



Attachment B

Certificate of Title

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 06824 FOLIO 657

Security no : 124131202253J
Produced 09/01/2026 11:29 AM

CROWN GRANT

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 863659L.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

GREGORY JAMES MCPHERSON of 33 LILIAN STREET BULLEEN VIC 3105
AQ582543Y 22/12/2017

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT876138U 16/12/2020
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AY182425R 08/07/2024

Caveator
COBDEN BESS PTY LTD ACN: 678086041
Grounds of Claim
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
22/06/2024
Estate or Interest
EXECUTORY OR CONTINGENT INTEREST
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
HAMILTON LOCKE PTY LTD
Notices to
SIEGFRIED PSUTKA-JONES of 29 RINGARA STREET MANLY WEST QLD 4179

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Any crown grant reservations exceptions conditions limitations and powers
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP863659L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 16/12/2020

DOCUMENT END

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AY182425R
Date and Time Lodged	08/07/2024 01:21:12 PM		

Lodger Details

Lodger Code	22998P
Name	HAMILTON LOCKE PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	40477 Cobden Caveat

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CAVEAT

Jurisdiction	VICTORIA
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Land Title Reference

6824/657

Caveator

Name	COBDEN BESS PTY LTD
ACN	678086041

Grounds of claim

Option to lease with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

22/06/2024

Estate or Interest claimed

Executory or Contingent Interest

Prohibition

Unless I/we consent in writing

Name and Address for Service of Notice

Siegfried Psutka-Jones



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Street Number	29
Street Name	RINGARA
Street Type	STREET
Locality	MANLY WEST
State	QLD
Postcode	4179

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	COBDEN BESS PTY LTD
Signer Name	MARGOT KING
Signer Organisation	HAMILTON LOCKE PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	08 JULY 2024

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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TITLE PLAN

TP 863659L

LAND DESCRIPTION INCLUDING RESERVATIONS, CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

ALL THAT PIECE OF LAND in the said State containing
one hundred and eighteen acres and twenty-two perches more or less being Allotments twenty-three and forty-
one of Section one in the Parish of Tandarook County of Heytesbury

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act* 1928 in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the said land and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of the same AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act* 1935 on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the purpose of obtaining or obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for the obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.
AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver and upon Crown lands PROVIDED that compensation shall be paid to the said Grantee

his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

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LENGTHS ARE IN
METRES

Metres = 0.3048 Feet
Metres = 0.201168 x Links

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