

CAMPESE PROPERTY TRUST

**Property Custodian
Trust Deed**

Supplied By
C. CHRISTIE & ASSOCIATES PTY LTD



C. CHRISTIE & ASSOCIATES PTY LTD

SUITE 1, 51 VICTORIA ROAD

ROZELLE NSW 2039

0287552900

**Limited recourse
borrowing
arrangement**

Property Custodian Trust Deed

Date of This deed

25-06-2018

Trust Name

CAMPESE PROPERTY TRUST

Trustee of Property Custodian Trust - Legal Owner

Name of Trustee Company: CAMPESE NOMINEES PTY LTD

A.C.N.: 627056204

Registered Address: SUITE 1, 51 VICTORIA ROAD ROZELLE NSW 2039

Trustee of Self Managed Superannuation Fund - Beneficial Owner

Name of Trustee: DAVID IAN CAMPESE & LARA CINDY CAMPESE

Name of Self Managed Superannuation Fund

CAMPESE FAMILY SUPERANNUATION FUND

Underlying Property

UNIT G2, 27-29 VICTORIA STREET FOOTSCRAY VIC 3011

Words with an * are defined in the definitions section of this deed. Generally, defined words only have an * the first time they appear in this deed. The parties to this deed agree to the terms and conditions set out in the deed. (c) Copyright batallion legal Pty Ltd all rights reserved.

WARNING

This Trust Deed is the **copyright** of Batallion Legal. No part of this deed can be copied without the express authority of the proprietor. **If you alter or copy this Trust Deed, you may be sued.** This Trust Deed has certain unique clauses and is created for certain defined purpose and for parties mentioned above. If you copy this Trust Deed for another purpose and for other parties, some of the clauses of this Trust Deed may not be valid in their current form. **VER 10/08**

THIS DEED is made on 25-06-2018

BY: CAMPESE NOMINEES PTY LTD (A.C.N.: 627056204) (as trustee of this deed)

RECITALS:

- A The Trustee has purchased or intends to purchase the property described in item A of the Schedule to this deed ('Property') as bare trustee for the beneficiary described in item B of the Schedule ('Beneficiary').
- B The Trustee wishes to record the terms of this bare trust accordingly.

PROVISIONS:

1. The Trust is hereby declared and established by the Trustee's and the Beneficiary's execution of this deed.
2. The Property will at all times be held by the Trustee upon trust for the Beneficiary who has provided all of the purchase moneys.
3. The Beneficiary is and at all times has been absolutely entitled to the benefit of the Property together with all earnings, profits or gains accrued or to accrue in respect of the Property.
4. The Trustee has not and will not provide any of the purchase moneys and the real purchaser is the Beneficiary.
5. The Trustee or the Trustee's successors or assigns will execute and deliver, when called upon by the Beneficiary, a transfer of the Property to the Beneficiary for nil consideration.
6. The Trustee has been authorised to complete any purchase, sale of land agreement and registration of transfer of the Property as instructed by the Beneficiary.
7. The Trustee undertakes to deal with the Property and exercise and perform all the rights duties and powers relating to the Property only as directed by the Beneficiary.
8. With overriding effect over all other provisions of this deed, the Property may only be transferred to the Beneficiary if it is not encumbered or otherwise charged as security for any loan or borrowing.
9. The Beneficiary of this Trust is not a foreign person as that term is defined in the Foreign Acquisitions and Takeovers Act 1975 (Cth), Foreign Acquisitions and Takeovers Regulation 2015 (Cth) or any relevant stamp duty legislation or rulings of the State or Territory in which this trust may own property or potentially own property, in force on or after the date of this deed.

EXECUTED as a deed

EXECUTED BY

Signed for and on behalf of Trustee
CAMPESE NOMINEES PTY LTD

A.C.N. 627056204 (as trustee of this deed)

In accordance with the constitution of the company and Section 127 of the
Corporations Act 2001 (Cth)



X

DAVID IAN CAMPESE
Director



X

LARA CINDY CAMPESE
Director

Signed for and on behalf of Trustee
CAMPESE FAMILY SUPERANNUATION FUND



X

- DAVID IAN CAMPESE



X

- LARA CINDY CAMPESE

SCHEDULE

- A Description of Property: real property located at UNIT G2, 27-29 VICTORIA STREET FOOTSCRAY VIC 3011
- B Beneficiary: DAVID IAN CAMPESE & LARA CINDY CAMPESE as Trustee for CAMPESE FAMILY SUPERANNUATION FUND