



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Residential Development
44 – 48 Oxford Street
Epping

Prepared for
Pirasta Pty Ltd

Project 84820 Rev 1
May 2016

Integrated Practical Solutions



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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

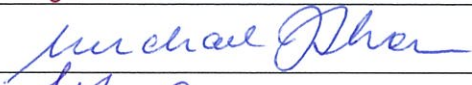
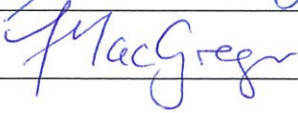
	Signature	Date
Author		31 May 2016
Reviewer		31 May 2016



Table of Contents

	Page
1. Introduction	1
2. Site Description	1
3. Regional Geology and Hydrogeology	2
4. Scope of Works	3
5. Site History	3
5.1 Aerial Photographs	3
5.2 Historical Land Use	4
5.3 Contaminated Lands Register	4
5.4 Licenced Groundwater Bores	4
6. Nearby Geotechnical Investigations	4
7. Conclusions and Recommendations	5
8. Limitations	6
Appendix A: About this Report	
Appendix B: Drawing and Historic Aerial Photos	
Appendix C: Site History Information	

Report on Preliminary Site Investigation (Contamination)

Proposed Multi-storey Development

44 – 48 Oxford St Epping

1. Introduction

This report presents the results of a Preliminary Site Investigation (Contamination) undertaken for a proposed residential development at 44-48 Oxford Street, Epping. The work was commissioned by SPM, for Pirasta Pty Ltd.

The project involves the demolition of an existing commercial premise and the construction of two multi-storey residential unit towers of 13-16 storeys. Four basement levels are also proposed over the entire site area.

The Preliminary Site Investigation was undertaken to:

- assess the previous land uses and subsurface conditions to determine the potential for soil and groundwater contamination on the site;
- provide a preliminary assessment of the suitability of the site for the proposed development; and
- provide recommendations for additional investigation, if required.

The Preliminary Site Investigation (PSI) has been prepared to address the requirements of *State Environmental Planning Policy No 55 – Remediation of Land*. The overall approach for the Preliminary Site Investigation included a review of available historical information and a review of available geotechnical data from nearby sites. Details of the site history are given in this report, as well as comments on the issues outlined above.

This report has not been prepared for site audit purposes. A geotechnical assessment was undertaken at the same time as the Preliminary Site Investigation and is reported separately. Boreholes were not drilled for either the geotechnical assessment or the PSI and laboratory testing for contamination purposes was not undertaken.

2. Site Description

The development site is an approximately rectangular lot with an average depth of 96 m by 40 m wide. It is bounded by Oxford Street to the west and low rise residential and commercial buildings on all other sides. The ground surface on the site slopes gently downwards to the east with a fall in level across the site of about 5 m.

At the time of the investigation the site was occupied by a two-storey building in the southern portion of the site and a single storey house with rear two storey parking on the northern half of the site. An access way to the rear parking area is located along the central portion of the site.

The site is described as Lots 1 and 2 in Deposited Plan 206646 and Lots A and B in DP 390454. It is shown on Drawing 1 in Appendix B.

3. Regional Geology and Hydrogeology

The *Sydney 1:100 000 Geological Series Sheet* indicates that the site is close to a boundary between Hawkesbury Sandstone and Ashfield Shale. Hawkesbury Sandstone typically comprises medium to coarse-grained quartz sandstone with minor shale and laminite lenses. Ashfield Shale typically overlies the Hawkesbury Sandstone and comprises black to dark grey shale and laminite. A transitional unit known as the Mittagong Formation is sometimes found between the Hawkesbury Sandstone and Ashfield Shale, and contains interbedded shale, laminite and fine grained sandstone.

An extract from the geological map is shown in Figure 1.

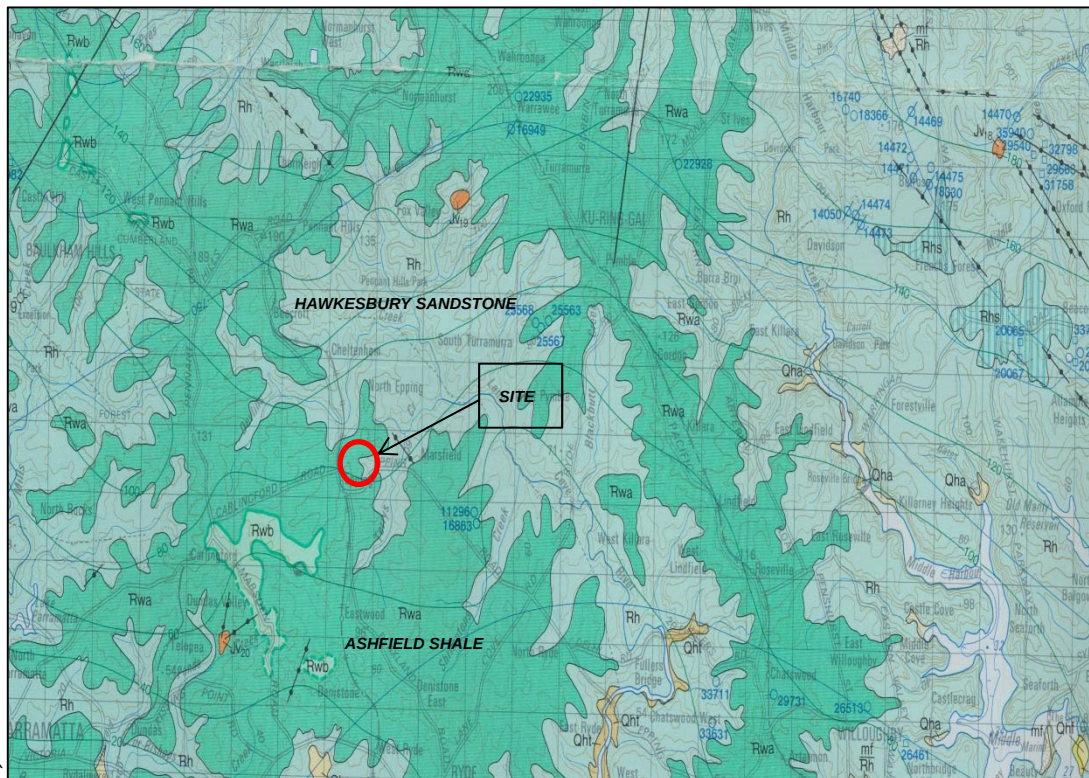


Figure 1: Extract from geological map

The groundwater table is likely to be well below the bedrock surface. The Hawkesbury Sandstone and Ashfield Shale generally exhibit low permeabilities which result in very low groundwater yields. Groundwater use from the aquifer within the bedrock is therefore unlikely to be significant. It is expected that the groundwater flow is likely to follow the surface topography and flow to the north.

4. Scope of Works

The scope of the Preliminary Site Investigation was as follows:

- Review historical documents including aerial photographs, the EPA Contaminated Land register and groundwater bore licences to determine the nature of previous activities that may have occurred on the site;
- Review the results of boreholes drilled near the site as part of geotechnical investigations for other projects; and
- Provide a Preliminary Site Investigation report which comments on the historical uses of the site, the potential for soil and groundwater contamination to be present, and provides recommendations for follow up action (if required).

5. Site History

5.1 Aerial Photographs

Aerial photographs from 1930, 1961, 1982, 2003, 2009 and 2014 were used to assess historical land-use patterns on the site. The 1930 photograph is somewhat unclear but appears to show residential buildings on the subject site. The area to the north of the site appears to have small buildings with open space between.

The 1961 photograph shows the area is well developed with the cottage on number 48 clearly visible. Numbers 44 and 46 appear to be occupied by a number of buildings, which given the character of the surrounding area and the existence of multi-storey buildings to the south, are probably commercial.

The 1982 photograph again has the single storey cottage on number 48 shown clearly with the remainder of the site covered by what appears to be a single structure. The sites immediately to the east are now occupied by multi-storey residential buildings which are possibly the same buildings that are still on the sites.

The 2003 photograph clearly shows the open car park to the rear of number 48 and the remainder of the site is covered by building with roof mounted plant, possibly air conditioning cooling towers.

The 2009 and 2014 photos show no substantial changes.

Copies of the aerial photographs are shown on Drawings 2, 4-8 in Appendix B with the site plan (Drawing 2) and a street view of the Oxford Street frontage (Drawing 3) in November 2014.

5.2 Historical Land Use

The historical land title information indicates that the sites were owned by a variety of persons or companies between 1900 and 1976 most of whom appeared to be bakers or bakery companies. From 1976 onwards it appears that the owners may have been property investors with the likelihood that the usage remained predominantly commercial. There is no indication from the title data that the lots were potentially used for industrial purposes or for processes that may have caused gross contamination.

The title information is attached in Appendix C.

5.3 Contaminated Lands Register

The site and adjacent sites are not identified as being significantly contaminated under the *Contaminated Lands Management Act 1997* as at 6 March 2015.

5.4 Licenced Groundwater Bores

The NSW Office of Water website was searched to find any relevant information on groundwater in the area. The nearest groundwater wells are located at the service station on the corner of Beecroft and Carlingford Roads. There are numerous wells surrounding this site, possibly to monitor groundwater contamination for underground storage tanks. As this site is located about 5-10 m below the level of the subject site, the proposed development would have no impact on the wells at the service station site. There are no other registered wells within 500 m of the subject site.

6. Nearby Geotechnical Investigations

The results of the geotechnical investigations conducted in the vicinity and for which DP has records, comprise the following:

- 8 Cambridge Street – an investigation at Our Lady Help of Christians (OLHC) school which backs onto Oxford St directly opposite the subject site. Boreholes drilled on the site encountered pavement materials and filling overlying very stiff and hard clay and silty clay which in turn overlies shale bedrock. The shale was encountered at depths varying from 1.5 m – 2 m and was generally extremely low to very low strength. The thickness of the filling varied beneath the roadbase gravel. The bores were terminated at depths ranging from 2.7 m to 5.7 m in very weak shale. No free groundwater was observed in any of the bores whilst drilling;
- Cnr Oxford, Cambridge and Chester Streets – an investigation comprising 15 bores to depths of up to 7.3 m. The main strata encountered comprised very stiff clay to about 2 – 4 m overlying low strength shale which became medium strength at about 6 m. No groundwater was encountered whilst augering and none would be expected at shallow depth; and
- Oxford Street at OLHC school for a new classroom – two bores were drilled with a construction auger to depths of up to 3.5 m where refusal occurred in low strength shale. No water was encountered during drilling.

These results confirm that the strata is relatively uniform with little or no filling resulting from prior development in the area. More importantly there was no reporting of contamination as evidenced by staining or the presence of demolition or construction rubble.

7. Conclusions and Recommendations

The site history information indicates that the site has been used for retail/commercial purposes since at least the 1930s. Some of the original buildings on the site may have been demolished or refurbished at some time. The rear of the northern half of the site is known to have been used for vehicle parking since mid 2003.

Potentially contaminating activities that may have occurred on the site include:

- The placement of filling on the site, although this is probably minor;
- Contaminants associated with the incineration of any site-generated waste, a practice which is known to have been widespread in Sydney throughout the early and mid-20th Century (e.g. polycyclic aromatic hydrocarbons (PAHs) in ash, charcoal, slag etc.);
- Contaminants associated with demolition activities (e.g. lead and asbestos);
- Contaminants associated with maintenance of the buildings on the site (e.g. pesticides and herbicides); and
- Naturally occurring elements in the soils and rock underlying the site (e.g. heavy metals).

Groundwater was not encountered during the field work on adjacent sites and the regional groundwater table is likely to be at considerable depth, given the location of the site on a north-south trending ridge which is 10 – 20 m higher than the ground on either side. The quality of the groundwater should therefore not hinder the proposed development or the future use of the site for residential purposes.

On the basis of the results of this Preliminary Site Investigation, there is no evidence to suggest that any activities with a high potential for causing soil and groundwater contamination have been undertaken on the site to date. Any minor filling encountered on the site will be removed as part of excavation works for the proposed basement.

It is therefore considered that the site may be suitable or could easily be made suitable for the proposed development.

All materials requiring removal from the site will need to be classified in accordance with *Waste Classification Guidelines* (Department of Environment, Climate Change and Water NSW, 2009).

The site is located on an elevated ridge underlain by Ashfield Shale with no alluvial soils in the vicinity. Therefore the risk of Acid Sulphate Soils being present on the site is extremely low.

8. Limitations

Douglas Partners (DP) has prepared this report for this project at 44-48 Oxford Street, Epping in accordance with DP's proposal dated 17 April 2015 and acceptance received from SPM Pty Ltd dated 20 April 2015. The work was carried out under DP's Conditions of Engagement. This report is provided for the use of Pirasta Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site based on locally available information. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences.

This report must be read in conjunction with all of the attached notes and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

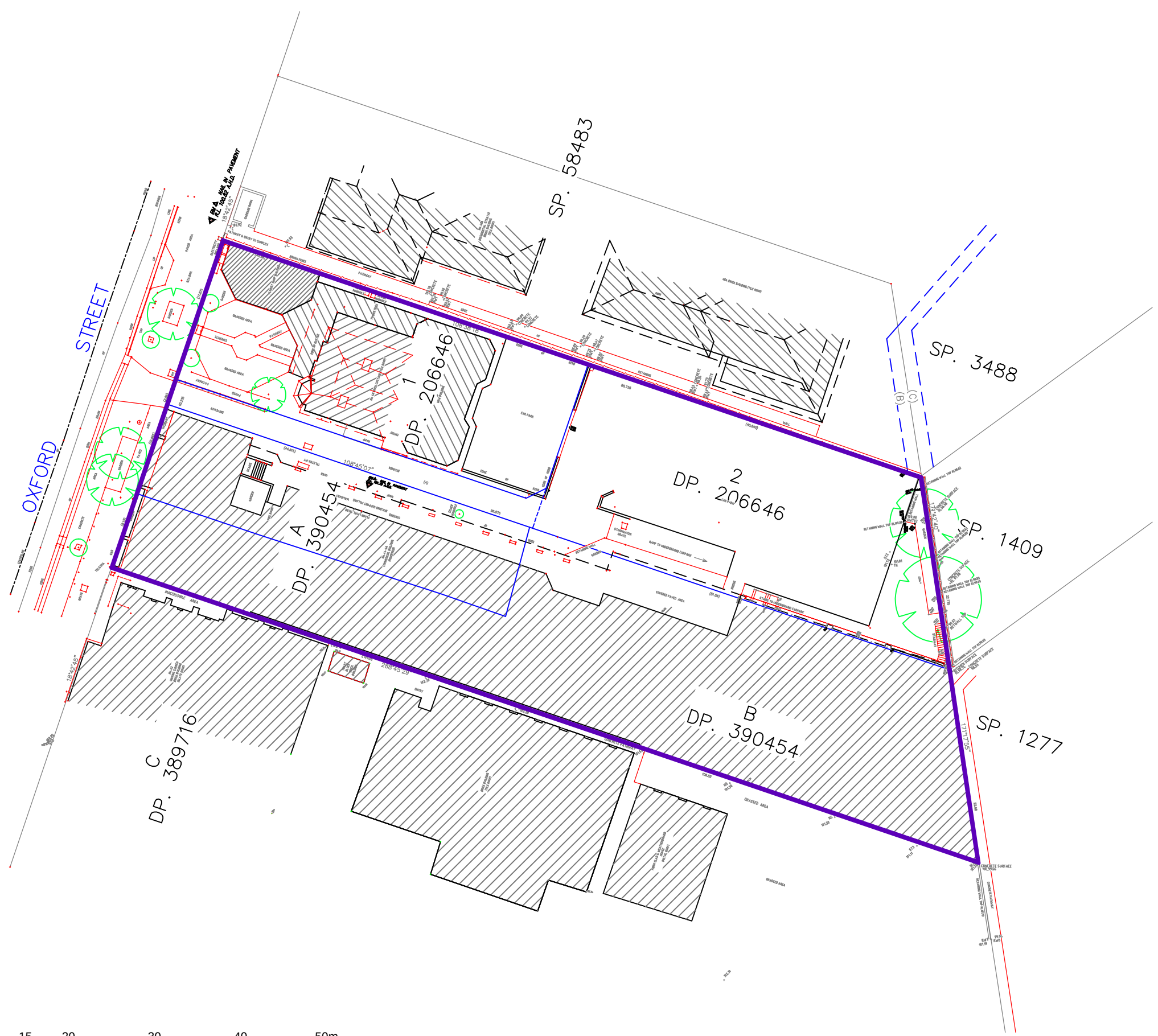
Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix B

Drawings



CLIENT: Dunnet Properties	
OFFICE: Sydney	DRAWN BY: PSCH
SCALE: 1:500 @ A3	DATE: 28.4.2015

TITLE:	Site Plan
	Preliminary Geotechnical & Contamination Assessment
	44-48 Oxford Street, Epping



PROJECT No:	84820.00
DRAWING No:	1
REVISION:	0

P:\84820.00 - EPPING - Geo and PS\7.0 Drawings\7.2 Out\84820.00-1.dwg, 29/04/2015 7:48:57 AM







Image © 2015 Sinclair Knight Merz



CLIENT: Pirasta Pty Ltd

OFFICE: Sydney

SCALE: As shown

DRAWN BY: MJT

DATE: 27-Apr-15

TITLE: **Aerial Photograph 2009**
Preliminary Geotechnical & Contamination Assessment
44 - 48 Oxford St, Epping

PROJECT No: 84820.00

DRAWING No: 4

REVISION: A





CLIENT: Pirasta Pty Ltd	
OFFICE: Sydney	DRAWN BY: MJT
SCALE: As shown	DATE: 27-Apr-15

TITLE:	Aerial Photograph 1982
	Preliminary Geotechnical & Contamination Assessment
	44 - 48 Oxford St, Epping

PROJECT No:	84820.00
DRAWING No:	6
REVISION:	A





Appendix C

Site History Information

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 44 to 48 Oxford Street, Epping

Description: - Lots A & B D.P. 390454 also Lots 1 & 2 D.P. 206646

As regards Lot B D.P. 390454

As regards the part numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.09.1920 (1920 to 1929)	Thomas Ball (Master Baker) William Sidney Ball (Master Baker)	Vol 3097 Fol 130
28.10.1929 (1929 to 1954)	William Charles Green (Master Baker)	Vol 3097 Fol 130
23.09.1954 (1954 to 1960)	George Watsford Dando (Bread Manufacturer)	Vol 3097 Fol 130 Now Vol 6954 Fol 15

As regards the part numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.10.1920 (1920 to 1927)	Margaret Ann Mallaby (Married Woman)	Vol 3108 Fol 189
17.05.1927 (1927 to 1929)	Thomas Ball (Master Baker)	Vol 3108 Fol 189
28.10.1929 (1929 to 1954)	William Charles Green (Master Baker)	Vol 3108 Fol 189
23.09.1954 (1954 to 1960)	George Watsford Dando (Bread Manufacturer)	Vol 3108 Fol 189 Now Vol 6954 Fol 15

Search continued as regards the whole of Lot B D.P. 390454

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.08.1960 (1960 to 1976)	Victoria Bakery Pty Limited	Vol 6954 Fol 15
04.11.1976 (1976 to 1977)	Mermax Holdings Pty Limited	Vol 6954 Fol 15
28.11.1977 (1977 to 1981)	Australian Mutual Provident Society	Vol 6954 Fol 15
15.07.1981 (1981 to 1982)	Copeland Developments Limited	Vol 6954 Fol 15 Now Vol 14511 Fol 238

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Search continued as regards the whole of Lot B D.P. 390454

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.02.1982 (1982 to 1986)	Mutual Life and Citizens' Assurance Company Limited	Vol 14511 Fol 238
24.10.1986 (1986 to date)	# Pirasta Pty Limited	Vol 14511 Fol 238 Now B/390454

Denotes Current Registered Proprietor

Leases: -

- Numerous leases were found that have since expired due to effluxion of time or have been surrendered, these leases have not been investigated

For current leases see current title B/390454

Easements: - NIL

As regards Lot A D.P. 390454

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.10.1920 (1920 to 1927)	Margaret Ann Mallaby (Married Woman)	Vol 3108 Fol 189
17.05.1927 (1927 to 1929)	Thomas Ball (Master Baker)	Vol 3108 Fol 189
28.10.1929 (1929 to 1958)	William Charles Green (Master Baker)	Vol 3108 Fol 189 Now Vol 6954 Fol 16
23.01.1958 (1958 to 1976)	Victoria Bakery Pty Limited	Vol 6954 Fol 16 Now Vol 11652 Fol 117
04.11.1976 (1976 to 1977)	Mermax Holdings Pty Limited	Vol 11652 Fol 117
28.11.1977 (1977 to 1981)	Australian Mutual Provident Society	Vol 11652 Fol 117
15.07.1981 (1981 to 1982)	Copeland Developments Limited	Vol 11652 Fol 117
04.02.1982 (1982 to 1986)	Mutual Life and Citizens' Assurance Company Limited	Vol 11652 Fol 117
24.10.1986 (1986 to date)	# Pirasta Pty Limited	Vol 11652 Fol 117 Now A/390454

Denotes Current Registered Proprietor

Leases: -

- Numerous leases were found that have since expired due to effluxion of time or have been surrendered, these leases have not been investigated

For current leases see current title A/390454

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Search continued as regards Lot A D.P. 390454

Easements: - NIL

As regards Lot 2 D.P. 206646

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.10.1900 (1900 to 1939)	Fanny Lucy Puckering (Married Woman) (& Her Deceased Estate)	Vol 823 Fol 232
15.03.1939 (1939 to 1940)	Sydney Edward Puckering (Retired Draper) George Edward Puckering (Electrician)	Vol 823 Fol 232 Now Vol 5050 Fol's 26 & 27
25.01.1940 (1940 to 1961)	Sydney Edward Puckering (Retired Draper)	Vol 5050 Fol's 26 & 27 Now Vol 9159 Fol 227
10.11.1961 (1961 to 1976)	Victoria Bakery Pty Limited	Vol 9159 Fol 227
04.11.1976 (1976 to 1977)	Mermax Holdings Pty Limited	Vol 9159 Fol 227
28.11.1977 (1977 to 1981)	Australian Mutual Provident Society	Vol 9159 Fol 227
15.07.1981 (1981 to 1982)	Copeland Developments Limited	Vol 9159 Fol 227
04.02.1982 (1982 to 1986)	Mutual Life and Citizens' Assurance Company Limited	Vol 9159 Fol 227
24.10.1986 (1986 to date)	# Pirasta Pty Limited	Vol 9159 Fol 227 Now 2/206646

Denotes Current Registered Proprietor

Leases: -

- Numerous leases were found that have since expired due to effluxion of time or have been surrendered, these leases have not been investigated

For current leases see current title 2/206646

Easements: -

- 10.11.1961 (H 940408) Right of Carriageway
-

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

As regards Lot 1 D.P. 206646

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.10.1900 (1900 to 1939)	Fanny Lucy Puckering (Married Woman) (& Her Deceased Estate)	Vol 823 Fol 232
15.03.1939 (1939 to 1940)	Sydney Edward Puckering (Retired Draper) George Edward Puckering (Electrician)	Vol 823 Fol 232 Now Vol 5050 Fol's 26 & 27
25.01.1940 (1940 to 1961)	Sydney Edward Puckering (Retired Draper)	Vol 5050 Fol's 26 & 27 Now Vol 9159 Fol 227
25.06.1987 (1987 to 2004)	Alma Edith Puckering (Transmission Application not investigated)	Vol 9159 Fol 226 Now 1/206646
25.02.2004 (2004 to date)	# Pirasta Pty Limited	1/206646

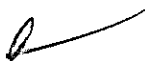
Denotes Current Registered Proprietor

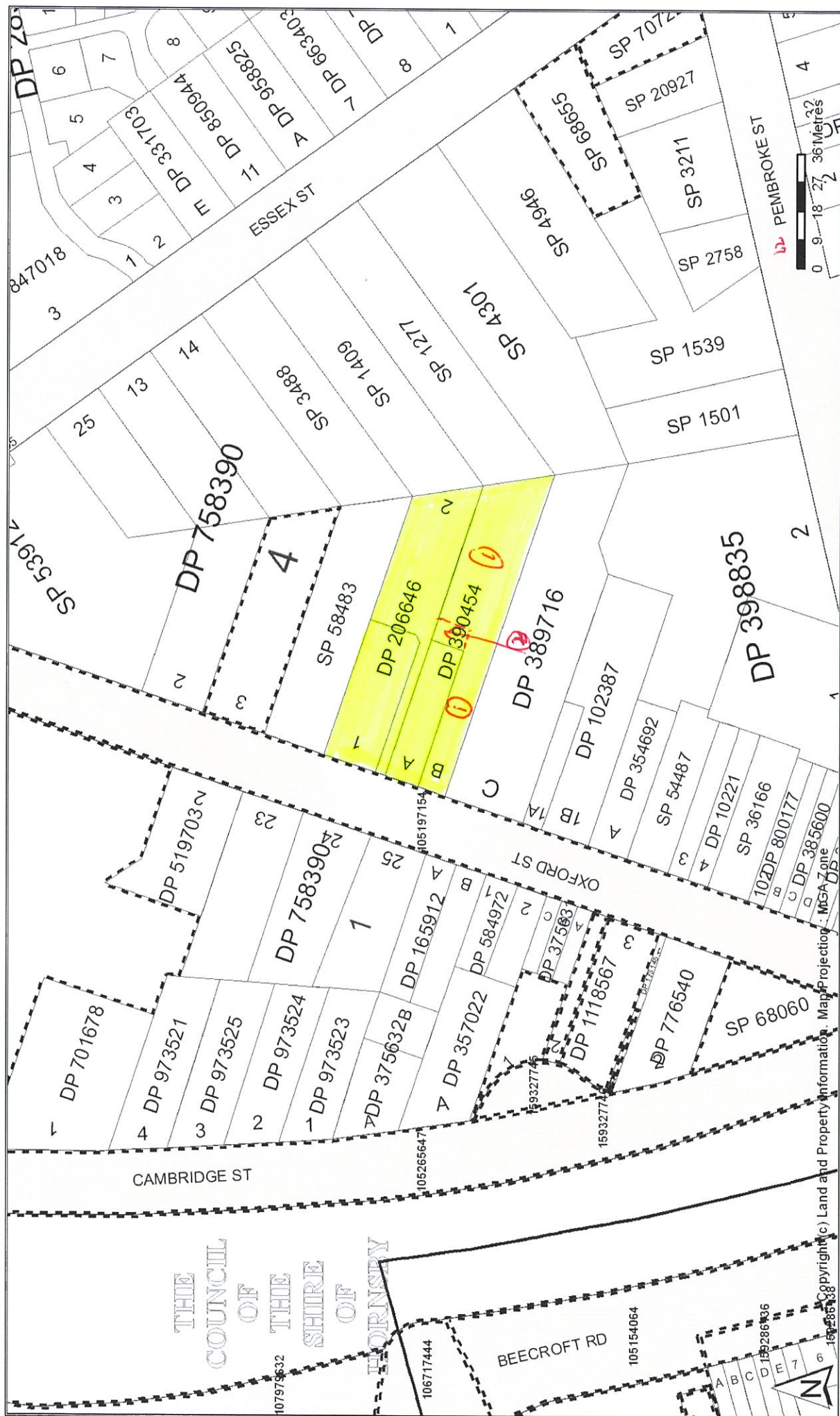
Leases: -

- 09.02.2012 (AG 445909) expired due to effluxion of time, not investigated
- 18.05.2012 (AG 996091) to Dalyla Pty Ltd, of Unit 1, The Pavilion – expires 21.05.2015, also 3 year option
- 05.01.2015 (AI 934615) to Resilience Centre, of part – expires 30.11.2017

Easements: - NIL

Yours Sincerely
Mark Groll
30 April 2015
(Ph: 0412 199 304)



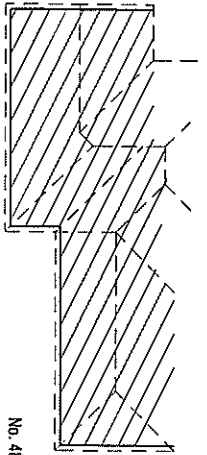


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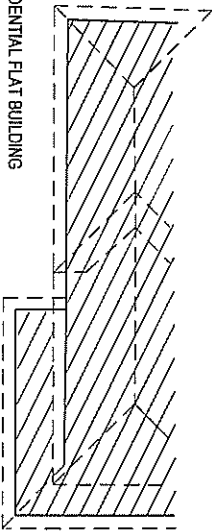
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Copyright © Land and Property Information ABN: 84 104 377 806

This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

OXFORD STREET



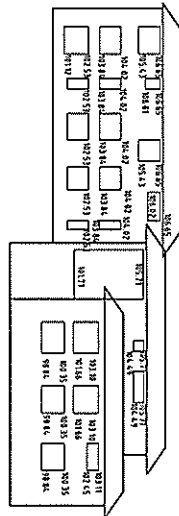
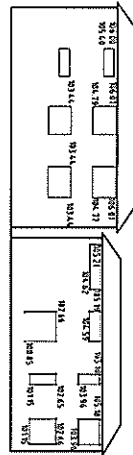
No. 48A BRICK RESIDENTIAL FLAT BUILDING



109°	65.735	38°	20°
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D.P.206646

2
D.P.206646



SOUTHERN ELEVATION No. 48A

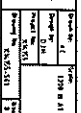


BROWN
Smart Consulting

DUNNET GROUP

PLAN SHOWING SELECTED LEVELS & FEATURES
OVER LOTS 1 & 2 IN D.P. 206546 & LOTS A &
B IN D.P. 390654, BEING PROPERTY AT
44-48 OXFORD STREET, EPPING

Design by:	1/2/80
Drawn by:	1/2/80
Checked by:	1/2/80
Approved by:	1/2/80





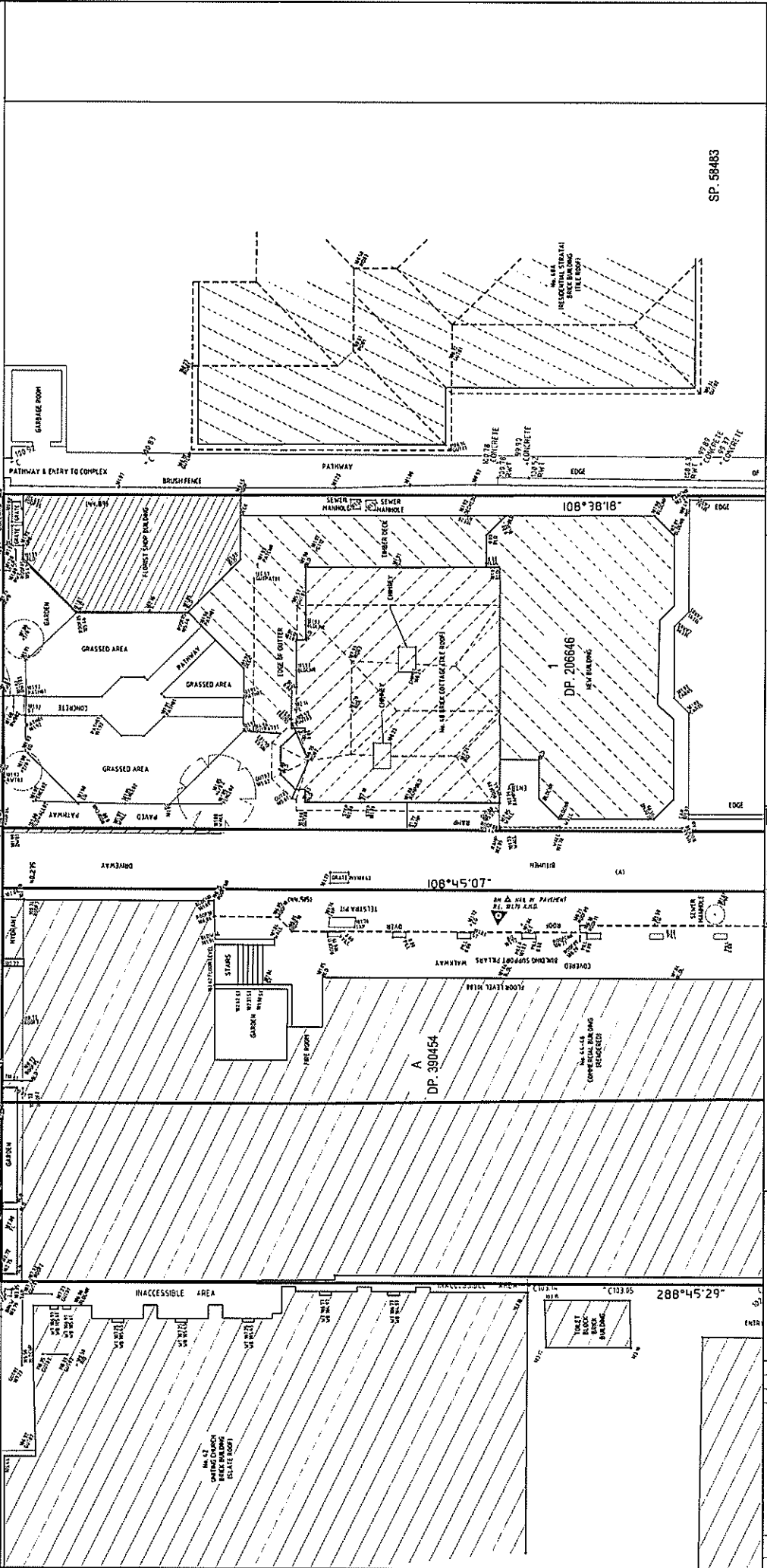
STREET

OXFORD

18°42'45"

BY Δ NAH IN PAVEMENT
AT 188.82 A.H.D.
18°42'45"

18°42'45"



BROWN
Smart Consulting
01303 222222

ALL DIMENSIONS IN METERS
UNLESS OTHERWISE STATED
DATE: 12/01/2011
SCALE: 1:500 (A1)

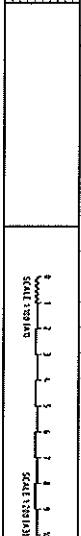
SCALE 1:500 (A1)

NO.	REVISION	DATE
1	ISSUED FOR TENDERS	12/01/2011

PLAN SHOWING SELECTED LEVELS & FEATURES
OVER LOTS 1 & 2 IN D.P. 206646 & LOTS A & B IN D.P. 390454 BEING PROPERTY AT
44-48 OXFORD STREET, LFFING

DUNNET GROUP

SP 58483

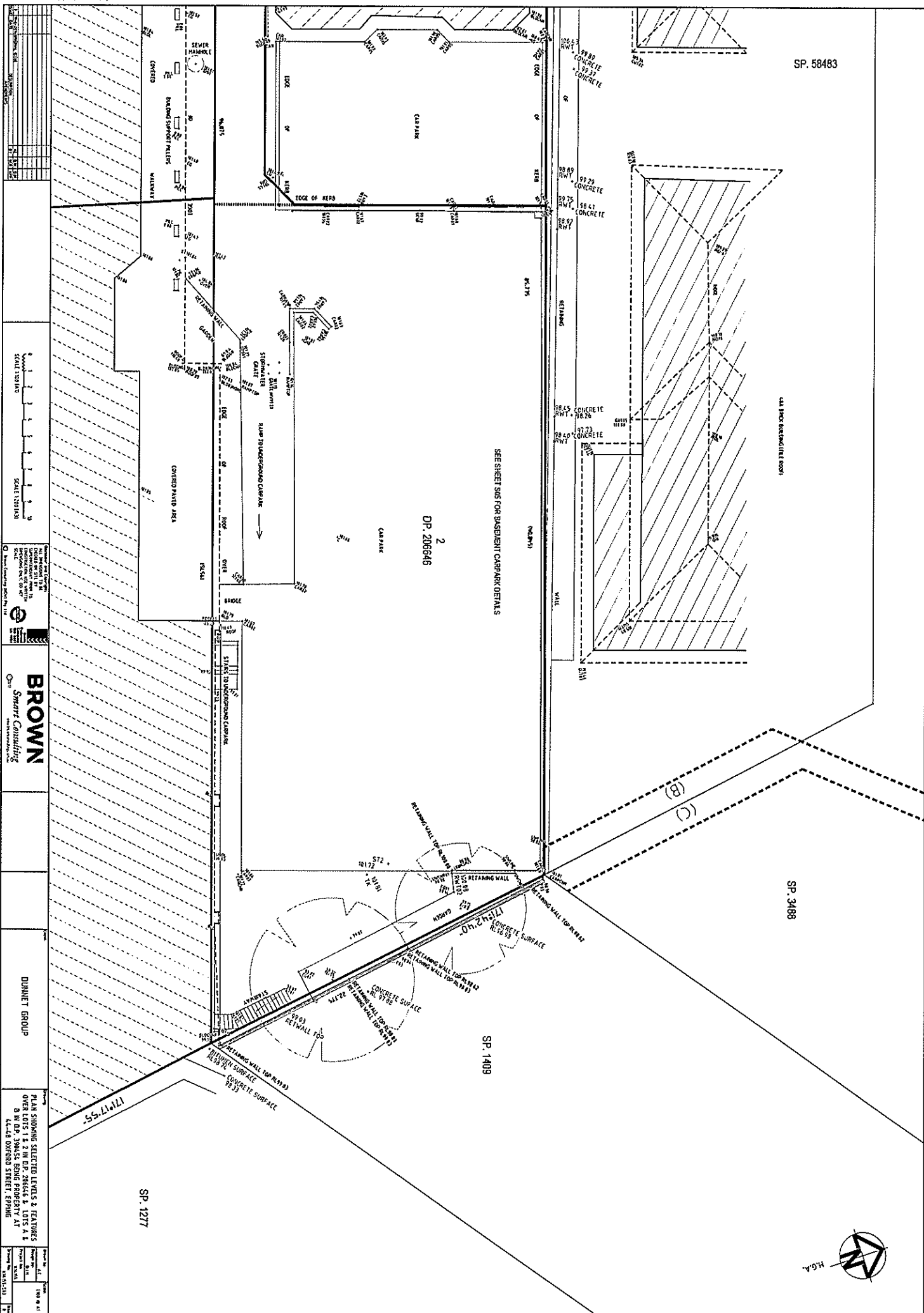
[illegible]

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Smart Consulting
2000 St. Louis, MO 63103
www.brownconsulting.com

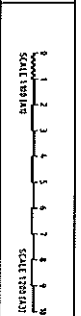
DUNNET GROUP

PLAN SHOWING SELECTED LEVELS & FEATURES
OVER LOTS 1 & 2 IN D.P. 206646 & LOTS A & B IN D.P. 390456 BEING PROPERTY AT
44-48 OXFORD STREET, EPPING

Drawn by:	AT	Name (100 mg A)
Revised by:	0.1H	
Project No.	22.075	
Drawing No.	22.075-5.5	Blank #



NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR TENDERS	10/10/2019	J	
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			
6	REVISED			
7	REVISED			
8	REVISED			
9	REVISED			
10	REVISED			



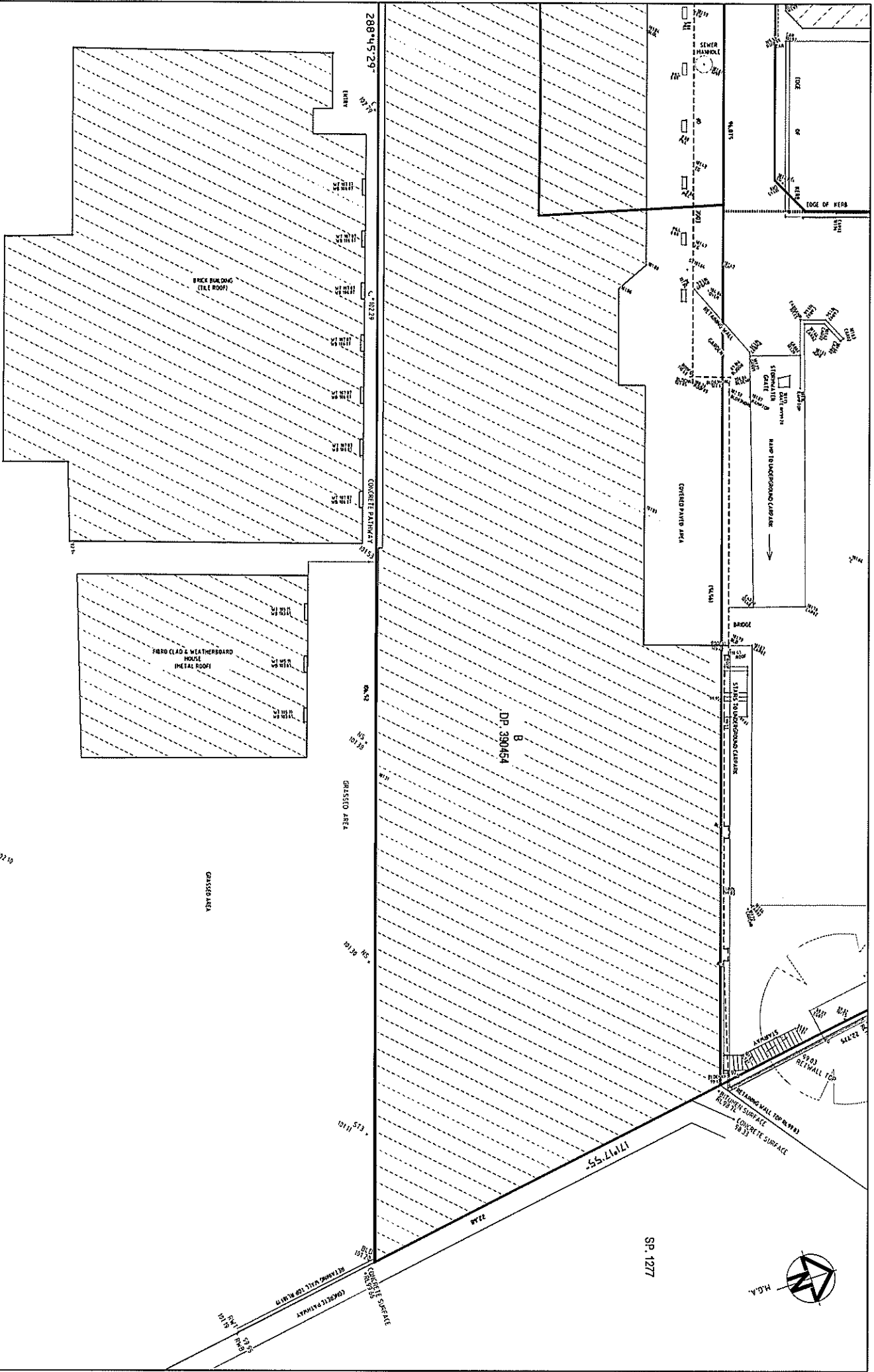
THIS DRAWING IS THE PROPERTY OF BROWN CONSULTING AND SHOULD NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BROWN CONSULTING.

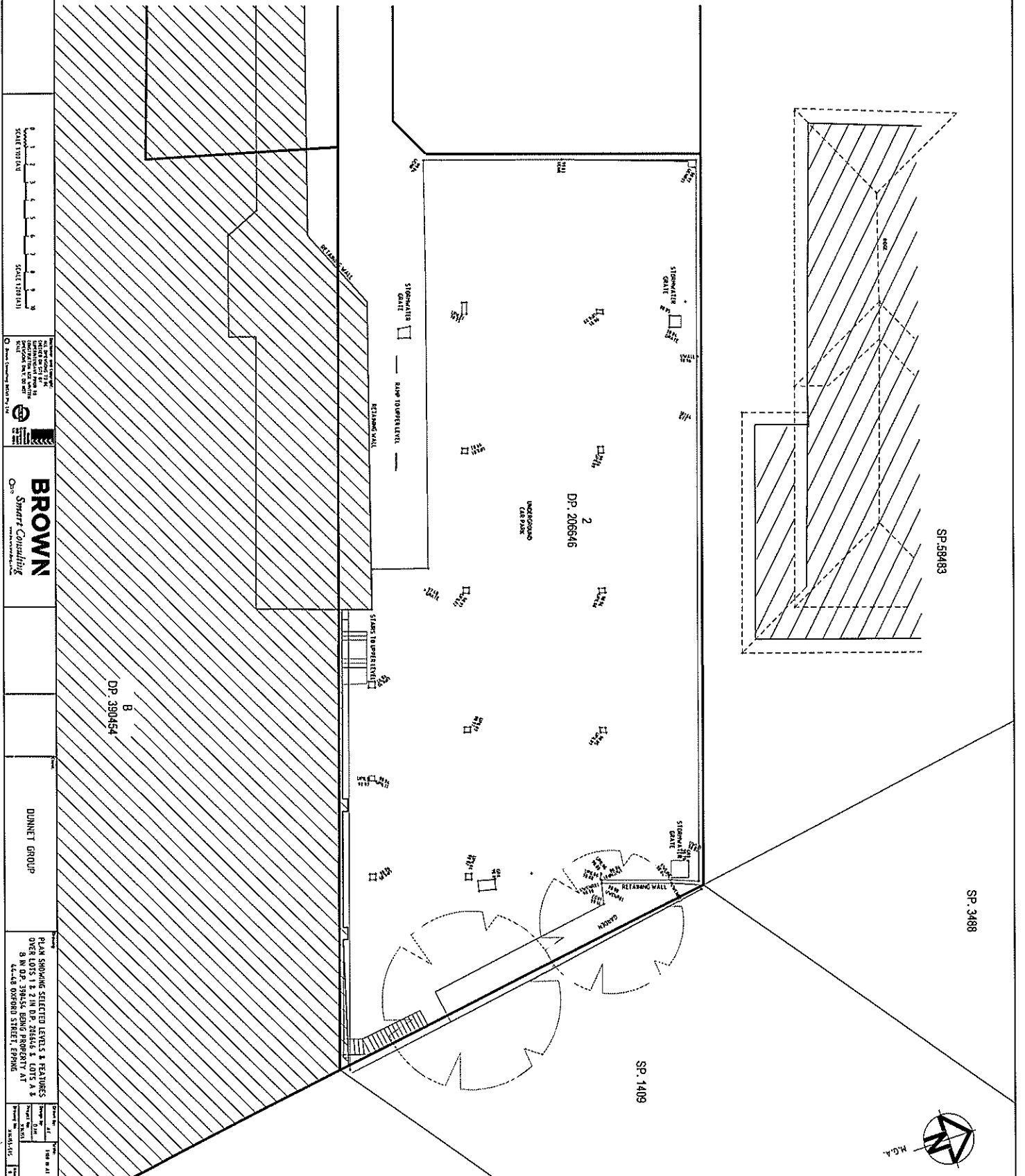
BROWN
Smart Consulting
CONSULTING ENGINEERS
10/10/2019

DUNNET GROUP

PLAN SHOWING SELECTED LEVELS & FEATURES
OVER LOTS 1 & 2 IN DP 24665 & LOTS A & B IN DP 390454 BEING PROPERTY AT
42-43 DUNDON STREET, DUNDON

Drawn By: J	Scale: 1:500
Checked By: J	Scale: 1:200
Project No: 24665	Sheet No: 1 of 2
Project Name: DUNDON STREET	Project Date: 10/10/2019





NEW SOUTH WALES

Crown Grant Vol. 823 Fol. 233

Prior Title Vol. 6954 Fol. 15

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE

Register

CANCELLED
Vol. **14511** Fol. **238**
See new edition

EDITION ISSUED

25 8 1981

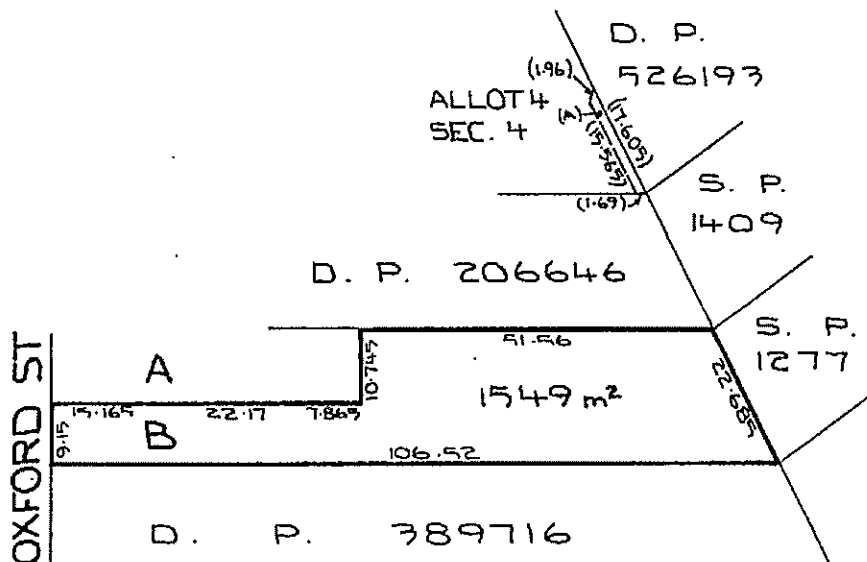
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



LEASEMENT FOR DRAINAGE 1.5 WIDE - Q378265

S569654 R.A.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot B in Deposited Plan 390454 at Epping in the Shire of Hornsby Parish of Field of Mars County of Cumberland.

FIRST SCHEDULE

~~COPELAND DEVELOPMENTS LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any contained in the Crown Grant above referred to.
2. Q378265 Easement for drainage appurtenant to the land above described affecting the land shown so burdened in the plan hereon.
3. ~~Q414161 Lease to Monax Holdings Pty Limited of premises known as 44-46 Oxford Street, Epping. Expires 31/12/82. S564623 and S864624~~
4. ~~S569654 Mortgage to Mercantile Credits Limited~~ Discharged S892394

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

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

(Page 1) Vol. 14511, Fol. 238

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

12/18/12 181
 5892 394 200
 -95 7K
 7243874000
 (Auto 3) K
 1325103 Jan
 01 1912
 (Auto 1) K
 V986289 L
 90cc
 91 L
 92cc
 N458835 40
 47 100
 95cc
 V835620 L 100
 -621 CC 100
 W157652 dual 4
 (V835620)
 W287098 620
 W375006 T
 W58702 M
 10/1 cc
 100cc

NEW SOUTH WALES

STATE OF TITLE

PROPERTY ACT, 1900



14511238

Vol. 14511 Fol. 238

First Title Vol. 823 Fol. 233

Prior Title Vol. 6954 Fol. 15



EDITION 5 12 1986
ISSUED

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

[Signature]
Registrar General



CANCELLED

LAND REFERRED TO

SEE AUTO FOLIO

Lot B in DP390454 at Epping in the Shire of Hornsby Parish of Field of Mars County of Cumberland.

Title Diagram: DP390454.

FIRST SCHEDULE

PIRATA PTY. LIMITED.

W575006

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
2. Q373265 Easement for drainage appurtenant to the land within described affecting the land shown as proposed drainage easement in DP451085.
3. T325103 Lease to Wang Computer Pty. Ltd. of premises being Suite 2, 44-46 Oxford Street, Epping together with storage area allotted to the suite. Expires 30-6-1985. Option of renewal 3 years.
4. V385289 Lease to Chesebrough-Pond's International Limited of Suite 1B, 44-46 Oxford Street, Epping. Expires 15-12-1986. Option of renewal 3 years. 2390460, 18-12-1990
5. V385291 Lease to Westpac Banking Corporation of Suites 1C and 1D, 44-46 Oxford Street, Epping. Expires 15-12-1989. Option of renewal 5 years. 2390460, 18-12-1990
6. T325103 Lease V459893 Surrendered as regards part being the storage room allotted to Suite 2.
7. V459894 Lease to Euphorium International Pty. Limited being Suite 1A, 44-46 Oxford Street, Epping. Expires 30-4-1986. Option of renewal 3 years. 2193047, 26-9-1990
8. V835620 Lease to Mirvac Pty. Limited of premises being Suite 3, 44-46 Oxford Street, Epping together with storage area allotted. Expires 30-9-1986. Option of renewal 3 years. 2390460, 18-12-1990
9. V835620 Lease W155552 Sub lease to D. & K. Nominees Pty. Limited. Expires 29-9-1986. Option of renewal 3 years. 2390460, 18-12-1990
10. W575007 Mortgage to Public Trustee.
11. W597202 Mortgage to Mortgage Acceptance (Nominees) Pty. Limited. Y922419 2-4-1990

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

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14511 Fol. 238
(Page 1) Vol.

GRY

EDZ

L

U(L)

M

L.O. 55

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO POLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

Y311873 ^P Lease to Digital Equipment Corporation (Australia) Pty. limited of premises being suite 2(C) 44-46 Oxford Street, Epping. Expires 13-10-1993. Option of Renewal 5 years. Registered 8-5-1989.

Y311874 ^P Lease to Comperex (N.S.W.) Pty. limited of premises being Suite 2 (B) 44-46 Oxford St., Epping together with the storage area shown hatched black on the plan with Y311874. Expires 31-5-1991. Option of renewal 3 ^{YES} years. Registered 8-5-1989.

~~Y520035 Lease to Australian Telecommunications Commission of premises being Suite 2 (a) 44-46 Oxford Street, Epping. Expires 30-9-1990. Option of renewal for 3 years. Registered 16-8-1989.~~

~~Y575007 Mortgage Y922420 Variation. Registered 2-4-1990~~

Z193047 ^P Lease to Brambles International Freight Pty limited of Suite 1A, 44-46 Oxford Street, Epping. Expires 28-2-1993. Option of renewal 3 years. Registered 25-9-1990.

Z390460 ^P Lease to Colmar & Brunton Research Australia Pty Limited of premises being Suites 1C & 1D, 44-46 Oxford Street Epping with 13 car spaces. Together with ~~and~~ reserving rights. Expires 31-8-1994. Option of renewal 5 ^{YES} years. Registered 18-12-1990.

Z737115 ^P Lease to Australian Telecommunications Corporation of Suite 2(A) 44-46 Oxford Street, Epping. Expires 30-9-1993. Registered 12-7-1991

2737115

NOTATIONS AND UNREGISTERED DEALINGS

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



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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/4/2015 12:32PM

FOLIO: B/390454

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14511 FOL 238

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/2/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/2/1992	E191177	LEASE	EDITION 1
9/12/1992	E964436	VARIATION OF MORTGAGE	EDITION 2
6/12/1995	0746267	VARIATION OF MORTGAGE	EDITION 3
18/6/1996	2221046	DETERMINATION OF LEASE	
18/6/1996	2221047	DETERMINATION OF LEASE	
18/6/1996	2221048	LEASE	
18/6/1996	2221049	LEASE	
18/6/1996	2221050	LEASE	EDITION 4
19/6/1996	2221051	LEASE	
19/6/1996	2221052	LEASE	EDITION 5
15/7/1996	2303680	LEASE	EDITION 6
31/1/1997	2801594	CAVEAT	
12/12/1997	3169710	REQUEST	
12/12/1997	3169711	LEASE	
12/12/1997	3169712	LEASE	
12/12/1997	3375913	LEASE	EDITION 7
25/5/1998	5007541	WITHDRAWAL OF CAVEAT	
25/5/1998	5007542	REQUEST	
25/5/1998	5007543	LEASE	EDITION 8
26/11/1998	5423559	VARIATION OF MORTGAGE	EDITION 9
28/7/2000	6982744	DETERMINATION OF LEASE	
28/7/2000	6982745	LEASE	EDITION 10
4/4/2002	8440500	DETERMINATION OF LEASE	

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 29/4/2015



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/4/2015 12:32PM

FOLIO: B/390454

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
4/4/2002	8440501	LEASE	
4/4/2002	8440502	LEASE	EDITION 11
4/10/2002	8927107	LEASE	EDITION 12
15/12/2003	AA257441	VARIATION OF MORTGAGE	EDITION 13
11/6/2004	AA715140	LEASE	EDITION 14
26/10/2004	AB48860	DETERMINATION OF LEASE	
26/10/2004	AB48861	LEASE	
26/10/2004	AB48862	LEASE	EDITION 15
6/3/2006	AC157946	DETERMINATION OF LEASE	
6/3/2006	AC157947	LEASE	EDITION 16
12/9/2008	AE208513	DETERMINATION OF LEASE	
12/9/2008	AE208514	LEASE	EDITION 17
20/3/2009	AE566066	LEASE	EDITION 18
30/4/2009	AE643057	MORTGAGE	EDITION 19
23/7/2009	AE852249	DISCHARGE OF MORTGAGE	EDITION 20
5/11/2009	AF19445	LEASE	EDITION 21
10/8/2010	AF683986	LEASE	EDITION 22
2/12/2011	AG659904	DISCHARGE OF MORTGAGE	
2/12/2011	AG659905	MORTGAGE	EDITION 23
14/11/2012	AH366925	LEASE	EDITION 24
4/4/2014	AI442647	LEASE	EDITION 25
9/5/2014	AI539222	LEASE	
9/5/2014	AI539223	LEASE	EDITION 26

*** END OF SEARCH ***

sh

PRINTED ON 29/4/2015

*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.

29/04/2015



Legal Liaison Services 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.

Information provided through Tri-Search an approved LPLNSH Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: B/390454

SEARCH DATE	TIME	EDITION NO	DATE
29/4/2015	12:25 PM	26	9/5/2014

LAND

LOT B IN DEPOSITED PLAN 390454
AT EPPING
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP390454

FIRST SCHEDULE

PIRASTA PTY. LIMITED

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 Q378265 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN AS PROPOSED DRAINAGE EASEMENT IN DP451085
- 3 AG659905 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 4 AH366925 LEASE TO COMMONWEALTH OF AUSTRALIA OF SUITES 1 & 2, "OXFORD PLACE", 44-46 OXFORD STREET, EPPING. EXPIRES: 31/5/2015. OPTION OF RENEWAL: 3 YEARS.
- 5 AI442647 LEASE TO EPPING SURGERY CENTRE PTY LIMITED OF SUITE 4, "OXFORD PLACE", 44-46 OXFORD STREET, EPPING. EXPIRES: 31/5/2018.
- 6 AI539222 LEASE TO CAMP QUALITY LIMITED OF SUITES 6, 6A & 7 "OXFORD PLACE", 44-46 OXFORD STREET, EPPING. EXPIRES: 31/12/2015. OPTION OF RENEWAL: 2 YEARS 5 MONTHS.
- 7 AI539223 LEASE TO EPILEPSY ASSOCIATION OF SUITE 8 "OXFORD PLACE", 44-46 OXFORD STREET, EPPING. EXPIRES: 31/5/2018.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

SH

PRINTED ON 29/4/2015

*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.

NEW SOUTH WALES

STATE OF NEW SOUTH WALES
REGISTRY OF LAND
CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11652117

Crown Grant Vol.823 Fol.233

Prior Title Vol.6954 Fol.16

Vol. **11652** Fol. **117**

Edition issued 24-8-1971

M345280



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

Barnes

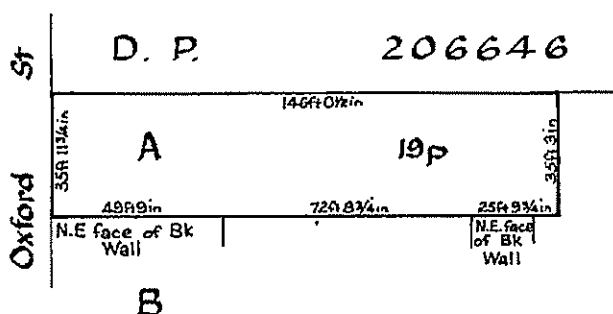
CANCELLED
Janatson

Registrar General.

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



M345280 *g.p.*
uf

Scale: 40 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot A in the plan lodged with Transfer No.G160182 (filed as *UP* P-2.390454) in the Shire of Hornsby, Parish of Field of Mars and County of Cumberland.

FIRST SCHEDULE

VICTORIA BAKERY PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Janatson
Registrar General.

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

Ref: SH / Src: F

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
<i>Marmox Holdings Pty Limited</i>	<i>Transfer</i>	<i>8953055</i>	<i>9-11-1986</i>	<i>9-11-1986</i>	<i>[Signature]</i>
<i>Installation Rental Bonded Society</i>	<i>Transfer</i>	<i>8335366</i>	<i>15-7-1981</i>	<i>15-7-1981</i>	<i>[Signature]</i>
<i>SESS Corporate Developments Limited</i>	<i>Transfer</i>	<i>857053</i>	<i>24-10-1986</i>	<i>24-10-1986</i>	<i>[Signature]</i>
<i>The Mutual Life and Citizens' Assurance Company Limited, by Teanefor</i>	<i>Transfer</i>	<i>5892395</i>	<i>Registered 4-2-1988</i>		
<i>Pirasta Pty. Limited</i>	<i>Transfer</i>	<i>W575006</i>	<i>Registered 24-10-1986</i>		

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
<i>Mortgage</i>	<i>8953056</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	<i>Discharged</i>
<i>Lease</i>	<i>8335367</i>		<i>to Highland Credit Limited</i>	<i>10-6-1977</i>	<i>[Signature]</i>	<i>Discharged</i>
<i>Transfer</i>	<i>8378465</i>		<i>Eastern E's, change apartment to the land within described affecting the land shown as proposed drainage easement 1.5 metres wide in the plan lodged with Trustee No. 8378265</i>	<i>28-11-1977</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378466</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378467</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378468</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378469</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378470</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378471</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378472</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378473</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378474</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378475</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378476</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378477</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378478</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378479</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378480</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378481</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378482</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378483</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378484</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378485</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378486</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378487</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378488</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378489</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378490</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378491</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378492</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378493</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378494</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378495</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378496</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378497</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378498</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378499</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378500</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378501</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378502</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378503</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378504</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378505</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378506</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378507</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378508</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378509</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378510</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378511</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378512</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378513</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378514</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378515</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378516</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378517</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378518</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378519</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	
<i>Transfer</i>	<i>8378520</i>		<i>to Gillispie Bros Pty Limited</i>	<i>9-11-1986</i>	<i>[Signature]</i>	

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

Page 3 of 3

Vol. 11652-117

SECOND SCHEDULE (continued)

	PARTICULARS	Registrar General	CANCELLATION
u(h)	T325103 Lease V459893. Surrendered as regards part being the storage room allotted to Suite 2. Registered 25.1.1985.		
h	V459894 Lease to Eurotherm International Pty. Limited part being Suite 1A of the Building erected on the Land known as 44-46 Oxford Street, Epping together with and reserving rights. Expires 30.4.1986 with Option of Renewal for 3 years. Registered 25.1.1985.		
6th 21.7.1985 h	V835620 Lease to Mirvac Pty. Limited of premises being Suite 3, 44-46 Oxford Street, Epping together with storage area allotted together with and reserving rights expires 30-9-1986 and option of renewal for 3 years. Registered 30-7-1985.		
u(h)	V835620 Lease W155652 Lease to D. & K. Nominees Pty. Limited of premises known as 1st floor Suite 3, 44-46 Oxford Street Epping with and reserving rights Expires 29-9-1986 Option of renewal 3 years Registered 6-2-1986		
M	W287098 Caveat by Wang Computer Pty. Limited Registered 17-4-1986.		Y102432
	W575007 Mortgage to Public Trustee. Registered 24-10-1986		
	W287098 Caveat W575006 Caveator consented. Registered 24-10-1986		Y102432
	W287098 Caveat W575007 Caveator consented. Registered 24-10-1986		Y102432
M	W587202 Mortgage to Mortgage Acceptance (Advances) Pty. Limited. Registered 17-11-1986		
	W287098 Caveat W587202 Caveator consented. Registered 17-11-1986		Y102432
h	Y311873 Lease to Digital Equipment Corporation (Australia) Pty. Limited of premises being suite 2 (C) 44-46 Oxford Street, Epping. Expires 13-10-1993. Option of Renewal 5 years. Registered 8-5-1989.		
h	Y311874 Lease to Comperex (N.S.W.) Pty. Limited of premises being Suite 2 (B) 44-46 Oxford St., Epping together with the storage area shown hatched black on the plan with Y311874. Expires 31-5-1991. Option of renewal 3 years. Registered 8-5-1989.		
h	Y520835 Lease to Australian Telecommunications Commission of premises being Suite 2 (a) 44-46 Oxford Street, Epping. Expires 30-9-1990. Option of renewal for 3 years. Registered 16-8-1989		

NOTATIONS AND UNREGISTERED DEALINGS

W155652 (V835620) W157088 W155067 W587202 Y102432 Y311873 Y311874 Y520835		
--	--	--

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

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

CANCELLED

SEE AUTO FOLIO

NOTATIONS AND UNREGISTERED DEALINGS



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/4/2015 12:32PM

FOLIO: A/390454

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11652 FOL 117

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
4/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/4/1990	Y922419	DISCHARGE OF MORTGAGE	
5/4/1990	Y922420	VARIATION OF MORTGAGE	EDITION 1
10/10/1990	Z193047	LEASE	EDITION 2
27/12/1990	Z390460	LEASE	EDITION 3
18/7/1991	Z737115	LEASE	EDITION 4
4/2/1992	E191177	LEASE	EDITION 5
9/12/1992	E964436	VARIATION OF MORTGAGE	EDITION 6
6/12/1995	O746267	VARIATION OF MORTGAGE	EDITION 7
18/6/1996	2221046	DETERMINATION OF LEASE	
18/6/1996	2221047	DETERMINATION OF LEASE	
18/6/1996	2221048	LEASE	
18/6/1996	2221049	LEASE	
18/6/1996	2221050	LEASE	EDITION 8
19/6/1996	2221051	LEASE	
19/6/1996	2221052	LEASE	EDITION 9
15/7/1996	2303680	LEASE	EDITION 10
31/1/1997	2801594	CAVEAT	
12/12/1997	3169710	REQUEST	
12/12/1997	3169711	LEASE	
12/12/1997	3169712	LEASE	
12/12/1997	3375913	LEASE	EDITION 11
25/5/1998	5007541	WITHDRAWAL OF CAVEAT	

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 29/4/2015



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/4/2015 12:32PM

FOLIO: A/390454

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
25/5/1998	5007542	REQUEST	
25/5/1998	5007543	LEASE	EDITION 12
26/11/1998	5423559	VARIATION OF MORTGAGE	EDITION 13
28/7/2000	6982744	DETERMINATION OF LEASE	
28/7/2000	6982745	LEASE	EDITION 14
4/4/2002	8440500	DETERMINATION OF LEASE	
4/4/2002	8440501	LEASE	
4/4/2002	8440502	LEASE	EDITION 15
4/10/2002	8927107	LEASE	EDITION 16
15/12/2003	AA257441	VARIATION OF MORTGAGE	EDITION 17
11/6/2004	AA715140	LEASE	EDITION 18
26/10/2004	AB48860	DETERMINATION OF LEASE	
26/10/2004	AB48861	LEASE	
26/10/2004	AB48862	LEASE	EDITION 19
6/3/2006	AC157946	DETERMINATION OF LEASE	
6/3/2006	AC157947	LEASE	EDITION 20
12/9/2008	AE208513	DETERMINATION OF LEASE	
12/9/2008	AE208514	LEASE	EDITION 21
20/3/2009	AE566066	LEASE	EDITION 22
30/4/2009	AE643057	MORTGAGE	EDITION 23
23/7/2009	AE852249	DISCHARGE OF MORTGAGE	EDITION 24
5/11/2009	AF19445	LEASE	EDITION 25
10/8/2010	AF683986	LEASE	EDITION 26
2/12/2011	AG659904	DISCHARGE OF MORTGAGE	
2/12/2011	AG659905	MORTGAGE	EDITION 27
14/11/2012	AH366925	LEASE	EDITION 28

END OF PAGE 2 - CONTINUED OVER

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29/04/2015



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/4/2015 12:32PM

FOLIO: A/390454

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
4/4/2014	AI442647	LEASE	EDITION 29
9/5/2014	AI539222	LEASE	
9/5/2014	AI539223	LEASE	EDITION 30

*** END OF SEARCH ***

sh

PRINTED ON 29/4/2015

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29/04/2015



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Information provided through Tri-Search an approved LPL/SH/ Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/390454

SEARCH DATE	TIME	EDITION NO	DATE
29/4/2015	12:25 PM	30	9/5/2014

LAND

LOT A IN DEPOSITED PLAN 390454
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP390454

FIRST SCHEDULE

PIRASTA PTY LIMITED (T W575006)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 Q378265 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN AS PROPOSED DRAINAGE EASEMENT 1.5 METRES WIDE IN THE PLAN WITH Q378265
- 3 AG659905 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 4 AH366925 LEASE TO COMMONWEALTH OF AUSTRALIA OF SUITES 1 & 2, "OXFORD PLACE", 44-46 OXFORD STREET, EPPING. EXPIRES: 31/5/2015. OPTION OF RENEWAL: 3 YEARS.
- 5 AI442647 LEASE TO EPPING SURGERY CENTRE PTY LIMITED OF SUITE 3, "OXFORD PLACE", 44-46 OXFORD STREET, EPPING.. EXPIRES: 31/5/2018.
- 6 AI539222 LEASE TO CAMP QUALITY LIMITED OF SUITES 6, 6A & 7 "OXFORD PLACE", 44-46 OXFORD STREET, EPPING. EXPIRES: 31/12/2015. OPTION OF RENEWAL: 2 YEARS 5 MONTHS.
- 7 AI539223 LEASE TO EPILEPSY ASSOCIATION OF SUITE 8 "OXFORD PLACE", 44-46 OXFORD STREET, EPPING. EXPIRES: 31/5/2018.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

SH

PRINTED ON 29/4/2015

*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.

M
NEW SOUTH WALES
(For Grant and title reference
prior to first edition see
Deposited Plan.)

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

TORRENS TITLE
Register Book

Vol. 9159 Fol. 227



CANCELLED W

1st Edition issued 10-4-1962.

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.

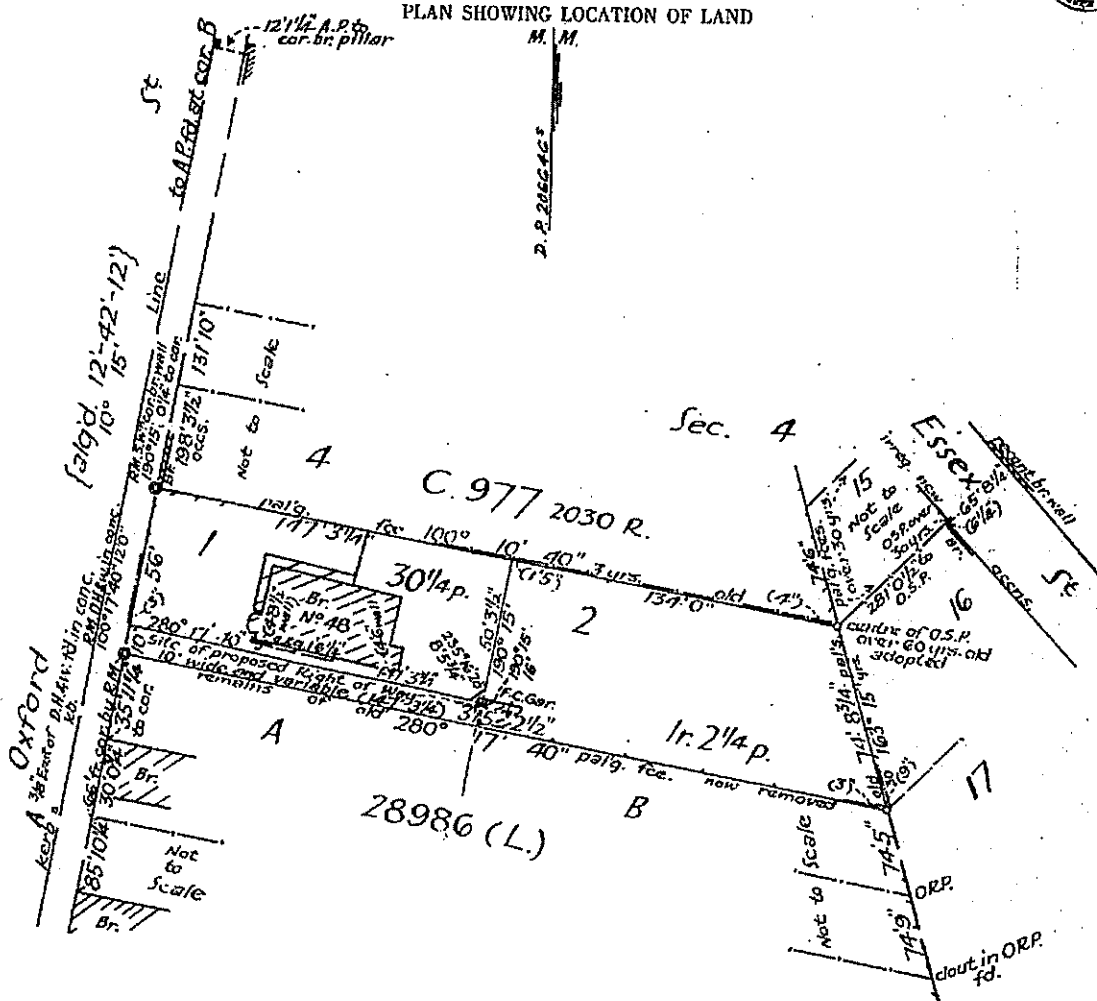
Witness

Atteney

Jawatson
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 206646s at Epping in the Shire of Hornsby Parish of Field of Mars and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

SYDNEY EDWARD PUCKERING, Epping, Retired Draper.

Jawatson

Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

Jawatson

Registrar General.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Victoria Bakery Pty Limited
Mexico Holdings Pty Limited
Proclamation Pointe Realty
Copeland Developments Limited
 by Transfer S569653 Registered 15-7-1981

This Deed is enrolled and Certificate of Title issued
 Vol. _____ Folio _____ dated _____

REGISTRAR GENERAL

NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
Transfer	H940408	10-11-1961	22-6-1962	<i>[Signature]</i>
Transfer	P953055	4-11-1976	4-11-1976	<i>[Signature]</i>
Transfer	Q378266	28-11-1977	28-11-1977	<i>[Signature]</i>

CANCELLED

See new edition issued 24-8-1981
 vide S569654

REGISTRAR GENERAL

SECOND SCHEDULE (continued)

PARTICULARS

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Transfer	H 940408	10-11-1961	Right of conveyance over part of the land within described above in Deposited Plan No. 2066468 and in the plan shown as site of proposed right of way			
Transfer	H940409	10-11-1961	to Victoria Bakery Pty Limited	22-6-1962	<i>[Signature]</i>	
Transfer	K889429	20-10-1967	to Mexico Holdings Pty Limited	22-6-1968	<i>[Signature]</i>	Discharged J 525909
Transfer	P953056		to Proclamation Pointe Realty	11-11-1968	<i>[Signature]</i>	
Transfer	Q378265		to Copeland Developments Limited	4-11-1976	<i>[Signature]</i>	Discharged Q378263
Transfer	Q378266		to Victoria Bakery Pty Limited	28-11-1977	<i>[Signature]</i>	Discharged Q378264
Transfer	Q41441		to Mexico Holdings Pty Limited	28-11-1977	<i>[Signature]</i>	
Transfer	Q41441		to Mexico Holdings Pty Limited	28-11-1977	<i>[Signature]</i>	
Transfer	S569654		to Mexico Holdings Pty Limited	28-11-1977	<i>[Signature]</i>	
Transfer	S569654		to Mexico Holdings Pty Limited	28-11-1977	<i>[Signature]</i>	
Transfer	S569654		to Mexico Holdings Pty Limited	28-11-1977	<i>[Signature]</i>	

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

FORM No. 184

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE

Register

CANCELLED

Vol. **9159** Fol. **227**
See new edition

EDITION ISSUED

25 8 1981

Crown Grant Vol. 823 Fol. 232

Prior Title Vol. 5124 Fol. 246



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.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

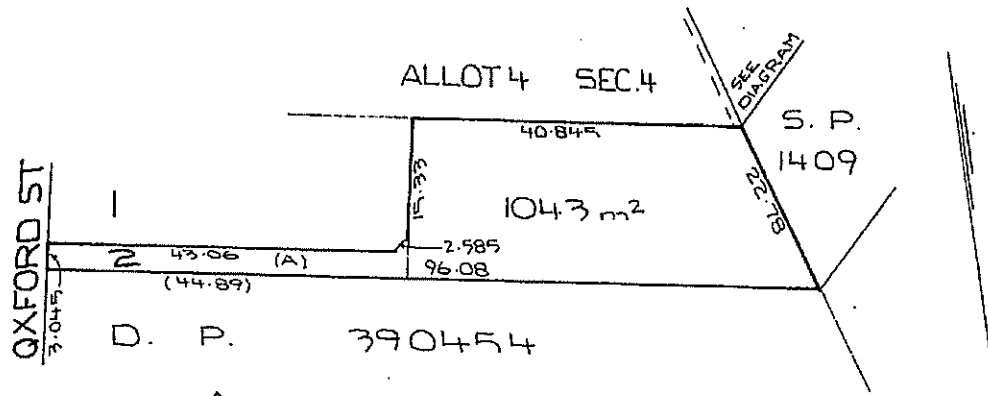
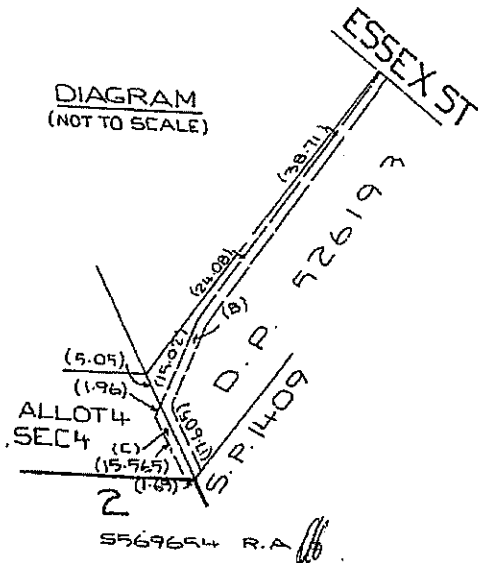


DIAGRAM
(NOT TO SCALE)



- (A) RIGHT OF CARRIAGEWAY 3.045 WIDE AND VAR. WIDTH - H940408
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE - K889429
- (C) EASEMENT FOR DRAINAGE 1.5 WIDE - Q378265

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 206646 at Epping in the Shire of Hornsby Parish of Field of Mars County of Cumberland.

FIRST SCHEDULE

~~COPELAND DEVELOPMENTS LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. H940408 Right of Carriageway affecting the land shown so burdened in the plan hereon.
3. K889429 Easement to drain water appurtenant to the land above described affecting the land shown so burdened in the plan hereon.
4. Q378265 Easement for drainage appurtenant to the land above described affecting the land shown so burdened in the plan hereon.
5. ~~Q414161 Lease to [illegible] Holdings Pty. Limited of premises known as 44-46 Oxford Street, Epping. Expires 31.12.1982. 5864623 and 5864624~~
6. ~~5569654 Mortgage to Mercantile Credits Limited. Discharged 5892394~~

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

~~The Mutual Life and Citizens' Assurance Company Limited., by Transfer S892395. Registered 10-12-1982~~
 Pirasta Pty. Limited by Transfer W575006. Registered 24-10-1986

CANCELLED

See new edition issued 5-12-1986

Vide W587202



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

T243874	Lease to Xenics Medical Systems Pty. Limited of premises being Suite 3 of the building erected at 44-46 Oxford Street, Epping, together with the storage area, together with and reserving rights and option of renewal. Expires 31-5-1985. Registered 24-9-1982.		V835620
T325103	Lease to Wang Computer Pty. Ltd. of premises being Suite 2, 44-46 Oxford Street, Epping, together with storage area allotted to the Suite, together with and reserving rights and an option of renewal. Expires 30-6-1985. Registered 10-12-1982		
V385289	Lease to Chesebrough-Pond's International Limited of Suite 1B, 44-46 Oxford Street, Epping, with and reserving rights. Expires 15-4-1986. Option of renewal 3 years. Registered 19-10-1984.		
V385291	Lease to Westpac Banking Corporation of Suites 1C and 1D, 44-46 Oxford Street, Epping, with and reserving rights. Expires 15-4-1989. Option of renewal 5 years. Registered 19-10-1984		
T325103	Lease V459893. Surrendered as regards part being the storage room allotted to Suite 2. Registered 25.1.1985.		
V459894	Lease to Eurotherm International Pty. Limited part being Suite 1A of the Building erected on the Land known as 44-46 Oxford Street, Epping together with and reserving rights. Expires 30.4.1986 with Option of Renewal for 3 years. Registered 25.1.1985.		
V835620	Lease to Harva Pty. Limited of premises being Suite 3, 44-46 Oxford Street, Epping together with storage area allotted together with and reserving rights expires 30-9-1986. and option of renewal for 3 years. Registered 30-7-1985.		
V835620	Lease W155652 Lease to D. & K. Nominees Pty. Limited of premises known as 1st floor Suite 3, 44-46 Oxford Street Epping with and reserving rights Expires 29-9-1986 Option of renewal 3 years Registered 6-2-1986		
W287098	Caveat by Wang Computer Pty. Limited. Registered 17-4-1986.		
W575007	Mortgage to Public Trustee. Registered 24-10-1986		
W287098	Caveat W575006 Caveator consented. Registered 24-10-1986		
W287098	Caveat W575007 Caveator consented. Registered 24-10-1986		
W587202	Mortgage to Mortgage Acceptance (Advances) Pty. Limited. Registered 17-11-1986		
W287098	Caveat W587202 Caveator Consented. Registered 17-11-1986		

NOTATIONS AND UNREGISTERED DEALINGS

17/11/86 5892394 -91 7/10 1243874 (Suite 3) 1325103 (Suite 2) V385289 9000 911 9200 V459893 911 9300 V835620 -621 CC W155652 (W835620) W287098 W575006 W587202 W/C 6	5892394 1243874 1325103 V385289 V459893 V835620 W155652 W287098 W575006 W587202
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CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900



09159227

Vol. 9159 Fol. 227

First Title Vol. 823 Fol. 232

Prior Title Vol. 5124 Fol. 246



COLLATION
ISSUED 5 12 1936

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

CANCELLED

[Signature]

Registrar General.
SEE AUTO FOLIO



LAND REFERRED TO

S
Lot 2 in DP206646 at Epping in the Shire of Hornsby Parish of Field of Mars County of Cumberland.

Title Diagram: DP206646.

FIRST SCHEDULE

PIRATA PTY. LIMITED.

W575006

SECOND SCHEDULE

- PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page 1) Vol. 9159 Fol. 227
1. Reservations and conditions in the Crown grant.
 2. H940408 Right of carriageway affecting the part of the land within described shown as "site of proposed Right of way" in DP206646.
 3. K889429 Easement to drain water appurtenant to the land within described affecting the strip of land 1.5 wide shown as "site of an easement for drainage" in DP526193.
 4. Q378265 Easement for drainage appurtenant to the land within described affecting the land shown as proposed drainage easement in DP451085.
 5. T325103 Lease to Wang Computer Pty. Ltd. of premises being Suite 2, 44-46 Oxford Street, Epping together with storage area allotted to the suite. Expires 30-6-1985. Option of renewal 3 years.
 6. V305209 Lease to Chesbrough-Pond's International Limited of Suite 1B, 44-46 Oxford Street, Epping. Expires 15-4-1986. Option of renewal 3 years.
 7. V385291 Lease to Westpac Banking Corporation of Suites 1C and 1D, 44-46 Oxford Street, Epping. Expires 15-4-1989. Option of renewal 5 years.
 8. T325103 Lease V459893 Surrendered as regards part being the storage room allotted to Suite 2.
 9. V459894 Lease to Eurotherm International Pty. Limited being Suite 1A, 44-46 Oxford Street, Epping. Expires 30-4-1986. Option of renewal 3 years.
 10. V835620 Lease to Mirvac Pty. Limited of premises being Suite 3, 44-46 Oxford Street, Epping together with storage area allotted. Expires 30-9-1986. Option of renewal 3 years.
 11. V835620 Lease W155652 Sub-lease to D. & K. Nominees Pty. Limited. Expires 29-9-1986. Option of renewal 3 years.
 12. W575007 Mortgage to Public Trustee.
 13. W587202 Mortgage to Mortgage Acceptance (Advances) Pty. Limited.

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

AL
L.O. 55

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

CANCELLED
SEE AUTO FOLIO

NOTATIONS AND UNREGISTERED DEALINGS

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



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/4/2015 12:30PM

FOLIO: 2/206646

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

Prior Title(s): VOL 9159 FOL 227

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/5/1989	Y311873	LEASE	
23/5/1989	Y311874	LEASE	EDITION 1
17/8/1989	Y520835	LEASE	EDITION 2
5/4/1990	Y922419	DISCHARGE OF MORTGAGE	
5/4/1990	Y922420	VARIATION OF MORTGAGE	EDITION 3
10/10/1990	Z193047	LEASE	EDITION 4
27/12/1990	Z390460	LEASE	EDITION 5
18/7/1991	Z737115	LEASE	EDITION 6
4/2/1992	E191177	LEASE	EDITION 7
9/12/1992	E964436	VARIATION OF MORTGAGE	EDITION 8
14/10/1993		AMENDMENT: LOCAL GOVT AREA	
6/12/1995	O746267	VARIATION OF MORTGAGE	EDITION 9
18/6/1996	2221046	DETERMINATION OF LEASE	
18/6/1996	2221047	DETERMINATION OF LEASE	
18/6/1996	2221048	LEASE	
18/6/1996	2221049	LEASE	
18/6/1996	2221050	LEASE	EDITION 10
19/6/1996	2221051	LEASE	
19/6/1996	2221052	LEASE	EDITION 11
15/7/1996	2303680	LEASE	EDITION 12
31/1/1997	2801594	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/4/2015 12:30PM

FOLIO: 2/206646

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
12/12/1997	3169710	REQUEST	
12/12/1997	3169711	LEASE	
12/12/1997	3169712	LEASE	
12/12/1997	3375913	LEASE	EDITION 13
25/5/1998	5007541	WITHDRAWAL OF CAVEAT	
25/5/1998	5007542	REQUEST	
25/5/1998	5007543	LEASE	EDITION 14
26/11/1998	5423559	VARIATION OF MORTGAGE	EDITION 15
28/7/2000	6982744	DETERMINATION OF LEASE	
28/7/2000	6982745	LEASE	EDITION 16
4/4/2002	8440500	DETERMINATION OF LEASE	
4/4/2002	8440501	LEASE	
4/4/2002	8440502	LEASE	EDITION 17
4/10/2002	8927107	LEASE	EDITION 18
15/12/2003	AA257441	VARIATION OF MORTGAGE	EDITION 19
11/6/2004	AA715140	LEASE	EDITION 20
26/10/2004	AB48860	DETERMINATION OF LEASE	
26/10/2004	AB48861	LEASE	
26/10/2004	AB48862	LEASE	EDITION 21
6/3/2006	AC157946	DETERMINATION OF LEASE	
6/3/2006	AC157947	LEASE	EDITION 22
12/9/2008	AE208513	DETERMINATION OF LEASE	
12/9/2008	AE208514	LEASE	EDITION 23
30/3/2009	AE582278	DEPARTMENTAL DEALING	EDITION 24
30/3/2009	AE582317	DEPARTMENTAL DEALING	EDITION 25
30/4/2009	AE643057	MORTGAGE	EDITION 26
23/7/2009	AE852249	DISCHARGE OF MORTGAGE	EDITION 27
5/11/2009	AF19445	LEASE	EDITION 28

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH
-----SEARCH DATE

29/4/2015 12:30PM

FOLIO: 2/206646

PAGE 3

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
10/8/2010	AF683986	LEASE	EDITION 29
2/12/2011	AG659904	DISCHARGE OF MORTGAGE	
2/12/2011	AG659905	MORTGAGE	EDITION 30
14/11/2012	AH366925	LEASE	EDITION 31
4/4/2014	AI442647	LEASE	EDITION 32
9/5/2014	AI539222	LEASE	
9/5/2014	AI539223	LEASE	EDITION 33

*** END OF SEARCH ***

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29/04/2015



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/206646

SEARCH DATE	TIME	EDITION NO	DATE
29/4/2015	12:24 PM	33	9/5/2014

LAND

LOT 2 IN DEPOSITED PLAN 206646
AT EPPING
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP206646

FIRST SCHEDULE

PIRASTA PTY. LIMITED

SECOND SCHEDULE (9 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H940408 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND
WITHIN DESCRIBED SHOWN AS SITE OF PROPOSED RIGHT OF
WAY IN DP206646
- 3 K889429 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND
ABOVE DESCRIBED EASEMENT TO DRAIN WATER APPURTENANT
AFFECTING THE STRIP OF LAND 1.5 WIDE SHOWN AS SITE OF
AN EASEMENT FOR DRAINAGE IN DP526193
- 4 Q378265 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE
DESCRIBED APPURTENANT TO THE LAND WITHIN DESCRIBED
AFFECTING THE LAND SHOWN AS PROPOSED DRAINAGE EASEMENT
IN DP451085
- 5 AG659905 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 6 AH366925 LEASE TO COMMONWEALTH OF AUSTRALIA OF SUITES 1 & 2,
"OXFORD PLACE", 44-46 OXFORD STREET, EPPING. EXPIRES:
31/5/2015. OPTION OF RENEWAL: 3 YEARS.
- 7 AI442647 LEASE TO EPPING SURGERY CENTRE PTY LIMITED OF SUITE
5, "OXFORD PLACE", 44-46 OXFORD STREET, EPPING.
EXPIRES: 31/5/2018.
- 8 AI539222 LEASE TO CAMP QUALITY LIMITED OF SUITES 6, 6A & 7
"OXFORD PLACE", 44-46 OXFORD STREET, EPPING. EXPIRES:
31/12/2015. OPTION OF RENEWAL: 2 YEARS 5 MONTHS.
- 9 AI539223 LEASE TO EPILEPSY ASSOCIATION OF SUITE 8 "OXFORD
PLACE", 44-46 OXFORD STREET, EPPING. EXPIRES:
31/5/2018.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES
(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



091592

Vol. 22 J. J. J. J. Fol. 44 n



1st Edition issued 10-4-1962.

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 said plan.

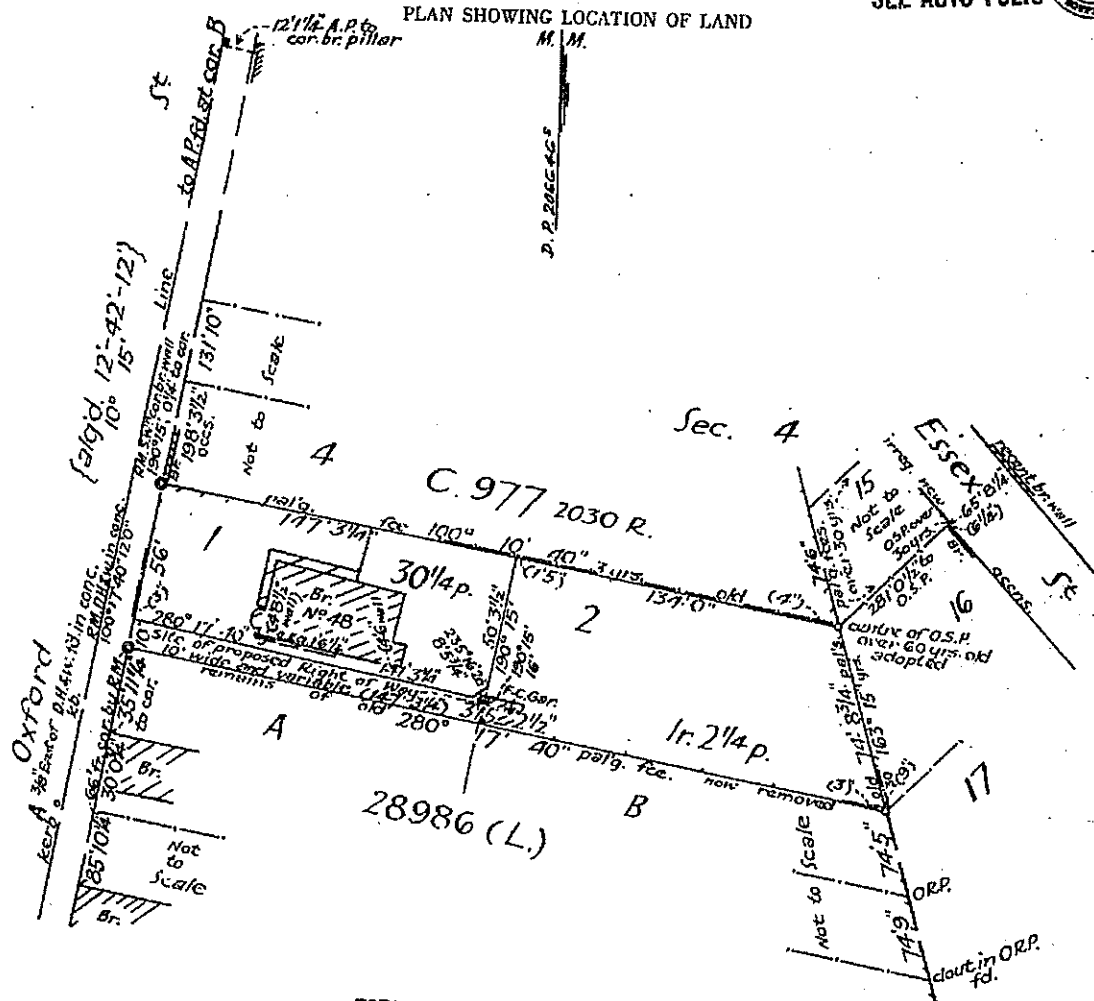
Witness

A Tenney

CANCELLED
Lawson
 Registrar-General
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 2066456 at Epping in the Shire of Hornsby Parish of Field of Mars and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~SYDNEY EDWARD PUCKERING, of Epping, Retired Draper.~~

J. Watson

Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

Jenkinson

Registrar General.

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



Legal Liaison Services

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/4/2015 3:34PM

FOLIO: 1/206646

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9159 FOL 226

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/10/1993		AMENDMENT: LOCAL GOVT AREA	
8/1/2004	AA306635	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
25/2/2004	AA445909	TRANSFER	
25/2/2004	AA445910	MORTGAGE	EDITION 2
9/2/2012	AG684940	LEASE	EDITION 3
18/5/2012	AG996091	LEASE	EDITION 4
5/1/2015	AI934615	LEASE	EDITION 5

*** END OF SEARCH ***

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Information provided through Tri-Search an approved LPI NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/206646

SEARCH DATE	TIME	EDITION NO	DATE
29/4/2015	3:34 PM	5	5/1/2015

LAND

LOT 1 IN DEPOSITED PLAN 206646
AT EPPING
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP206646

FIRST SCHEDULE

PIRASTA PTY LIMITED (T AA445909)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H940408 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED RIGHT OF WAY SHOWN WITHIN LOT 2 IN DP206646
- 3 AA445910 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 4 AG996091 LEASE TO DALYLA PTY LTD OF UNIT 1, THE PAVILION, 48 OXFORD ST., EPPING. EXPIRES: 21/5/2015. OPTION OF RENEWAL: 3 YEARS.
- 5 AI934615 LEASE TO THE RESILIENCE CENTRE PTY LTD OF PART 48 OXFORD STREET, EPPING AS SHOWN HATCHED IN PLAN WITH AI934615. EXPIRES: 30/11/2017.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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