



FOLIO: 1/1194024

SEARCH DATE	TIME	EDITION NO	DATE
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23/9/2021	12:11 PM	8	11/3/2020

LAND

LOT 1 IN DEPOSITED PLAN 1194024
AT GOSFORD
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF GOSFORD COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1194024

FIRST SCHEDULE

JAPRICO DEVELOPMENTS PTY LTD (T AN323465)

SECOND SCHEDULE (16 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS IN FAVOUR OF THE CROWN OF PART SHOWN SO INDICATED IN THE TITLE DIAGRAM -SEE CROWN GRANT & MEMORANDUM S700000A
- 3 AC593238 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING THE PART DESIGNATED (A) SHOWN AS APPROXIMATE POSITION OF EXISTING LINE OF PIPES IN PLAN WITH AC593238
- 4 AC593239 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING THE PART DESIGNATED (A) SHOWN AS APPROXIMATE POSITION OF EXISTING LINE OF PIPES IN PLAN WITH AC593239
- 5 Y406994 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 6 DP1103260 RIGHT OF ACCESS 7.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 9134368 RIGHT OF CARRIAGEWAY 8 METRE(S) WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP801261 EASEMENT TO DRAIN WATER 1.8 , 4 WIDE & VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1103260 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (DESIGNATED 'H') AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 DP1103260 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO

END OF PAGE 1 - CONTINUED OVER

FOLIO: 1/1194024

PAGE 2

SECOND SCHEDULE (16 NOTIFICATIONS) (CONTINUED)

-
- BENEFITED IN THE TITLE DIAGRAM
- 11 9134368 EASEMENT FOR SERVICES 8 METRE(S) WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 12 DP1051029 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 13 DP1194024 RIGHT OF CARRIAGEWAY 6.6 & 6.15 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 14 DP1194024 RIGHT OF CARRIAGEWAY 6.6 & 6.15 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 15 AN399474 LEASE TO CENTRAL COAST AUTOMOTIVE PTY LIMITED EXPIRES: 31/5/2023. OPTION OF RENEWAL: 2 TERMS OF 5 YEARS.
- 16 AP957999 MORTGAGE TO NISSAN FINANCIAL SERVICES AUSTRALIA PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

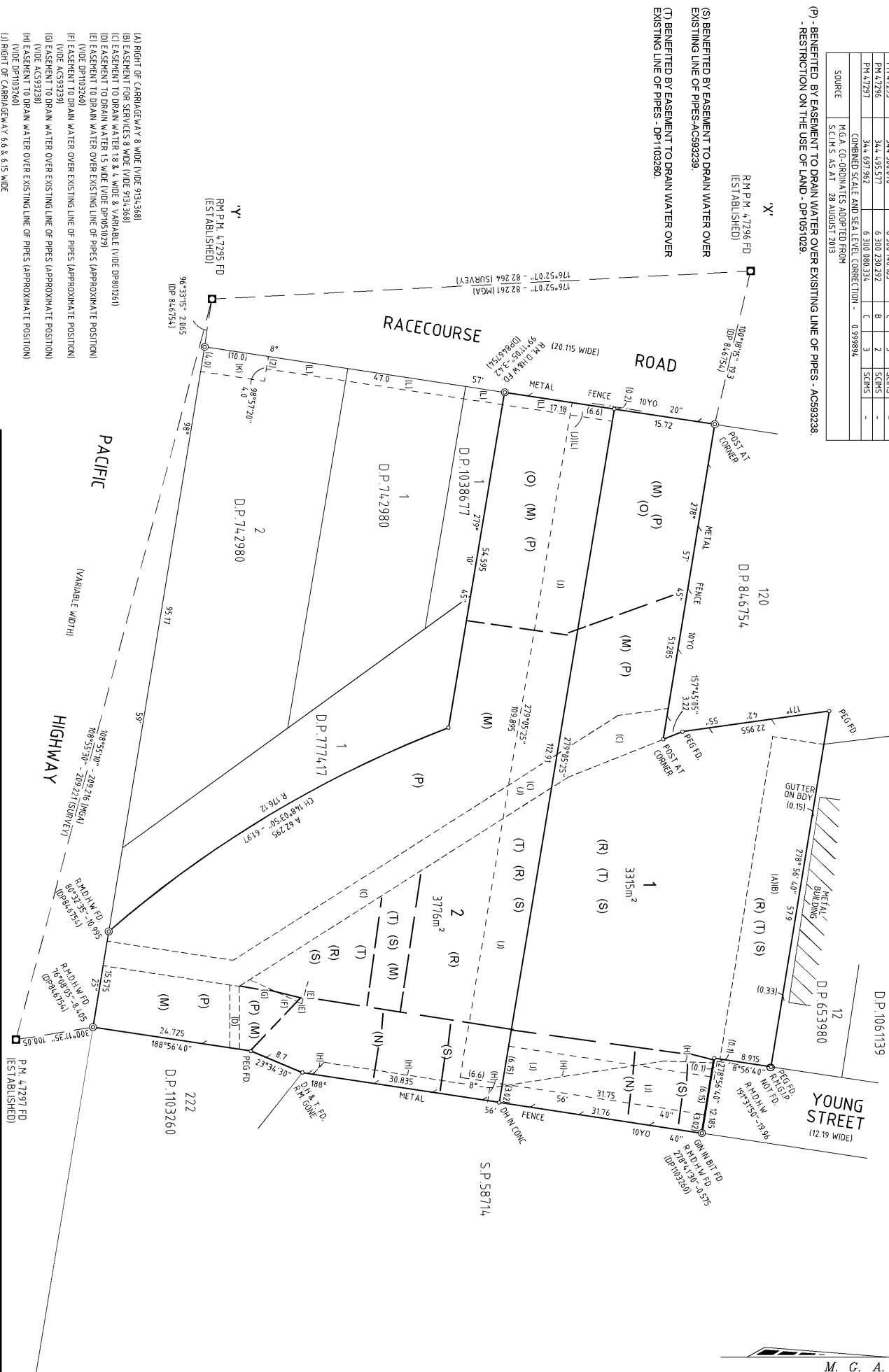
10 Young Street, West Gosford

PRINTED ON 23/9/2021

* 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. InfoTrack an approved NSW Information Broker 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 1900.

(P) - BENEFITED BY EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES - AC593238
- RESTRICTION ON THE USE OF LAND - DP1051029.

(M) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS - SEE CROWN GRANT.
(N) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS - SEE MEMORANDUM 5700000A
(O) COVENANT - V406994.
(R) RESERVATIONS & CONDITIONS - SEE CROWN GRANT.



M. G. A.

Surveyor:	ALEX LASCELLES	PLAN OF SUBDIVISION OF LOT 21 D.P. 1051029, LOT 3 D.P. 777417, LOT 221 D.P. 1103260 & EASEMENTS OVER LOT 1 D.P. 1038677 & LOTS 1 & 2 D.P. 7142980	LOA	GOSFORD	Regist. filed	DP1194024
Date of Survey	18TH AUGUST 2013		Locality	GOSFORD	28.3.2014	
Surveyor's Reference	13112		Subdivision No.	43439/2013		
			Lengths are in metres. Reduction Ratio 1:400			


PLAN FORM 6 (2012)

WARNING : Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

<p>Registered:  28.3.2014</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <p>Office Use Only</p> <p>DP1194024</p>
<p>PLAN OF SUBDIVISION OF LOT 21 D.P.1051029, LOT 3 D.P.777417, LOT 221 D.P.1103260 & EASEMENTS OVER LOT 1 D.P.1038677 & LOTS 1 & 2 D.P.742980</p>	<p>LGA: GOSFORD</p> <p>Locality: GOSFORD</p> <p>Parish: GOSFORD</p> <p>County: NORTHUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>ALEX LASCELLES</p> <p>I, of Delfs Lascelles Pty Ltd, P.O. Box 77 Broadmeadow 2292 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on <u>19/8/13</u></p> <p>(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation.</p> <p>(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature: <u>A. Lascelles</u> Dated: <u>25/10/13</u></p> <p>Surveyor ID: <u>8697</u></p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level - Undulating / *Steep - Mountainous</p> <p>* Strike through if inapplicable</p> <p>^ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Subdivision Certificate</p> <p>I, <u>MICHELLE RITCHIE</u></p> <p>*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: <u>[Signature]</u></p> <p>Accreditation number:</p> <p>Consent Authority: <u>GOSFORD COUNCIL</u></p> <p>Date of endorsement: <u>31.01.2014</u></p> <p>Subdivision Certificate number: <u>43439/2013</u></p> <p>File number: <u>43439</u></p> <p>*Strike through if inapplicable</p>	<p>Plans used in the preparation of survey/compilation</p> <p>D.P.1051029</p> <p>D.P.777417</p> <p>D.P.1103260</p> <p>D.P.846754</p> <p>If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 13012</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	


PLAN FORM 6A (2012)

WARNING : Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

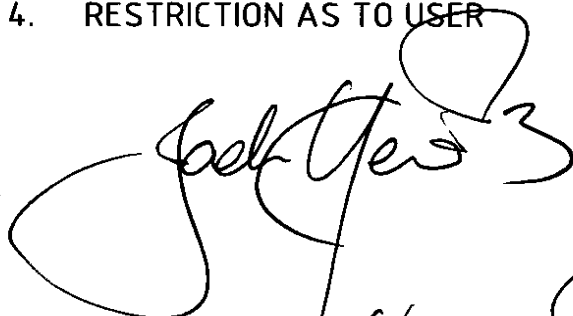
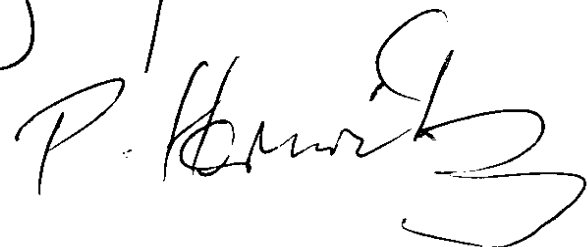
Registered  28.3.2014 Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 21 D.P.1051029, LOT 3 D.P.777417, LOT 221 D.P.1103260 & EASEMENTS OVER LOT 1 D.P.1038677 & LOTS 1 & 2 D.P.742980	DP1194024
Subdivision Certificate number : <u>43439/2013</u> Date of Endorsement : <u>31.01.2014</u>	


This sheet is for the provision of the following information as required:

- A schedule of lots and addresses See 60(c) SSI Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO CREATE:-

1. RIGHT OF CARRIAGEWAY 6.6 & 6.15 WIDE (J)
2. EASEMENT FOR SIGNAGE 4 WIDE (K)
3. EASEMENT FOR SERVICES 2 WIDE (L)
4. RESTRICTION AS TO USER


Executed by Esanda, A division of Australia and New Zealand Banking Group Limited A.C.N. 005 357 522 by being signed sealed and delivered by its Attorney DAVID GEOFFREY ROBINSON Who certifies that he is the STATE MANAGER for the New South Wales Division of Esanda pursuant to Power of Attorney registered No: 419. Book: 4376 in the Presence of: MICHAEL M'CLURE



Authorised Person
GOSFORD CITY COUNCIL

If space is insufficient use additional annexure sheet

Surveyor's Reference: 13012

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO 88B OF THE CONVEYANCING ACT 1919.

Sheet 1 of 4

Lengths in metres:

Plan: **DP1194024**

Plan of Subdivision of Lot 21 D.P.1051029, Lot 3
D.P.777417, Lot 221 D.P.1103260 & Easements over
Lot 1 D.P.1038677 & Lots 1 & 2 D.P.742980 covered by
Subdivision Certificate No **43439/2013** dated **31-01-2014**

**Full Name and Address of the
Registered Proprietor of the Land**

P. Horwitz Investments Pty Ltd
(ACN 101 559 666)
Level 10
1 Market Street
Sydney NSW 2000

Japrico Pty Ltd
(ACN 113 968 111)
10 Central Coast Highway
Gosford NSW 2250

Part 1 (Creation)

Number of item shown in the intention panel on the Plan	Identity of easement profit a prendre, restriction or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s) read(s), bodies or Prescribed Authorities:
1	Right of carriageway 6.6 & 6.15 wide (J)	Part of Lot 1 designated (J) Part of Lot 2 designated (J)	2, Gosford City Council 1, Gosford City Council
2	Easement for signage 4 wide (K)	2/742980	1, Gosford City Council
3	Easement for services 2 wide (L)	2 1/1038677, 1/742980 & 2/742980	1, Gosford City Council
4	Restriction as to user	2	Gosford City Council

Part 2 (Terms)

Terms of easement, profit a prendre, restriction, or positive covenant numbered 2 in the plan:

The right to erect, construct, place, inspect, alter, repair, renew, maintain and use upon that part of the burdened lot as indicated on the plan any structure in the form of advertising or promotion and for that purpose to run

Authorised Person
GOSFORD CITY COUNCIL

ePlan

Plan: **DP1194024**

Plan of Subdivision of Lot 21 D.P.1051029, Lot 3
D.P.777417, Lot 221 D.P.1103260 & Easements over
Lot 1 D.P.1038677 & Lots 1 & 2 D.P.742980 covered by
Subdivision Certificate No dated
43439/2013 31.01.2014

Sheet 2 of 4

electricity, power supply lines and other services and connections either above or under the ground within the site of the easement hereby created provided that such services are constructed in accordance with the requirements of the relevant authorities together with the right of the owner of the lot benefitted and every person authorized by them with any tools, implements and machinery necessary for the purpose to enter upon that part of the burdened lot as indicated on the plan and to remain there for any reasonable time for the purpose of cleaning, laying, inspecting, repairing, maintaining, dismantling, rebuilding or renewing such advertising structures, power supply lines or other connections or any part thereof and for any of the aforesaid purposes to open the soil of that part of the burdened lot as indicated on the plan to such extent as may be necessary provided that the owner of the lot benefitted and the person who is authorized by the owner of the lot benefitted will take all reasonable precautions to ensure as little disturbance as possible to the surface of the burdened lot and will restore that surface as nearly as practicable to its original condition.

Terms of easement, profit a prendre, restriction, or positive covenant numbered 4 in the plan:

Vehicular ingress or egress to and from the Pacific Highway and the lot burdened is prohibited.

The authority to release, vary or modify easements firstly, secondly, thirdly and the restriction as to user fourthly mentioned:

Gosford City Council



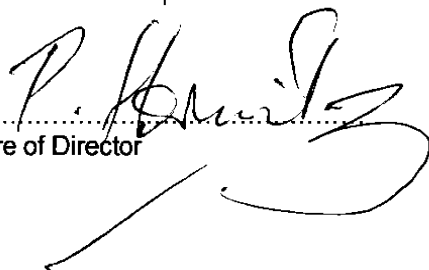
Authorised Person
GOSFORD CITY COUNCIL

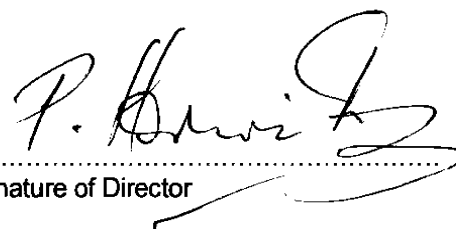
Plan: **DP1194024**

Plan of Subdivision of Lot 21 D.P.1051029, Lot 3
D.P.777417, Lot 221 D.P.1103260 & Easements over
Lot 1 D.P.1038677 & Lots 1 & 2 D.P.742980 covered by
Subdivision Certificate No **43439/2013** dated **31.01.2014**

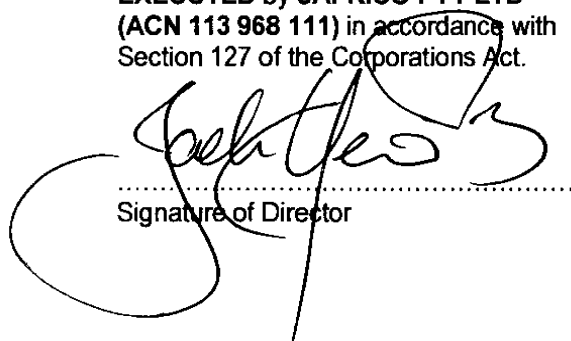
Sheet 3 of 4

EXECUTED by P. HORWITZ PTY LTD
(ACN 101 559 666) in accordance with
Section 127 of the Corporations Act.


.....
Signature of Director


.....
Signature of Director

EXECUTED by JAPRICO PTY LTD
(ACN 113 968 111) in accordance with
Section 127 of the Corporations Act.


.....
Signature of Director


.....
Signature of Director


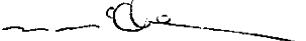
ePlan

Plan: **DP1194024**

Plan of Subdivision of Lot 21 D.P.1051029, Lot 3
D.P.777417, Lot 221 D.P.1103260 & Easements over
Lot 1 D.P.1038677 & Lots 1 & 2 D.P.742980 covered by
Subdivision Certificate No **43439/2013** dated **31.01.2014**

Sheet 4 of 4

EXECUTED BY AUSTRALIA AND NEW ZEALAND BAKING GROUP


Executed by Esanda, A division of Australia and New
Zealand Banking Group Limited A.C.N. 005 357 522 by
being signed sealed and delivered by its Attorney
DAVID GEOFFREY ROBINSON Who certifies that
he is the STATE MANAGER DEALER for the NEW
SOUTH WALES Division of Esanda pursuant to Power
Of Attorney registered No: 410 Book: 4376 In the
Presence of: MICHELE MCCLURE


EXECUTED BY GOSFORD CITY COUNCIL

I certify that an authorised officer of Gosford City Council who is personally known to me or as to
whose identity I am otherwise satisfied signed this document in my presence.

Signature of witness: ROYCE MADDY

Signature of authorised officer: 

Name of witness: ROYCE MADDY

Name of authorised officer: MICHELLE RITCHIE

Address of witness: 49 MANN ST

Position of authorised officer:

GOSFORD

**Manager
Business Services**

REGISTERED



28.3.2014



FOLIO: 11/1201715

SEARCH DATE	TIME	EDITION NO	DATE
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23/9/2021	12:12 PM	3	26/11/2016

LAND

LOT 11 IN DEPOSITED PLAN 1201715
AT WEST GOSFORD
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF GOSFORD COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1201715

FIRST SCHEDULE

KATIE INVEST 2 PTY LTD

SECOND SCHEDULE (22 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT
- 3 8979859 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989) WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 4 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 5 DP1194024 EASEMENT FOR SERVICES 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 AC593238 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING THE PART DESIGNATED (A) SHOWN AS APPROXIMATE POSITION OF EXISTING LINE OF PIPES IN PLAN WITH AC593238
- 7 AC593239 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING THE PART DESIGNATED (A) SHOWN AS APPROXIMATE POSITION OF EXISTING LINE OF PIPES IN PLAN WITH AC593239
- 8 Y406994 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 9 DP1103260 RIGHT OF ACCESS 7.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 10 DP801261 EASEMENT TO DRAIN WATER 1.8 , 4 WIDE & VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

END OF PAGE 1 - CONTINUED OVER

FOLIO: 11/1201715

PAGE 2

SECOND SCHEDULE (22 NOTIFICATIONS) (CONTINUED)

- 11 DP1103260 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO
BENEFITED IN THE TITLE DIAGRAM
- 12 DP1051029 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 13 DP1194024 RIGHT OF CARRIAGEWAY 6.6 & 6.15 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 14 DP1194024 RIGHT OF CARRIAGEWAY 6.6 & 6.15 METRE(S) WIDE
APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO
BENEFITED IN THE TITLE DIAGRAM
- 15 DP1194024 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 16 DP1201057 EASEMENT FOR SIGNAGE 4 METRE(S) WIDE AFFECTING THE
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 17 DP1201057 EASEMENT FOR SERVICES 2 METRE(S) WIDE AFFECTING THE
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 18 DP1201057 RESTRICTION(S) ON THE USE OF LAND
- 19 AJ585809 RESTRICTION(S) ON THE USE OF LAND
- 20 DP1223101 POSITIVE COVENANT AFFECTING THE PART(S) SHOWN SO
BURDENED IN DP1223101
- 21 DP1223101 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE
PART(S) SHOWN SO BURDENED IN DP1223101
- 22 AK955575 MORTGAGE TO TOYOTA FINANCE AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

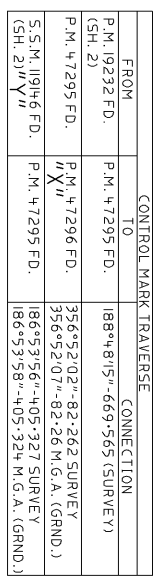
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Sheet 1 of 2 sheets

(C) D.P. 801020 - EASEMENT TO DRAIN WATER 1-8, 4 AND VARIABLE WIDTH
 (D) D.P. 1051029 - EASEMENT TO DRAIN WATER 1/5 WIDE
 (E) D.P. 1053230 - EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
 (F) D.P. 593239 - EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
 (G) D.P. 593238 - EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
 (H) D.P. 1003260 - EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
 (I) D.P. 194024 - RIGHT OF CARRIAGEWAY 6-6 & 6-1/5 WIDE
 (J) D.P. 194024 - EASEMENT FOR SIGNAGE 4 WIDE
 (K) D.P. 194024 - EASEMENT FOR SERVICES 2 WIDE
 (L) D.P. 194024 - EASEMENT FOR SERVICES 2 WIDE
 (M) D.P. 1210057 - EASEMENT FOR SIGNAGE 4 WIDE
 (N) Y. 406994 COVENANT
 (O) D.P. 1003260 - BENEFITED BY RIGHT OF ACCESS 7-5 WIDE & VARIABLE
 D.P. 194024 - BENEFITED BY RIGHT OF CARRIAGEWAY 6-6 & 6-1/5 WIDE
 (P) D.P. 194024 - RESTRICTION ON THE USE OF LAND
 (Q) A. 593229 - BENEFITED BY EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
 (R) A. 593238 - BENEFITED BY EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
 (S) D.P. 1051029 - RESTRICTION ON THE USE OF LAND
 (T) D.P. 1003260 - BENEFITED BY EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
 (U) 8979959 - LAND EXCLUDES MINERALS S/71 CROWN LANDS ACT, 1989
 (V) LAND EXCLUDES MINERALS (S. 14) PUBLIC WORKS ACT, 1912
 (W) RESERVATIONS & CONDITIONS IN THE CROWN GRANT
 (X) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT.
 (Y) S. 7000000A - LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN

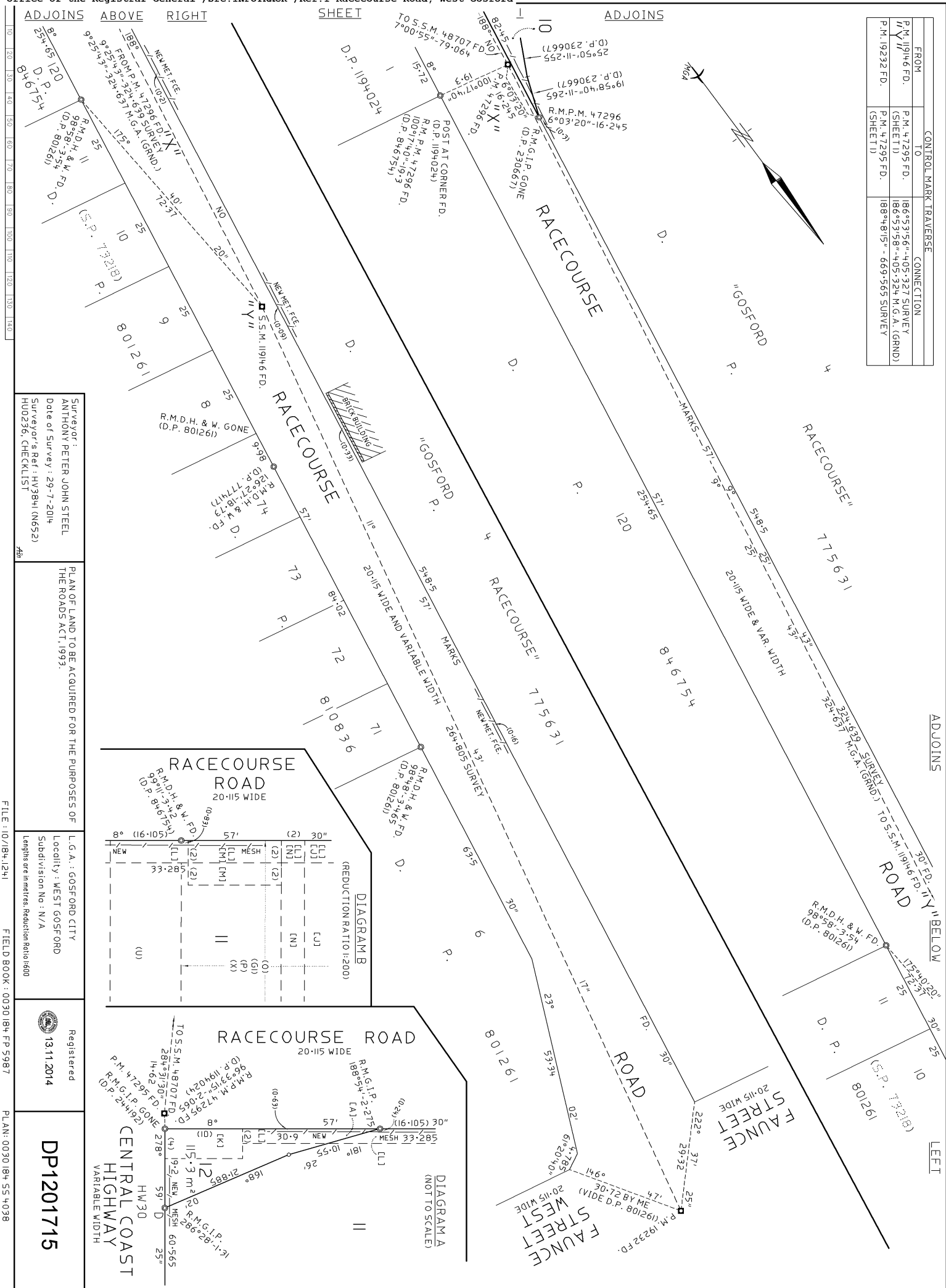


IT IS INTENDED TO RESTRICT ACCESS
BY A COVENANT ON TITLE ACROSS THE
BOUNDARIES MARKED A-B-C & D-E

REDUCTION RATIO 1:600

DP1201715

CONTROL MARK TRAVERSE		
FROM	TO	CONNECTION
P.M. 11946 FD.	P.M. 47295 FD.	186°53'58"-405.327 SURVEY (SHEET 1)
P.M. 19232 FD.	P.M. 47295 FD.	188°48'15"-669.565 SURVEY (SHEET 1)




PLAN FORM 6 (2013)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheets

<p>Registered:  13.11.2014</p> <p>Title System: TORRENS</p> <p>Purpose: ROADS ACT, 1993</p>	<p>Office Use Only</p> <p>Office Use Only</p> <h2>DP1201715</h2>
<p>PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.</p>	<p>LGA: GOSFORD CITY</p> <p>Locality: WEST GOSFORD</p> <p>Parish: GOSFORD</p> <p>County: NORTHUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, ANTHONY PETER JOHN STEEL of ROADS AND MARITIME SERVICES a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on</p> <p>*(b) The part of the land shown in the plan (*being LOTS 12, 13 AND CONNECTIONS) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on, 29-7-2014 the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature: Dated: 23/2/14.</p> <p>Surveyor ID: 8368</p>
<p>Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Accreditation number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	<p>Datum Line: "X" (SH. 1) – "Y" (SH. 2)</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating /*Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>LOTS 12 & 13 ARE REQUIRED FOR ROAD AND AFTER CONSTRUCTION WILL BE DEDICATED AS PUBLIC ROAD UNDER SECTION 10 OF THE ROADS ACT, 1993.</p>	<p>Plans used in the preparation of survey</p> <p>D.P'S 230667, 777417, 801261, 846754, 1051029, 1088165, 1103260, 1188778, 1194024, 1201057</p> <p>If space is insufficient continue on PLAN FORM 6A</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: HV3841 (N652) (HU0236) CHECKLIST</p>

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheets

Registered:



13.11.2014

Office Use Only

Office Use Only

PLAN OF LAND TO BE ACQUIRED FOR THE
PURPOSES OF THE ROADS ACT, 1993.

DP1201715

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

LOTS 10 & 13 – NO. 2 RACECOURSE ROAD ,WEST GOSFORD
LOTS 11 & 12 – NO. 61 CENTRAL COAST HIGHWAY, WEST GOSFORD

APPROVED:

.....
INFRASTRUCTURE PROPERTY MANAGER

HUNTER

ROADS AND MARITIME SERVICES

If space is insufficient use additional annexure sheet

Surveyor's Reference: HV3841 (N652) (HU0236) CHECKLIST



FOLIO: 201/1201057

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
23/9/2021	12:13 PM	4	27/8/2021

LAND

LOT 201 IN DEPOSITED PLAN 1201057
AT WEST GOSFORD
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF GOSFORD COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1201057

FIRST SCHEDULE

JAPRICO PROPERTIES PTY LTD (T AR374143)

SECOND SCHEDULE (22 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT
- 3 LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS IN FAVOUR OF THE CROWN OF PART SHOWN SO INDICATED IN THE TITLE DIAGRAM -SEE MEMORANDUM S700000A
- 4 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 5 AC593238 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING THE PART DESIGNATED (A) SHOWN AS APPROXIMATE POSITION OF EXISTING LINE OF PIPES IN PLAN WITH AC593238
- 6 AC593239 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING THE PART DESIGNATED (A) SHOWN AS APPROXIMATE POSITION OF EXISTING LINE OF PIPES IN PLAN WITH AC593239
- 7 DP1103260 RIGHT OF ACCESS 7.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 8 DP801261 EASEMENT TO DRAIN WATER 1.8 , 4 WIDE & VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1103260 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (DESIGNATED (E) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

END OF PAGE 1 - CONTINUED OVER

FOLIO: 201/1201057

PAGE 2

SECOND SCHEDULE (22 NOTIFICATIONS) (CONTINUED)

- 10 DP1103260 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
(DESIGNATED 'H') AFFECTING THE PART(S) SHOWN SO
BURDENED IN THE TITLE DIAGRAM
- 11 DP1103260 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO
BENEFITED IN THE TITLE DIAGRAM
- 12 DP1051029 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE AFFECTING
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 13 DP1051029 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 14 AC593238 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 15 AC593239 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 16 DP1194024 RIGHT OF CARRIAGEWAY 6.6 & 6.15 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 17 DP1194024 RIGHT OF CARRIAGEWAY 6.6 & 6.15 METRE(S) WIDE
APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO
BENEFITED IN THE TITLE DIAGRAM
- 18 DP1194024 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 19 DP1201057 EASEMENT FOR SIGNAGE 4 METRE(S) WIDE APPURTENANT TO
THE LAND ABOVE DESCRIBED
- 20 DP1201057 EASEMENT FOR SERVICES 2 METRE(S) WIDE APPURTENANT TO
THE LAND ABOVE DESCRIBED
- 21 DP1201057 RESTRICTION(S) ON THE USE OF LAND
- 22 AR374144 MORTGAGE TO NISSAN FINANCIAL SERVICES AUSTRALIA PTY
LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

61 Central Road Highway, West Gosford PRINTED ON 23/9/2021

* 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. InfoTrack an approved NSW Information Broker 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 1900.


PLAN FORM 6 (2012)

WARNING : Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2³ sheet(s)

<p>Registered:  24.10.2014</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <p>DP1201057</p>
<p>PLAN OF SUBDIVISION OF LOT 2 D.P.1194024, LOT 1 D.P.1038677 LOT 1 & 2 D.P.742980 & LOT 1 D.P.777417</p>	<p>LGA: GOSFORD</p> <p>Locality: GOSFORD WEST GOSFORD</p> <p>Parish: GOSFORD</p> <p>County: NORTHUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>NIGEL DELFS</p> <p>I, of Delfs Lascelles Pty Ltd, P.O. Box 77 Broadmeadow 2292 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 2nd July 2014</p> <p>*(b) The part of the land shown in the plan (*being/*excluding) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p>
<p>Subdivision Certificate</p> <p>I, <u>Bruce Macnee</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: <u>[Signature]</u></p> <p>Accreditation number:</p> <p>Consent Authority: <u>GOSFORD CITY COUNCIL</u></p> <p>Date of endorsement: <u>9/9/2014</u></p> <p>Subdivision Certificate number: <u>45700/2014</u></p> <p>File number: <u>45700/2014</u></p> <p>*Strike through if inapplicable</p>	<p>Signature: <u>[Signature]</u> Dated: <u>7/7/14</u></p> <p>Surveyor ID: <u>8232</u></p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level - Undulating / *Steep - Mountainous</p> <p>* Strike through if inapplicable</p> <p>^ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves</p>	<p>Plans used in the preparation of survey/compilation</p> <p>D.P.1051029 D.P.777417 D.P.1103260 D.P.846754 D.P.1194024 D.P.742980 D.P.1038677</p> <p>If space is insufficient continue on PLAN FORM 6A</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: 13012</p>


PLAN FORM 6A (2012)

WARNING : Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET


Sheet 2 of 2³ sheet(s)

Registered  24.10.2014		Office Use Only
PLAN OF SUBDIVISION OF LOT 2 D.P.1194024, LOT 1 D.P.1038677 LOT 1 & 2 D.P.742980 & LOT 1 D.P.777417		DP1201057
Subdivision Certificate number : <u>45700/2014</u> Date of Endorsement : <u>9/9/2014</u>		
<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">• A schedule of lots and addresses See 60(c) SSI Regulation 2012• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919• Signatures and seals see 195D Conveyancing Act 1919• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.		

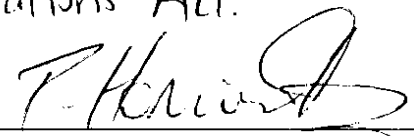
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO CREATE:-

1. EASEMENT FOR SIGNAGE 4 WIDE (M)
2. EASEMENT FOR SERVICES 2 WIDE (N)
3. RESTRICTION AS TO USER

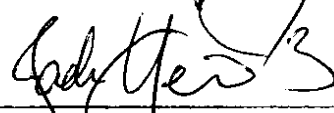

Executed by Esanda, A division of Australia and New Zealand Banking Group Limited A.C.N. 005 357 522 by being signed sealed and delivered by its Attorney **DAVID GEOFFREY ROBINSON** Who certifies that he is the ~~State Manager Dealer~~ **State Manager Dealer** for the New South Wales Division of Esanda pursuant to Power Of Attorney registered No: 410 Book: 4376. In the presence of:


MICHELLE MCCURE

EXECUTED by P. HORWITZ PTY LTD (ACN 101 551 666) in accordance with Section 127 of the Corporations Act.


Signature of Director

EXECUTED by JAPRICO PTY LTD (ACN 113 968 111) in accordance with Section 127 of the Corporations Act.


Signature of Director

If space is insufficient use additional annexure sheet

Surveyor's Reference: 13012

PLAN FORM 6A (2012)

WARNING : Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Registered



24.10.2014

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 2
D.P.1194024, LOT 1 D.P.1038677 LOT 1 & 2
D.P.742980 & LOT 1 D.P.777417

DP1201057

Subdivision Certificate number : 45700/2014
Date of Endorsement : 9/9/2014

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
200	1	RACECOURSE	ROAD	WEST GOSFORD
201	61	CENTRAL COAST	HIGHWAY	WEST GOSFORD

If space is insufficient use additional annexure sheet

Surveyor's Reference: 13012

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO 88B OF THE CONVEYANCING ACT 1919.

Sheet 1 of 4

Lengths in metres:

Plan: **DP1201057**

Plan of Subdivision of Lot 2 D.P.1194024, Lot 1
D.P.1038677, Lot 1 & 2 D.P.742980 & Lot 1 D.P.777417
covered by
Subdivision Certificate No 45700 dated 9/9/2014

**Full Name and Address of the
Registered Proprietor of the Land**

P. Horwitz Investments Pty Ltd
(ACN 101 559 666)
Level 10
1 Market Street
Sydney NSW 2000

Japrico Pty Ltd
(ACN 113 968 111)
10 Central Coast Highway
Gosford NSW 2250

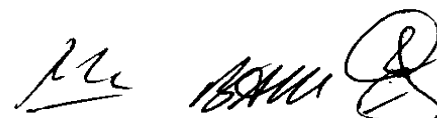
Part 1 (Creation)

Number of item shown in the intention panel on the Plan	Identity of easement profit a prendre , restriction or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s) read(s), bodies or Prescribed Authorities:
1	Easement for signage 4 wide (M)	200	201, Gosford City Council
2	Easement for services 2 wide (N)	200	201, Gosford City Council
3	Restriction as to user	200 & 201	Gosford City Council

Part 2 (Terms)

Terms of easement, profit a prendre, restriction, or positive covenant numbered 1 in the plan:

The right to erect, construct, place, inspect, alter, repair, renew, maintain and use upon that part of the burdened lot as indicated on the plan any structure in the form of advertising or promotion and for that purpose to run electricity, power supply lines and other services and connections either above or under the ground within the site of the easement hereby created provided that such services are constructed in accordance with the requirements of the relevant authorities together with the right of the owner of the lot benefitted and every person authorized by them with any tools, implements and machinery necessary for the purpose to enter upon that part of the burdened lot as indicated on the plan and to remain there for any reasonable time for the purpose of cleaning, laying, inspecting, repairing, maintaining, dismantling, rebuilding or renewing such advertising structures, power



ePlan

Plan: **DP1201057**

Plan of Subdivision of Lot 2 D.P.1194024, Lot 1
D.P.1038677, Lot 1 & 2 D.P.742980 & Lot 1 D.P.777417
covered by
Subdivision Certificate No **45700** dated **9/9/2014**

Sheet 2 of 4

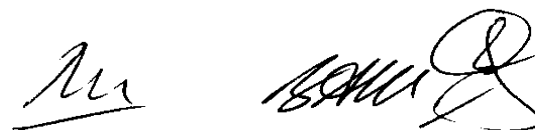
supply lines or other connections or any part thereof and for any of the aforesaid purposes to open the soil of that part of the burdened lot as indicated on the plan to such extent as may be necessary provided that the owner of the lot benefitted and the person who is authorized by the owner of the lot benefitted will take all reasonable precautions to ensure as little disturbance as possible to the surface of the burdened lot and will restore that surface as nearly as practicable to its original condition.

Terms of easement, profit a prendre, restriction, or positive covenant numbered 3 in the plan:

Vehicular ingress or egress to and from the Pacific Highway and the lot burdened is prohibited.

The authority to release, vary or modify easements firstly, secondly and the restriction as to user thirdly mentioned:

Gosford City Council



Plan: **DP1201057**

Plan of Subdivision of Lot 2 D.P.1194024, Lot 1
D.P.1038677, Lot 1 & 2 D.P.742980 & Lot 1 D.P.777417
covered by
Subdivision Certificate No **45700** dated **9/9/2014**

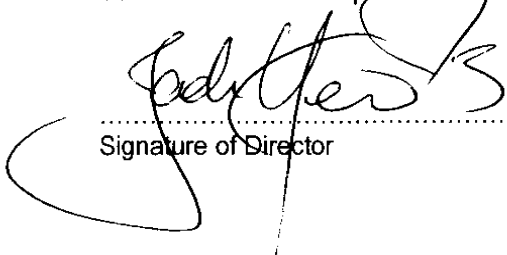
Sheet 3 of 4

EXECUTED by P. HORWITZ PTY LTD
(ACN 101 559 666) in accordance with
Section 127 of the Corporations Act.

.....
Signature of Director


.....
Signature of Director

EXECUTED by JAPRICO PTY LTD
(ACN 113 968 111) in accordance with
Section 127 of the Corporations Act.


.....
Signature of Director

.....
Signature of Director

Plan: **DP1201057**


Plan of Subdivision of Lot 2 D.P.1194024, Lot 1
D.P.1038677, Lot 1 & 2 D.P.742980 & Lot 1 D.P.777417
covered by
Subdivision Certificate No 45700 dated 9/9/2014

Sheet 4 of 4

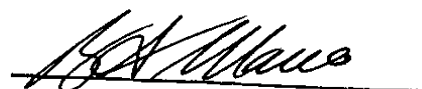
EXECUTED BY AUSTRALIA AND NEW ZEALAND BAKING GROUP



Executed by Esanda, A division of Australia and New
Zealand Banking Group Limited A.C.N. 005 357 522 by
being signed sealed and delivered by its Attorney
DAVID GEAFFREY ROBINSON Who certifies that
he is the ~~State Manager, Demand Lending~~
South Wales Division of Esanda pursuant to Power
Of Attorney registered No: **410** Book: **4376**. In the
Presence of:


MICHELLE MCCURE

EXECUTED BY GOSFORD CITY COUNCIL


Authorised Person
GOSFORD CITY COUNCIL

REGISTERED



24.10.2014