



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 27/03/2024 04:19:47 PM

| | | | |
|----------------------|------------------------|----------------|-----------|
| Status | Registered | Dealing Number | AV721349F |
| Date and Time Lodged | 08/06/2022 07:32:09 PM | | |

Lodger Details

| | |
|-------------|-----------------|
| Lodger Code | 17985D |
| Name | LANDER & ROGERS |
| Address | |
| Lodger Box | |
| Phone | |
| Email | |
| Reference | LGA:JHN:2100532 |

CAVEAT

| | |
|--------------|----------|
| Jurisdiction | VICTORIA |
|--------------|----------|

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

8037/872
8037/873
8037/878
8426/297
8426/298
8426/299
8426/300
8913/389
9205/716
9287/294
9576/702

Caveator

| | |
|------|--------------------------------------|
| Name | COLES SUPERMARKETS AUSTRALIA PTY LTD |
| ACN | 004189708 |

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Date

02/06/2022

Estate or Interest claimed

Freehold Estate

Prohibition

Unless I/we consent in writing

Name and Address for Service of Notice

Lisa Gaddie

Address

| | |
|---------------|-----------|
| Floor Type | LEVEL |
| Floor Number | 15 |
| Street Number | 477 |
| Street Name | COLLINS |
| Street Type | STREET |
| Locality | MELBOURNE |
| State | VIC |
| Postcode | 3000 |

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

| | |
|-----------------------|--------------------------------------|
| Executed on behalf of | COLES SUPERMARKETS AUSTRALIA PTY LTD |
| Signer Name | LISA JACQUELINE GADDIE |
| Signer Organisation | LANDER & ROGERS |
| Signer Role | AUSTRALIAN LEGAL PRACTITIONER |
| Execution Date | 08 JUNE 2022 |

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced: 27/03/2024 04:21:42 PM

Dealing Number: AX446024B

Status: Completed

Date and Time Lodged: 14/11/2023 10:24:18 AM

Responsible Subscriber: LIBERTY FINANCIAL

Customer Code: 20402P

Reference:

APPLICATION TO CONVERT AND NOMINATE PAPER CERTIFICATE OF TITLE TO AN ELECTRONIC INSTRUMENT

The Subscriber authorises the conversion of the following paper Certificate(s) of Title to electronic Certificate(s) of Title and their nomination to the instruments contained in the Lodgement Case shown below:

Certificate(s) of Title:
Volume 11938 Folio 052

Lodgement Case ID: 887882040

Following the registration of the instruments in the Lodgement Case, do not return the eCT Control to the nominating Subscriber

Subscriber's Certification:

1. The Certifier has:
 - (a) retrieved; and
 - (b) either securely destroyed or made invalid,the (duplicate) certificate(s) of title for the folio(s) of the Register listed in this Registry Instrument or Document.

Signed by:
Julia Tong
(for LIBERTY FINANCIAL)
Customer Code: 20402P
Dated: 14 November 2023

File Notes:
NIL



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 08037 FOLIO 872

Security no : 124113542565W
Produced 20/03/2024 08:58 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 022274.
PARENT TITLE Volume 07774 Folio 100
Created by instrument 2363968 24/11/1950

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022

Caveator
COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
02/06/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
LANDER & ROGERS
Notices to
LISA GADDIE of LEVEL 15 477 COLLINS STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP022274 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

ADMINISTRATIVE NOTICES

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

NIL

eCT Control 19436D KING & WOOD MALLESONS
Effective from 20/04/2023

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 08037 FOLIO 873

Security no : 124113542568T
Produced 20/03/2024 08:58 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 022274.
PARENT TITLE Volume 07774 Folio 100
Created by instrument 2363969 24/11/1950

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022

Caveator
COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
02/06/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
LANDER & ROGERS
Notices to
LISA GADDIE of LEVEL 15 477 COLLINS STREET MELBOURNE VIC 3000

CAVEAT AX446042Y 14/11/2023

Caveator
POWERCOR AUSTRALIA LTD ACN: 064651109
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
03/11/2023
Estate or Interest
INTEREST AS A GRANTEE OF AN EASEMENT
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
O'DONNELL SALZANO LAWYERS
Notices to
POWERCOR AUSTRALIA LTD of LEVEL 8 40 MARKET STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

Title 8037/873

Page 1 of 2



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

SEE LP022274 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

ADMINISTRATIVE NOTICES

NIL

eCT Control 19436D KING & WOOD MALLESONS
Effective from 20/04/2023

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 08037 FOLIO 878

Security no : 124113542210H
Produced 20/03/2024 08:43 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 022274.
PARENT TITLE Volume 07774 Folio 100
Created by instrument 2363974 24/11/1950

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022
Caveator
COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
02/06/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
LANDER & ROGERS
Notices to
LISA GADDIE of LEVEL 15 477 COLLINS STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP022274 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

ADMINISTRATIVE NOTICES

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

NIL

eCT Control 19436D KING & WOOD MALLESONS
Effective from 20/04/2023

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958

Page 1 of 2

VOLUME 08426 FOLIO 297

Security no : 124113542567U
Produced 20/03/2024 08:58 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 058039.
PARENT TITLE Volume 07109 Folio 636
Created by instrument B565224 26/07/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022

Caveator
COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
02/06/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
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DIAGRAM LOCATION

SEE LP058039 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

ADMINISTRATIVE NOTICES

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

NIL

eCT Control 19436D KING & WOOD MALLESONS
Effective from 20/04/2023

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958

Page 1 of 2

VOLUME 08426 FOLIO 298

Security no : 124113543410D
Produced 20/03/2024 09:22 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 058039.
PARENT TITLE Volume 07109 Folio 636
Created by instrument B565224 26/07/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022

Caveator
COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
02/06/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
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Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP058039 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

ADMINISTRATIVE NOTICES

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

NIL

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Effective from 20/04/2023

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958

Page 1 of 2

VOLUME 08426 FOLIO 299

Security no : 124113542569S
Produced 20/03/2024 08:58 AM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 058039.
PARENT TITLE Volume 07109 Folio 636
Created by instrument B565224 26/07/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022
Caveator
COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
02/06/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
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LANDER & ROGERS
Notices to
LISA GADDIE of LEVEL 15 477 COLLINS STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP058039 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

ADMINISTRATIVE NOTICES

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

NIL

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Effective from 20/04/2023

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958

Page 1 of 2

VOLUME 08426 FOLIO 300

Security no : 124113542571Q
Produced 20/03/2024 08:58 AM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 058039.
PARENT TITLE Volume 07109 Folio 636
Created by instrument B565224 26/07/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022
Caveator
COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
02/06/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
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LANDER & ROGERS
Notices to
LISA GADDIE of LEVEL 15 477 COLLINS STREET MELBOURNE VIC 3000

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DIAGRAM LOCATION

SEE LP058039 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

ADMINISTRATIVE NOTICES

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

NIL

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Effective from 20/04/2023

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958

Page 1 of 2

VOLUME 08913 FOLIO 389

Security no : 124113542563Y
Produced 20/03/2024 08:58 AM

LAND DESCRIPTION

Lot 1 on Title Plan 434807S.
PARENT TITLE Volume 07109 Folio 636
Created by instrument D980897 10/03/1971

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022
Caveator
COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
02/06/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
LANDER & ROGERS
Notices to
LISA GADDIE of LEVEL 15 477 COLLINS STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP434807S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

ADMINISTRATIVE NOTICES

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

NIL

eCT Control 19436D KING & WOOD MALLESONS
Effective from 20/04/2023

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958

Page 1 of 2

VOLUME 09205 FOLIO 716

Security no : 124113542566V
Produced 20/03/2024 08:58 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 40D Parish of Cobram.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022

Caveator

COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

02/06/2022

Estate or Interest

FREEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

LANDER & ROGERS

Notices to

LISA GADDIE of LEVEL 15 477 COLLINS STREET MELBOURNE VIC 3000

Any crown grant reservations exceptions conditions limitations and powers
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP312239L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

eCT Control 19436D KING & WOOD MALLESONS
Effective from 20/04/2023

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958

Page 1 of 2

VOLUME 09287 FOLIO 294

Security no : 124113542570R
Produced 20/03/2024 08:58 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 40E Parish of Cobram.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022

Caveator

COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

02/06/2022

Estate or Interest

FREEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

LANDER & ROGERS

Notices to

LISA GADDIE of LEVEL 15 477 COLLINS STREET MELBOURNE VIC 3000

Any crown grant reservations exceptions conditions limitations and powers
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP313040F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

eCT Control 19436D KING & WOOD MALLESONS
Effective from 20/04/2023

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958

Page 1 of 2

VOLUME 09576 FOLIO 702

Security no : 124113543393W
Produced 20/03/2024 09:22 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 40G Parish of Cobram.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

TROON GROUP (COBRAM) PTY LTD of SUITE 1.03 163 EASTERN ROAD SOUTH MELBOURNE
VIC 3205
AW689851P 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV721349F 08/06/2022

Caveator

COLES SUPERMARKETS AUSTRALIA PTY LTD ACN: 004189708

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

02/06/2022

Estate or Interest

FREEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

LANDER & ROGERS

Notices to

LISA GADDIE of LEVEL 15 477 COLLINS STREET MELBOURNE VIC 3000

CAVEAT AX446046Q 14/11/2023

Caveator

POWERCOR AUSTRALIA LTD ACN: 064651109

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

03/11/2023

Estate or Interest

LEASEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

O'DONNELL SALZANO LAWYERS

Notices to

POWERCOR AUSTRALIA LTD of LEVEL 8 40 MARKET STREET MELBOURNE VIC 3000

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

DIAGRAM LOCATION

SEE TP061859Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2-6 COLGAN STREET COBRAM VIC 3644

ADMINISTRATIVE NOTICES

NIL

eCT Control 19436D KING & WOOD MALLESONS
Effective from 20/04/2023

DOCUMENT END



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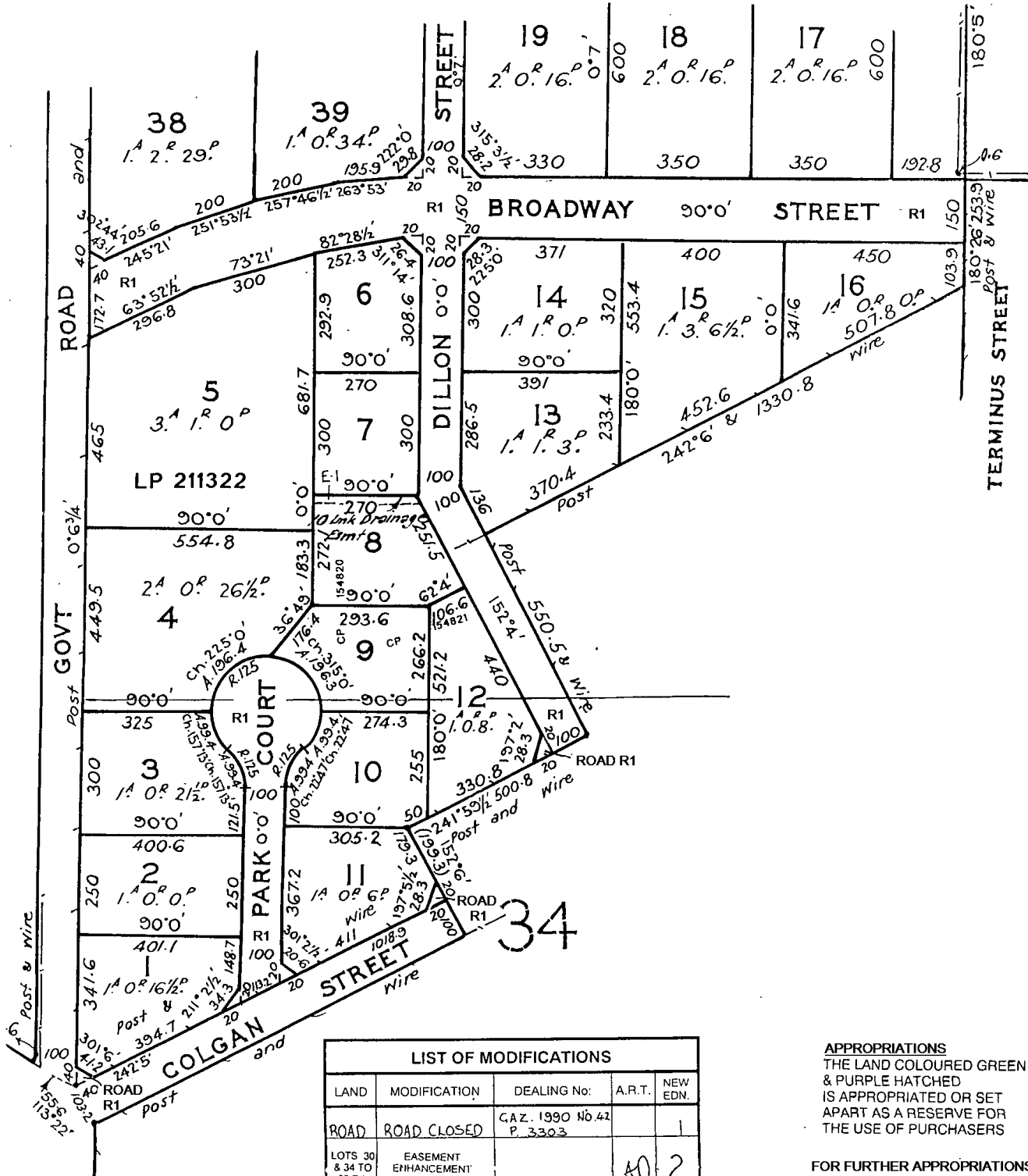
PLAN OF SUBDIVISION
 OF PART OF CROWN ALLOTMENTS 34 & 35
 PARISH OF COBRAM
 COUNTY OF MOIRA

LP 22274
 EDITION 3
 PLAN MAY BE LODGED 11/3/52

Measurements are in Links
 Conversion Factor
 LINKS X 0.201168 = METRES
 VOL 7774 FOL 100

CLOUR CODE
 E-4 = GREEN
 E-5 = PURPLE HATCHED

SEE SHEET 2



APPROPRIATIONS
 THE LAND COLOURED GREEN & PURPLE HATCHED IS APPROPRIATED OR SET APART AS A RESERVE FOR THE USE OF PURCHASERS

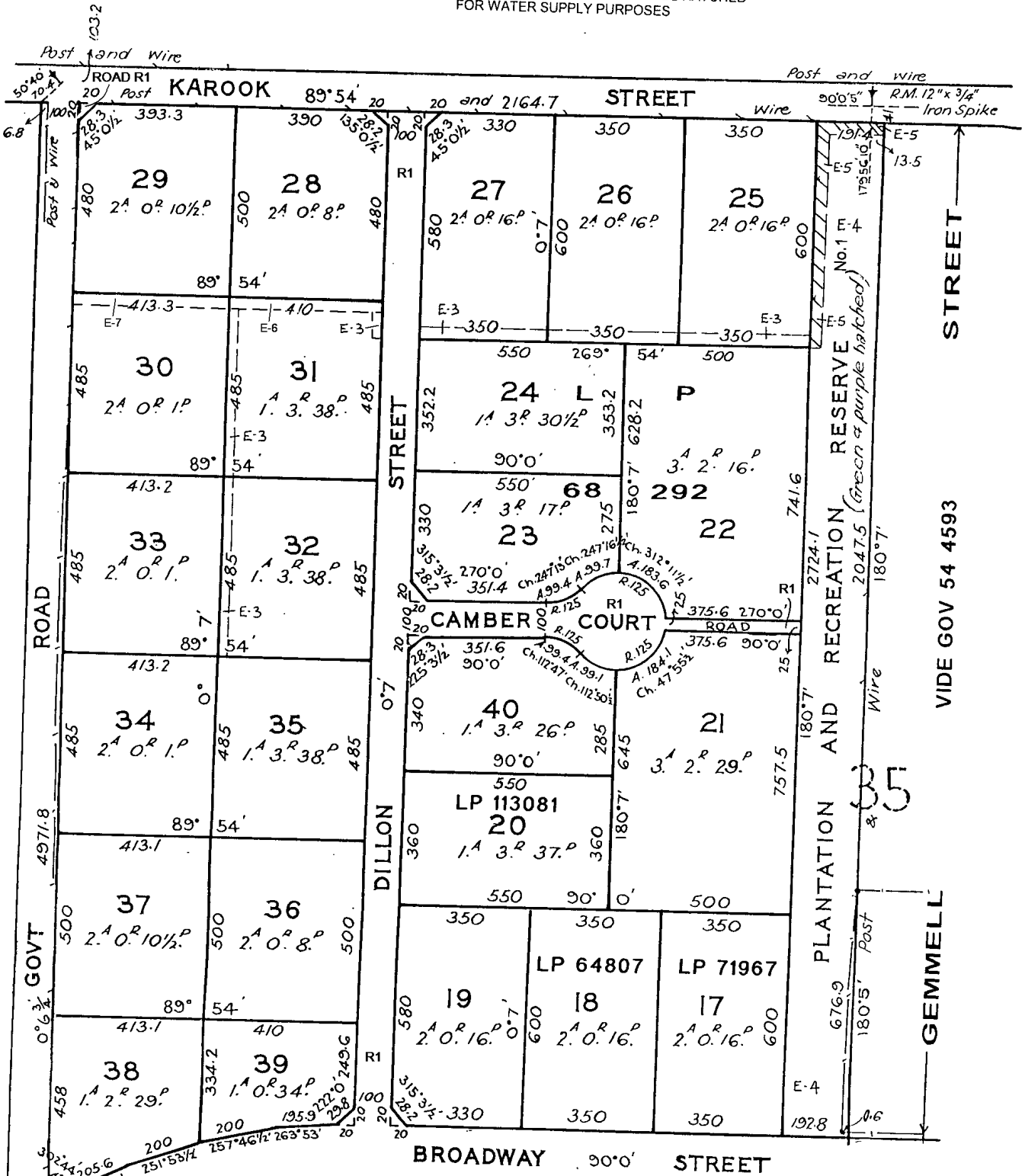
FOR FURTHER APPROPRIATIONS SEE SHEET 3

LP 22274

NOTATIONS

AS TO LOT 30
 APPURTENANT EASEMENTS FOR SEWERAGE
 PURPOSES HAVE BEEN CREATED BY
 INSTRUMENTS U 163332, U163341 &
 PS 302830
 APPURTENANT EASEMENTS FOR DRAINAGE AND
 SEWERAGE PURPOSES HAVE BEEN CREATED
 BY INSTRUMENTS S 572875, S 572876, S 572877
 AND T 185761

AS TO LOTS 34 TO 39 B.1.
 TOGETHER WITH A RIGHT TO USE THE LAND
 COLOURED PURPLE AND PURPLE-HATCHED
 FOR WATER SUPPLY PURPOSES



SEE SHEET 1



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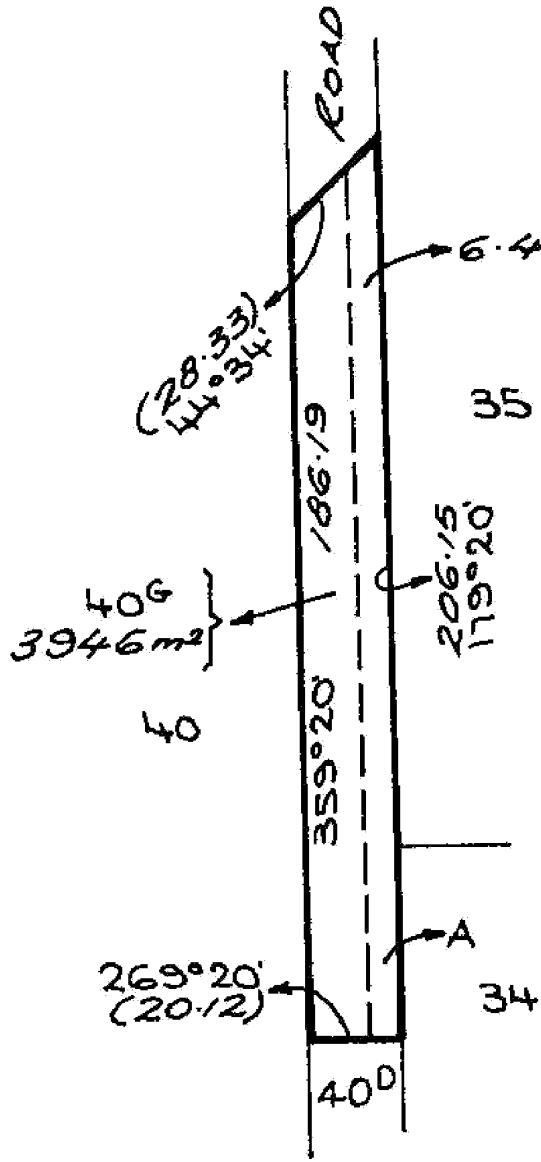
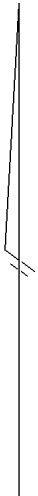
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| | | | |
|------------|--|-----------|-----------|
| TITLE PLAN | | EDITION 1 | TP 61859Y |
|------------|--|-----------|-----------|

| | |
|---|--|
| <p>Location of Land</p> <p>Parish: COBRAM</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 40G</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 9576 FOL 702</p> <p>Depth Limitation: 15 m</p> | <p style="text-align: center;">Notations</p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 9576 FOL. 702 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p> |
|---|--|

| | |
|--|--|
| <p>Description of Land / Easement Information</p> | <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 22/06/1999</p> <p>VERIFIED: CPP</p> |
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| LENGTHS ARE IN METRES | Metres = 0.3048 x Feet Metres = 0.201168 x Links | |
|-----------------------|---|--|

TITLE PLAN

TP 61859Y

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

all that piece of land in the
 said State being Allotment forty⁶ in the Parish of Cobram County of Moira

and being the land shown enclosed by continuous lines in the map hereon

PROVIDED that this Grant is made subject to—

(a) the reservation to Us Our heirs and successors of—

- (i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act* 1958 and petroleum within the meaning of the *Petroleum Act* 1958 (hereinafter called "the reserved minerals");
- (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
- (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;

(b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act* 1958;

(c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1958 or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.

(d) the right of the Municipal or other Authority having the management or control of water supply and drainage in the vicinity of the land hereby granted and its officers agents servants contractors and workmen to cut make and construct and from time to time use maintain and repair a pipe line for the purpose of conveying water in upon over under and along that portion of the land hereby granted marked A in the said map.

LENGTHS ARE IN
 METRES

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets



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| TITLE PLAN | EDITION 1 | TP 312239L |
|------------|-----------|------------|

| | |
|---|--|
| <p>Location of Land</p> <p>Parish: COBRAM Township: Section: Crown Allotment: 40D Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9205 FOL 716 Depth Limitation: 15 m</p> | <p style="text-align: center;">Notations</p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 9205 FOL. 716 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p> |
|---|--|

| | |
|--|---|
| <p>Description of Land / Easement Information</p> <p style="text-align: center;">COLOUR CODE Y = YELLOW</p> | <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 10/02/2000 VERIFIED: BH</p> |
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| LENGTHS ARE IN METRES | Metres = 0.3048 x Feet Metres = 0.201168 x Links | Sheet 1 of 2 sheets |
|-----------------------|---|---------------------|

TITLE PLAN

TP 312239L

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

State being Allotment forty^D in the Parish of Cobram County of Moira

All THAT piece of land in the said

delineated and colored yellow in the map in the margin hereof PROVIDED that this Grant is made subject to—

(a) the reservation to Us Our heirs and successors of—

- (i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act 1958* and petroleum within the meaning of the *Petroleum Act 1958* (hereinafter called “the reserved minerals”);
- (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
- (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;

(b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act 1958*;

(c) the right of any person being the holder of a miner’s right or of a mining lease or mineral lease under the *Mines Act 1958* or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.

LENGTHS ARE IN
 METRES

Metres = 0.3048 x Feet

Metres = 0.201168 x Links

Sheet 2 of 2 sheets



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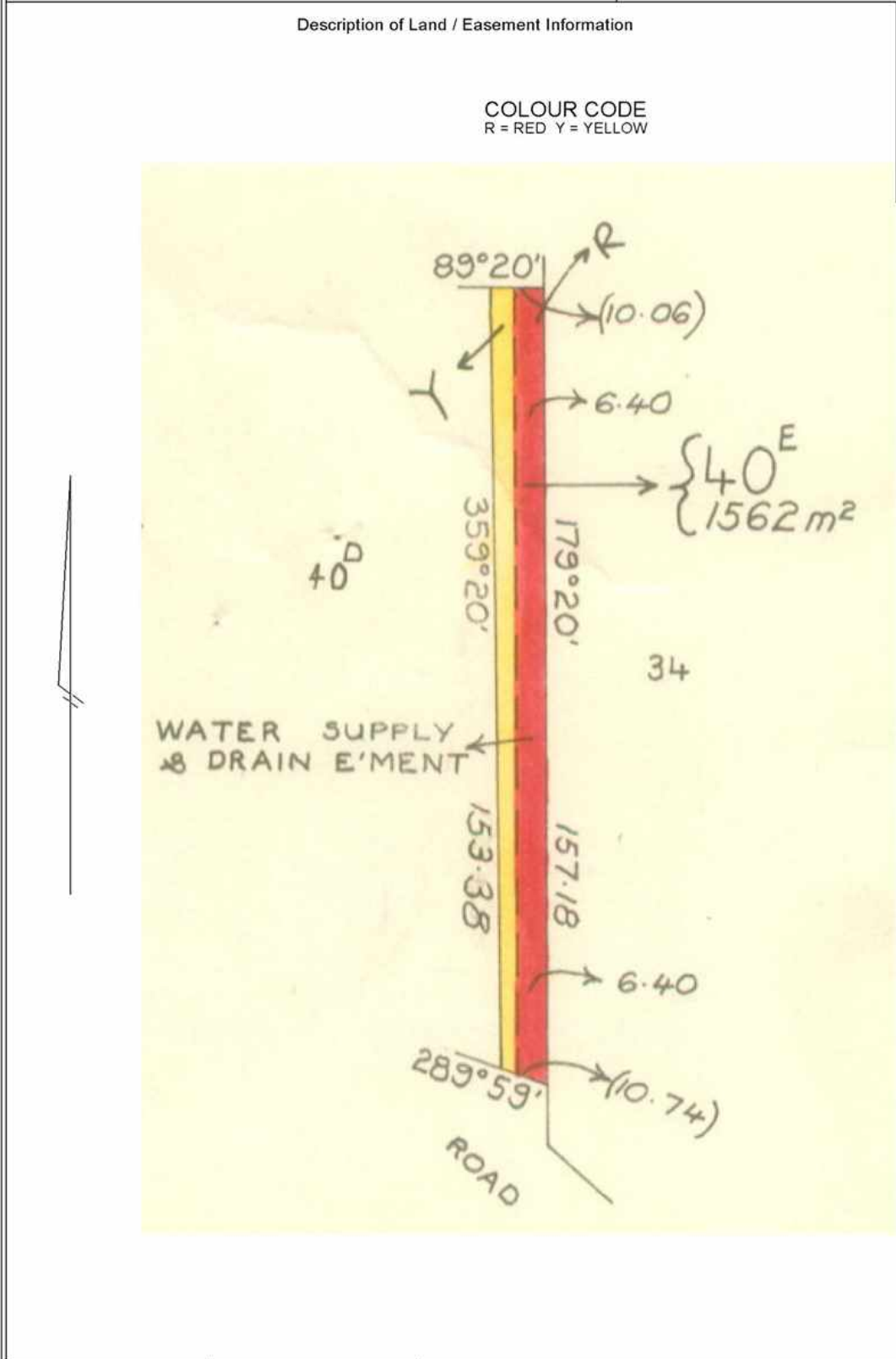
Location of Land

Parish: COBRAM
 Township:
 Section:
 Crown Allotment: 40E
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 9287 FOL 294
 Depth Limitation: 15 m

Notations
 SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 9287 FOL. 294 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN



THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 11/02/2000
 VERIFIED: BH

TITLE PLAN

TP 313040F

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

State being Allotment forty^B in the Parish of Cobram County of Moira _____ All THAT piece of land in the said

and red delineated and colored yellow in the map in the margin hereof PROVIDED that this Grant is made subject to—

- (a) the reservation to Us Our heirs and successors of—
 - (i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act 1958* and petroleum within the meaning of the *Petroleum Act 1958* (hereinafter called "the reserved minerals");
 - (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
 - (iii) rights for access and for pipe-lines, works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;
- (b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act 1958*;
- (c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1958* or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act as paid for surface damage to be done to the said land by reason of mining thereon;
- (d) the right of the Municipal or other Authority or body for the time being concerned with the control and management of public or municipal water supply watercourses or drains in the vicinity of the land hereby granted and its officers agents servants contractors and workmen at all times hereafter free liberty to enter upon either with or without vehicles plant and equipment and to clear of obstructions the said land colored red and to dig out excavate make and construct a water channel and waterworks for the purposes of water supply and drainage and to repair maintain enlarge and use water channels or conduits for the purpose of conveying water upon over under and along the said land colored red.

LENGTHS ARE IN METRES

Metres = 0.3048 x Feet

Metres = 0.201168 x Links

Sheet 2 of 2 sheets