

**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released
 and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section
 88B Conveyancing Act 1919**

ePlan

(Sheet 1 of 6 Sheets)

Plan:
SP94481

Plan of subdivision of Lot 16 in DP1198266 covered by Subdivision
 Certificate No. SC 2754

**Full Name and address
 of the owner of the land:**

CTC Multiple Lots Pty Ltd ACN 158 847
 128
 of Level 12, 344 Queen Street, Brisbane
 Queensland 4000

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement or profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s),bodies or Prescribed Authorities:
1	Easement for access and maintenance purposes 0.5 wide	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 17 18 19 20 21 22 23 24 25 27 28	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 18 19 20 21 22 23 24 25 26 28 29

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ePlan
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2	Easement for Car parking and Access Variable Width	Common Property	115/SP77971
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PART 2 (Terms)

1. Terms of for Car parking and Access Variable Width numbered 2 in the plan

1.1 Definitions and Interpretation

In this easement words have the following meaning:

- (1) Right of Vehicular Access means the right to:
 - (a) pass and repass, with or without vehicles, machinery, implements and other equipment of every kind over the roadways, ramps and land over which the right of access is created; and
 - (b) park motor vehicles in such areas that are designated for car parking;
- (2) Right of Personal Access means the right to pass and repass, without vehicles but with or without hand tools, hand implements and other equipment capable of being carried by hand over which the right of access is created;
- (3) Right to Conduct Recreational and Tourism Uses means the right to conduct recreational, tourist accommodation and related facilities or services.
- (4) Easement for Services means the right to:
 - (a) provide services including (but not limited to) the supply of water, gas, electricity, telephone, television, and discharge of sewage, sullage and other fluid wastes; and
 - (b) do anything reasonably necessary for that purpose including entering the lot burdened and taking anything on the lot burdened and carrying out work such as constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment.
- (5) Benefited Person means:
 - (i) The registered proprietor and any lessee of the Benefited Lot;
 - (ii) Any person authorised by the registered proprietor or lessee of the Benefited Lot.

1.2 Grant of Easement

- (1) The Burdened Lot grants to the Benefited Lot and each Benefited Person at all times but only within the site of the easement an unrestricted right of Right of Vehicular Access, Right of Personal Access, Easement for Services and Right to Conduct Recreational and Tourism Uses.
- (2) Each Benefited Person may do anything reasonably necessary for the purposes of this easement including entering the Burdened Lot, taking anything on the Burdened Lot and carrying out work within the site of the easement.

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Plan: **SP94481** Plan of subdivision of Lot 16 in DP1198266 covered by Subdivision
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1.3 Burdened Lot's Covenants

The Burdened Lot must not:

- (1) prevent or restrict the Benefited Parties in the exercise of the rights granted by this easement; or
- (2) grant another easement over the Burdened Lot.

1.4 Repair and Maintenance

The cost of maintenance and repair in respect of the rights granted by this easement is to be borne by the Benefited Lot.

2. Name of person empowered to release, vary or modify the easement numbered 2 in the plan.

Kings Beach (No. 2) Pty Ltd ACN 088 124 190


Executed by CTC Multiple Lots Pty
Ltd ACN 158 847 128

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by its duly authorised attorney Andrew Joseph Costello
registered in the Department of Lands Book: 4665 No:357


Signature of Witness


Name of Witness

Shop 20/11-15 Pearl St
Kingscliff NSW 2487
Address of Witness



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Plan:
SP94481

Plan of subdivision of Lot 16 in DP1198266 covered by Subdivision
Certificate No. SC 2754

Executed by Kings Beach (No. 2)
Pty Ltd ACN 088 124 190

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by its duly authorised attorney Tonya Marie Pettis registered in
the Department of Lands Book: 4393 No. 520



Signature of Witness

ADAM POPE

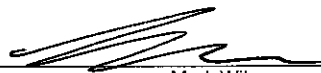
Name of Witness

215 HYDE ROAD YERONGA QLD 4104

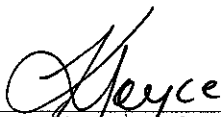
Address of Witness

Executed by Mark Wilson in the
presence of:

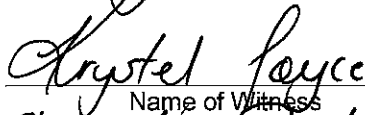
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Mark Wilson



Signature of Witness



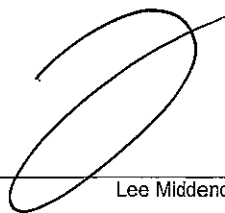
Name of Witness

Shop 20/11-13 Pearl St
Kingscliff NSW 2487

Address of Witness

Executed by Lee Middendorf in the
presence of:

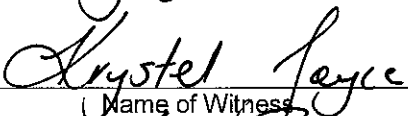
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Lee Middendorf



Signature of Witness



Name of Witness

Shop 20/11-13 Pearl St
Kingscliff NSW 2487

Address of Witness

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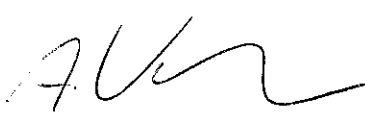
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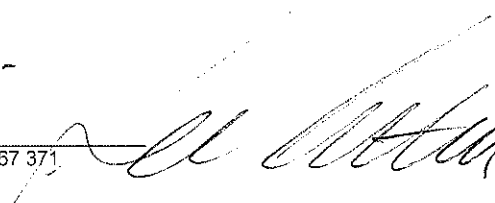
(Sheet 5 of 6 Sheets)

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SP94481

Plan of subdivision of Lot 16 in DP1198266 covered by Subdivision
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Executed by CVS Lane Funding 26 Pty Ltd ACN 608 967 371 pursuant to s.127 Corporations Act 2001


CVS Lane Funding 26 Pty Ltd ACN 608 967 371
Andrew Vasarelli
Director


Lee Matthew Centra
Director

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Plan:

SP94481

Plan of subdivision of Lot 16 in DP1198266 covered by Subdivision
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SUNCORP METWAY LTD ABN 66 010 831 722
BY ITS DULY CONSTITUTED ATTORNEY
UNDER POWER OF ATTORNEY
BOOK 3859 No. 372
L'POL ITO SORU TIKORUA LEVEL 1

Suncorp -- Metway Limited

REGISTERED



10.11.2016

Witnessed by:

Joanne Kathryn Partington
Level 33, 266 George Street
Brisbane Qld 4000

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