



LEGACYPROPERTY

29 March 2021

General Manager
North Sydney Council
PO Box 12
North Sydney NSW 2056

Dear General Manager,

RE: Ownership of 253-265 Pacific Highway, North Sydney

I am writing to confirm that LegPro 45 Pty Ltd is the owner of 253-265 Pacific Highway, North Sydney and that I am the sole director and secretary of the company.

Please find title searches attached to this letter confirming ownership.

Yours sincerely,

Elton Matthew Hyder IV
Sole Director/Secretary
LegPro 45 Pty Ltd

NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: 1/SP16134

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/3/2021	11:29 AM	13	20/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 1 IN STRATA PLAN 16134
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY

FIRST SCHEDULE

LEGPOR 45 PTY LTD (T AP264787)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP16134
2 AP264788 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: 2/SP16134

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/3/2021	11:29 AM	14	20/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 2 IN STRATA PLAN 16134
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY

FIRST SCHEDULE

LEGPOR 45 PTY LTD (T AP264787)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP16134
- 2 AM394766 LEASE TO ANDREA LOUISE MORTENSEN & RICHARD TIMOTHY
STOWE EXPIRES: 20/4/2021.
- 3 AP264788 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: 1/SP22870

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/3/2021	11:29 AM	13	12/11/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 1 IN STRATA PLAN 22870
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY

FIRST SCHEDULE

LEGPRO 45 PTY LTD (T AN844027)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP22870
- 2 AN844028 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: 2/SP22870

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/3/2021	11:29 AM	12	12/11/2018

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CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 2 IN STRATA PLAN 22870
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY

FIRST SCHEDULE

LEGPRO 45 PTY LTD (T AN844027)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP22870
2 AN844028 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: 3/SP22870

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
29/3/2021	11:29 AM	10	12/11/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 3 IN STRATA PLAN 22870
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY

FIRST SCHEDULE

LEGPOR 45 PTY LTD (T AN844026)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP22870
- 2 AN844028 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: 4/SP22870

SEARCH DATE	TIME	EDITION NO	DATE
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29/3/2021	11:29 AM	11	12/11/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 4 IN STRATA PLAN 22870
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY

FIRST SCHEDULE

LEGPRO 45 PTY LTD (T AN844027)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP22870
2 AN844028 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: 5/SP22870

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
29/3/2021	11:29 AM	13	12/11/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 5 IN STRATA PLAN 22870
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY

FIRST SCHEDULE

LEGPOR 45 PTY LTD (T AN844027)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP22870
- 2 AN844028 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: 6/SP22870

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/3/2021	11:29 AM	10	12/11/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 6 IN STRATA PLAN 22870
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY

FIRST SCHEDULE

LEGPRO 45 PTY LTD (T AN844027)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP22870
2 AN844028 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: 51/714323

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/3/2021	11:29 AM	12	27/11/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 51 IN DEPOSITED PLAN 714323
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP714323

FIRST SCHEDULE

LEGPRO 45 PTY LTD (T AP709533)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AN579366 LEASE TO FUTURA PTY LIMITED BEING GROUND FLOOR, 261
PACIFIC HIGHWAY, NORTH SYDNEY. EXPIRES: 30/4/2020.
- 3 AP709534 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: B/321904

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/3/2021	11:29 AM	4	25/3/2019

LAND
-----LOT B IN DEPOSITED PLAN 321904
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP321904FIRST SCHEDULE

LEGPRO 45 PTY LTD (T AP142025)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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ASIC

Australian Securities & Investments Commission

Current Company Extract

Name: LEGPRO 45 PTY LTD

ACN: 611 198 479

Date/Time: 29 March 2021 AEST 11:41:10 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
Current Organisation Details	
Name: LEGPRO 45 PTY LTD	2E3262112
ACN: 611 198 479	
Registered in: Victoria	
Registration date: 08/03/2016	
Next review date: 08/03/2022	
Name start date: 08/03/2016	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
Current	
Registered address: 'Mlc Centre' Suite 4502 Level 45, 19-29 Martin Place, SYDNEY NSW 2000	7EAN69788
Start date: 31/07/2019	
Principal Place Of Business address: 'Mlc Centre' Suite 4502 Level 45, 19-29 Martin Place, SYDNEY NSW 2000	7EAN69788
Start date: 01/07/2019	

Contact Address
Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company'.
Current
Address: Level 5, 97 Pacific Highway, NORTH SYDNEY NSW 2060
Start date: 16/07/2018

Officeholders and Other Roles	Document Number
Director	
Name: ELTON MATTHEW HYDER IV	2E3262112
Address: 24 Ginahgulla Road, BELLEVUE HILL NSW 2023	
Born: 21/01/1979, AUSTIN TEXAS, UNITED STATES	
Appointment date: 08/03/2016	
Secretary	
Name: ELTON MATTHEW HYDER IV	2E3262112
Address: 24 Ginahgulla Road, BELLEVUE HILL NSW 2023	
Born: 21/01/1979, AUSTIN TEXAS, UNITED STATES	
Appointment date: 08/03/2016	

Share Information
Share Structure

Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORDINARY	10	10.00	0.00	2E3262112

Members

Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: LEGACY PROPERTY HOLDINGS PTY LTD
ACN: 600 571 784
Address: Suite 4502 Level 45, 19-29 Martin Place, SYDNEY NSW 2000

Class	Number held	Beneficially held	Paid	Document number
ORD	10	no	FULLY	7EAP66932

Documents

Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.

Date received	Form type	Date processed	Number of pages	Effective date	Document number
24/07/2019	484 Change To Company Details 484B Change Of Registered Address 484C Change Of Principal Place Of Business (Address)	24/07/2019	2	24/07/2019	7EAN69788
24/09/2019	484A2 Change To Company Details Change Member Name Or Address	24/09/2019	2	24/09/2019	7EAP66932

End of Extract of 2 Pages