

APPENDIX A –
TITLE STATEMENTS & EASEMENT
DOCUMENTS FOR BCC LAND

CURRENT TITLE SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Request No: 11105086

Search Date: 09/03/2011 14:31

Title Reference: 50116992

Date Created: 13/03/1996

Previous Title: 50087256

REGISTERED OWNER

Dealing No: 701197663 07/03/1996

BODY CORPORATE FOR BELL'S SQUARE OFF GREGORY TERRACE
COMMUNITY TITLES SCHEME 16231STRATA 3 GROUP PTY LTD
GPO BOX 210
BRISBANE QLD 4001

LAND DESCRIPTION

COMMON PROPERTY OF BELL'S SQUARE OFF GREGORY TERRACE COMMUNITY TITLES SCHEME
16231

COMMUNITY MANAGEMENT STATEMENT 16231

Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19501009 (ALLOT 263)
Deed of Grant No. 19501074 (ALLOT 264)
2. EASEMENT No 700829619 30/08/1995 at 09:44
benefiting the land over
LOT 2 ON RP881617
3. EASEMENT IN GROSS No 700829621 30/08/1995 at 09:44
burdening the land to
BRISBANE CITY COUNCIL
over
EASEMENT B ON RP881617
4. REQUEST FOR NEW CMS No 704452747 29/11/2000 at 13:47
New COMMUNITY MANAGEMENT STATEMENT 16231
MODULE:
ACCOMMODATION

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

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Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D APPLICATIONS ABR

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CURRENT TITLE SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Request No: 11104545

Search Date: 09/03/2011 13:58

Title Reference: 50087257

Date Created: 31/08/1995

Previous Title: 50065487
50066493

REGISTERED OWNER

Dealing No: 700829614 30/08/1995

BRISBANE CITY COUNCIL TRUSTEE
UNDER INSTRUMENT 700829614

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 881617
County of STANLEY Parish of NORTH BRISBANE
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19501009 (ALLOT 263)
2. EASEMENT No 700829619 30/08/1995 at 09:44
burdening the land to
LOT 1 ON RP881617
OVER THE WHOLE OF THE WITHIN LAND

ADMINISTRATIVE ADVICES - NIL
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 APPLICATIONS ABR

EASEMENT

700612267



700829619

\$87.00

\$87.00

30/08/1995 09:44

BE 600

EASEMENT

Stamp Duty Imprint

1. Grantor

BRISBANE CITY COUNCIL

Lodger Name, address & phone number LODGER CODE 1

LAR:CH 225 4759

(0)253/31/1-1603/94(P1)

2. Description of Lot

County

Parish

Title Reference

Servient tenement (burdened land)

Lot 2 on RP881617

Stanley

North Brisbane

SEE ATTACHED LIST

Dominant tenement (benefitted land)

* not applicable if easement in gross

Lot 1 on RP881617

3. Interest being burdened

Fee Simple

4. Interest being benefited * not applicable if easement in gross

Fee simple

5. Grantee Given Names

Surname Company Name and Number

(include territory if more than one)

KURTS DEVELOPMENTS LIMITED

N/A

A.C.N. 010 422 241

6. Consideration

In compliance with conditions of approval imposed by Brisbane City Council in respect of RP881617

7. Purpose of easement

Access

REGISTERED

31 AUG 1995

EXAM. INITS.

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 the grantee covenant with each other in terms of the attached schedule.

Witnessing Officer

Execution Date

Grantor's Signature

Andrew Terence Reid
ANDREW TERENCE REID
A JUSTICE OF THE PEACE
GOVERNMENT REGISTRATIONS

as per Sch. 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C Dec)

[Signature]
signature
full name

30/3/95
17/3/95

The Seal of BRISBANE CITY COUNCIL was hereunto affixed this 30th day of March 1995, by me ANDREW TERENCE REID, being the proper officer to affix such seal.

A. T. Reid
A. T. REID
Appointed Officer

Witnessing Officer

Execution Date

Grantee's Signature

Andrea Ellen Chayler
ANDREA ELLEN CHAYLER
COMMISSIONED INTERPRETATIONS

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C Dec)

[Signature]
signature
full name

17/3/95

[Signature]

Title Reference - 11627130, 11839202, 11920232, 13328220, 13328221, 13328222, 13328223, 13328224, 13328225, 13900103, 13900104, 13900105, 13900106, 13900107, 13900108, 13900109, 13900110, 13900111, 13900112, 13900113, 13900213, 13900214, 13900215, 14622054, 15144144 and 15144145

Title References

11627130
11839202
11920232
13328220
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This is the Schedule referred to in* EASEMENT dated the
day of 1995.

*Insert
type of
instrument

BRISBANE CITY COUNCIL (hereinafter called "the Grantor") and
(hereinafter called "the Grantee") DO HEREBY COVENANT AND
AGREE with each other in the following terms:-

1. The Grantor hereby grants and transfers to the Grantee the full and free right and liberty for the Grantee (in common with the Grantor and all others having or to whom the Grantor shall hereafter give a like right to go, pass and repass over and across the servient tenement described in Item (2) hereof, which land is hereinafter called "the servient tenement") from time to time and at all times hereafter by day or by night to go, pass and repass with or without vehicles of any description into and out of and from the dominant tenement described in Item (2) hereof, which land is hereinafter called "the dominant tenement", over and across the servient tenement for all purposes connected with the use and enjoyment of the dominant tenement but not for any other purpose whatsoever.

2. The Grantee will at the cost and expense of the Grantee keep the servient tenement open and in a trafficable condition for the passage of vehicles as aforesaid.

3. The benefit and burden of this Grant of Easement and of the covenants and agreements contained herein shall pass with and bind the dominant and servient tenements respectively so as to enure for the benefit of and bind all persons deriving title thereto from or under the Grantee and the Grantor respectively and that on ceasing to be the registered proprietors of the dominant and the servient tenements respectively KURTS DEVELOPMENTS LIMITED and the BRISBANE CITY COUNCIL respectively shall be under no further liability for any event or occurrence thereafter or be entitled to the benefits hereof thereafter but without prejudice to the rights and obligations of either party in respect of any antecedent breach.

4. Where the context so admits or requires:-

- (a) the expression "the Grantor" shall include the transferees and assigns of the Grantor and the registered proprietor or proprietors, owner or owners (and their and each of their respective successors, executors, administrators and assigns as the case may be) and the occupier or occupiers for the time being of the servient tenement and its or their respective servants and licensees; and

Title Reference: 11627130, 11839202, 11920232, 13328220, 13328221, 13328222, 13328223, 13328224, 13328225, 1390010, 13900104, 13900105, 13900106, 13900107, 13900108, 13900109, 13900110, 13900111, 13900112, 13900113, 13900213, 13900214, 13900215, 14622054, 15144144 and 15144145

- (b) the expression "the Grantee" shall include the respective transferees and assigns of the Grantee and the registered proprietor or proprietors, owner or owners (and their and each of their respective successors, executors, administrators and assigns as the case may be) and the occupier or occupiers for the time being of the dominant tenement and its or their respective servants and licensees; and
- (c) Words importing the singular number include the plural number and vice versa and words importing any gender include the other genders and words importing only persons include corporations and/or associations and/or bodies and vice versa in each respective case.

GRWAJO