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The Knispel Family Superannuation Fund

Financial Planning
Mortgage and Finance
Accounting and Audit
Legal
Dealer Services
Property Investment

Bare Trust Deed

Trustee Minutes establishing Bare Trust Arrangement

Bare Trust Trustee Constitution

A & S Knispel Property Pty Ltd

Established: 4 October 2012

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Omniwealth Accounting
and Audit Pty Ltd
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Bare Trust Deed

Prepared by:

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Bare Trust Deed

This DEED is made on the Date of this Deed as described in the Schedule.

Parties

Between

The person or persons, entity or entities named and described in the Schedule as the Bare Trustee ('the Bare Trustee')

And

The person or persons, entity or entities named and described in the Schedule as Fund Trustee ('the Fund Trustee')

Recitals

The Bare Trustee has acquired or intends to acquire the Investment described in Section 5 of the Schedule ('the Investment') as bare trustee (such trust now referred to as 'the Trust') for the Fund Trustee as trustee of the Self-Managed Superannuation Fund described in Section 2 of the Schedule ('the Fund') and in accordance with the terms of this Deed.

Provisions:

1. The Trust is established and will take effect upon execution of this Deed.
2. All monies required for the purchase of the Investment will be provided by the Fund Trustee and the Bare Trustee will at all times, hold the Investment in trust for the Fund Trustee.
3. The Fund Trustee has the beneficial interest in the Investment and in all the earnings, profits or gains accrued or to accrue in respect of the Investment at all times;
4. The Bare Trustee or the Bare Trustee's successor will effect the transfer of the Investment to the Fund Trustee for nil consideration as and when directed by the Fund Trustee following the making of one or more payments by the Fund Trustee after acquiring the beneficial interest in the Investment in accordance with the *Superannuation Industry (Supervision) Act 1993*.
5. The Bare Trustee has been authorised by the Fund Trustee to complete any documents giving effect to any purchase, sale and registration of transfer of the Investment as instructed by the Fund Trustee.
6. All dealings with the Investment including the exercise and performance of all the rights duties and powers relating to the Investment will be exercised by the Bare Trustee only as directed by the Fund Trustee.
7. The Bare Trustee will grant a mortgage or charge over the Investment if requested by the Fund Trustee and not otherwise.

Schedule

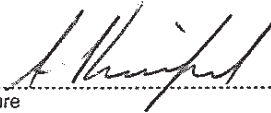
1. **Date of this Deed:**/...../.....
2. **Fund** The Knispel Family Superannuation Fund
3. **Bare Trustee:** A & S Knispel Property Pty Ltd ACN 160 626 666
4. **Fund Trustee:** A & S Knispel Pty Ltd ACN 160 627 154
5. **Investment:**
Please print details of Investment

Execution


Executed as a Deed

EXECUTED by
A & S Knispel Pty Ltd ACN 160 627 154
in accordance with section 127 of the
Corporations Act 2001 by its Directors or
Director and/ or Secretary:

Andrew Knispel
Please print name of Director/ Sole Director*


Signature

Sarah Knispel
Please print name of Director/ Secretary*
* Delete as appropriate



Signature

EXECUTED by
**A & S Knispel Property Pty Ltd ACN
160 626 666**
in accordance with section 127 of the
Corporations Act 2001 by its Directors or
Director and/ or Secretary:

Andrew Knispel
Please print name of Director/ Sole Director*


Signature

Sarah Knispel
Please print name of Director/ Secretary*
* Delete as appropriate


Signature

Minutes of Meeting of Bare Trustee

Transfer of Initial Funds for the Investment and Bare Trust Deed

A & S Knispel Property Pty Ltd ACN 160 626 666

Attended by the Directors of A & S Knispel Property Pty Ltd ACN 160 626 666.

Held at: 19a Hewitt Avenue WAHROONGA NSW 2076

Date:/...../.....

Time:

Present: Andrew Paul Knispel
Sarah Lyndsay Knispel

Chairperson: Andrew Knispel
was appointed Chairperson of the meeting.

Quorum: The Chairperson noted that a quorum was present at the meeting to pass the proposed resolution.

Purchase: The Chairperson reported that the Fund Trustee ('the Fund Trustee') as described in the Bare Trust Deed as trustee for The Knispel Family Superannuation Fund ('the Fund') had provided the Bare Trustee with an initial amount for deposit and stamp duty of:

\$.....
Please print the initial amount

and had requested that the Bare Trustee:

1. hold that amount according to the terms of the Bare Trust Deed tabled at the meeting; and
2. purchase:

.....
Please print details of the Investment

the legal title to which will be held by the Bare Trustee and the beneficial title to which will be held by the Fund Trustee in accordance with the Bare Trust Deed, by executing a copy of that contract ('the Contract') tabled at the meeting.

Resolutions:

It was resolved that:

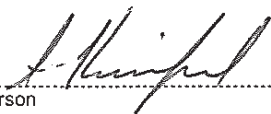
1. the Bare Trustee execute the Bare Trust Deed;
2. the Bare Trustee execute the Contract;
3. if the Bare Trustee acquires the Investment, it is to be held according to the terms of the Bare Trust Deed; and
4. the amount of:

\$.....
to be held according to the terms of the Bare Trust Deed.

Meeting closed:

There being no further business the meeting was declared closed.

Confirmed as a true and correct record.


.....
Chairperson

Minutes of Meeting of Bare Trustee

Financing and Security of the Investment

A & S Knispel Property Pty Ltd ACN 160 626 666

Attended by the Directors of A & S Knispel Property Pty Ltd ACN 160 626 666.

Held at: 19a Hewitt Avenue WAHROONGA NSW 2076

Date:/...../.....

Time:

Present: Andrew Paul Knispel
Sarah Lyndsay Knispel

Chairperson: Andrew Knispel
was appointed Chairperson of the meeting.

Quorum: The Chairperson noted that a quorum was present at the meeting to pass the proposed resolution.

Purchase: Resolved that the Bare Trustee under Bare Trust Deed between itself and

A & S Knispel Pty Ltd ACN 160 627 154

('the Fund Trustee') dated:

...../...../.....
Please print date

enter into finance security arrangement on a limited recourse basis with:

.....
Please print name of Lender

for the acquisition by the Bare Trustee on behalf of the Fund Trustee of:

.....
Please print details of the Investment

on the terms and conditions contained in the following documents tabled at the meeting:

1. Deed of Loan; and
2. other (please specify: e.g. mortgage):
 - a.
 - b.

Purchase monies: The Chairperson reported that the Fund Trustee will provide the Bare Trustee with monies to complete the purchase of:

.....
Please print details of the Investment

to be held according to the terms of the Bare Trust Deed.

Meeting closed: There being no further business the meeting was declared closed.
Confirmed as a true and correct record.


.....
Chairperson

Minutes of Meeting of Fund Trustee

Acquisition of the Investment and Bare Trust Deed

The Knispel Family Superannuation Fund

Attended by the Directors of A & S Knispel Pty Ltd ACN 160 627 154.

Held at: 19a Hewitt Avenue WAHROONGA NSW 2076

Date:/...../.....

Time:

Present: Sarah Lyndsay Knispel
Andrew Paul Knispel

Chairperson: Andrew Knispel
was appointed Chairperson of the meeting.

Quorum: The Chairperson noted that a quorum was present at the meeting to pass the proposed resolution.

Resolutions: It was resolved that:

1. the Fund Trustee execute the Bare Trust Deed tabled at the meeting between:

A & S Knispel Property Pty Ltd ACN 160 626 666

as Bare Trustee and the Fund Trustee for the acquisition of the Investment on the terms contained in that Deed, which is to be acquired by the Fund Trustee pursuant to a limited recourse borrowing arrangement;

2. A & S Knispel Property Pty Ltd ACN 160 626 666

as Bare Trustee be asked to acquire the legal interest in:

.....
Please print details of the Investment

by executing the copy of the draft contract, tabled at the meeting and that the Fund Trustee acquire the beneficial interest in the Investment;

3. the Fund Trustee provide the Bare Trustee with the sum of:

\$.....
Please print the Initial Amount

for the deposit and stamp duty initially payable on the acquisition of the Investment; and

4. the Fund Trustee approach:

.....
Please print name of Lender

to borrow the sum of:

\$.....
Please print amount borrowed

to assist in funding the acquisition of the Investment under a
limited recourse borrowing arrangement.

Meeting closed:

There being no further business the meeting was declared closed.

Confirmed as a true and correct record.

.....
Chairperson



Minutes of Meeting of Fund Trustee

Loan for Acquisition of the Investment

The Knispel Family Superannuation Fund

Attended by the Directors of A & S Knispel Property Pty Ltd ACN 160 626 666.

Held at: 19a Hewitt Avenue WAHROONGA NSW 2076

Date:/...../.....

Time:

Present: Sarah Lyndsay Knispel
Andrew Paul Knispel

Chairperson: Andrew Knispel
was appointed Chairperson of the meeting.

Quorum: The Chairperson noted that a quorum was present at the meeting to pass the proposed resolution.

Loan arrangements: It was resolved that the Fund Trustee of the Fund enter into finance arrangements with the:

.....
Please print name of Lender

for the acquisition by:

A & S Knispel Property Pty Ltd ACN 160 626 666

as Bare Trustee on behalf of the Fund of:

.....
Please print details of the Investment

on the terms and conditions contained in the following loan documents which were tabled at the meeting:

1. Deed of loan; and
2. other (please specify, e.g. mortgage):
 - a.
 - b.

Resolutions:

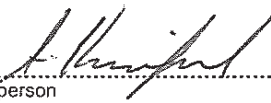
It was resolved that the Trustee of the Fund Trustee execute the following loan documents:

1. Deed of loan; and
2. other (please specify, e.g. mortgage):
 - a.
 - b.

Meeting closed:

There being no further business the meeting was declared closed.

Confirmed as a true and correct record.


.....
Chairperson