

4 August 2021

Popiscle No.2 Pty Limited  
c/- Mr A Ploskou & Ms A Suvajac  
20 Mimosa Grove  
GLENWOOD NSW 2768

Dear Aleks and Alex,

**RE: POPISCLE NO 2 PTY LIMITED PURCHASE FROM GREG DICKINSON  
HOMES PTY LTD  
PROPERTY: 32 TRITON BOULEVARD, NORTH ROTHBURY**

We confirm that your purchase of the abovementioned property was completed on **14 April 2021**.

Prior to settlement our searches and enquiries in respect of the property had been completed and the results of the same were satisfactory.

We make the following comments:-

1. The title to the property is known as "Torrens" or Real Property Act title. This form of title, subject to any encumbrances noted thereon, is guaranteed sound by the State Government.
2. The title is affected by the following:
  - a) Restriction(s) on the use of land referred to and number (4) in the S.88B Instrument
  - b) Restriction(s) on the use of land referred to and numbered (5) in the S.88B Instrument
3. The title is affected by "Restrictions as to User" particulars of which are enclosed. Any improvements that are made to the property must strictly comply with these restrictions.
4. The property is sewerred. A copy of the sewerage diagram is enclosed.
5. The property is zoned B4 Mixed Use under Cessnock Council Planning Scheme and is affected by a tree preservation order which prohibits the destroying, lopping or cutting of trees without first obtaining Council's approval.

We refer you to the enclosed Settlement Sheet:

Current Council rates in respect of period commencing 1 July 2020 and ending 30 June 2021 have been paid by the vendor and the appropriate apportionment was made to the vendor on settlement.

On settlement Perpetual Corporate Trust Limited funded the loan in the sum of \$290,005.62 with the balance of the sum of \$191,062.13 being drawn from your nominated account. We confirm surplus funds of \$937.87 have been transferred to your nominated bank account. We attach a copy of an up-to-date title search showing you as the registered proprietor and Perpetual Corporate Trust Limited as mortgagee. We confirm that Perpetual Corporate Trust Limited retain the title deed until the loan is discharged.

We enclose our Memorandum of Costs and Disbursements and Statement of Account. *We confirm costs and disbursements have been paid in full.*

Notices advising of the change in ownership of the property have been forwarded to Cessnock Council, Hunter Water and the Valuer General's Department by the Land & Property Information.

Thank you for your instructions in the matter.

Yours faithfully,  
**ROBERT NAPOLI & CO**

*Robert Napoli & Co*