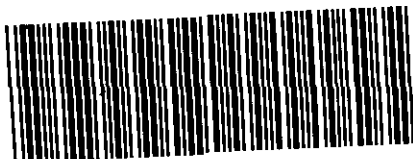


QUEENSLAND TITLES REGISTRY
Land Title Act 1994 and Land Act 1994

EASEMENT

FORM 9 Version 4



717458990

\$175.00
19/08/2016 16:16

GC 500

1. **Grantor**
MAXWELL ALWYN WYATT

Lodger (Name, address, E-mail & phone number)
MBA Lawyers
PO Box 398, Varsity Lakes Q 4227
antony@mba-lawyers.com.au
07 5539 9688

Lodger Code
GC38

Client No: 1 0 5 1 2 5 8 ^{Duty Imprint} ^{Duties Act 2001}
Transaction No: 5 1 2 - 3 6 4 - 2 8 2
Duty Paid \$ 38025.00 ☐ Exempt
Under Easement Agreement dated
Date: 16/08/16 Signed: [Signature]

dated 01.04.16

2. **Description of Easement/Lot on Plan**
Servient Tenement (burdened land)
EASEMENTS B AND C IN LOT 22 ON SP
~~164822~~ 281238

Title Reference

50486564

#Dominant Tenement (benefited land)

not applicable if easement in gross

LOT 3 ON SP 11896
LOT 200 ON SP 133189
LOT 1 ON RP 97710

50908958
50344751
13577218

3. **Interest being burdened**
FEE SIMPLE

#4. **Interest being benefited**
FEE SIMPLE

not applicable if easement in gross

5. **Grantee** Given names

Surname/Company name and number

(include tenancy if more than one)

SEE ENLARGE) ANALIS

FLINDERS LAND HOLDINGS PTY LTD
AGN 602 362 443 ATF PACIFIC
EXCHANGE TRUSTS 5-11

6. **Consideration**
ONE MILLION DOLLARS (\$1,000,000.00)

7. **Purpose of easement**
WATER SUPPLY AND SEWERAGE

8. **Grant/Execution**

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of:- *the attached schedule; *the attached schedule and document no. _____; *document no. _____

* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....signature

.....John Consiglia.....full name

.....Solicitor.....qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

.....signature

.....full name

.....qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

6/7/16
Execution Date

M. A. Wyatt
Grantor's Signature

3/8/16
Execution Date

[Signature]
Grantee's Signature
FLINDERS LAND HOLDINGS PTY LTD
AGN 602 362 443

Title Reference 58378294

5. Grantee	Given names	Surname/Company name and number	(include tenancy if more than one) Tenants in common
		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under instrument No. 710458866	1/7
		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under instrument No. 710458866	1/7
		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under instrument No. 710458866	1/7
		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under instrument No. 710458866	1/7
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		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under instrument No. 710458866	1/7
	Michelle	King	Joint Tenant
	Darwin	King	Joint Tenant

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in Item 7 and the Grantor and Grantee covenant with each other in terms of- "The attached schedule"

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....signature
ATTY BRYAN GORDON QUINONES full name
NOTARY PUBLIC qualification
Witnessing Officer

Sgt. 12312015
Execution Date

.....
Michelle King
Grantee's Signature

(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference 50378294

5. Grantee	Given names	Surname/Company name and number	(include tenancy if more than one)
		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under Instrument No. 710458866	Tenants in common 1/7
		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under Instrument No. 710458866	1/7
		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under Instrument No. 710458866	1/7
		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under Instrument No. 710458866	1/7
		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under Instrument No. 710458866	1/7
		Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under Instrument No. 710458866	1/7
	Michelle	King	Joint Tenant
	Darwin	King	Joint Tenant

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of:- "the attached schedule"

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....signature
ATTY. BENVENUTO QUINONES full name
NOTARY PUBLIC qualification
Witnessing Officer

Sept 12/12016
Execution Date

.....
Darwin King
Grantee's Signature

(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference 50486564

IT IS COVENANTED BETWEEN THE PARTIES TO THE ABOVE EASEMENT AS FOLLOWS:

That the Grantor will permit the Grantee free and uninterrupted access for water supply and sewerage purposes over the Servient Tenement including the full, free and uninterrupted right and liberty of using the Servient Tenement for the passage, flow and conveyance of water and sewerage or any other purpose connected with any water or sewerage mainline infrastructure approved by the Grantor and of constructing, placing and laying under the surface of the soil to a minimum depth of 300mm on the Servient Tenement mains, pipes and other equipment for such purposes or for any other purposes connected with any water and/or sewerage mainline infrastructure to be installed underground on Easements B and C as shown on Plan SP 281238 and of inspecting, maintaining, cleaning, repairing and renewing such mains and pipes and in relation to such Easements and purposes as aforesaid, the Grantees are to have full, free and uninterrupted access to the Servient Tenement at all times and from time to time for themselves, their servants or agents to enter upon and to go, pass and repass over, along, upon and under the Servient Tenement or any part thereof with or without engineers, surveyors, consultants, contractors, employees, workmen or other persons and with or without motor cars, trucks, tractors and other vehicles, machinery, plant and equipment to facilitate the opening or breaking up of the soil of the Servient Tenement or any part thereof as well as the subsurface and to bring in place in and upon and store on the Servient Tenement or any part thereof during the construction work, machinery, piping, all appliances, tools and other articles and to do such things to construct, maintain and repair the water and sewer infrastructure, and to do such other things as the Grantee shall in his discretion think fit and the Grantee covenants that if and when the said mains and pipes shall be constructed they shall maintain and repair the said mains and pipes as aforesaid so that no nuisance or obstruction is caused to any adjoining land owner and shall make good at their own expense any damage or injury caused to the said adjoining lands and the Grantor covenants that it or its agents, servants or workmen shall not damage the same mains and pipes and shall not interfere with the flow of water or sewerage through the said mains and pipes so caused and if the Grantor shall not make good the damaged so caused the Grantee shall be entitled to do so and the Grantor shall be responsible for any expenses incurred by the Grantee in repairing such damage **AND IT IS MUTUALLY AGREED AND ACKNOWLEDGED** that:

1. The Servient Tenement shall not be fenced; and
2. The Grantee shall obtain and comply with all necessary approvals and licences in relation to the construction and maintenance of the water and sewerage mains, pipes and other equipment.

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 22677693

Search Date: 28/01/2016 10:20

Title Reference: 50908958

Date Created: 22/03/2013

Previous Title: 40066069

REGISTERED OWNER

Interest

Dealing No: 716616099 08/07/2015

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 3

CROWN PLAN S311896

Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10578106 (POR 43)

2. EASEMENT No 601549475 (A305174) 22/08/1936
BENEFITING THE LAND
OVER EASEMENT A ON RP53190

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713742311	VEG NOTICE	03/03/2011 15:08	CURRENT
	VEGETATION MANAGEMENT ACT 1999		
715337736	STRIGIC LAND	27/09/2013 14:49	CURRENT

CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 22677693

Search Date: 28/01/2016 10:20

Title Reference: 50908958

Date Created: 22/03/2013

ADMINISTRATIVE ADVICES (Continued)

Dealing	Type	Lodgement Date	Status
---------	------	----------------	--------

STRATEGIC CROPPING LAND ACT 2011			
----------------------------------	--	--	--

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ INFOTRACK PTY LIMITED

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 22677548

Search Date: 28/01/2016 10:12

Title Reference: 50344751

Date Created: 13/02/2001

Previous Title: 40027461

REGISTERED OWNER

Interest

Dealing No: 716616099 08/07/2015

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

FLINDERS LAND HOLDINGS PTY LTD A.C.N. 602 362 443

TRUSTEE

1/7

UNDER INSTRUMENT 710458866

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 200 SURVEY PLAN 133189

Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11848149 (POR 21)
2. LEASE No 707969057 12/08/2004 at 14:08
PACIFIC AGRICOM PTY LTD A.C.N. 084 471 116
3. AMENDMENT OF LEASE No 709367038 15/02/2006 at 14:13
LEASE: 707969057
TERM: 01/08/2004 TO 31/07/2007 OPTION 3 YEARS

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 22677548

Search Date: 28/01/2016 10:12

Title Reference: 50344751

Date Created: 13/02/2001

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713742311	VEG NOTICE	03/03/2011 15:08	CURRENT
	VEGETATION MANAGEMENT ACT 1999		
715337736	STRATEGIC LAND	27/09/2013 14:49	CURRENT
	STRATEGIC CROPPING LAND ACT 2011		
UNREGISTERED DEALINGS - NIL			

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ INFOTRACK PTY LIMITED

CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 22677550
Search Date: 28/01/2016 10:12

Title Reference: 13577218
Date Created: 03/06/1963

Previous Title: 11848149

REGISTERED OWNER

Dealing No: 703131344 22/01/1999

MICHELLE KING
DARWIN KING JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 97710
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11848149 (POR 21)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713742307	VEG NOTICE	03/03/2011 15:08	CURRENT
VEGETATION MANAGEMENT ACT 1999			

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

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Requested By: D-ENQ INFOTRACK PTY LIMITED

Contact: Antony Knox
Email: antony@mba-lawyers.com.au
Our Ref: AJK:mmc:1600052



28 September 2016

The Registrar
Department of Natural Resources & Mines
Level 1, AVC Building
14 Edgewater Court
ROBINA QLD 4226

Level 1, 47 Watts Drive Varsity Lakes, Qld 4227
PO Box 398, Varsity Lakes, Qld 4227
Telephone +61 7 5539 9688
Facsimile +61 7 5538 2651
www.mba-lawyers.com.au

HAND DELIVERY

Dear Sir/Madam,

**Maxwell Alwyn Wyatt Grant of Easement in Form 9 to Flinders Land Holdings Pty Ltd
ACN 602 362 443 as trustee under Instrument No. 710458866, Darwin King and
Michelle King
PPTY: Lot 22 on SP 164832 (Title Reference: 50486564) (Easements B & C on SP
281238)**

We act on behalf of Flinders Land Holdings Pty Ltd ACN 602 362 443 as Trustee under Instrument No. 710458866, Michelle King and Darwin King ("the grantee").

By Requisition Notice dated 30 August 2016 ("Requisition No. 1") the Registry identified:-

"Issues Requiring Attention

Item 2 should be shown as EASEMENTS B AND C on sp281238 (servient tenement).

Dominant tenement – incorrect plan identifier for lot 3 not sp.

Item 5 must be in the current names as shown on all the dominant titles (names shown are incorrect).

Item 8 delete the the wording which is not applicable.

Item 8 will require all DOMINANT TENEMENTS to execute as grantees. "

Please find enclosed by way of answer to Requisition No. 1:-

1. Original Easement in Form 9 with amendments (incorporating enlarged panels in Form 20);
2. Our general account cheque in the sum of \$33.00 on account of the requisition fee.

By way of response to each of the Issues Requiring Attention in Requisition No. 1:-

Item 2

1. Servient Tenement has been amended to "EASEMENTS B AND C on SP 281238".

Partners
Antony Knox
Mitchell Clark
Clayton Glenister
Matt Windle

Senior Associates
Duane Williams

Associates
Monica Drivas
Danielle Watt

Lawyers
Naomi Dickson
Ruth Nean

Jenna Lawry

Consultants
Robert Balanda
Tony Lenan

2. Dominant Tenement has been amended to show the correct description as "Lot 3 on CP S311896".

Item 5

3. We enclose copies of the following DNRM historical title searches for:-
- (a) Lot 3 on CP S311896 (Title Reference: 50908958);
 - (b) Lot 200 on SP 133189 (Title Reference: 50344751);
 - (c) Lot 1 on RP 97710 (Title Reference: 13577218).
4. We confirm that Item 5 of the Easement in Form 9 has been amended by inclusion of the two (2) Enlarged Panels in Form 20 detailing the Grantee as strictly shown on the dominant title with execution by Flinders Land Holdings Pty Ltd ACN 602 362 443 by 2 directors (page 1 of 4), Michelle King (page 2 of 4) and Darwin King (page 3 of 4).

Item 8

5. We note the Easement in Form 9 has been amended by the deletion of the not applicable wording as the covenant is contained within the attached Schedule (page 4 of 4).
6. We confirm all dominant tenements have duly signed the Form 9 as grantees by Flinders Land Holdings Pty Ltd ACN 602 362 443 (page 1 of 4), Michelle King (page 2 of 4) and Darwin King (page 3 of 4).
7. We confirm that the individual grantees have duly signed the Enlarged Panels in Form 20 in the presence of a qualified witness under section 161(2) of the Land Title Act 1994 ("the Act") outside Australia in the presence of a notary public in accordance with Schedule 1 of the Act.

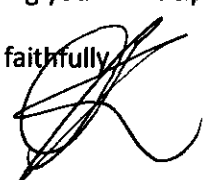
Survey Plan No. 281238

8. As Easements B and C on SP 281238 define the Easement granted under the Easement in Form 9 to enable registration under section 83(1)(a) we request you confirm that the Easement Plan lodged contemporaneously with the Easement Form 9 has been registered.

As settlement of the Easement Agreement (Water and Sewer Infrastructure) is due to occur pursuant to registration of the Easement in Form 9 we request you notify the writer should any issues remain with respect to the documentation submitted for registration.

Thanking you in anticipation.

Yours faithfully,



Antony Knox
Partner
MBA LAWYERS

Enc