

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

Page 1 of 1

VOLUME 09116 FOLIO 532

Security no : 124130560133Q
Produced 08/12/2025 12:11 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 110417.

PARENT TITLES :

Volume 08953 Folio 891 Volume 09085 Folio 142

Created by instrument LP110417 25/11/1975

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

107 HIGH STREET PTY LTD of LEVEL 1 85 UNION STREET ARMADALE VIC 3143
AR897324W 04/02/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX148324A 14/08/2023

BENDIGO AND ADELAIDE BANK LTD

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

DIAGRAM LOCATION

SEE LP110417 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)

Street Address: 107-113 HIGH STREET BELMONT VIC 3216

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 14/08/2023

DOCUMENT END



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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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| | | | |
|----------------------|------------------------|----------------|-----------|
| Status | Registered | Dealing Number | AR897324W |
| Date and Time Lodged | 04/02/2019 03:22:06 PM | | |

Lodger Details

| | |
|-------------|---------------------------------|
| Lodger Code | 19231X |
| Name | THE LANTERN LEGAL GROUP PTY LTD |
| 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

6442/258
7237/299
9116/532
9116/533
9235/890
11323/640

Transferor(s)

| | |
|------|-----------------|
| Name | MAJENDA PTY LTD |
| ACN | 004938274 |

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 7120000

Transferee(s)

| | |
|----------------------|-------------------------|
| Tenancy (inc. share) | Sole Proprietor |
| Name | 107 HIGH STREET PTY LTD |
| ACN | 630339203 |



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

| | |
|---------------|----------|
| Floor Type | LEVEL |
| Floor Number | 1 |
| Street Number | 85 |
| Street Name | UNION |
| Street Type | STREET |
| Locality | ARMADALE |
| State | VIC |
| Postcode | 3143 |

Duty Transaction ID

4505931

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 transferor.
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 | MAJENDA PTY LTD |
| Signer Name | BENJAMIN WILLIAM PUNIVALU |
| Signer Organisation | WHYTE, JUST & MOORE LAWYERS |
| Signer Role | AUSTRALIAN LEGAL PRACTITIONER |
| Execution Date | 04 FEBRUARY 2019 |

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee.
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 | 107 HIGH STREET PTY LTD |
| Signer Name | MARK FAGENBLAT |
| Signer Organisation | MARK FAGENBLAT SOLICITOR |
| Signer Role | AUSTRALIAN LEGAL PRACTITIONER |
| Execution Date | 04 FEBRUARY 2019 |

File Notes:

NIL

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Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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| | | | |
|----------------------|------------------------|----------------|-----------|
| Status | Registered | Dealing Number | AX148324A |
| Date and Time Lodged | 14/08/2023 01:06:10 PM | | |

Lodger Details

| | |
|-------------|----------------------|
| Lodger Code | 18057S |
| Name | BENDIGO BANK |
| Address | |
| Lodger Box | |
| Phone | |
| Email | |
| Reference | 37496957/BM01 107 Hi |

MORTGAGE

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

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Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

6442/258
9116/532
9116/533
9235/890
11323/640
12102/952

Mortgagor

| | |
|------|-------------------------|
| Name | 107 HIGH STREET PTY LTD |
| ACN | 630339203 |

Mortgagee

| | |
|---------------------------|-----------------------------------|
| Name | BENDIGO AND ADELAIDE BANK LIMITED |
| ACN | 068049178 |
| Australian Credit Licence | 237879 |
| Address | |



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Street Number 12
Street Name BATH
Street Type LANE
Locality BENDIGO
State VIC
Postcode 3550

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference AA5960
(b) Additional terms and conditions
Nil further covenants

Mortgagee Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. 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.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:
 - (a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and
 - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

| | |
|-----------------------|-----------------------------------|
| Executed on behalf of | BENDIGO AND ADELAIDE BANK LIMITED |
| Signer Name | MELANIE TAYLOR |
| Signer Organisation | BENDIGO BANK |
| Signer Role | AUTHORISED SIGNATORY |
| Execution Date | 14 AUGUST 2023 |

File Notes:

NIL

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Statement End.

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

Page 1 of 1

VOLUME 06442 FOLIO 258

Security no : 124130560132R
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LAND DESCRIPTION

Lot 9 on Plan of Subdivision 014655.
PARENT TITLE Volume 02131 Folio 159
Created by instrument 1801053 15/01/1941

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
107 HIGH STREET PTY LTD of LEVEL 1 85 UNION STREET ARMADALE VIC 3143
AR897324W 04/02/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX148324A 14/08/2023
BENDIGO AND ADELAIDE BANK LTD

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

DIAGRAM LOCATION

SEE LP014655 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)

Street Address: 107-113 HIGH STREET BELMONT VIC 3216

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 14/08/2023

DOCUMENT END



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| LIST OF MODIFICATIONS | | | | |
|-----------------------|------------------|----------------|--------|----------|
| LAND | MODIFICATION | DEALING No: | A.R.T. | NEW EDN. |
| PARTS LOTS 5-7 | EASEMENT REMOVED | APPN 1538 S 73 | AD | 1 |
| | | | | |
| | | | | |
| | | | | |

COLOUR CODE

BL=BLUE G=GREEN
 R1=BROWN P=PURPLE
 Y=YELLOW R=RED
 H=HATCH CH=CROSS HATCH

APPROPRIATIONS

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS

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



PLAN OF SUBDIVISION OF

PART OF CROWN ALLOTMENTS 2 & 3 SECTION 24
 AT BELMONT
PARISH OF BARRARBOOL
 COUNTY OF GRANT

Measurements are in Feet & Inches

Conversion Factor
 FEET X 0.3048 = METRES

WYUNA ESTATE

VOL. 2131 FOL. 094-5
 VOL. 2131 FOL. 159

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

Page 1 of 1

VOLUME 12102 FOLIO 952

Security no : 124130560197V
Produced 08/12/2025 12:12 PM

LAND DESCRIPTION

Lot 1 on Title Plan 967952J.
PARENT TITLE Volume 07237 Folio 299
Created by Application No. 142835A 05/04/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
107 HIGH STREET PTY LTD of LEVEL 1 85 UNION STREET ARMADALE VIC 3143
Application No. 142835A 05/04/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX148324A 14/08/2023
BENDIGO AND ADELAIDE BANK LTD

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 TP967952J 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 18057S BENDIGO BANK
Effective from 14/08/2023

DOCUMENT END



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| | | |
|------------|-----------|-----------|
| TITLE PLAN | EDITION 1 | TP967952J |
|------------|-----------|-----------|

LOCATION OF LAND
 PARISH: BARRARBOOL
 TOWNSHIP: -
 SECTION: 24
 CROWN ALLOTMENT: 2 (PT)

LAST PLAN REFERENCE: LP18347 (LOT 5)
 DERIVED FROM: VOL. 7237 FOL. 299
 DEPTH LIMITATION: NIL

NOTATIONS

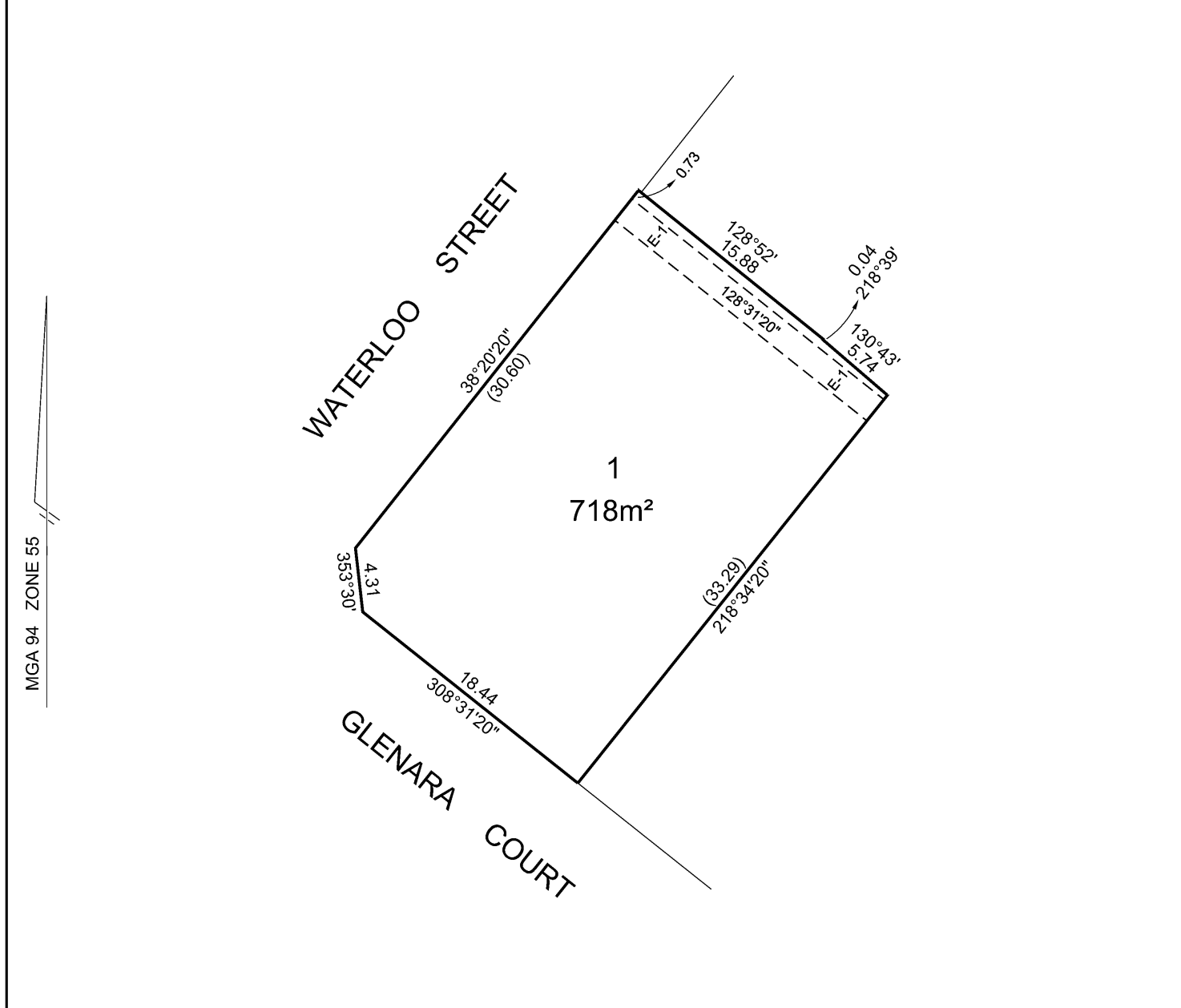
EASEMENT INFORMATION

E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT

THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by: DBR
 Date: 29/07/2019
 Assistant Registrar of Titles

| Easement Reference | Purpose | Width (Metres) | Origin | Land benefited / In favour of |
|--------------------|----------|----------------|---------|-------------------------------|
| E-1 | DRAINAGE | 1.83 | LP18347 | LOTS ON LP18347 |





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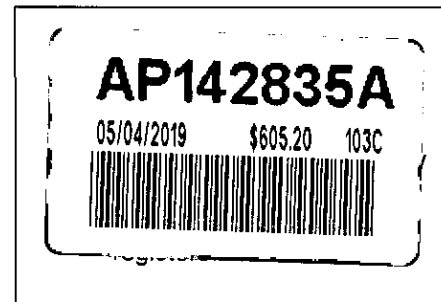
| | |
|---|-------------------------|
| Document Type | Instrument |
| Document Identification | AP142835A |
| Number of Pages (excluding this cover sheet) | 2 |
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Title boundary amendment
Section 103(2) Transfer of Land Act 1958



Lodged by

Name: MARK FAGENBLAT SOLICITOR
Phone: 0418 319 696
Address: 3/185 ORRONG ROAD ST KILDA EAST VIC 3183
Reference: MARK FAGENBLAT
Customer code: 7293R

The applicant applies to correct the land description to accord with the plan of survey specified.

Land: (volume and folio)

VOLUME 7237 FOLIO 299

Applicant: (full name and address, including postcode)

107 HIGH STREET PTY LTD LEVEL 1, 85 UNION STREET ARMADALE VIC 3143

Amendment: (give details of the nature of the proposed amendment e.g to accord with the land shown on plan of survey by X.Y. licensed surveyor, and date)

TO ACCORD WITH THE LAND SHOWN ON PLAN OF SURVEY BY DAVID REGINALD RENDLE
LICENSED SURVEYOR, DATED 1 OCTOBER 2018

SPEAR no.: (if applicable)

S128543C

Signing:

A large, stylized handwritten signature in black ink, appearing to read 'Mark Fagenblat', written over a horizontal line.

35271702A

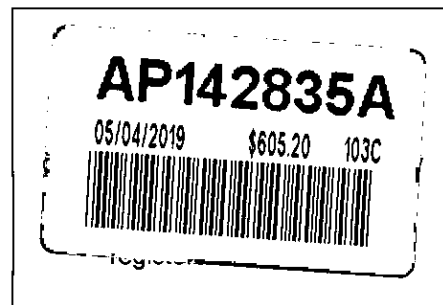
103(2)TLA

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Title boundary amendment
Section 103(2) Transfer of Land Act 1958



Certifications

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
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 107 HIGH STREET PTY LTD

Signer Name MARK FAGENBLAT

Signer Organisation MARK FAGENBLAT SOLICITOR

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature

A large, stylized handwritten signature in black ink, written over the signature line and extending into the execution date area.

Execution Date 29/03/2019

35271702A

103(2)TLA

Page 2 of 2

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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| | | | |
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| Status | Registered | Dealing Number | AX148324A |
| Date and Time Lodged | 14/08/2023 01:06:10 PM | | |

Lodger Details

| | |
|-------------|----------------------|
| Lodger Code | 18057S |
| Name | BENDIGO BANK |
| Address | |
| Lodger Box | |
| Phone | |
| Email | |
| Reference | 37496957/BM01 107 Hi |

MORTGAGE

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

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Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

6442/258
9116/532
9116/533
9235/890
11323/640
12102/952

Mortgagor

| | |
|------|-------------------------|
| Name | 107 HIGH STREET PTY LTD |
| ACN | 630339203 |

Mortgagee

| | |
|---------------------------|-----------------------------------|
| Name | BENDIGO AND ADELAIDE BANK LIMITED |
| ACN | 068049178 |
| Australian Credit Licence | 237879 |
| Address | |



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Street Number 12
Street Name BATH
Street Type LANE
Locality BENDIGO
State VIC
Postcode 3550

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference AA5960
(b) Additional terms and conditions
Nil further covenants

Mortgagee Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. 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.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:
 - (a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and
 - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

| | |
|-----------------------|--------------------------------------|
| Executed on behalf of | BENDIGO AND ADELAIDE BANK LIMITED |
| Signer Name | MELANIE TAYLOR |
| Signer Organisation | BENDIGO BANK |
| Signer Role | AUTHORISED SIGNATORY |
| Execution Date | 14 AUGUST 2023 |

File Notes:

NIL

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Statement End.

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

Page 1 of 1

VOLUME 09116 FOLIO 533

Security no : 124130560200S
Produced 08/12/2025 12:12 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 110417.

PARENT TITLES :

Volume 08953 Folio 891 Volume 09085 Folio 142

Created by instrument LP110417 25/11/1975

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

107 HIGH STREET PTY LTD of LEVEL 1 85 UNION STREET ARMADALE VIC 3143
AR897324W 04/02/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX148324A 14/08/2023

BENDIGO AND ADELAIDE BANK LTD

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DIAGRAM LOCATION

SEE LP110417 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 18057S BENDIGO BANK
Effective from 14/08/2023

DOCUMENT END



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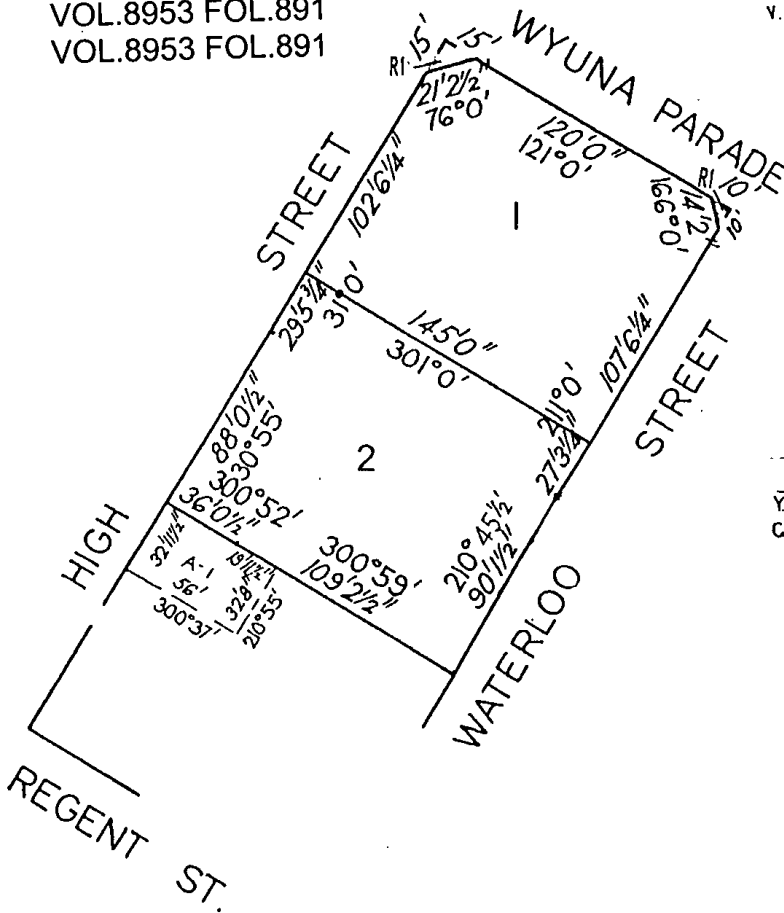
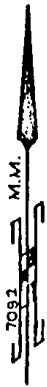
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LP110417
EDITION 1
 APPROVED 7/18/75

| | |
|--|---|
| <p>PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENTS 2 AND 3 PORTION 24</p> <p>PARISH: BARRARBOOL COUNTY: GRANT</p> <p>SCALE OF FEET: 0 30 60 120 METRES: 0 10 20 40</p> | <p>APPROPRIATIONS</p> <p>BROWN - WAY AND DRAINAGE</p> |
| | <p>NOTATIONS</p> <p>YELLOW - APPURTENANT RIGHT OF C'WAY VIDE 9/E F56785</p> |
| | <p>V.8953 F.891 V.9085 F.142</p> |

VOL.8953 FOL.891
 VOL.8953 FOL.891



**COLOUR CONVERSION
 FOR EASEMENTS**
 A.1 = YELLOW
 R1 = BROWN

THE LAND COLOURED BROWN
 IS APPROPRIATED OR SET
 APART FOR EASEMENTS OF
 WAY AND DRAINAGE

NOTATIONS:
 YELLOW - APPURTENANT RIGHT OF
 CARRIAGEWAY VIDE 9/E F56785.

| | | |
|--|--------------------|--|
| <p>CONSENT OF COUNCIL</p> <p>LOCAL GOVERNMENT ACT - SECTION 569 The Council of the SHIRE OF SOUTH BARWON hereby consents to the Subdivision of Land as shown on this Plan: in witness whereof the Seal of the Municipality was hereto affixed this 2nd day of October, 1973</p> <p>in the presence of</p> <p><i>A. J. Gough</i> Mayor <i>Eric J. Gough</i> Councillor <i>A. C. Thoms</i> Shire Secretary</p> | <p>SEAL</p> | <p>SURVEYORS CERTIFICATION</p> <p>I certify that this plan has been made by R.L. GRANT and that it accords with Title IS BASED ON SURVEY and is mathematically correct.</p> <p>20th day of SEPTEMBER 1973 <i>R.L. Grant</i> Licensed Surveyor</p> |
| <p>A. C. THOMS & PARTNERS • LICENSEE</p> | | <p>7092 • PHONE 9 3147 • REF No. 7092</p> |



Department of Environment, Land, Water & Planning

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| | | | |
|----------------------|------------------------|----------------|-----------|
| Status | Registered | Dealing Number | AR897324W |
| Date and Time Lodged | 04/02/2019 03:22:06 PM | | |

Lodger Details

| | |
|-------------|---------------------------------|
| Lodger Code | 19231X |
| Name | THE LANTERN LEGAL GROUP PTY LTD |
| Address | |
| Lodger Box | |
| Phone | |
| Email | |
| Reference | |

TRANSFER

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

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Land Title Reference

6442/258
7237/299
9116/532
9116/533
9235/890
11323/640

Transferor(s)

| | |
|------|-----------------|
| Name | MAJENDA PTY LTD |
| ACN | 004938274 |

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 7120000

Transferee(s)

| | |
|----------------------|-------------------------|
| Tenancy (inc. share) | Sole Proprietor |
| Name | 107 HIGH STREET PTY LTD |
| ACN | 630339203 |



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

| | |
|---------------|----------|
| Floor Type | LEVEL |
| Floor Number | 1 |
| Street Number | 85 |
| Street Name | UNION |
| Street Type | STREET |
| Locality | ARMADALE |
| State | VIC |
| Postcode | 3143 |

Duty Transaction ID

4505931

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 transferor.
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 | MAJENDA PTY LTD |
| Signer Name | BENJAMIN WILLIAM PUNIVALU |
| Signer Organisation | WHYTE, JUST & MOORE LAWYERS |
| Signer Role | AUSTRALIAN LEGAL PRACTITIONER |
| Execution Date | 04 FEBRUARY 2019 |

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee.
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 | 107 HIGH STREET PTY LTD |
| Signer Name | MARK FAGENBLAT |
| Signer Organisation | MARK FAGENBLAT SOLICITOR |
| Signer Role | AUSTRALIAN LEGAL PRACTITIONER |
| Execution Date | 04 FEBRUARY 2019 |

File Notes:

NIL

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Statement End.

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

Page 1 of 1

VOLUME 11323 FOLIO 640

Security no : 124130560293R
Produced 08/12/2025 12:13 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 518405X.
PARENT TITLE Volume 08950 Folio 241
Created by instrument AJ374433D 15/12/2011

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
107 HIGH STREET PTY LTD of LEVEL 1 85 UNION STREET ARMADALE VIC 3143
AR897324W 04/02/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX148324A 14/08/2023
BENDIGO AND ADELAIDE BANK LTD

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 TP518405X 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 18057S BENDIGO BANK
Effective from 14/08/2023

DOCUMENT END



Imaged Document Cover Sheet

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| | |
|---|-------------------------|
| Document Type | Plan |
| Document Identification | TP518405X |
| Number of Pages (excluding this cover sheet) | 1 |
| Document Assembled | 08/12/2025 12:13 |

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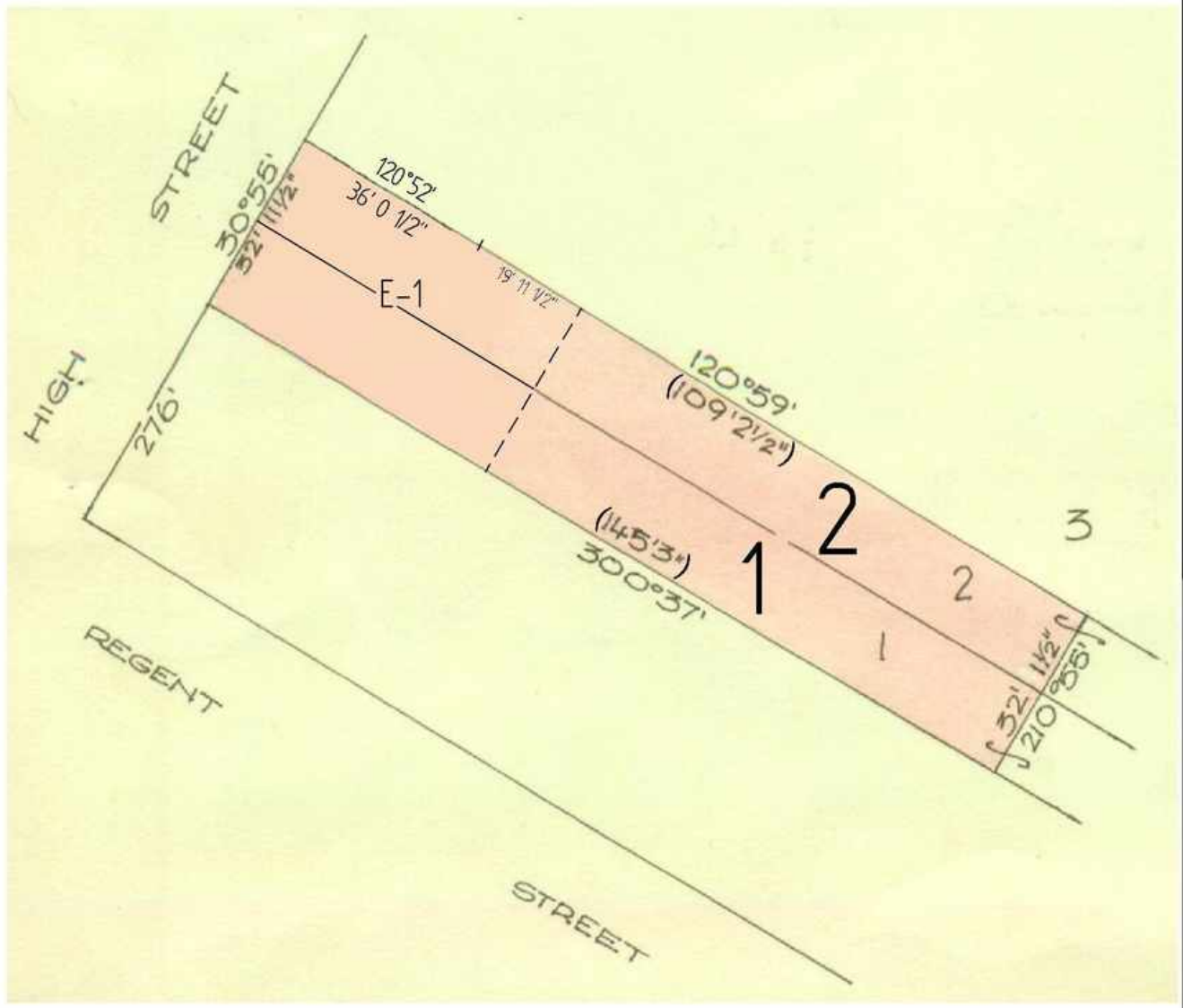
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| | | |
|-------------------|------------------|-------------------|
| TITLE PLAN | EDITION 1 | TP 518405X |
|-------------------|------------------|-------------------|

| | |
|--|--|
| <p>Location of Land</p> <p>Parish: AT BELMONT PARISH OF BARRARBOOL</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion:</p> <p>Last Plan Reference: LP 40082</p> <p>Derived From: VOL 8950 FOL 241</p> <p>Depth Limitation: NIL</p> | <p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p> |
|--|--|

| | |
|--|---|
| <p style="text-align: center;">Description of Land / Easement Information</p> <p>E-1 = EASEMENT CREATED BY C/E F56785</p> | <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 06-06-2000</p> <p>VERIFIED: A.D.</p> |
|--|---|



| TABLE OF PARCEL IDENTIFIERS |
|---|
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |
| PARCEL 1 = LOT 1 (PT) ON LP 40082 |
| PARCEL 2 = LOT 2 (PT) ON LP 40082 |



Department of Environment, Land, Water & Planning

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| | | | |
|----------------------|------------------------|----------------|-----------|
| Status | Registered | Dealing Number | AR897324W |
| Date and Time Lodged | 04/02/2019 03:22:06 PM | | |

Lodger Details

| | |
|-------------|---------------------------------|
| Lodger Code | 19231X |
| Name | THE LANTERN LEGAL GROUP PTY LTD |
| Address | |
| Lodger Box | |
| Phone | |
| Email | |
| Reference | |

TRANSFER

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

Privacy Collection Statement

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Land Title Reference

6442/258
7237/299
9116/532
9116/533
9235/890
11323/640

Transferor(s)

| | |
|------|-----------------|
| Name | MAJENDA PTY LTD |
| ACN | 004938274 |

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 7120000

Transferee(s)

| | |
|-----------------------------|-------------------------|
| Tenancy (inc. share) | Sole Proprietor |
| Name | 107 HIGH STREET PTY LTD |
| ACN | 630339203 |



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

| | |
|---------------|----------|
| Floor Type | LEVEL |
| Floor Number | 1 |
| Street Number | 85 |
| Street Name | UNION |
| Street Type | STREET |
| Locality | ARMADALE |
| State | VIC |
| Postcode | 3143 |

Duty Transaction ID

4505931

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 transferor.
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 | MAJENDA PTY LTD |
| Signer Name | BENJAMIN WILLIAM PUNIVALU |
| Signer Organisation | WHYTE, JUST & MOORE LAWYERS |
| Signer Role | AUSTRALIAN LEGAL PRACTITIONER |
| Execution Date | 04 FEBRUARY 2019 |

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee.
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 | 107 HIGH STREET PTY LTD |
| Signer Name | MARK FAGENBLAT |
| Signer Organisation | MARK FAGENBLAT SOLICITOR |
| Signer Role | AUSTRALIAN LEGAL PRACTITIONER |
| Execution Date | 04 FEBRUARY 2019 |

File Notes:

NIL

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Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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| | | | |
|----------------------|------------------------|----------------|-----------|
| Status | Registered | Dealing Number | AX148324A |
| Date and Time Lodged | 14/08/2023 01:06:10 PM | | |

Lodger Details

| | |
|-------------|----------------------|
| Lodger Code | 18057S |
| Name | BENDIGO BANK |
| Address | |
| Lodger Box | |
| Phone | |
| Email | |
| Reference | 37496957/BM01 107 Hi |

MORTGAGE

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

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Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

6442/258
9116/532
9116/533
9235/890
11323/640
12102/952

Mortgagor

| | |
|------|-------------------------|
| Name | 107 HIGH STREET PTY LTD |
| ACN | 630339203 |

Mortgagee

| | |
|---------------------------|-----------------------------------|
| Name | BENDIGO AND ADELAIDE BANK LIMITED |
| ACN | 068049178 |
| Australian Credit Licence | 237879 |
| Address | |



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Street Number 12
Street Name BATH
Street Type LANE
Locality BENDIGO
State VIC
Postcode 3550

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference AA5960
(b) Additional terms and conditions
Nil further covenants

Mortgagee Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. 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.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:
 - (a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and
 - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

| | |
|-----------------------|--------------------------------------|
| Executed on behalf of | BENDIGO AND ADELAIDE BANK LIMITED |
| Signer Name | MELANIE TAYLOR |
| Signer Organisation | BENDIGO BANK |
| Signer Role | AUTHORISED SIGNATORY |
| Execution Date | 14 AUGUST 2023 |

File Notes:

NIL

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Statement End.

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

Page 1 of 1

VOLUME 08955 FOLIO 305

Security no : 124130560347H
Produced 08/12/2025 12:14 PM

LAND DESCRIPTION

Lot 1 on Title Plan 702064W.
PARENT TITLE Volume 08053 Folio 843
Created by instrument E537214 20/09/1972

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GREATER GEELONG CITY COUNCIL of 30 GHERINGHAP STREET GEELONG VIC 3220
AM160478W 07/09/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP702064W 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)

Street Address: 125 HIGH STREET BELMONT VIC 3216

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 12/06/2025

DOCUMENT END



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| Document Identification | TP702064W |
| Number of Pages (excluding this cover sheet) | 1 |
| Document Assembled | 08/12/2025 12:14 |

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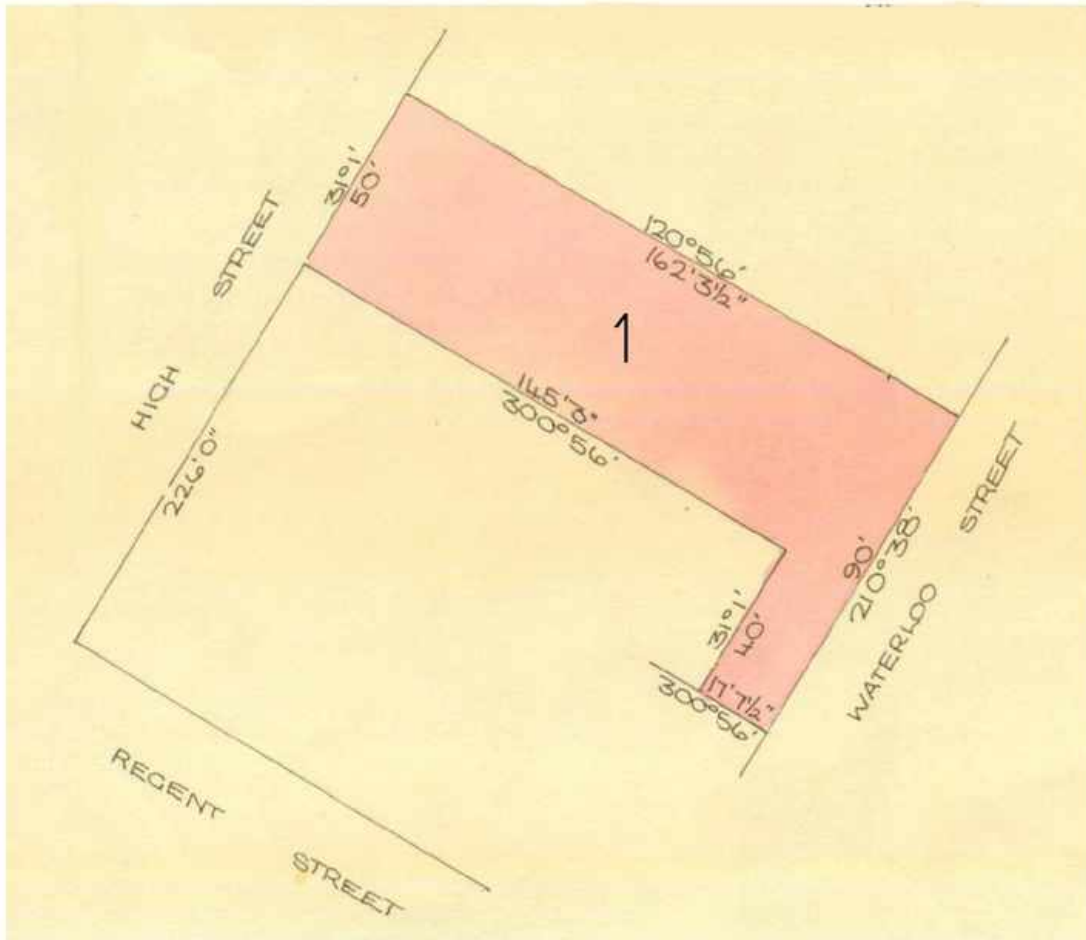
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| | | |
|-------------------|------------------|-------------------|
| TITLE PLAN | EDITION 1 | TP 702064W |
|-------------------|------------------|-------------------|

| | |
|--|--|
| <p>Location of Land</p> <p>Parish: AT BELMONT PARISH OF BARRARBOOL</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 2(PT)</p> <p>Portion: 24</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 8955 FOL 305</p> <p>Depth Limitation: NIL</p> | <p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p> |
|--|--|

| | |
|--|---|
| <p>Description of Land / Easement Information</p> | <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 28/11/2000</p> <p>VERIFIED: GB</p> |
|--|---|



| TABLE OF PARCEL IDENTIFIERS |
|--|
| <p>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</p> |
| <p>PARCEL 1 = CA 2 (PT)</p> |



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| Document Type | Instrument |
| Document Identification | AM160478W |
| Number of Pages (excluding this cover sheet) | 4 |
| Document Assembled | 08/12/2025 12:14 |

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07/09/2015 \$0 59



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**APPLICATION BY
SUCCESSOR CORPORATION**

Section 59A Transfer of Land Act 1958

Lodged by:

Name: GREATER GEELONG CITY COUNCIL

Phone:

Address: 30 GHERINGHAP STREET GEELONG VIC 3220

Customer Code: 9866H

The applicant, being the successor in law to the registered proprietor, applies to be registered as proprietor of the estate and interest of the former body corporate in the land described.

Land: *(title, mortgage, charge or lease)*

SEE ATTACHED SCHEDULE

Applicant: *(full name and address including postcode)*

GREATER GEELONG CITY COUNCIL of 30 Gheringhap Street Geelong Vic 3220

Grounds of Application: *(Eg, "Successor in law to the Registered Proprietor")*

SUCCESSOR IN LAW TO THE REGISTERED PROPRIETOR

Registered Proprietor: *(full name(s) of former body corporate)*

SEE CERTIFICATE ATTACHED

Dated: 26 August, 2015

Signature of applicant

or

Signature of Australian Legal Practitioner
under the *Legal Profession Act 2004*

VESNA SMIGOWSKI
30 Gheringhap Street, Geelong 3220
An Australian Legal Practitioner
within the meaning of the Legal Profession
Uniform Law (Victoria)

59A

THE BACK OF THIS FORM MUST NOT BE USED

AM160478W

07/09/2015

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59



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|----------|----------|----------|----------|----------|
| 8869/090 | 8919/694 | 8978/712 | 9049/895 | 9125/230 |
| 8869/489 | 8924/431 | 8980/617 | 9050/946 | 9125/522 |
| 8872/092 | 8924/432 | 8982/579 | 9053/781 | 9132/237 |
| 8882/378 | 8924/502 | 8998/235 | 9060/438 | 9135/806 |
| 8882/488 | 8926/089 | 8998/977 | 9060/784 | 9136/660 |
| 8887/191 | 8926/230 | 9004/044 | 9062/452 | 9136/699 |
| 8887/192 | 8930/116 | 9004/879 | 9065/638 | 9136/720 |
| 8887/219 | 8936/276 | 9005/622 | 9065/878 | 9136/748 |
| 8887/235 | 8936/341 | 9007/263 | 9073/017 | 9142/322 |
| 8887/365 | 8936/541 | 9008/187 | 9073/060 | 9142/323 |
| 8892/269 | 8936/659 | 9010/066 | 9073/246 | 9142/324 |
| 8892/270 | 8936/917 | 9010/670 | 9073/247 | 9142/325 |
| 8895/782 | 8937/691 | 9013/421 | 9077/398 | 9143/501 |
| 8896/544 | 8937/692 | 9013/453 | 9077/930 | 9148/863 |
| 8896/545 | 8939/008 | 9013/532 | 9080/988 | 9152/989 |
| 8898/120 | 8939/567 | 9017/017 | 9083/401 | 9152/990 |
| 8898/274 | 8943/794 | 9024/388 | 9083/502 | 9153/408 |
| 8898/673 | 8945/241 | 9024/389 | 9083/503 | 9162/291 |
| 8903/249 | 8948/574 | 9027/216 | 9083/504 | 9168/188 |
| 8903/702 | 8950/127 | 9032/344 | 9083/505 | 9168/189 |
| 8906/966 | 8953/084 | 9032/345 | 9083/561 | 9168/381 |
| 8909/166 | 8953/512 | 9032/346 | 9087/125 | 9168/382 |
| 8909/726 | 8955/304 | 9032/347 | 9089/445 | 9168/452 |
| 8909/994 | 8955/305 | 9034/241 | 9092/069 | 9168/535 |
| 8911/766 | 8958/045 | 9034/242 | 9092/964 | 9168/536 |
| 8912/554 | 8958/828 | 9034/604 | 9104/853 | 9173/599 |
| 8913/587 | 8959/618 | 9034/605 | 9105/661 | 9176/334 |
| 8913/888 | 8964/727 | 9039/941 | 9105/662 | 9176/654 |
| 8919/294 | 8967/143 | 9042/610 | 9110/031 | 9176/679 |
| 8919/295 | 8975/471 | 9045/846 | 9114/695 | 9180/215 |

AM160478W



CERTIFICATE PURSUANT TO SECTION 59A (2) OF THE TRANSFER OF LAND ACT 1958

I, KELVIN SALLER certify that:

1. I am the Chief Executive Officer
2. The successor body is the successor at law to the body or bodies listed below ("the former body").
3. The property, rights or liabilities of the former body have been vested by operation of law in, or become the property, rights and liabilities of, the successor body.

Dated: 28/8/2015
 Signed:

Name(s) of former body or bodies:

- BARRABOOL SHIRE COUNCIL
- BELLARINE RURAL CITY COUNCIL
- BELLARINE SHIRE COUNCIL
- CITY OF GEELONG
- CITY OF GREATER GEELONG
- CORIO CITY COUNCIL
- CORIO SHIRE COUNCIL
- GEELONG CITY COUNCIL
- MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF GEELONG
- MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF SOUTH BARWON
- MAYOR, COUNCILLORS AND BURGESSES OF THE TOWN OF GEELONG WEST
- NEWTOWN CITY COUNCIL
- PRESIDENT COUNCILLORS & RATEPAYERS OF THE SHIRE OF CORIO
- PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF SOUTH BARWON
- PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF BELLARINE
- SHIRE OF CORIO
- SOUTH BARWON CITY COUNCIL
- SURF COAST SHIRE COUNCIL
- THE BELLARINE RURAL CITY COUNCIL
- THE CITY OF GREATER GEELONG
- THE MAYOR ALDERMEN COUNCILLORS AND BURGESSES OF THE TOWN OF GEELONG
- THE MAYOR ALDERMEN COUNCILLORS AND CITIZENS OF THE CITY OF GEELONG
- THE MAYOR COUNCILLORS & CITIZENS OF THE CITY OF SOUTH BARWON

THE MAYOR COUNCILLORS AND BURGESSES OF THE BOROUGH OF GEELONG WEST
THE MAYOR COUNCILLORS AND BURGESSES OF THE BOROUGH OF NEWTOWN & CHILWELL
THE MAYOR COUNCILLORS AND BURGESSES OF THE BOROUGH OF NEWTOWN AND CHILWELL
THE MAYOR COUNCILLORS AND BURGESSES OF THE CITY OF NEWTOWN AND CHILWELL
THE MAYOR COUNCILLORS AND BURGESSES OF THE TOWN OF GEELONG
THE MAYOR COUNCILLORS AND BURGESSES OF THE TOWN OF GEELONG WEST
THE MAYOR COUNCILLORS AND BURGESSES OF THE TOWN OF NEWTOWN & CHILWELL
THE MAYOR COUNCILLORS AND BURGESSES OF THE TOWN OF NEWTOWN AND CHILWELL
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF NEWTOWN
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF BARWON
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF GEELONG
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF GEELONG WEST
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF GREATER GEELONG
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF NEWTOWN
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF NEWTOWN AND CHILWELL
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF SOUTH BARWON
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY SOUTH BARWON
THE MAYOR COUNCILLORS AND CITIZENS OF THE SHIRE OF BELLARINE
THE MAYOR COUNCILLORS AND RATEPAYERS OF THE BELLARINE RURAL CITY COUNCIL
THE MAYOR COUNCILLORS AND RATEPAYERS OF THE BOROUGH OF NEWTOWN AND CHILWELL
THE MAYOR COUNCILLORS AND RATEPAYERS OF THE CITY OF GEELONG WEST
THE MAYOR COUNCILLORS AND RATEPAYERS OF THE TOWN OF GEELONG WEST
THE MAYOR COUNCILLORS AND RATEPAYERS OF THE TOWN OF NEWTOWN AND CHILWELL
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF CORIO
THE PRESIDENT COUNCILLORS & RATEPAYERS OF THE SHIRE OF BARRABOOL
THE PRESIDENT COUNCILLORS & RATEPAYERS OF THE SHIRE OF BELLARINE
THE PRESIDENT COUNCILLORS & RATEPAYERS OF THE SHIRE OF CORIO
THE PRESIDENT COUNCILLORS AND CITIZENS OF THE SHIRE OF CORIO
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF CORIO
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF SOUTH BARWON
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF BANNOCKBURN
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF SOUTH BARWON
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF BARRABOOL
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF BARRARBOOL
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF BARWON
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF BELLARINE
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF CORIO
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF MEREDITH
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF SOUTH BARWON

AM160478W

07/09/2015 \$0 59



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

VOLUME 08053 FOLIO 843

Security no : 124130560348G
Produced 08/12/2025 12:14 PM

LAND DESCRIPTION

Lot 1 on Title Plan 853200V (formerly known as part of Crown Allotment 2
Portion 24 Parish of Barrarbool).
PARENT TITLE Volume 02294 Folio 667
Created by instrument 2687896 11/11/1954

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TORONTON PTY LTD of 370 WYNDHAM STREET, SHEPPARTON 3630
U989295E 17/09/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U989297X 17/09/1997
WESTPAC BANKING CORPORATION

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 TP853200V 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)

Street Address: 125 HIGH STREET BELMONT VIC 3216

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END



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| | | |
|-------------------|------------------|-------------------|
| TITLE PLAN | EDITION 1 | TP 853200V |
|-------------------|------------------|-------------------|

Location of Land

Parish : BARRARBOOL
 Township : -
 Crown Allotment : 2 (PT)
 Portion : 24
 Section : -

Base record : DCMB
 Last Plan Reference : -
 Derived From : VOL. 8053 FOL. 843

Depth Limitation : NIL

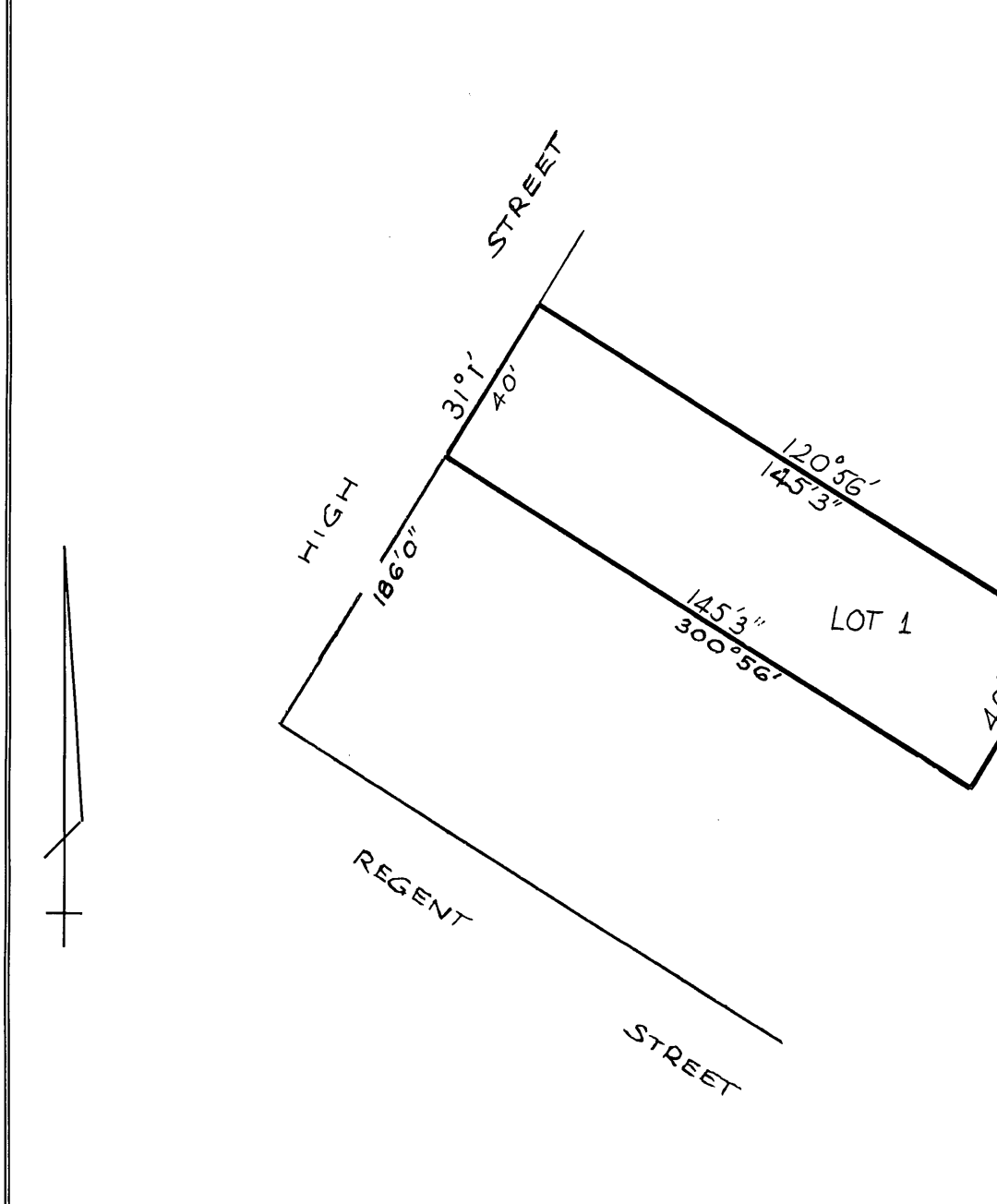
Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

THIS PLAN HAS BEEN PREPARED BY
 LAND REGISTRY, LAND VICTORIA FOR
 TITLE DIAGRAM PURPOSES

COMPILED: Date 24/11/05
 VERIFIED: A. DALLAS
Assistant Registrar of Titles



| TABLE OF PARCEL IDENTIFIERS |
|---|
| WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |
| LOT 1 = C. A. 2 (PT) PORTION 24 |



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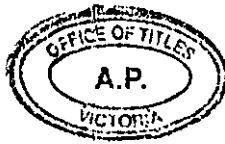
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24054634

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958



U989295E
 170997 0903 45 230

Lodged by: *Wespa*
 Name: CAMERONS
 Phone: (03) 5821 4144
 Address: 2-4 Edward Street
 Shepparton

Ref: PJ:HV:2710B/2
 Customer Code: 583 U 23L

MADE AVAILABLE / CHANGE CONTROL
 Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)
 Volume 8053 Folio 843

Estate and Interest: (e.g. "all my estate in fee simple")
 all my estate and interest in fee simple

Consideration:
 TWO HUNDRED AND THIRTY THOUSAND DOLLARS (\$230,000.00)

Transferor: (full name)
 GLOUCESTER PROPERTIES PTY. LTD. A.C.N. 000 754 487

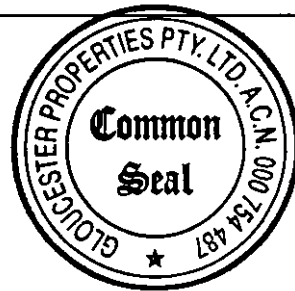
Transferee: (full name and address including postcode)
 TORONTON PTY. LTD. A.C.N. 006 846 911 of 370 Wyndham Street, Shepparton

Directing Party: (full name)

Dated: 1 September 1997

Execution and attestation

THE COMMON SEAL of GLOUCESTER PROPERTIES PTY. LTD. A.C.N. 000 754 487 was hereunto affixed in accordance with its Articles of Association in the presence of:



James B Hudson: Director
[Signature]: Secretary

THE COMMON SEAL of TORONTON PTY. LTD. A.C.N. 006 846 911 was hereunto affixed in accordance with its Articles of Association in the presence of:



[Signature]: Director
[Signature]: Secretary

Approval No: 361958A

ORDER TO REGISTER
 Please register and issue title to

T1



Signed _____ Cust. Code: _____

*Law Perfect Pty Ltd

STAMP DUTY USE ONLY

Victorian Stamp Duty
 \$ 10,000
 Stamps Act 1958
 AP - 103
 Transaction No. 58129/97
 Date 18 SEP 1997
 Signature *[Signature]*
 USED \$ 230,000

THE BACK OF THIS FORM MUST NOT BE USED

18 SEP 1997

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29054634

MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name: WESTPAC BANKING CORPORATION
ARBN 007 457 141

Phone: (03) 9627 1260

Address: 277 William Street, Melbourne VIC 3000

Ref: _____

Customer Code: 023L



MADE AVAILABLE/CHANGE CONTROL
Land Titles Office Use Only

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this mortgage. This mortgage is given at the request of the mortgagor and the debtor, for valuable consideration and for the purpose of securing the payment of the moneys hereby secured to the mortgagee.

Land: *(volume and folio reference)* ("Mortgaged Premises")

with RM
Volume 6508 Folio 570
Volume 8053 Folio 843

Estate or Interest being mortgaged: *(e.g., "all my estate in fee simple")*
In all its estate in fee simple

Mortgagor: *(full name/s)*
TORONTON PTY LTD ACN 006 846 911

Mortgagee: *(full name and address including postcode)*
WESTPAC BANKING CORPORATION ARBN 007 457 141
OF 277 WILLIAM STREET,
MELBOURNE 3000 ("the Bank")

Debtor:
TORONTON PTY LTD ACN 006 846 911



Date of this Mortgage: *21.8.97*
The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA333 ("Memorandum") are incorporated in this mortgage.

Continued on M Page 2

Approval No. 469961A ORDER TO
Please register and issue title to



Signed _____ Cust. Code: _____

STAMP DUTY USE ONLY

1 COLLATERAL SECURITY
FOR ADVANCES OF \$110,000
SEP 1997 AP - 163
Victorian Stamp Duty Paid *to*
Prime Transaction Number *0812719*
Signature *[Signature]*

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29054634-3-2-LD589-001
18 SEP 1997

T502/18775(9/95)
LD589.011 12/05/97
NET



Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY



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COVENANTS

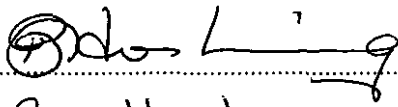
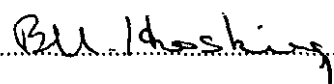
The Mortgagor covenants with the Mortgagee as follows:-

1. A reference to "land" in this coversheet or to "mortgaged premises" in the Memorandum shall be read as a reference to the land specified on the coversheet together with any fixture, structure or improvement on it or affixed to it.
2. A reference to "the Bank" in this coversheet or the Memorandum shall be read as a reference to the Mortgagee specified on the first page of this coversheet.
3. Each of the Mortgagor and the Debtor acknowledges giving this mortgage and incurring obligations and giving rights under this mortgage for valuable consideration received from the Bank.
4. The Mortgagor and the Debtor (if any) **COVENANT AND AGREE** with the Bank and it is **HEREBY DECLARED** that the Mortgagor and the Debtor will observe and perform and be bound by the covenants obligations provisions and stipulations contained in the Memorandum which covenants obligations and provisions and stipulations are deemed to be incorporated in this mortgage.
5. The Debtor **COVENANTS AND AGREES** that notwithstanding the terms of any other arrangement between the Bank and the Debtor or any rights which the Debtor might otherwise have against the Bank under any such arrangement or by operation of law the terms of this mortgage shall regulate the rights of the Debtor in respect of any matters with which it deals and shall prevail over any such other arrangements or rights.
6. If there is any inconsistency between the Memorandum and the provisions of this coversheet the provisions of this coversheet shall prevail.
7. The provisions in each annexure to the coversheet are incorporated in this mortgage. A reference to "this mortgage" in this coversheet or in any annexure is a reference to the mortgage constituted by this coversheet, the Memorandum and each of those annexures.
8. The reference to clause 37(f) in clause 3(f) in the Memorandum should read 37(e).



EXECUTION AND ATTESTATION:

THE COMMON SEAL OF TORONTON PTY LTD ACN 006 846 911 was affixed hereto in accordance with its Articles of Association in the presence of:

| | | |
|---|----------------------------------|---|
| <p>* </p> <p>* </p> | <p>Director</p> <p>Secretary</p> | <p><u>RONALD JAMES HOSKING</u> (Print name in full)</p> <p><u>BROWNWYN MAY HOSKING</u> (Print name in full)</p> |
|---|----------------------------------|---|




Approval No. 469961A

M PAGE 2



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 Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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

Page 1 of 1

VOLUME 11570 FOLIO 409

Security no : 124130560354A
Produced 08/12/2025 12:14 PM

LAND DESCRIPTION

Lot 1 on Title Plan 957491B.
Created by Application No. 132711B 14/05/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GREATER GEELONG CITY COUNCIL of 30 GHERINGHAP STREET GEELONG VIC 3220
Application No. 132711B 14/05/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Warning as to subsisting interests

This title is based on General Law documents which have not been investigated by the Registrar of Titles. Subsisting interests under the General Law may affect this title.

DIAGRAM LOCATION

SEE TP957491B 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)

Street Address: 125 HIGH STREET BELMONT VIC 3216

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 12/06/2025

DOCUMENT END



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| | | | | | | | | | |
|---|---------------------|------------------------------|--------|-------------------------------|---|--|--|--|--|
| TITLE PLAN | | | | | EDITION 1 | TP957491B | | | |
| LOCATION OF LAND PARISH: BARRABOOL TOWNSHIP: SECTION: 24 CROWN ALLOTMENT: 2 (PT) CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: DEPTH LIMITATION: NIL | | | | | NOTATIONS WARNING AS TO DIMENSIONS: ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES. | | | | |
| EASEMENT INFORMATION | | | | | | THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by: Date: Assistant Registrar of Titles | | | |
| E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT. | | | | | | | | | |
| Easement Reference | Purpose / Authority | Width (Metres) | Origin | Land benefited / In favour of | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| LENGTHS ARE IN METRES | SCALE — | DEALING / FILE No: AP132711B | | | DEALING CODE: 23 | | | | |
| | | | | GOVERNMENT GAZETTE No: | | SHEET 1 OF 1 | | | |



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AP132711B



APPLICATION

*to bring land under the operation of the
Transfer of Land Act 1958*

SECTION 23 Transfer of Land Act 1958

Lodged by:

Name: GREATER GEELONG CITY COUNCIL

Address: P.O BOX 104 GEELONG 3220

Phone:

Ref:

Customer Code: 9866H

The Applicant applies to bring the land under the operation of the Act.

LAND: *Book 728 No 889*

APPLICANT:

*(name & address) GREATER GEELONG CITY COUNCIL of 3 Gheringhap
Street GEELONG 3220*

DATE: *15/5/15*

SIGNED:
For the Applicant

PETER THOMPSON
DEPUTY REGISTRAR GENERAL

NO SEARCH PREPARED