

SEARCH OF TORRENS TITLE

VOLUME 174633	FOLIO 2
EDITION 1	DATE OF ISSUE 20-Mar-2018

SEARCH DATE : 24-Jun-2019

SEARCH TIME : 01.23 PM

DESCRIPTION OF LAND

City of LAUNCESTON
 Lot 2 on Sealed Plan 174633
 Derivation : Part of 16.29ha Vested in the Australian National
 Railways Commission, Part of Lot 38577, 10.20ha & Part of
 1A-1R-23.2P Gtd. to The Mayor, Aldermen & Citizens of the City
 of Launceston
 Prior CT 169278/200

SCHEDULE 1

C504696 & C555376 TRANSFER to LAUNCESTON CITY COUNCIL
 Registered 25-Jun-2004 at noon

SCHEDULE 2

C504696 Land is limited in depth to 15 metres, excludes
 minerals and is subject to reservations relating to
 drains sewers and waterways in favour of the Crown
 SP174633 EASEMENTS in Schedule of Easements
 SP139412 FENCING COVENANT in Schedule of Easements
 C504696 FENCING PROVISION in Transfer
 D99556 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold
 estate for the term of 5 years from 1-Dec-2016 (of
 that part of the said land within described shown on
 SI0168453 and specified in Annexure 'A' attached to
 the said Lease) Registered 14-Nov-2014 at 12.01 PM
 D99557 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold
 estate for the term of 5 years from 1-Dec-2021 (of
 that part of the said land within described shown on
 SI0168453 and specified in Annexure 'A' attached to
 the said Lease) Registered 14-Nov-2014 at 12.02 PM
 D99558 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold
 estate for the term of 5 years from 1-Dec-2026 (of
 that part of the said land within described shown on
 SI0168453 and specified in Annexure 'A' attached to
 the said Lease) Registered 14-Nov-2014 at 12.03 PM
 E25601 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered

20-Oct-2015 at noon

E26792 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 5 years form 21-Jan-2018 (of that part of the said land within described shown on Annexure B on the plan attached said lease)
Registered 19-Jan-2016 at 12.01 PM

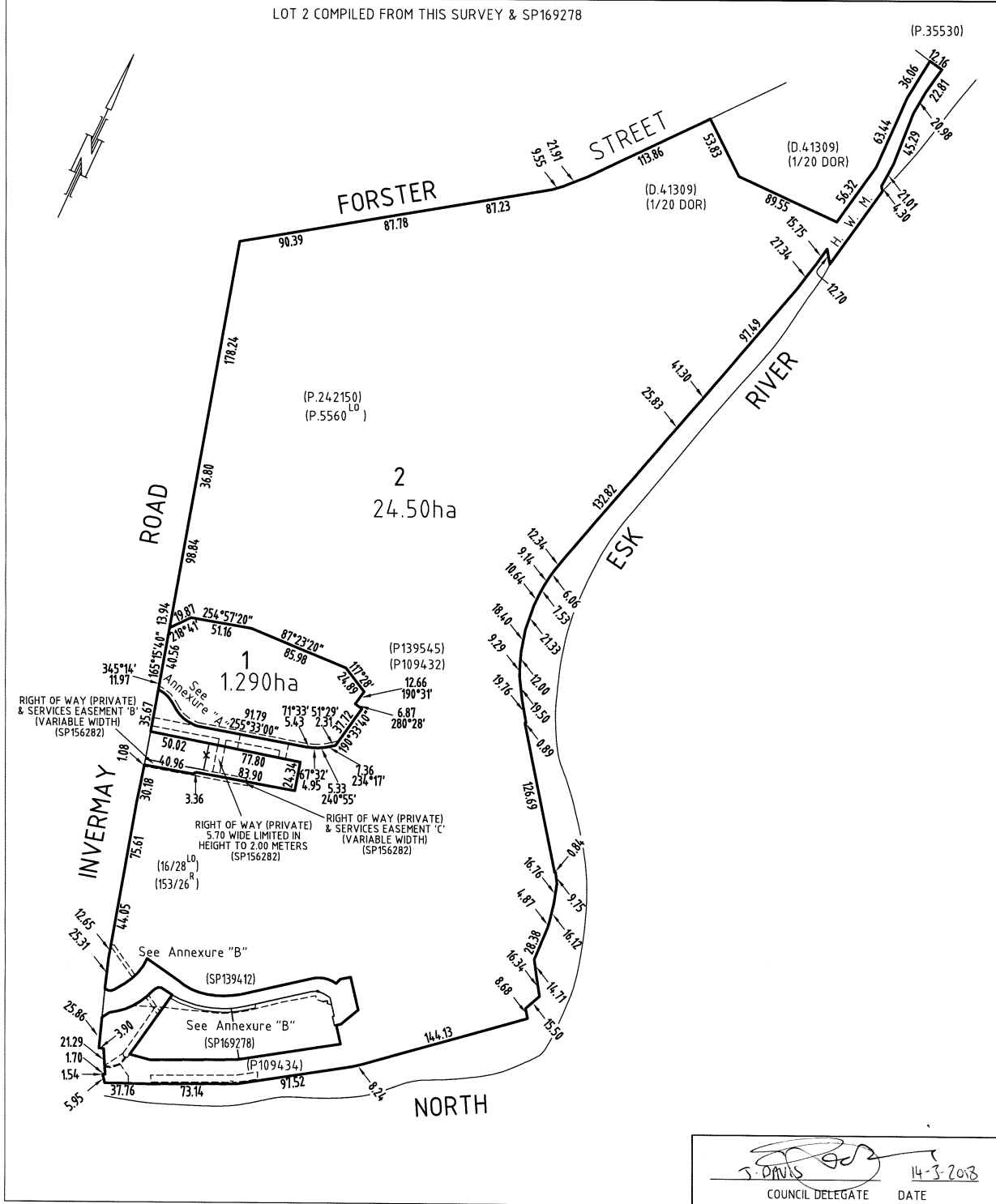
E26793 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 5 years from 21-Jan-2023 (of that part of the said land within described shown on Annexure B on the plan attached said lease)
Registered 19-Jan-2016 at 12.02 PM

E26794 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 5 years from 21-Jan-2028 (of that part of the said land within described shown on Annexure B on the plan attached said lease)
Registered 19-Jan-2016 at 12.03 PM

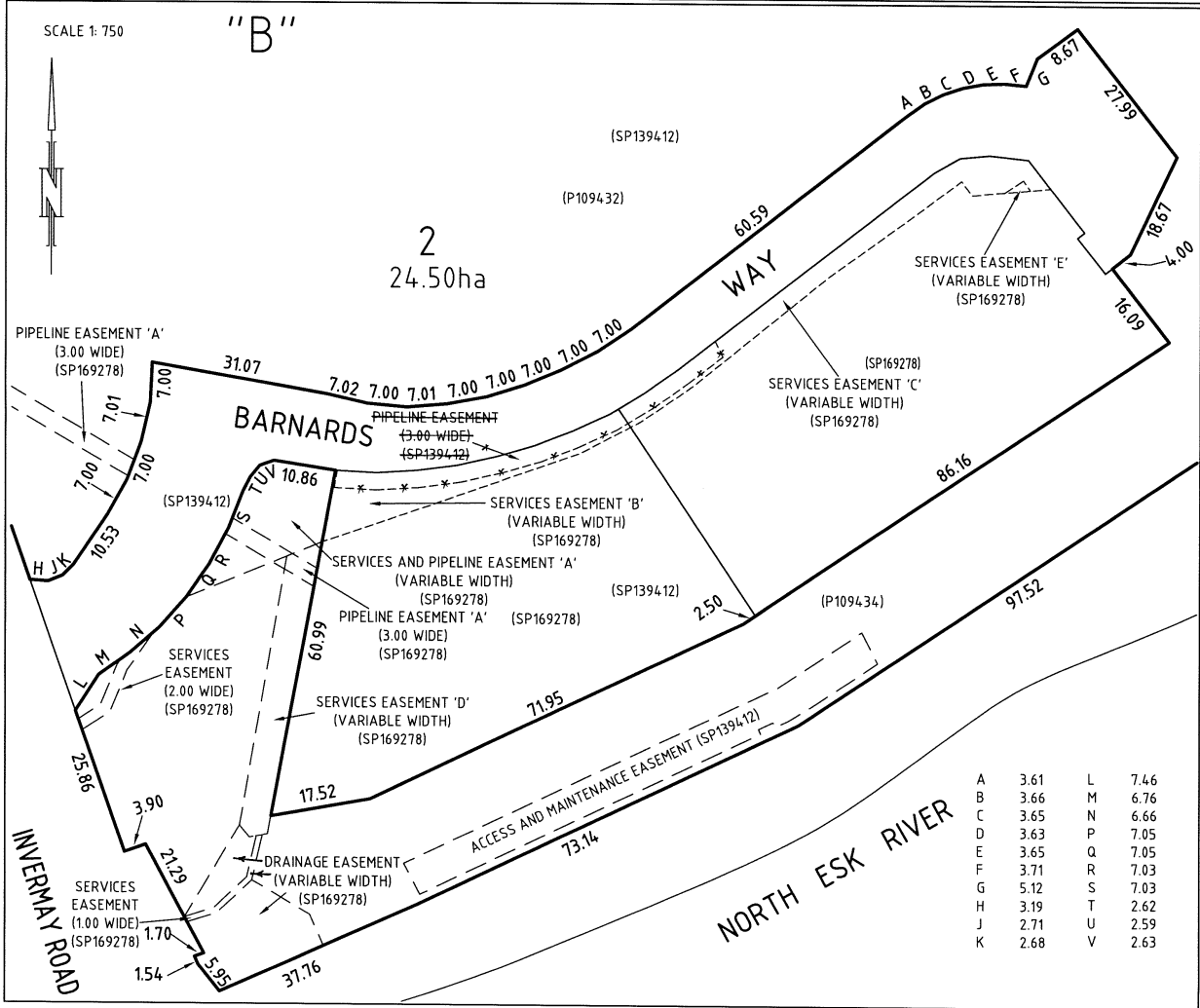
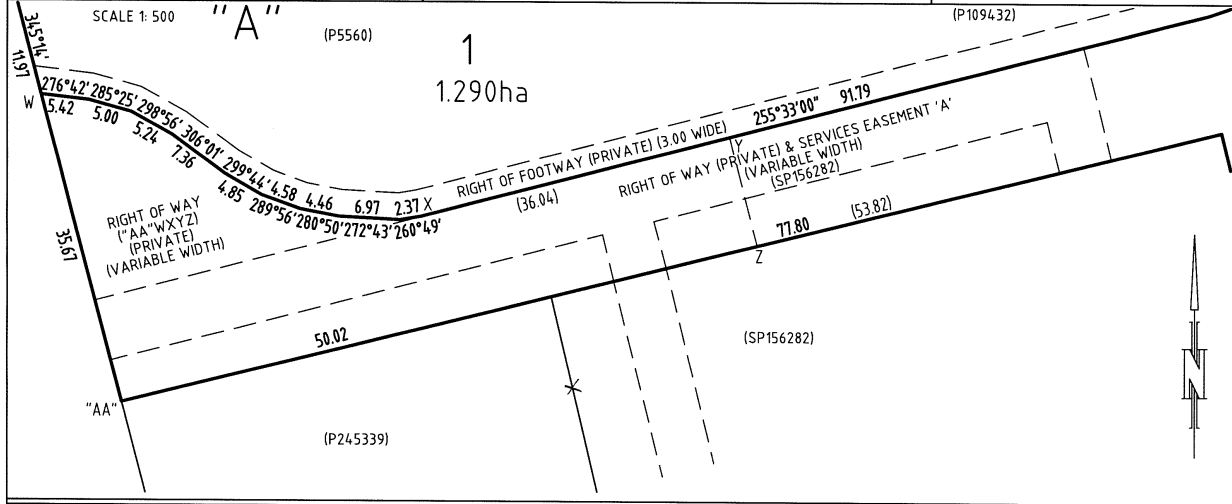
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: Launceston City Council		NEW PLAN OF SURVEY		Registered Number	
FOLIO REFERENCE: F.R. 169278/200		BY SURVEYOR J. W. DENT of PDA Surveyors <small>Surveying, Engineering & Planning</small>		SP 174633	
GRANTEE: PART OF 1 - 1 - 23 ² / ₆ & THE WHOLE OF 10.20ha (LOT 38577), GRANTED TO THE MAYOR, ALDERMEN AND CITIZENS OF THE CITY OF LAUNCESTON. PART OF 16.29ha VESTED IN THE AUSTRALIAN NATIONAL RAILWAYS COMMISSION.		LOCATION CITY OF LAUNCESTON		APPROVED EFFECTIVE FROM 20 MAR 2018	
SCALE: 1:3000		LENGTHS IN METRES		SURVEYORS REF: L17162	
MAPSHEET MUNICIPAL CODE No.		LAST UPI No		LAST PLAN No.	
				ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



<p>PLAN OF SURVEY ANNEXURE SHEET NEW SHEET 1 OF 1 SHEETS</p>	<p>OWNER: Launceston City Council FOLIO REFERENCE: F.R. 169278/200 SCALE 1: 500 & 1:750 LENGTH IN METRES</p>	<p>Registered Number SP. 174633</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>J. Davis</i> 14-3-2018 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>Alice Kawa</i> 23/10/17 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 20 MAR 2018 <i>Alice Kawa</i> Recorder of Titles</p>



A	3.61	L	7.46
B	3.66	M	6.76
C	3.65	N	6.66
D	3.63	P	7.05
E	3.65	Q	7.05
F	3.71	R	7.03
G	5.12	S	7.03
H	3.19	T	2.62
J	2.71	U	2.59
K	2.68	V	2.63

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 174633

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Easements

Access and maintenance easement

Lot 2 on the plan is SUBJECT TO an access and maintenance easement over that part of Lot 2 shown on the plan as "ACCESS AND MAINTENANCE EASMENT (SP139412)" in gross in favour of the Launceston City Council (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Rights of carriage way

Lot 1 on the plan is TOGETHER WITH a right of carriage way over that part of Lot 2 shown on the plan as "RIGHT OF WAY ("AA" WXYZ) (PRIVATE) (VARIABLE WIDTH)".

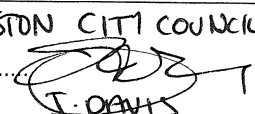
Lot 2 on the plan is SUBJECT TO a right of carriage way over that part of Lot 2 shown on the plan as "RIGHT OF WAY ("AA" WXYZ) (PRIVATE) (VARIABLE WIDTH)" appurtenant to Lot 1 on the plan.

Lot 2 on the plan is SUBJECT TO a right of carriage way over that part of Lot 2 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'A' (VARIABLE WIDTH) (SP156282)" in favour of Lot 1 on Sealed Plan No. 156282 (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)), and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'C' (VARIABLE WIDTH) (156282)" in favour of Lot 1 on Sealed Plan 156282.

Lot 1 on the plan is TOGETHER WITH a right of carriage way over that part of Lot 1 on Sealed Plan No. 156282 shown on the plan as "RIGHT OF WAY (PRIVATE) 5.70 WIDE LIMITED IN HEIGHT TO 2.00 METRES" (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)). (SP156282)

That part of Lot 2 on the Plan formerly comprised in Lot 2 on Sealed Plan No. 156282 is TOGETHER WITH a right of carriage way over that part of Lot 1 on Sealed Plan No. 156282 shown as "RIGHT OF WAY (PRIVATE) 5.70 WIDE LIMITED IN HEIGHT TO 2.00 METRES" (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)). (SP156282) on the plan.

T-T0755863-2 (USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Launceston City Council FOLIO REF: 169278/200 SOLICITOR & REFERENCE: Dobson Mitchell Allport – AB:1973491	PLAN SEALED BY: LAUNCESTON CITY COUNCIL DATE: 19-1-2018 F.P0275/2017.1 REF NO. <div style="text-align: right;">  J. DAVIS Council Delegate </div>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 174633</p>
<p>SUBDIVIDER: Launceston City Council FOLIO REFERENCE: 169278/200</p>	

Lot 1 on the plan is TOGETHER WITH a right of carriage way over that part of Lot 1 on Sealed Plan No. 156282 shown as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'B' VARIABLE WIDTH" ~~(as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any))~~. (SP156282) on the plan.

That part of Lot 2 on the Plan formerly comprised in Lot 2 on Sealed Plan No. 156282 is TOGETHER WITH a right of carriage way over that part of Lot 1 on Sealed Plan No. 156282 shown as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'B' VARIABLE WIDTH" ~~(as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any))~~. (SP156282) on the plan.

Rights of drainage

Lot 2 on the plan is SUBJECT TO a right of drainage over that part of Lot 2 shown on the plan as "DRAINAGE EASEMENT (VARIABLE WIDTH) (SP169278)" in favour of Lots 1, 3 and 100 on Sealed Plan No. 169278 ~~(as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any))~~.

Rights of foot way

Lot 1 on the plan is SUBJECT TO a right of foot way over that part of Lot 1 shown on the plan as "RIGHT OF FOOTWAY (PRIVATE) (3.00 WIDE)" appurtenant to Lot 2 on the plan.

Lot 2 on the plan is TOGETHER WITH a right of foot way over that part of Lot 1 shown on the plan as "RIGHT OF FOOTWAY (PRIVATE) (3.00 WIDE)".

Pipeline easements

Lot 2 on the plan is SUBJECT TO a pipeline easement over that part of Lot 2 shown on the plan as "PIPELINE EASEMENT 'A' (3.00 WIDE (SP169278))" in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Lot 2 on the plan is SUBJECT TO a pipeline easement over that part of Lot 2 shown on the plan as "SERVICES AND PIPELINE EASEMENT 'A' (Variable Width) (SP169278)" in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Services easements

Lot 2 on the plan is SUBJECT TO a services easement over that part of Lot 2 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT 'A' (VARIABLE WIDTH) (SP156282)" in favour of Lot 1 on Sealed Plan No. 156282 (as defined in and subject to conditions more fully set forth in Sealed Plan No. 169278 (if any))^{*} and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'C' VARIABLE WIDTH) (156282)"

Lot 2 on the plan is SUBJECT TO a services easement over that part of Lot 2 shown on the plan as "SERVICES AND PIPELINE EASEMENT 'A' (VARIABLE WIDTH) (SP169278)" in favour of Lots 1, 3 and 100 on Sealed Plan No. 169278 (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Lot 2 on the plan is SUBJECT TO a services easement over that part of Lot 2 shown on the plan as "SERVICES EASEMENT 'D' (VARIABLE WIDTH) (SP169278)" in favour of Lots 1, 3 and 100 on Sealed Plan No. 169278 (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

T-T075983-2

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 174633</p>
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Lot 2 on the plan is SUBJECT TO a services easement over that part of Lot 2 shown on the plan as "SERVICES EASEMENT (1.00 WIDE) (SP169278)" in favour of Lots 1 and 3 on Sealed Plan No. 169278 (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Lot 2 on the plan is SUBJECT TO a services easement over that part of Lot 2 shown on the plan as "SERVICES EASEMENT (2.00 WIDE) (SP169278)" in favour of Lots 1 and 3 on Sealed Plan No. 169278 (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Lot 1 on the Plan is TOGETHER WITH a services easement over that part of Lot 1 on Sealed Plan No. 156282 shown as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'B' VARIABLE WIDTH" (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)). (SP156282) on the plan.

That part of Lot 2 on the Plan formerly comprised in Lot 2 in Sealed Plan No. 156282 is TOGETHER WITH a services easement over that part of Lot 1 on Sealed Plan No. 156282 shown as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'B' VARIABLE WIDTH" (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)). (SP156282) on the plan.

Lot 1 is TOGETHER WITH a services easement over that part of Lot 1 on Sealed Plan No. 169278 shown as "SERVICES EASEMENT 'C' (VARIABLE WIDTH)" (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)). (SP169278) on the plan.

Lot 2 is TOGETHER WITH a services easement over that part of Lot 1 on Sealed Plan No. 169278 shown as "SERVICES EASEMENT 'C' (VARIABLE WIDTH)" (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)). (SP169278) on the plan.

Lot 1 is TOGETHER WITH a services easement over that part of Lot 1 on Sealed Plan No. 169278 shown as "SERVICES EASEMENT 'E' (VARIABLE WIDTH)" to a maximum height of 4.60 metres Australian Height Datum (AHD) (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)). (SP169278) on the plan.

Lot 2 is TOGETHER WITH a services easement over that part of Lot 1 on Sealed Plan No. 169278 shown as "SERVICES EASEMENT 'E' (VARIABLE WIDTH)" to a maximum height of 4.60 metres Australian Height Datum (AHD) (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)). (SP169278) on the plan.

Lot 1 is TOGETHER WITH a services easement over that part of Lot 3 on Sealed Plan No. 169278 shown as "SERVICES EASEMENT 'B' (VARIABLE WIDTH)" (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)). (SP169278) on the plan.

Lot 2 is TOGETHER WITH a services easement over that part of Lot 3 on Sealed Plan No. 169278 shown as "SERVICES EASEMENT 'B' (VARIABLE WIDTH)" (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)). (SP169278) on the plan.

Covenants

No covenants are created by this schedule of easements.

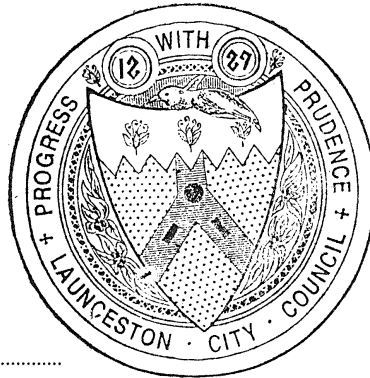
T-T0755863-2

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 174633
SUBDIVIDER: Launceston City Council FOLIO REFERENCE: 169278/200	

Execution

The **Common Seal** of the **Launceston City Council** was placed on this document pursuant to a resolution of Council passed the day of 21ST AUGUST 2017 in the presence of:



Witness signature: [Signature]
 Full name (print): JOHN DAVIS
 Witness address: PO BOX 396 LAUNCESTON

T-T0755863-2
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.