

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2529

432

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

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 293 ON DEPOSITED PLAN 34210

REGISTERED PROPRIETOR: (FIRST SCHEDULE)



(TA Q509276) REGISTERED 15/7/2025

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

1. I347666 RESTRICTIVE COVENANT BURDEN REGISTERED 8/1/2003.

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.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

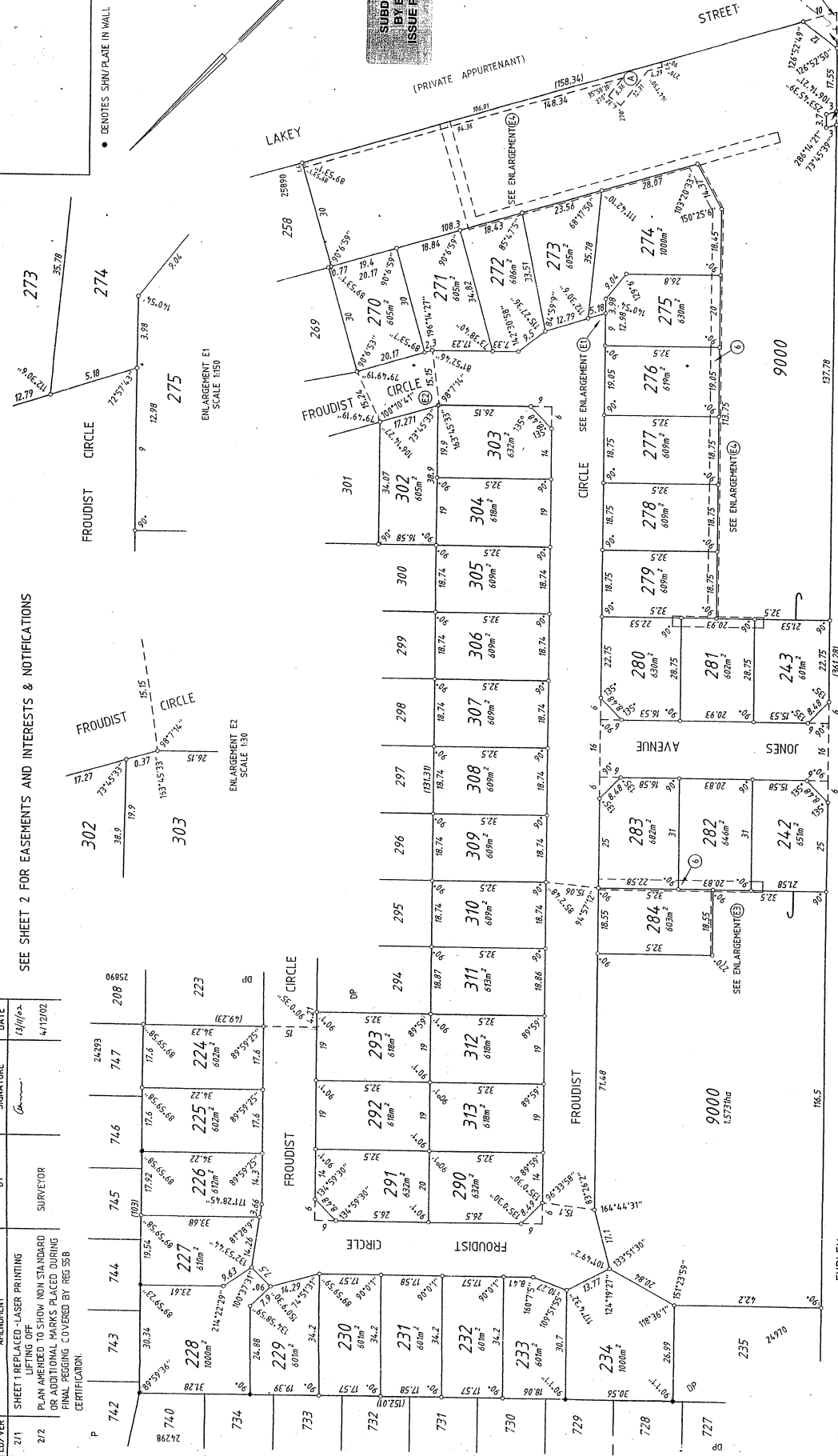
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP34210
PREVIOUS TITLE: 2215-353, 2507-193
PROPERTY STREET ADDRESS: 22 FROUDIST CIR, SOUTHERN RIVER.
LOCAL GOVERNMENT AUTHORITY: CITY OF GOSNELLS

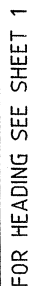
DP 34210 (01)



SUBDIVISION
BY EARLY
ISSUE PROCESS



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LOT	FORMER TENURE	ON PLAN/DIA.	TITLE
LOTS 224-234, 290-292 & 313	PH LOT 50	DP 29204.	2245-353
	PH LOT 50	DP 29204.	2245-353
LOTS 293, 312 & 9000	PH LOT 68	DP 28855.7	2507-093
	PH LOT 68	DP 28855.7	2507-093

SCALE	0m	9	16	24	32	40
ALL DISTANCES ARE IN METRES						
1:400  Licensed Surveyor		Date 07/10/2002				
APPROVED BY  WESTERN AUSTRALIAN PLANNING COMMISSION FILE 112795, 114771						
DEPOSITED PLAN 34210						
DELETED UNDER 2.10 MAPACT ACT 1986 DATE 25/3/2005 BY [signature]						
SHEET 2		OF 2		VERSION 2		
EDITION		2				



**BROOK
MAP SERVICES**
 1/100 SOUTH STREET
 JOIND SHEPHERDS
 PERTH WA 6000
 TEL 9460 0763
 FAX 9460 0764

A20, BOX 8 CORNELLS ROAD
 424 554 353 667
 LAKESIDE WESTERN AUSTRALIA
 TOTAL SURFACING 100 BY 100M

ISSUANCE NUMBER 444, 10000000

Deposited Plan 34210

Lot	Certificate of Title	Lot Status	Part Lot
224	2529/401	Registered	
225	2529/402	Registered	
226	2529/403	Registered	
227	2529/404	Registered	
228	2529/405	Registered	
229	2529/406	Registered	
230	2529/407	Registered	
231	2529/408	Registered	
232	2529/409	Registered	
233	2529/410	Registered	
234	2529/411	Registered	
242	2529/412	Registered	
243	2529/413	Registered	
270	2529/414	Registered	
271	2529/415	Registered	
272	2529/416	Registered	
273	2529/417	Registered	
274	2529/418	Registered	
275	2529/419	Registered	
276	2529/420	Registered	
277	2529/421	Registered	
278	2529/422	Registered	
279	2529/423	Registered	
280	2529/424	Registered	
281	2529/425	Registered	
282	2529/426	Registered	
283	2529/427	Registered	
284	2529/428	Registered	
290	2529/429	Registered	
291	2529/430	Registered	
292	2529/431	Registered	
293	2529/432	Registered	
302	2529/433	Registered	
303	2529/434	Registered	
304	2529/435	Registered	
305	2529/436	Registered	
306	2529/437	Registered	
307	2529/438	Registered	
308	2529/439	Registered	
309	2529/440	Registered	
310	2529/441	Registered	
311	2529/442	Registered	
312	2529/443	Registered	
313	2529/444	Registered	
9000	2529/445 (Cancelled)	Retired	

Deposited Plan 34210

Lot	Certificate of Title	Lot Status	Part Lot
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	

INSTRUCTIONS

1. Page 2 of this document may be used:
 - 1.1 If insufficient space in any section hereon; Appropriate headings should be shown. The boxed sections should only contain the words "see page"
 - 1.2 To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restricted Covenant hereby created. Any Sketch contained thereon must be initialled by all parties.
2. If further space is required Additional Sheet Form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.
4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. ***If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.*** Written consent of the First Mortgagee is also required if applicable.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio or Crown Lease number to be stated.
2. **ESTATE AND INTEREST**
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
3. **LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS**
In this panel show (subject to the next paragraph) those limitations, interests, encumbrances and notifications affecting the land being transferred that are recorded on the certificate(s) of title:
 - (a) In the Second Schedule;
 - (b) If no Second Schedule, that are encumbrances.
(Unless to be removed by action or document before registration hereof). Do not show any:
 - (a) Easement Benefits or Restrictive/Covenant Benefits; or
 - (b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a lease is shown, do not show any sub-lease or any document affecting either).The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and relevant plan/diagram. Strata/survey-strata plan encumbrances are to be described as "Interests on strata/survey-strata plan".
If none show "nil".
4. **TRANSFEROR**
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
5. **CONSIDERATION**
To be expressed in words.
6. **TRANSFeree**
State full name of the Transferee/Transferees (Purchaser) and the address/addresses to which future notices can be sent. If a minor, state date of birth.
If two or more state tenancy eg:
 - Joint Tenants, ***(on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles).***
 - Tenants in Common, ***(on the death of a tenant in common, their share is dealt with according to their will).***If Tenants in Common specify shares.
7. **TRANSFeree'S/TRANSFEROR'S EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The address and occupation of the witness must be stated.

EXAMINED

1 347666 T
08 Jan, 2003 14:44:38 Perth



REG. \$ 85.00

TRANSFER

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

Sheridans
as below
7SQ

AT:JW:25722

PREPARED BY

Sheridan's Settlement Agency

ADDRESS

PO Box 42A, Thornlie, WA 6988

PHONE No.

9459-1533 FAX No. 9459-7646

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO
OTHER THAN LODGING PARTY

2/2

TITLES, LEASES, DECLARATIONS, ETC LODGED HEREWITH

	Received items
1.	
2.	
3.	Nos.
4.	
5.	
6.	Receiving Clerk

Registered pursuant to the provisions of the TRANSFER
OF LAND ACT 1893 as amended on the day and time
shown above and particulars entered in the Register.



DATED this 8th day of January 2003

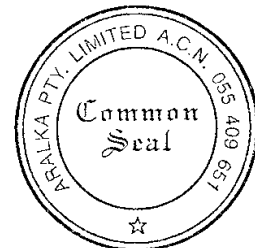
TRANSFEROR/S SIGN HERE (Note 7)

THE COMMON SEAL of ARALKA PTY. LTD.
(ACN 055 409 651) was hereunto
affixed by Authority of the Directors
in the presence of :

[Signature]
[Signature]

Director

Director/Secretary



REQUEST FOR ISSUE/NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I/WE THE TRANSFEREE REQUEST THE ISSUE/NON-ISSUE (DELETE AS REQUIRED) OF A
DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT
ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed [Signature]
T L WHITE

in the presence of:

Witness:
Signature

Witness Full
Name (print)

Address (print)

Occupation (print)

[Signature]
X Hollan J. Dwyer.

X 14 Calista Ave Calista

X Customer Service Mgr.

Signed

[Signature]
L P WHITE

in the presence of:

Witness:
Signature

Witness Full
Name (print)

Address (print)

Occupation (print)

[Signature]
X Chen Teng Yeap

X 108 SPENCER RD Langford

X MEDICAL PRACTITIONER

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)

1. The Transferee hereby acknowledges that the Transferor has agreed to sell and transfer the land hereby transferred ("the land") to the Transferee on the condition that the Transferee enters into certain covenants relating to the use of the land for the purposes of enhancing the amenity of all other lots on the plan of sub-division of which this land forms part ("Plan of Sub-division") and the Transferee hereby covenants and agrees on behalf of itself, its successors in title, transferees and assigns with the Transferor, its successors in title, transferees and assigns as follows:

- (a) not to erect or cause to be erected upon the land any residential dwelling with a total floor area of less than 150 m² inclusive of external walls but exclusive of garages, carports, verandas and other enclosed areas;
- (b) not to erect or cause to be erected any residence or other improvement, (including any addition to or alteration of any such residence) other than firstly using all materials which are predominantly clay brick, stone or concrete finished facework or render or other similar approved materials and secondly having an enclosed garage able to contain at least two motor vehicles. Such garage shall not be of material other than that used in construction of the residence;
- (c) not to use in construction of the roof of the residence zincalume or other roof material other than clay or concrete tiles or colorbond metal;
- (d) not to construct any fence unless such fence consists of fibro cement capped or timber, brick or limestone or other similar material and shall not be of a height less than 1800 mm and shall not complete such fence later than the date of completion of the residence;
- (e) not to construct any fence forward of the building line or visible from the road unless the same shall be constructed of the same material as the residence;
- (f) not to permit any other structure or outbuilding (including but not limited to any detached garage, workshop, garden shed or storage shed or other outbuilding) with walls and a roof exceeding 9 m² in floor area and visible from or facing any roadway or road reserve and constructed out of material other than that used in construction of the residence;
- (g) not to occupy any residence until any driveway and the crossover between the road and the driveway on the land are constructed and completed;
- (h) not to construct any driveway which does not meet the kerb line and which is constructed of any other material than brick or other approved material;
- (i) not to carry out any landscaping on the said land visible to or facing any roadway or road reserve unless the same is constructed to a standard and is compatible with the landscaping carried out or to be carried out upon the balance of the lots of the Plan of Sub-division. The Transferee shall not carry out such landscaping later than 6 months after the completion of the residence on the land;
- (j) not to conduct or permit to be conducted any repairs or restorations on any motor vehicle, boat, trailer, aircraft or any other vehicle on the land or any part of the land unless wholly within a garage on the land or any part thereof and shall not park, store or keep on the land or any part thereof any vehicle of the commercial type which is used in the course of any business unless garaged or such vehicle is parked out of sight from the roadway;
- (k) not for a period of two (2) years from the date of the Transfer or prior to completing any residence on the land to display any sign which is a "For Sale" sign or has the effect of being an advertisement that the land is for sale or is a sign which in any way seeks to solicit the attention of potential purchasers of the land provided that this restriction shall not operate to prevent the Transferee from selling or otherwise disposing of the land without displaying such a sign;
- (l) not to permit any residence or other building to be constructed on the land unless two (2) copies of the plans and specifications or amended plans and specifications in respect of the residence or other improvement are submitted to the Transferor or the Transferor's agent for the Transferor's approval and the plans are endorsed as "Transferor Endorsed" and the plans and specifications are subsequently lodged with the City of Gosnells and a building permit and licence is granted in respect thereof or in respect of any amendments to such plans and specifications.
- (m) not to accumulate or permit to accumulate any rubbish or garbage or other waste material on the land except in containers located in appropriate areas screened from view so as not to be visible from any street on to which the land or any part fronts;
- (n) not to install or permit to be installed any antennae aerial, solar hot water system, air conditioner or other external fitting to any residence which shall be unaesthetic in appearance.
- (o) not to construct any carport or veranda other than which will match the residence in architectural style and materials

- 2. The land subject to the burden of these covenants is the land hereby transferred.
- 3. The land having the benefit of these covenants are all the lots of the Plan of Sub-division of which this land forms part.
- 4. Covenants and restrictions herein contained or implied shall run with and bind this land and shall endure for the benefit and be enforceable by each legally registered proprietor for the time being of any lot on the plan of sub-division
- 5. These covenants shall apply and be effective until the 31st day of December 2010.
- 6. Solicitor's letter lodged under Dealing No. "1344062".

Carroll 11

FORM T2

Form Approval
No. B7800*WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED**TRANSFER OF LAND**

WA STAMP DUTY PAID SECTION 112V	
001247 23581500125	16/10/02 Date of Instrument
Gross Consideration \$87000.00	
Seal 8/1/03. Signature & Date	\$ 1810.00 O/S Duty 20.00.

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 293 ON DEPOSITED PLAN 34210 ✓	WHOLE	2529 ✓	432 ✓

ESTATE AND INTEREST (Note 2)
FEE SIMPLE ✓

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)
NIL ✓

TRANSFEROR (Note 4)
ARALKA PTY LTD A.C.N. 055 409 651 ✓

CONSIDERATION (Note 5)
EIGHTY SEVEN THOUSAND DOLLARS (\$87,000.00) ✓

TRANSFeree (Note 6)
TREVOR LIONEL WHITE AND LEONIE PATRICIA WHITE BOTH OF 12 MAYO COURT, PARKWOOD AS JOINT TENANTS ✓