

APPENDIX B CERTIFICATES OF TITLE, EASEMENTS AND ENCUMBRANCES

ORIGINAL: Not to be removed from the Department of Land Administration.

Application H353688

VOLUME FOLIO
2183 316
IN THE REGISTER

Volume 1508 Folio 937

WESTERN



AUSTRALIA

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED



ORIGINAL CERTIFICATE OF TITLE

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The person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements, encumbrances and notices shown in the Second Schedule hereto.

Dated 3rd February, 2000

J. Doyle
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 1370 and being Lot 408 on Plan 23838, delineated on the map in the Third Schedule hereto, except and reserving metals, minerals, gems and mineral oil specified in Transfer 7033/1940.

FIRST SCHEDULE (continued overleaf)

~~Western Australian Land Authority of Level 3, 40 The Esplanade, Perth.~~

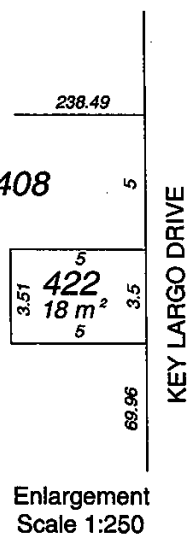
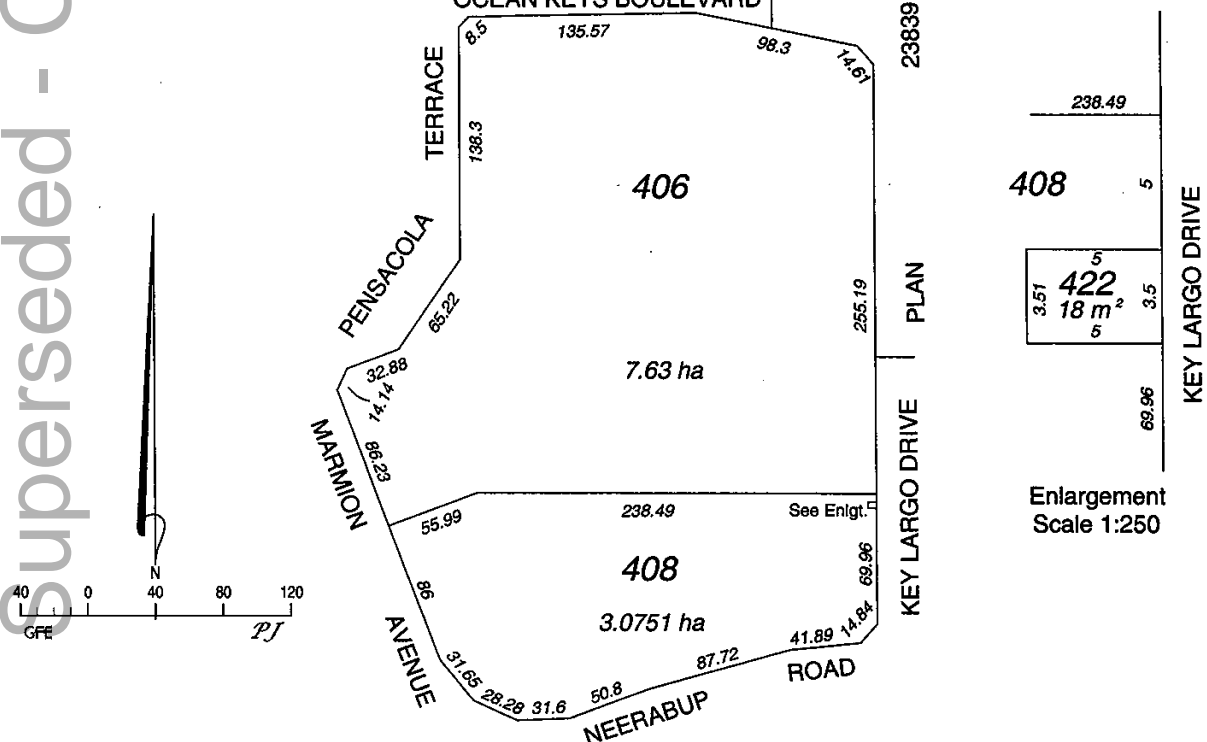


SECOND SCHEDULE (continued overleaf)

1. COVENANT H263312 contains a restriction.
2. EASEMENT for Sewerage purposes created on Plan 23838 under Section 27A TP&D Act.
3. EASEMENT H353687. A right of access with or without vehicles together with cycle and pedestrian access as set out in the said Easement and on shown on Plan 23838 is granted to the City of Wanneroo under Sections 195 and 196 of the Land Administration Act. Registered 3.2.00 at 11.40 hrs.

THIRD SCHEDULE


OCEAN KEYS BOULEVARD




Enlargement
Scale 1:250

NOTE: Entries may be affected by subsequent endorsements.

FIRST SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

PARTICULARS	INSTRUMENT		REGISTERED	TIME	SEAL & INITIAL
	NATURE	NUMBER			
<u>Bunnings Property Management Ltd.</u> , of Level 11, 40 The Esplanade, Perth.	Transfer	H379403	3.3.00	15.15	

SECOND SCHEDULE (continued)

REGISTERED or LODGED	TIME	SEAL & INITIAL	CANCELLATION		REGISTERED or LODGED	SEAL & INITIAL
			NATURE	NUMBER		
<u>Caveat H383163</u> By Western Australian Land Authority. Lodged 8.3.00 at 10.46 hrs.						

WESTERN



AUSTRALIA

REGISTER NUMBER 408/P23838	
DUPLICATE EDITION 5	DATE DUPLICATE ISSUED 19/1/2012

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2183

FOLIO
316

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 408 ON PLAN 23838

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BWP MANAGEMENT LTD OF LEVEL 11, WESFARMERS HOUSE, 40 THE ESPLANADE, PERTH
(AN L786738) REGISTERED 18 NOVEMBER 2011

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 7033/1940.
2. H263312 RESTRICTIVE COVENANT BURDEN. REGISTERED 28.10.1999.
3. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE PLAN 23838.
4. H353687 EASEMENT TO CITY OF WANNEROO. SEE PLAN 23838. REGISTERED 3.2.2000.
5. L418588 LEASE TO BUNNINGS GROUP LTD OF 11 SHIRLEY STREET, ROSEHILL, NEW SOUTH WALES EXPIRES: SEE LEASE. REGISTERED 3.9.2010.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2183-316 (408/P23838).
PREVIOUS TITLE: 1508-937.
PROPERTY STREET ADDRESS: 19 NEERABUP RD, CLARKSON.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.