

## Certificate of Title

|                            |   |
|----------------------------|---|
| <b>Title Reference</b>     | CT 5907/602                                 |
| <b>Status</b>              | CURRENT                                     |
| <b>Easement</b>            | NO  |
| <b>Owner Number</b>        | 71198114                                    |
| <b>Address for Notices</b> | UNIT 5, 10-12 DEEDS RD CAMDEN PARK, SA 5038 |
| <b>Area</b>                | 278m <sup>2</sup> (CALCULATED)              |

## Estate Type

Fee Simple

## Registered Proprietor

R & M ADAMS SUPERANNUATION NOMINEES PTY. LTD. (ACN: 165 831 710)  
OF UNIT 5 10-12 DEEDS ROAD CAMDEN PARK SA 5038

## Description of Land

LOT 5 PRIMARY COMMUNITY PLAN 22000  
IN THE AREA NAMED CAMDEN PARK  
HUNDRED OF ADELAIDE

## Last Sale Details

|                          |                           |
|--------------------------|---------------------------|
| <b>Dealing Reference</b> | TRANSFER (T) 13363353     |
| <b>Dealing Date</b>      | 02/09/2020                |
| <b>Sale Price</b>        | \$0                       |
| <b>Sale Type</b>         | NO MONETARY CONSIDERATION |

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status  | Property Location Address                         |
|------------------|---------|---|
| 2130791567       | CURRENT | Unit 5, 10-12 DEEDS ROAD,<br>CAMDEN PARK, SA 5038 |

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

| Lodgement Date   | Dealing Number | Descriptions       | Status |
|------------------|----------------|--------------------|--------|
| 28/10/2003 14:55 | 9711447        | BY-LAWS            | FILED  |
| 28/10/2003 14:55 | 9711448        | SCHEME DESCRIPTION | FILED  |

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

|                                     |  |
|-------------------------------------|--|
| <b>Valuation Number</b>             | 2130791567                                     |
| <b>Type</b>                         | Site & Capital Value                           |
| <b>Date of Valuation</b>            | 01/01/2023                                     |
| <b>Status</b>                       | CURRENT  |
| <b>Operative From</b>               | 01/07/2004                                     |
| <b>Property Location</b>            | Unit 5, 10-12 DEEDS ROAD, CAMDEN PARK, SA 5038 |
| <b>Local Government</b>             | WEST TORRENS                                   |
| <b>Owner Names</b>                  | R & M ADAMS SUPERANNUATION NOMINEES PTY. LTD.  |
| <b>Owner Number</b>                 | 71198114                                       |
| <b>Address for Notices</b>          | UNIT 5, 10-12 DEEDS RD CAMDEN PARK, SA 5038    |
| <b>Zone / Subzone</b>               | SE - Strategic Employment\\                    |
| <b>Water Available</b>              | Yes  |
| <b>Sewer Available</b>              | Yes  |
| <b>Land Use</b>                     | 2100 - Retail Trade / Shops / Shopping Centre  |
| <b>Description</b>                  | OFF WHSE                                       |
| <b>Local Government Description</b> | Commercial - Shop                              |

## Parcels

| Plan/Parcel  | Title Reference(s) |
|--------------|--------------------|
| C22000 LOT 5 | CT 5907/602        |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current        | \$295,000  | \$485,000     |                     |                        |               |
| Previous       | \$196,000  | \$390,000     |                     |                        |               |

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## Building Details

|                             |               |
|-----------------------------|---------------|
| <b>Valuation Number</b>     | 2130791567    |
| <b>Building Style</b>       | Not Available |
| <b>Year Built</b>           | Not Available |
| <b>Building Condition</b>   | Not Available |
| <b>Wall Construction</b>    | Not Available |
| <b>Roof Construction</b>    | Not Available |
| <b>Equivalent Main Area</b> | Not Available |
| <b>Number of Main Rooms</b> | Not Available |

*Note – this information is not guaranteed by the Government of South Australia*