



E: info@clslegal.com.au
T: 02 9279 0919 F: 02 9279 2768
Level 5, 30-32 Carrington Street, Sydney NSW 2000

Our Ref: CPD:ts:4552

10 June, 2022

The Directors
Shepherd Property Nominees Pty Limited,
61 George Road,
LEPPINGTON NSW 2179

By email: franknormoyle55@gmail.com

Dear Frank,

Shepherd Property Nominees Pty Limited (Company) sale to NA Greenfields Pty Limited and Others
Property: 31-32 Shepherd Street, Liverpool

We wish to confirm that the sale of the above Property was settled on 9 June 2022.

Settlement was completed electronically via PEXA. Immediately on settlement, the transfer was lodged with NSW Land Registry Services who will now notify Liverpool City Council, Sydney Water, Office of State Revenue and the Valuer General that you have sold the property.

Please find **attached** copies of:

1. the PEXA Adjustments and Payments Report; and
2. PEXA Settlement Completion Record

We confirm all moneys were received on settlement and distributed accordingly. As discussed, please see the payment directions on page 1 of the Adjustments and Payments Report for the payments that were made on settlement.

We further confirm that our invoice of 28 April 2022 was paid in full on settlement.

We note that you should cancel any insurances relating to the property which have been taken out by you and that you should request a refund of any premium which may be payable to you.

Deposit

The portion of the call option fee which was paid by the purchaser on their exercise of the option (\$500,000) was uploaded to the PEXA workspace and released with the settlement funds.

We take this opportunity to thank you for your instructions in this matter. It has been a pleasure representing you. In the meantime, if you have any queries, please do not hesitate to contact the writer.

Yours faithfully
CLS Legal



Thomas Strong
Solicitor

Encl.



Date Generated: 09/06/2022

Settlement Completion Record**Settlement Details:**

Subscriber: CLS LEGAL
 Subscriber Role: Proprietor on Title
 Subscriber Reference: CPD:TS:4552
 For sale or refinance of: 32 SHEPHERD Street LIVERPOOL NSW 2170, 31 SHEPHERD Street LIVERPOOL NSW 2170, 31 SHEPHERD Street LIVERPOOL NSW 2170 2/1266735, 6/247485, 6/1110810
 Land Title Reference:
 Total funds settled via PEXA: \$ 20,688,877.70
 Funds not included in PEXA Financial Settlement: \$ 0.00
 Net Adjustments: \$ 0.00
 PEXA Workspace ID: PEXA227598336
 Settlement Date: 09/06/2022

Signature(s) on Settlement Statement:

Thomas Alexander Strong - 09/06/2022 10:44 AEST

Signature(s) on Trust Account Debit Authorisation:

Carolyn Patricia Deigan - 09/06/2022 10:41 AEST

Other Workspace Participants

Incoming Proprietor: BACK SCHWARTZ VAUGHAN
 Mortgagee on Title: WESTPAC BANKING CORPORATION
 Caveator on Title: BACK SCHWARTZ VAUGHAN

Details of Sale Price

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	AS203244	\$ 20,000,000.00	Not Specified	\$ 20,000,000.00
2	AS203245	\$ 1.00	Not Specified	\$ 1.00

Source Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA227598336 S01F	Balance of Deposit	CLS Legal Law Practice Trust Account	082057 734936481	Shepherd Property Nominee Pty Limited	CLS LEGAL	\$ 500,000.00
2	PEXA227598336 S02F	Purchaser's Equity	-	-	-	BACK SCHWARTZ VAUGHAN	\$ 20,188,877.70
					Total		\$ 20,688,877.70



Date Generated: 09/06/2022

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA227598336 D11F	PEXA Fees	PEXA Fee Account	-	BACK SCHWARTZ VAUGHAN	\$ 49.17
2	PEXA227598336 D10F	Lodgement Fees	Lodgement Fee Account - NSW	-	BACK SCHWARTZ VAUGHAN	\$ 590.80
3	PEXA227598336 D18F	Stamp Duty Disbursement	OSR EPS Tax Remitting Account	-	BACK SCHWARTZ VAUGHAN	\$ 10.00
4	PEXA227598336 D14F	Vendor's Funds	T J Normoyle and G Normoyle	032379 212986	CLS LEGAL	\$ 6,000,000.00
5	PEXA227598336 D15F	Vendor's Funds	T J Normoyle and G Normoyle	032379 212994	CLS LEGAL	\$ 11,972,959.60
6	PEXA227598336 D20F	Stamp Duty Disbursement	OSR EPS Tax Remitting Account	-	BACK SCHWARTZ VAUGHAN	\$ 1,088,253.06
7	PEXA227598336 D13F	PEXA Fees	PEXA Fee Account	-	CLS LEGAL	\$ 252.89
8	PEXA227598336 D16F	Loan Payout	- <i>Payment Loan</i> →		WESTPAC BANKING CORPORATION	\$ 1,617,012.20
9	PEXA227598336 D12F	PEXA Fees	PEXA Fee Account	-	BACK SCHWARTZ VAUGHAN	\$ 252.89
10	PEXA227598336 D05F	Professional Fees	CLS Legal Office Account	082057 242697285	CLS LEGAL	\$ 9,497.09
				Total		\$ 20,688,877.70



Frank Normoyle <franknormoyle55@gmail.com>

Shepherd Property Nominee (Company) sale of 31 and 32 Shepherd Street, Liverpool

1 message

Thomas Strong <tstrong@clslegal.com.au>

10 June 2022 at 12:40

To: "franknormoyle55@gmail.com" <franknormoyle55@gmail.com>

Hi Frank,

Congratulations again on settlement yesterday.

We now **attach**:

1. our settlement letter;
2. PEXA Adjustments and Payments Report; and
3. PEXA Settlement Completion Record.

We also require the directors to sign the **attached** deed of assignment of planning agreement on page 12. We look forward to receiving a scanned copy of the signed deed in due course.

Kind regards,

TOM STRONG SOLICITORE: tstrong@clslegal.com.au M: 0403 521 271 T: 02 9279 0919 F: 02 9279 2768 Level 5, 30-32 Carrington Street, Sydney NSW 2000

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Commercial Legal Solutions Pty. Limited ACN 604 467 905 t/as CLS Legal ABN 75 604 467 905

4 attachments **20220610 Ltr to Shepherd Property Nominee Pty Limited - Settlement.pdf**
153K **Settlement Completion Record - 31 and 32 Shepherd Street, Liverpool.pdf**
19K

 **Adjustments and Payments Report - 31 and 32 Shepherd Street, Liverpool.pdf**
8K

 **Deed of Assignment of Planning Agreement (signed by Brightfields).pdf**
759K

TAX INVOICE

BILL TO: Shepherd Property Nominee Pty Ltd

61 George Street

Liverpool

NSW 2179

INVOICE NUMBER: 6616508

INVOICE DATE: 28-04-2022

OUR REFERENCE: 4552

DUE DATE: 5-05-2022

For our professional fees and disbursements - Your sale of 31 and 33 Shepherd Street, Liverpool

Fee Schedule:

Provider	Date	Type	Detail	Units	Charge	GST
ts	28-04-2022	fee	For our professional fees of acting on your sale from the exercise of the option through to settlement, fixed fee as agreed	0.00	7,500.00	yes
ts	28-04-2022	fee	For our professional fees of acting on your discharge of mortgage, fixed fee as agreed	0.00	500.00	yes
			Professional Fees Total		\$8,000.00	
SCD	14-02-2022	cost	Section 10.7(2)&(5) Certificate Properties LOT 6 DP 247485, 31 SHEPHERD STREET, LIVERPOOL NSW 2170 LOT 2 DP 1266735, 33 SHEPHERD STREET, LIVERPOOL NSW 2170	0.00	266.00	yes
SCD	14-02-2022	cost	NSW: Title Search - 6/247485	0.00	22.54	yes
SCD	14-02-2022	cost	NSW: Title Search - 6/1110810	0.00	22.54	yes
SCD	21-02-2022	cost	NSW: Title Search - 2/1266735	0.00	22.54	yes
SCD	23-02-2022	cost	NSW: Title Search - 2/1266735	0.00	22.54	yes
SCD	23-02-2022	cost	NSW: Title Search - 6/247485	0.00	22.54	yes
SCD	23-02-2022	cost	NSW: Title Search - 6/1110810	0.00	22.54	yes
SCD	23-02-2022	cost	NSW: Document Image - Dealing AR752078	0.00	23.27	yes
SCD	10-03-2022	cost	Courier to BSV	0.00	45.00	yes
SCD	23-03-2022	cost	Revenue NSW: Clearance Certificate - Revenue NSW: Certificate of Land Tax payable under Sec. 47	0.00	46.41	yes
SCD	23-03-2022	cost	Revenue NSW: Clearance Certificate - Revenue NSW: Certificate of Land Tax payable under Sec. 47 - (All In One)	0.00	46.41	yes
SCD	12-04-2022	cost	Revenue NSW: Clearance Certificate - Revenue NSW: Certificate of Land Tax payable under Sec. 47	0.00	46.41	yes

ts	28-04-2022	cost	Sundries including stationery and postage	0.00	25.00	yes
			Disbursements Total		\$633.74	
			Invoice GST Total		863.35	
			Invoice Total		\$9,497.09	

For our Professional fees and costs in relation to your matter Shepherd Property Nominee Pty Limited Sale of 31 Shepherd Street, Liverpool

Total Amount Due (inc. GST). \$9,497.09

The Legal Profession Uniform Application Act 2014(NSW) requires the following disclosures to be made:

You have a right to negotiate with us and to receive progress reports on your matter.

You also have the right to request an itemized bill within 30 days after receiving a lump sum invoice from us.

We may charge interest at a rate that is equal to the Cash Rate Target increased by 2 percentage points on any unpaid legal costs, if the costs are unpaid 30 days or more after the date of this invoice.

If applicable we will withdraw money held in your trust ledger in full or part payment of the amount shown on this invoice at the expiration of 7 business days from the date of this invoice, unless a written objection is received. We will also withdraw money held in your trust ledger as payment if you have objected but do not then refer the matter to the designated local regulatory authority within 30 days from the date of this invoice or date of the requested itemised bill.

Disbursement not yet paid for by this practice and paid by you in relation to this invoice will not be treated as Trust Money, therefore these funds will not be subject to the provisions relating to Trust Money including in respect of a claim against the Fidelity.

HOW TO PAY

<p>Bank deposit via EFT</p> <p>Account name: CLS Legal</p> <p>Bank: National Australia Bank</p> <p>Branch / BSB: 082-057</p> <p>Account: 24-269-7285</p> <p>Reference: <i>Invoice number</i></p>	<p>Mail</p> <p>Cheques made payable to:</p> <p>CLS Legal</p> <p>Send to:</p> <p>Level 5, 30-32 Carrington Street, SYDNEY NSW 2000</p>
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Frank Normoyle <franknormoyle55@gmail.com>

Shepherd Property Nominee (Company) sale of 31 and 33 Shepherd Street, LiverpoolDear Frank,

2 messages

Thomas Strong <tstrong@clslegal.com.au>
To: Frank Normoyle <franknormoyle55@gmail.com>

8 June 2022 at 17:52

Dear Frank,

We refer to the settlement of the above matter which is scheduled for Thursday, 9 June 2022 at 12:00pm.

In readiness for settlement, please find **attached**:

1. Settlement Adjustment Sheet which has been prepared by us. We note the Company has paid the outstanding Council and water rates for the period ending 30 June 2022. Accordingly, the purchaser has allowed an adjustment on settlement for their proportion of the rates already paid. The purchaser will also allow an adjustment in the Company's favour for their proportion of the land tax liability for the calendar year.
2. Our invoice for our professional fees for acting on this sale in accordance with our costs agreement (which is to be paid on settlement from the purchase monies). Please be advised that there will be an additional invoice for the works relating to the recent dispute with Coronation which we will review and advise on following settlement; and
3. Draft payment directions letter. You will note we are still awaiting advice from Westpac in relation to a final payout figure. We will provide a revised payment directions letter for your records at such time Westpac have finalised their settlement preparations.

The remainder of the call option fee (\$500,000) will be uploaded from our trust account to the electronic settlement workspace. These funds will form part of the sale proceeds which are directed your nominated account immediately upon completion.

ould you have any queries on the above, please do not hesitate to contact the writer on 0403 521 271.

Kind regards,

TOM STRONG SOLICITOR

E: tstrong@clslegal.com.au M: 0403 521 271 T: 02 9279 0919 F: 02 9279 2768 Level 5, 30-32 Carrington Street, Sydney NSW 2000

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CLS LEGAL

E: info@clslegal.com.au

T: 02 9279 0919 F: 02 9279 2768

Level 5, 30-32 Carrington Street, Sydney NSW 2000

Our Ref:CPD:ts:4552

9 June, 2022

Mr Frank Back,
Back Schwartz Vaughan,
Level 1/156 Edgecliff Road,
WOOLLAHRA NSW 2025

By Email: fback@bsv.com.au

Dear Frank,

**Shepherd Property Nominee Pty Limited sale to NA Brightfields Pty Limited and others
Property: 31 and 33 Shepherd Street, Liverpool NSW 2170**

We refer to previous correspondence in this matter.

We confirm that settlement of this matter is scheduled to take place at 12:00pm today via PEXA.

We confirm that the following directions will be added to PEXA's Financial Settlement Schedule Destinations in preparation for settlement:-

1.	PEXA	\$	252.89
2.	CLS Legal	\$	9,497.09
3.	Westpac Banking Corporation	\$	1,617,012.20
4.	Mr T J Normoyle & Mrs G Normoyle (Cheque account)	\$	6,000,000.00
5.	Mr T J Normoyle & Mrs G Normoyle (Deposit account)	\$	11,972,959.60

TOTAL **\$19,599,721.78**

Should you have any further queries, please contact the writer.

Yours faithfully
CLS LEGAL



Thomas Strong
Solicitor