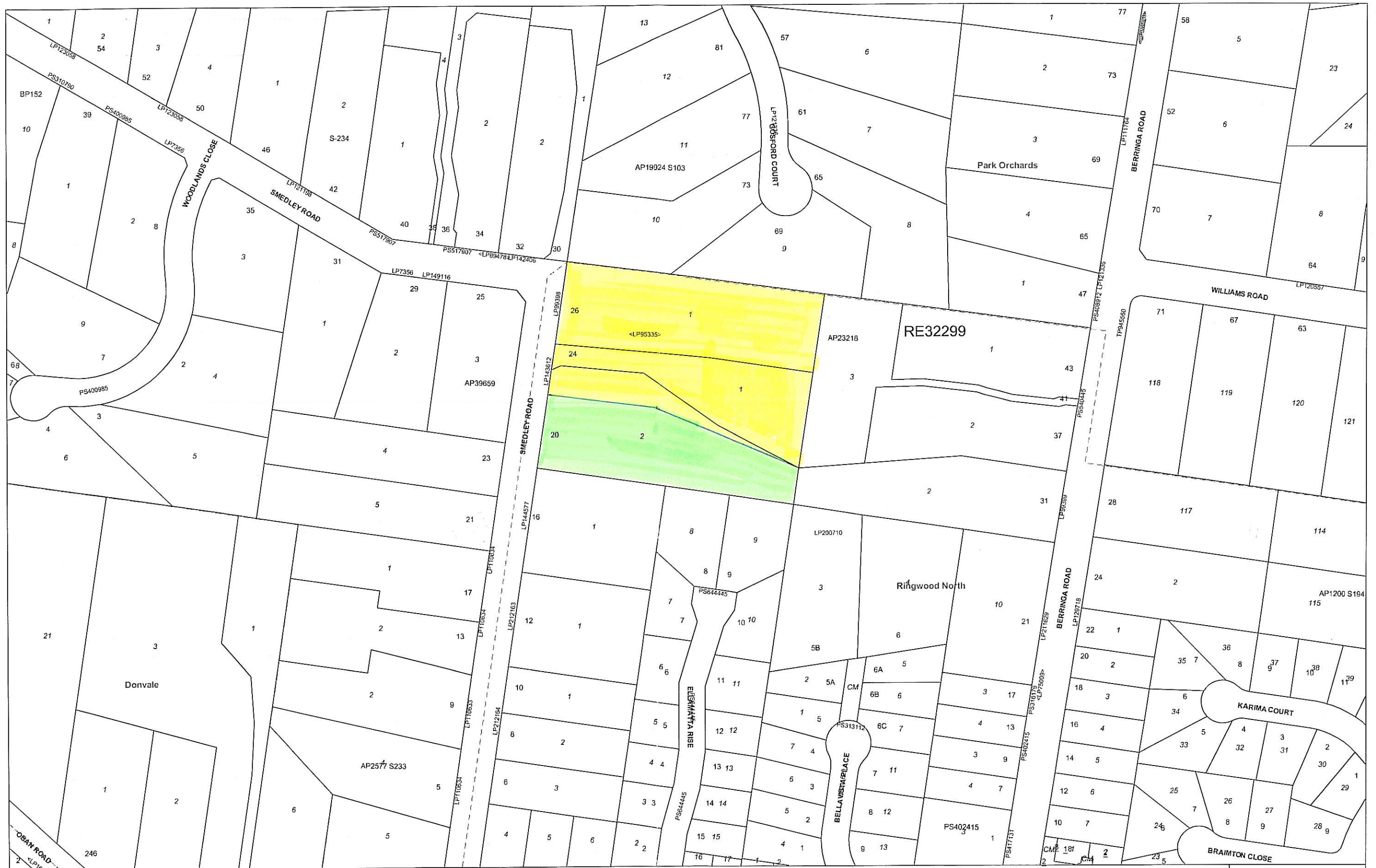
AND TEMPLESTOWE

DATE OF CONSENT 9 / 4 / 73

PLAN MAY BE LODGED / /

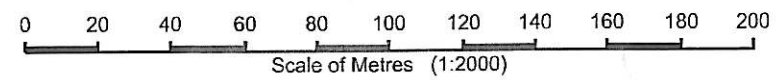
PLAN APPROVED. DATE 3 / 4 / 74. TIME 2:00 ^{a.m.}
p.m.

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF DRAINAGE & SEWERAGE.



Co-ordinates of Plot Corners
 NW 343194, 5816251
 SW 343204, 5815762
 MGA Zone 55

Data Source: Vicmap Property



MGA Zone 55
 Melways - 49 F1 Vicroads - 79 E6
 Created 8:13 AM on May 8, 2014

Co-ordinates of Plot Corners
 NE 343970, 5816268
 SE 343980, 5815778
 MGA Zone 55

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.