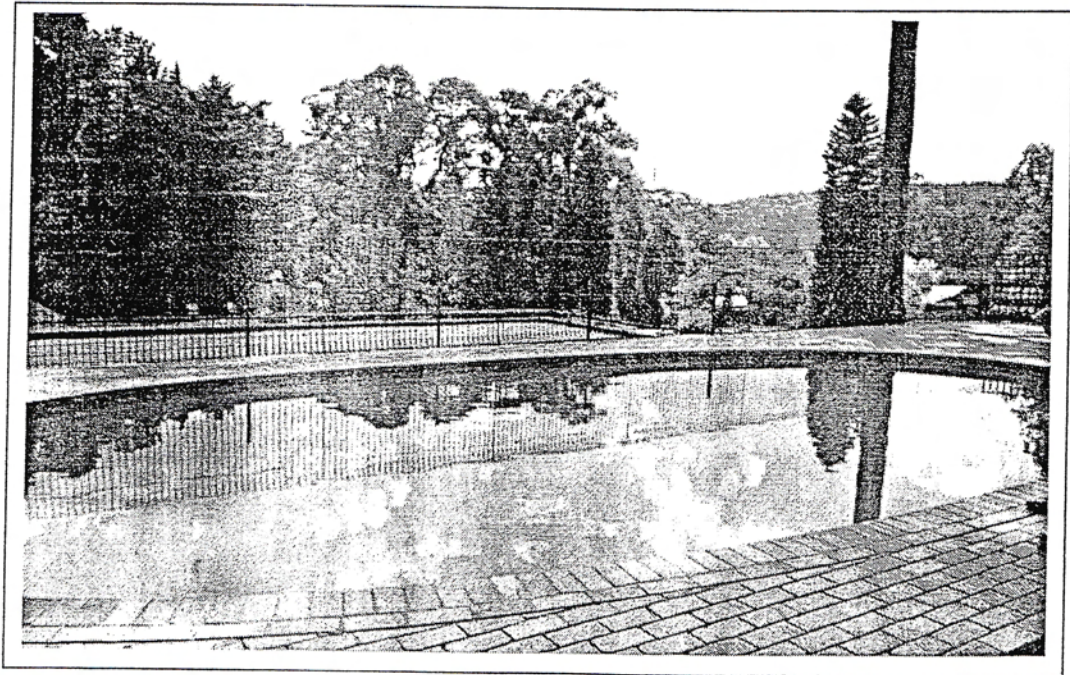
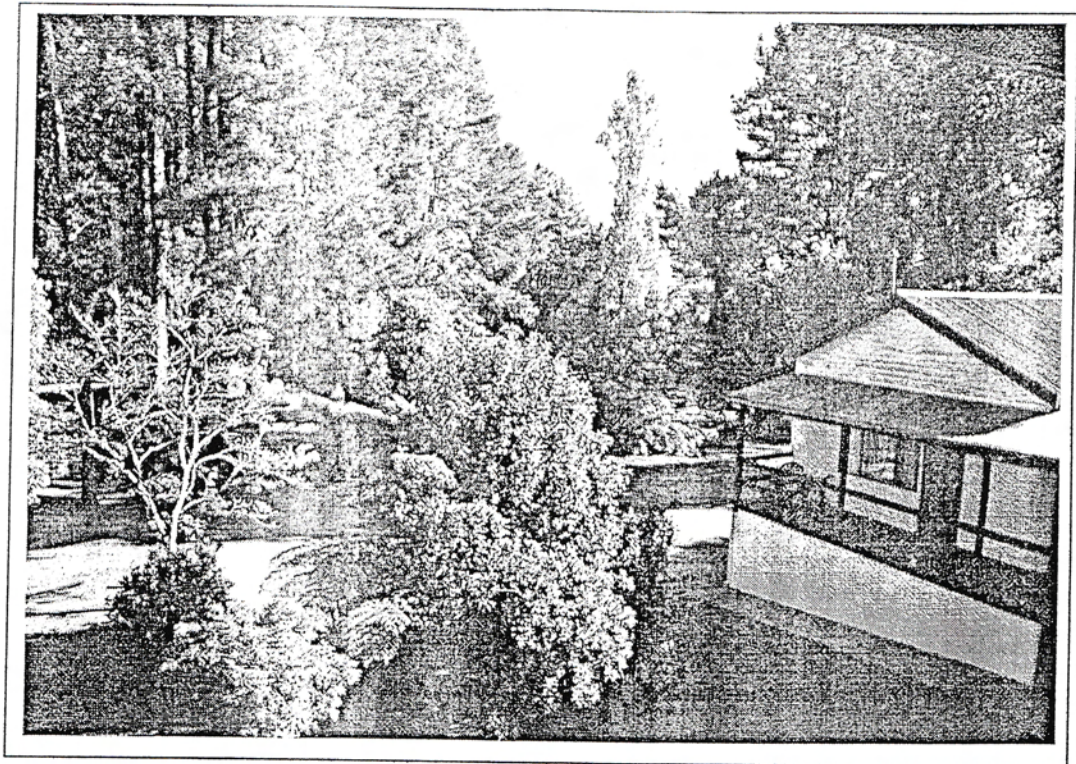


For the Sale of:

Mountain Lodge Marysville

**Lot 1, 32 Kings Road
Marysville, Victoria**



Executive Summary

| | |
|-----------------------|--|
| Address: | Mountain Lodge Marysville Lot 1, 32 Kings Road, Marysville, Victoria, 3779 |
| Building Description: | <p>The "Mountain Lodge Marysville" has a total of 24 bedrooms. The bedrooms varying in size and appointment comprising 21 rooms with ensuite, 3 rooms with shared wash facilities and 2 suites consisting of 2 rooms plus ensuite, 2 large lounges, TV lounge, dining room, 2 conference rooms and ample car and coach parking.</p> <p>The Mountain Lodge Marysville is equipped with a commercial kitchen of generous proportions.</p> <p>Recreation facilities include: large salt water swimming pool, 2 croquet lawns, billiard room and table tennis room.</p> <p>The total building area is estimated at 1,568 square metres, comprising an approximately building area of 1,413 metre square, plus verandas and decking of 155 square metres.</p> |
| Business Details: | The property will be sold as "Vacant Possession" and includes Chattels, Fixtures and Fittings inclusive of goodwill of the current operating business. |
| Site Area: | The slightly irregular shaped 8,513 square metre allotment is zoned "Residential 1" and is located within the significant "2 hour drive radius" from Melbourne Central Business District. |
| Sale By: | PRICE |
| Return: | Not Applicable |
| Terms of Sale: | Settlement 30- 90 days |

Mountain Lodge Marysville

Lot 1, 32 Kings Road, Marysville

Location

Locality and Surrounding Developments:

Off the Maroondah Highway, about 97 km north-east of Melbourne, Marysville is surrounded by beautiful sub-alpine mountain country and is the home to Stevenson Falls - at 84m, the tallest in Victoria.

Dramatic by day, the cascade is spectacular by night they are floodlit at night with power generated by the falls-driven turbines. The surrounding countryside is a haven for bushwalkers, horse riders and freshwater fisher folk who can catch up on breeding and restocking programs at two regional trout farms.

Marysville evolved as a stop-off point on the way to the Woods Point goldfields, but soon the locals diversified into timber milling, and now tourism is the primary contributor to the area.

Marysville is a very popular retreat for Melbournians who acknowledge Marysville as the village of four seasons where autumn is identified by signature russet colours, winter by glistening snow, spring by vibrant wildflower blooms and summer by cool, forest scents.

Location Specific:

The property is strategically located north-east of the vineyard area of the Yarra Valley and Healesville region, south of the magnificent Cathedral Ranges at the gateway to the Victorian snow fields.

Access to the site is available directly from Kings Road via two driveways leading to extensive vehicle parking with ample room for coach parking.

Mountain Lodge Marysville
Lot 1, 32 Kings Road, Marysville

Land Particular: The slightly irregular shaped rectangular 8,513 square metre allotment is zoned "Residential 1"

The property is located at the western corner of Kings Road and Mount Kitchener Avenue.

| | | |
|------------|-----------------------------------|---------------|
| Frontages: | Main: Kings Road | 88.72 Metres |
| | Secondary: Mount Kitchener Avenue | 100.58 Metres |
| | Rear: | 71.54 Metres |
| | Side: | 103.65 Metres |

Certificate of Title: Volume: 04581 Folio: 194 – Crown allotment 7
Volume: 10276 Folio: 985 – Crown allotment 8 & 11
Proposed Subdivision No. PS509307 (refer Appendix)
Planning Permit No. 2002/299 (refer Appendix)

Local Authority: City of Murrindindi

Building Description

The guest house opened in 1924 with a building known as "The Lodge". The current main building was erected a few years later and named "Kitchener House".

In 1971 "Kitchener House" was renamed to "Mountain Lodge Marysville". Over the years the accommodation has been extended and modernised.

The "Mountain Lodge Marysville" has a total of 24 bedrooms with a sleeping capacity of 56 people.

The bedrooms varying in size and appointment comprising 21 rooms with ensuite, 3 rooms with shared wash facilities and 2 suites consisting of 2 rooms plus ensuite, 2 large lounges, TV lounge, dining room, 2 conference rooms and ample car and coach parking.

Within the main accommodation there are additional toilets, showers and hand basins spread across shared 2 male and 3 female toilets.

The Mountain Lodge Marysville is equipped with a commercial kitchen of generous proportions.

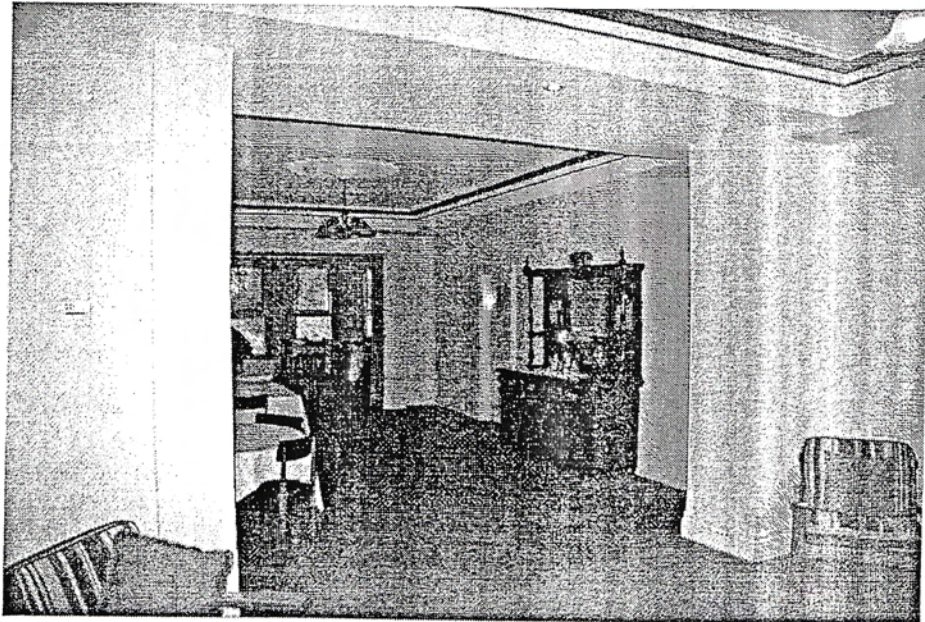
Recreation facilities include: large salt water swimming pool, 2 croquet lawns, billiard room and table tennis room.

The total building area is estimated at 1,568 square metres, comprising an approximately building area of 1,413 metre square, plus verandas and decking of 155 square metres.

Condition of Improvements: None stated, however there does not appear to be a requirement of capital or structural maintenance.

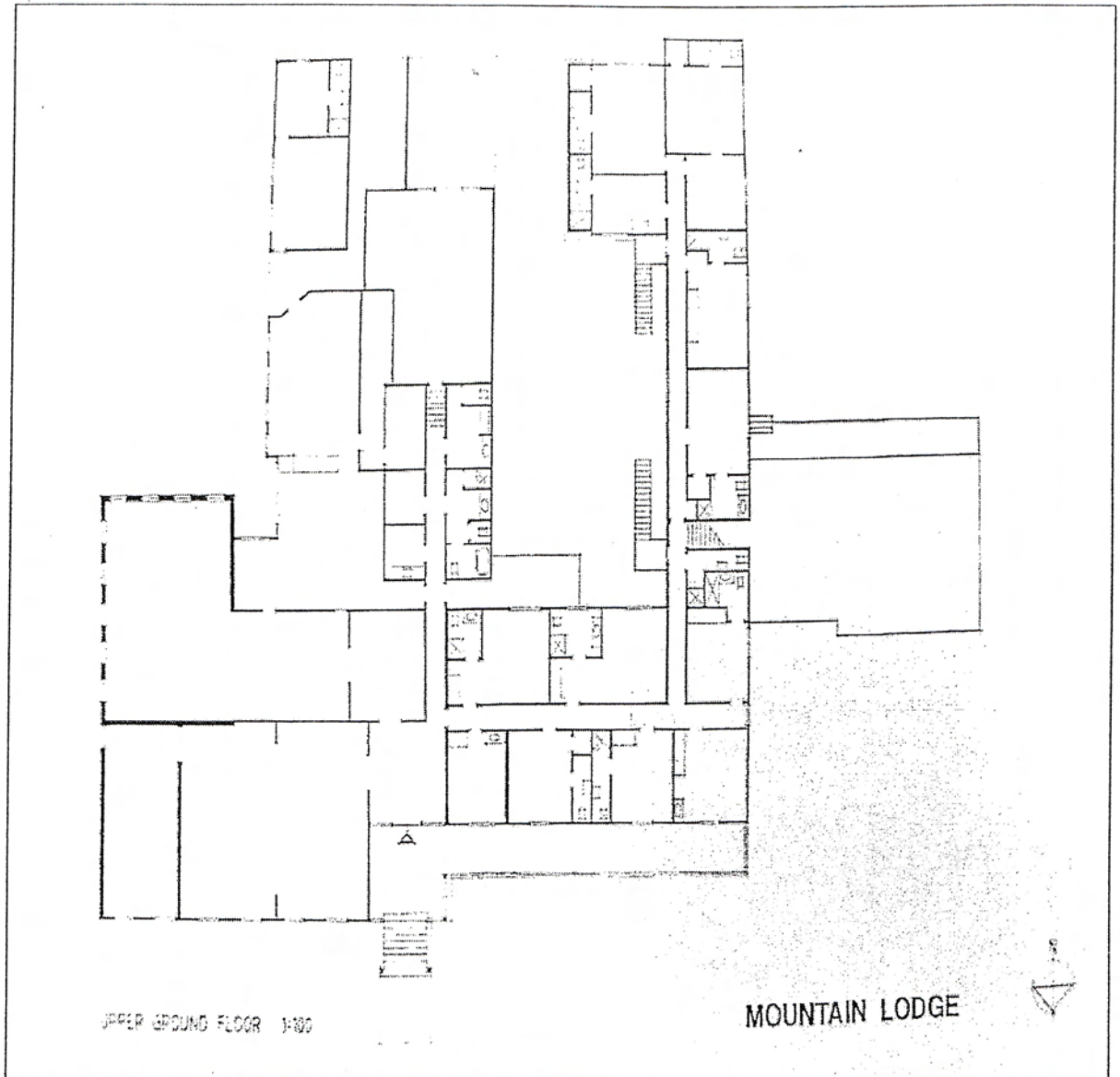
Mountain Lodge Marysville
Lot 1, 32 Kings Road, Marysville

Appendix – Internal furnishing

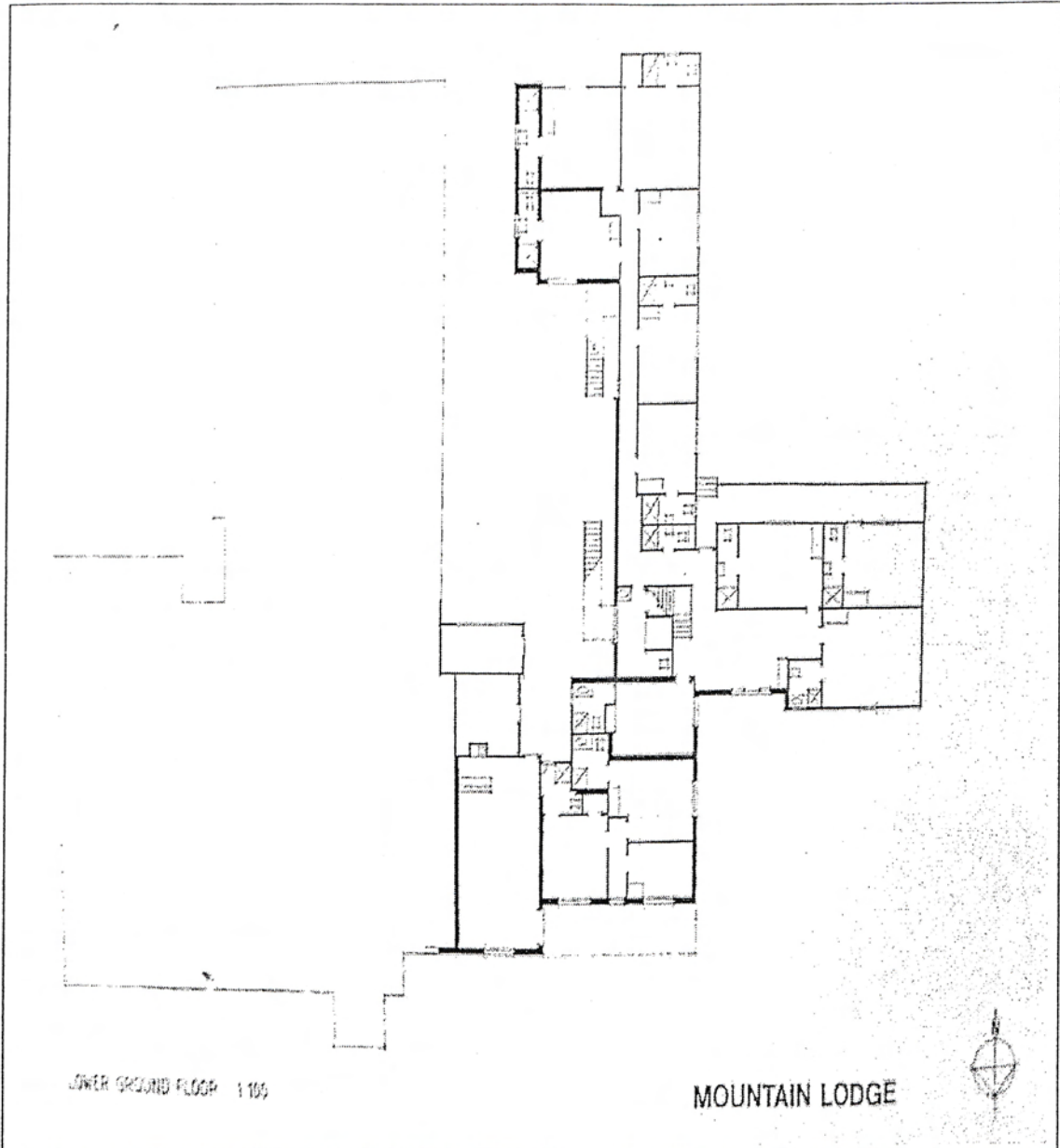


Proposed prospectus for:
Mountain Lodge Marysville
Lot 1, 32 Kings Road, Marysville

Appendix – Floor Plans



Property prospectus for:
Mountain Lodge Marysville
Lot 1, 32 Kings Road, Marysville



Mountain Lodge Marysville
Lot 1, 32 Kings Road, Marysville

Appendix – Planning Permit, Certificate of Title

ANSTAT

Your order number is 1331653 - this Landata search result will be available for viewing under this order for 120 days.
Your reference for this order: JMI Greenlip Pty Ltd - Index Search

Register Search Statement - Volume 10276 Folio 985
08/02/2006 16:49:20

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124016822714U

Volume 10276 Folio 985
Produced 08/02/2006 04:48 pm

LAND DESCRIPTION

Crown Allotment 7 Section J Township of Marysville Parish of Steavenson.
PARENT TITLE Volume 04581 Folio 194
Created by instrument T960931P 16/11/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ALEXANDER IVACHEV of 86-102 CHADWICK ROAD HARKAWAY VIC 3806
AD148758N 30/09/2004

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP005144L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

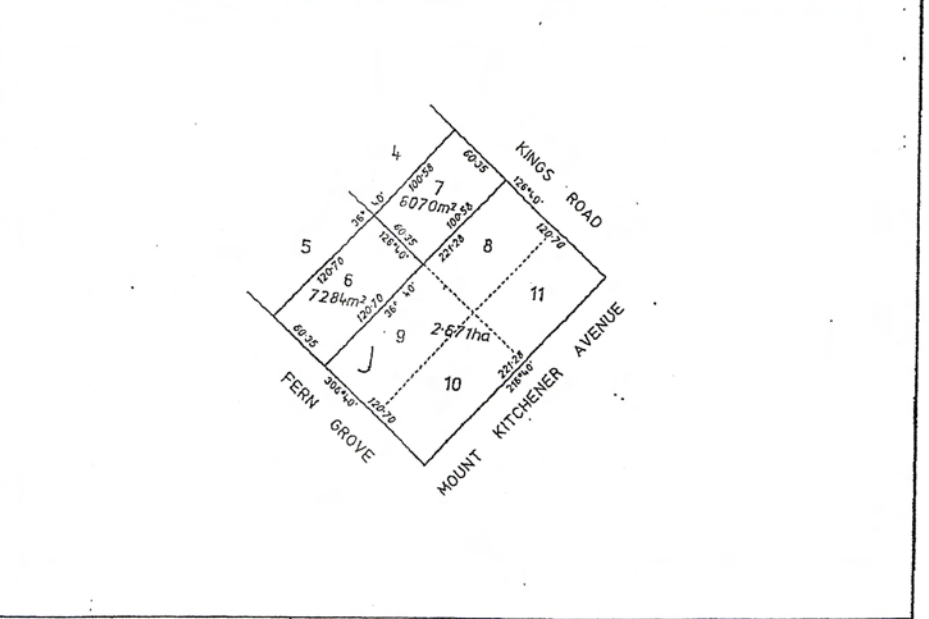
STATEMENT END

Prepared by LANDATA®. Land Registry timestamp 06/02/2006 16:49 Page 1 of 1
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| | | |
|------------|-----------|---------|
| TITLE PLAN | EDITION 1 | TP5144L |
|------------|-----------|---------|

| | |
|---|---|
| <p><u>Location of Land</u></p> <p>Parish: STEAVENSON Township: MARYSVILLE Section: J Crown Allotment: 6,7,8,9,10 & ELEVEN Crown Portion:</p> <p>LTO Base Record: T/SHP 5509 Last Plan Reference: Title References: C/G VOL. 4581 FOL. 194 Depth Limitation: 15.24 METRES</p> | <p><u>Notations</u></p> <p>FURTHER DIVISIONS OF LAND MAY REQUIRE THE PRODUCTION OF SEPARATE DIMENSIONS</p> |
|---|---|

| Easement of Information | | | | | THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES Checked by <i>R.E. [Signature]</i> Date 11/4/96 Assistant Registrar of Titles |
|-------------------------|---------------------|----------------|--------|--------------------------------|--|
| Easement Reference | Purpose / Authority | Width (Metres) | Origin | Land benefitted / In favour of | |
| | | | | | |



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| LENGTHS ARE IN METRES | SCALE | SHEET SIZE A3 | FILE NO: T960931P |
|---------------------------|-------|------------------|-------------------|

Sheet 1 of 1 Sheet

ANSTAT

Your order number is 1353954; this Landata search result will be available for viewing under this order for 120 days.
Your reference for this order: JMH Greenlip Pty Ltd - Index Search

Register Search Statement - Volume 4581 Folio 194
20/02/2006 12:39:06

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124016933987V

Volume 04581 Folio 194
Produced 20/02/2006 12:36 pm

CROWN GRANT

LAND DESCRIPTION

Crown Allotments 8,9,10 and 11 Section J Township of Marysville Parish of
Steavenson.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALEXANDER IVACHEV of 86-102 CHADWICK ROAD HARKAWAY VIC 3806
AD148758N 30/09/2004

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP005144L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

STATEMENT END

Mountain Lodge Marysville
 Lot 1, 32 Kings Road, Marysville

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| | | | |
|------------|--|-----------|---------|
| TITLE PLAN | | EDITION 1 | TP5144L |
|------------|--|-----------|---------|

| | | |
|-------------------------|------------------------|--|
| <u>Location of Land</u> | | <u>Notations</u> |
| Parish: | STEAVENSON | FURTHER DIVISIONS OF LAND MAY REQUIRE THE PRODUCTION OF SEPARATE DIMENSIONS |
| Township: | MARYSVILLE | |
| Section: | J | |
| Crown Allotment: | 6,7,8,9,10 & ELEVEN | |
| Crown Portion: | | |
| LTO Base Record: | T/SHIP 5509 | |
| Last Plan Reference: | | |
| Title References: | C/G VOL. 4581 FOL. 194 | |
| Depth Limitation: | 15.24 METRES | |

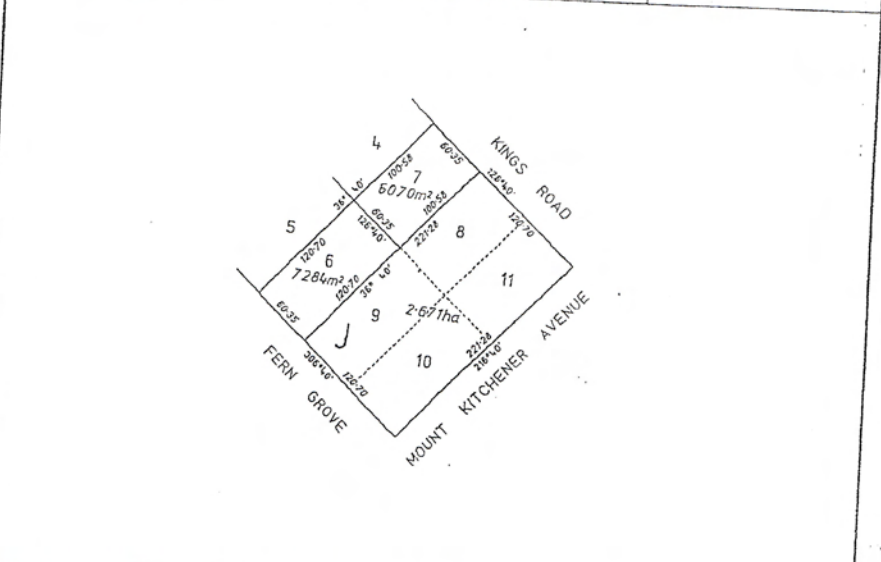
| Easement of Information | | | | |
|-------------------------|---------------------|----------------|--------|--------------------------------|
| Easement Reference | Purpose / Authority | Width (Metres) | Origin | Land benefitted / In favour of |
| | | | | |
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THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES

Checked by *[Signature]*

Date 27 4 196

Assistant Registrar of Titles



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| LENGTHS ARE IN METRES 0 30 60 120 180 | SCALE | SHEET SIZE A3 | FILE NO: T960931P |
|--|-------|------------------|-------------------|

Sheet 1 of 1 Sheet

Mountain Lodge Marysville
Lot 1, 32 Kings Road, Marysville

Planning Permit 2002/299

Form 4.4

PLANNING

Permit No. 2002/299

PERMIT

Planning Scheme Murrindindi Planning Scheme

Responsible Authority Murrindindi Shire Council

ADDRESS OF THE LAND:

32 Kings Road MARYSVILLE 3779 (SEC: J C/A: 7)

THE PERMIT ALLOWS:

Restructure of Three (3) lots into Two (2).

THE FOLLOWING CONDITIONS (8) APPLY TO THIS PERMIT:

1. The subdivision must be in accordance with the endorsed plan. This endorsed plan can only be altered or modified with the prior written approval of the Responsible Authority, or to comply with statutory requirements.
2. This permit shall expire if the plan of subdivision hereby permitted is not certified within two (2) years of the date hereof or any extension of such period, the Responsible Authority may allow in writing on an application made before or within three months after such expiry.
3. Each lot shown on the endorsed plans must be independently drained to the satisfaction of the Responsible Authority. No effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.
4. The subdivision as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
5. Reticulated water, sewerage and electricity must be available to each lot shown on the endorsed plans before any lot can be used, as intended within the zone provisions.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the relevant provisions of the relevant legislation.
7. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
8. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Date issued 13 December, 2002

Signature for the Responsible Authority

Page 1 of 2

Notations:

Any new vehicle crossings must be constructed at the applicant's expense to provide ingress and egress to the site to the satisfaction of the Responsible Authority. The crossover must be no less than 4.9 metres in width and include a pipe of a diameter suitable to accommodate the actual volume/flow (having a minimum diameter of 3300 mm). Culverts shall be installed with driveable end walls (refer VicRoads standard drawing SD 1991). The final location of the crossing is to be approved by the Responsible Authority via a Vehicle Crossing Permit.

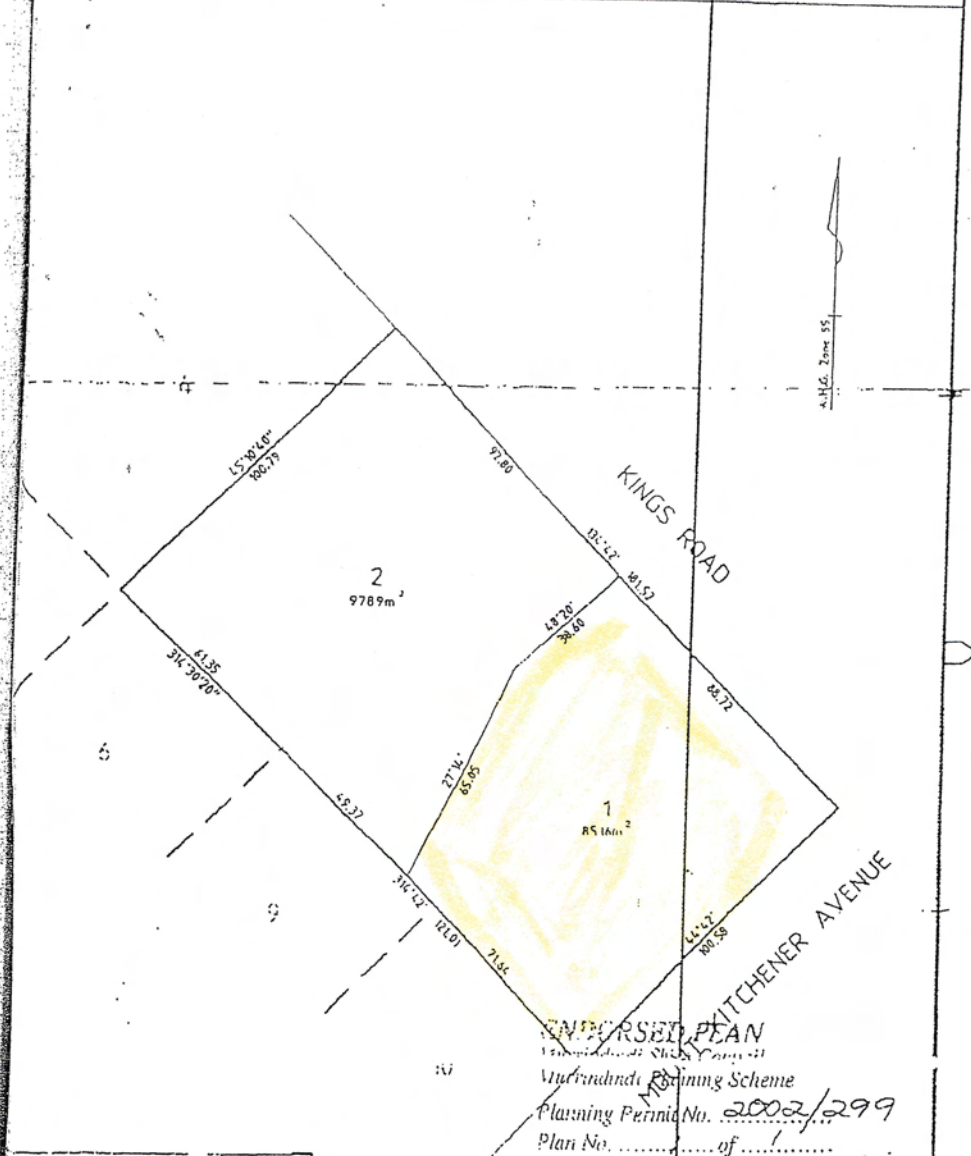
Date issued: 13 December, 2002

Signature for the Responsible Authority _____

Page 2 of 2

Mountain Lodge Marysville
 Lot 1, 32 Kings Road, Marysville

PLAN OF SUBDIVISION PS 509307 M



EMPOWERED PLAN
 Valid under the Resource Management Act 1991
 Auckland Planning Scheme
 Planning Permit No. 2002/299
 Plan No. of 1
 Approved: [Signature]
 Date: 13.12.2002

ST JAMES and ASSOCIATES
 Licensed Land Surveyors
 BURWOOD ROAD, HAWTHORN, 3122.
 9015 1154 FAX 2815 1115
 STREET, ALEXANDRA, 3716. PH 5772 1530
 EMAIL stjames@stjames.net.au

| | | | | |
|--------------------------|--------------------------|-------------------|------------|--------------------------|
| SCALE | ORIGINAL | LICENSED SURVEYOR | 22m F. 600 | SHEET 2 OF 2 SHEETS |
| 10 20 30 40 50 METERS | SCALE SHEET 1:1000 43 | SIGNATURE | DATE | DATE |
| | | 13.12.2002 | | OWNER/DELEGATE SIGNATURE |