

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

VOLUME 11507 FOLIO 582

Security no : 124089890490Y
Produced 13/05/2021 04:03 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 722545E.
PARENT TITLE Volume 10817 Folio 216
Created by instrument PS722545E 15/07/2014

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FURNARI FUND PTY LTD of UNIT 1904 18 CAVENDISH STREET GEELONG VIC 3220
AT816269S 30/11/2020

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AT816269S 30/11/2020
Expiry Date 01/07/2032

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 PS722545E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 21122Q REDMAN LYNCH WASHINGTON
Effective from 01/12/2020

DOCUMENT END

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| | |
|---|-------------------------|
| Document Type | Plan |
| Document Identification | PS722545E |
| Number of Pages (excluding this cover sheet) | 3 |
| Document Assembled | 13/05/2021 16:20 |

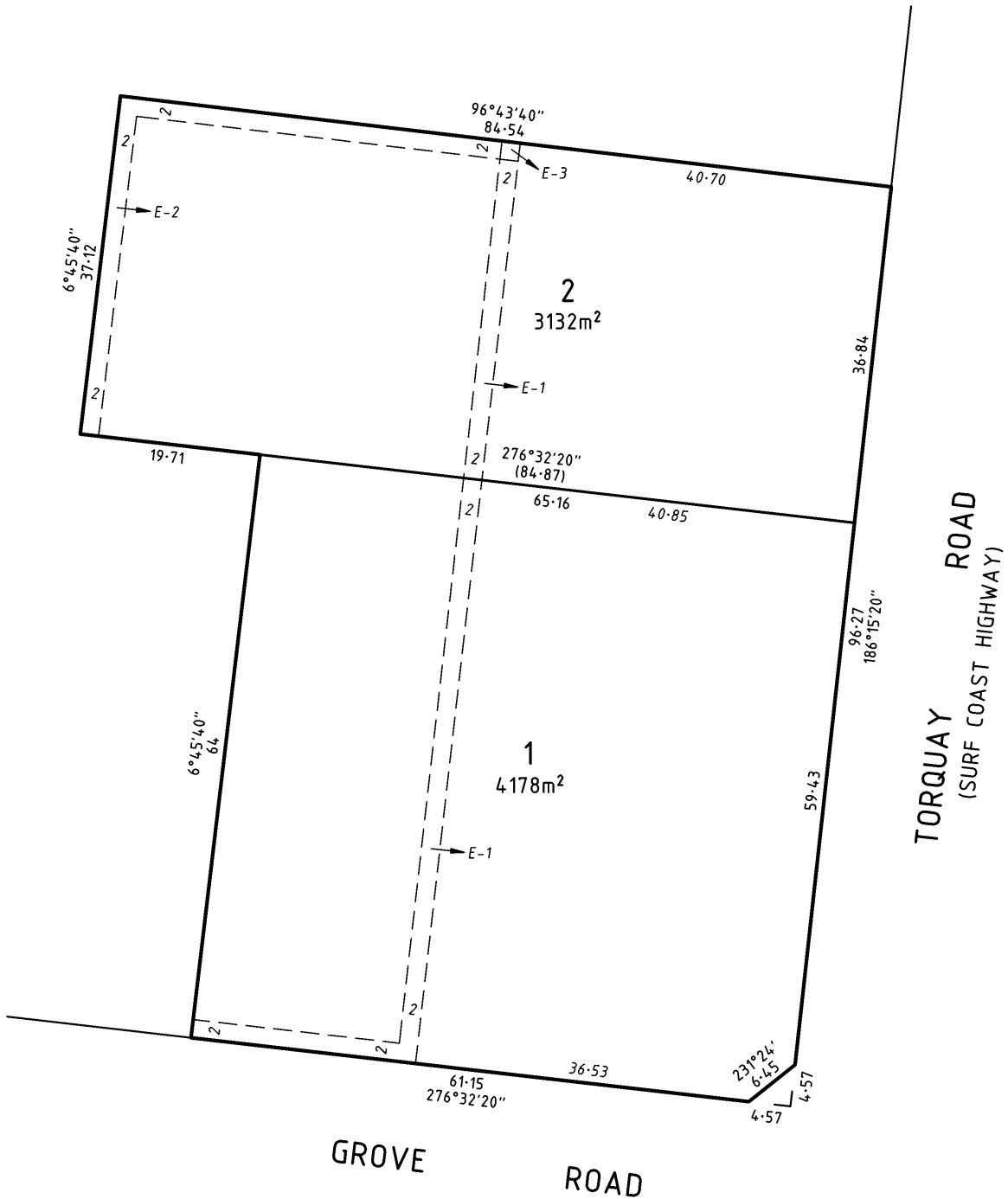
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| PLAN OF SUBDIVISION | | LV USE ONLY EDITION 1 | PLAN NUMBER PS722545E | |
|---|-------------------------|---|---------------------------------|---|
| <p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: DUNEED</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 19 (PART)</p> <p>TITLE REFERENCES: VOL.10817 FOL.216</p> <p>LAST PLAN REFERENCE/S: LOT A ON PS518150T</p> <p>POSTAL ADDRESS: 121-131 TORQUAY ROAD, (At time of subdivision) GROVEDALE, 3216.</p> <p>MGA CO-ORDINATES (of approx centre of land in plan) E 267 255 ZONE: 55 N 5769 435 GDA 94</p> | | Council Name: GREATER GEELONG CITY COUNCIL | | |
| VESTING OF ROADS AND/OR RESERVES | | NOTATIONS | | |
| IDENTIFIER | COUNCIL / BODY / PERSON | | | |
| NIL | NIL | | | |
| NOTATIONS | | | | |
| DEPTH LIMITATION: DOES NOT APPLY | | | | |
| <p>SURVEY: THIS PLAN IS IS NOT BASED ON SURVEY TO BE COMPLETED WHERE APPLICABLE: THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 106 & 134 IN PROCLAIMED SURVEY AREA No. -</p> <p>STAGING THIS IS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT NO. 66/2013</p> | | | | |
| EASEMENT INFORMATION | | | | |
| LEGEND A - Appurtenant Easement E - Encumbering Easement R-Encumbering Easement (Road) | | | | |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
| E-1, E-3 | SEWERAGE | 2 | PS518150T | BARWON REGION WATER AUTHORITY |
| E-2, E-3 | DRAINAGE | 2 | PS518150T | CITY OF GREATER GEELONG |
| | | | | |
| <p>TGM Group Geelong 1/27-31 Myers Street (PO Box 1137) Geelong Vic 3220 T 03 5202 4600 F 03 5202 4691 ABN 11 125 568 461 www.tgmgroup.com</p> | | <p>DIGITALLY SIGNED BY LICENSED SURVEYOR:</p> <p style="font-size: 1.2em;">RAYMOND JAMES DUNN</p> | | <p>SHEET 1 OF 2 SHEETS</p> <p>ORIGINAL SHEET SIZE A3</p> <p>PLAN REGISTERED</p> <p>TIME: 5.22pm</p> <p>DATE: 15 / 7 / 2014</p> <p>HEATH RICHARDS</p> <p>Assistant Registrar of Titles</p> |
| <p>JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001</p> | | <p>REF 11430-04</p> | <p>VERSION 1</p> | |

PLAN NUMBER
PS722545E

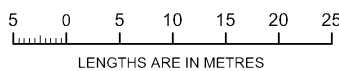


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SCALE



ORIGINAL

| | |
|-------|------------|
| SCALE | SHEET SIZE |
| 1:500 | A3 |

Sheet 2 of 2 Sheets

DIGITALLY SIGNED BY LICENSED SURVEYOR:

REF **11430-04**

VERSION **1**

Plan of Subdivision PS722545E
Certification of plan by Council (Form
2)



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S043156P
Plan Number: PS722545E
Responsible Authority Name: City of Greater Geelong
Responsible Authority Reference Number 1: 11379
Surveyor's Plan Version: 1

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: Hugh Griffiths
Organisation: City of Greater Geelong
Date: 30/04/2014



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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| | | | |
|----------------------|------------------------|----------------|-----------|
| Status | Registered | Dealing Number | AT816269S |
| Date and Time Lodged | 30/11/2020 12:46:20 PM | | |

Lodger Details

| | |
|-------------|-------------------------|
| Lodger Code | 21122Q |
| Name | REDMAN LYNCH WASHINGTON |
| Address | |
| Lodger Box | |
| Phone | |
| Email | |
| Reference | |

TRANSFER

| | |
|--------------|----------|
| Jurisdiction | VICTORIA |
|--------------|----------|

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

11507/582

Transferor(s)

| | |
|------|-------------------------------|
| Name | MB & ML KING HOLDINGS PTY LTD |
| ACN | 091138886 |

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 2350000.00

Transferee(s)

| | |
|-----------------------------|----------------------|
| Tenancy (inc. share) | Sole Proprietor |
| Name | FURNARI FUND PTY LTD |
| ACN | 626195999 |
| Address | |
| Unit Type | UNIT |
| Unit Number | 1904 |
| Street Number | 18 |
| Street Name | CAVENDISH |



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

| | |
|-------------|---------|
| Street Type | STREET |
| Locality | GEELONG |
| State | VIC |
| Postcode | 3220 |

Covenants

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

| | |
|----------------------|-------------|
| Burdened land | the Land |
| Benefited land | MCP: AA6880 |
| Restrictive covenant | MCP: AA6880 |
| Expiry Date | 01/07/2032 |

Duty Transaction ID

4961590

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

| | |
|-----------------------|-------------------------------|
| Executed on behalf of | FURNARI FUND PTY LTD |
| Signer Name | NICHOLAS LESLIE REDMAN |
| Signer Organisation | REDMAN LYNCH WASHINGTON |
| Signer Role | AUSTRALIAN LEGAL PRACTITIONER |
| Execution Date | 30 NOVEMBER 2020 |

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

| | |
|-----------------------|-------------------------------|
| Executed on behalf of | MB & ML KING HOLDINGS PTY LTD |
| Signer Name | STUART SINCLAIR MONOTTI |
| Signer Organisation | MAST LAWYERS |
| Signer Role | AUSTRALIAN LEGAL PRACTITIONER |
| Execution Date | 30 NOVEMBER 2020 |

File Notes:

NIL

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



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Statement End.