

STRATA CERTIFICATE

*Name of Council / *Accredited Certifier **WARRINGAH**
being satisfied that the requirements of the *Strata Schemes (Freehold Development) Act 1973 or *Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed:

*strata plan or

*strata plan of subdivision.

Illustrated in the annexure to this certificate.

*The accredited certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

*The strata plan/strata plan of subdivision is part of a development scheme. The Council / accredited certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

*The Council does not object to the encroachment of the building beyond the alignment of

*The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.

*This approval is given on the condition that the use of lot(s) being utility lot/s designed to be used primarily for storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in *section 59 of the Strata Schemes (Freehold Development) Act 1973 or *section 58 of the Strata Schemes (Leasehold Development) Act 1986.

Date **11-12-2003**
Subdivision No. **1838/2003**

Accreditation No.

Relevant Development Consent No.

Issued by

A. Calones
Authorised Person/General Manager/Accredited Certifier

*Complete, or delete if inapplicable

SURVEYOR'S CERTIFICATE

JAMES PATRICK THORPE

DUNLOP THORPE & Co,
447 KENT STREET, SYDNEY 2000

of
a surveyor registered under the Surveying Act 2002, hereby certify that:

(1) each applicable requirement of

*Schedule 1A to the Strata Schemes (Freehold Development) Act 1973

*Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986

has been met.

(2) (a) the building encroaches on a public place

(b) the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement

*has been created by registered

*is to be created under section 58B of the Conveyancing Act 1919.

(3) the survey information recorded in any accompanying location plan is accurate.

Signature **James P. Thorpe**
Date: **13 OCTOBER 2003**

*Delete if inapplicable
I state whether dealing or plan, and quote registered number.

This is sheet 1 of my Plan in 4 sheets.

*Model By-laws adopted for this scheme

Keeping of Animals: Option A/B/C

*Schedule of By-laws in sheets filed with plan

*No By-laws apply

*Strike out whichever is inapplicable

PLAN OF SUBDIVISION OF LOTS 1 & 2
IN SP 70885

L.G.A.: WARRINGAH

Suburb/

Locality: FRENCHS FOREST

Parish: MANLY COVE

County: CUMBERLAND

Name of, and *address for
service of notices on, the
owners corporation
*(Address required on
original strata plan only)

SP71566

Registered:  17.5.2004

Purpose: STRATA PLAN

Ref Map: U 1860 - 54

Last Plan: SP 70885

FOR LOCATION PLAN SEE SHEET 2

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.

SIGNATURES, SEALS CONTINUED SHEET 2

CERTIFICATE RE INITIAL PERIOD

IN PURSUANCE OF THE *STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973,
*STRATA SCHEMES (LEASEHOLD DEVELOPMENT) ACT 1986, THE OWNERS - STRATA
PLAN No. 70885 HEREBY CERTIFIES THAT IN RESPECT OF THE STRATA SCHEME BASED
ON STRATA PLAN No. 70885

* (a) THE INITIAL PERIOD, AS DEFINED BY THAT ACT, EXPIRED BEFORE:

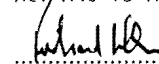
* ISSUE BY THE *LOCAL COUNCIL / *ACCREDITED CERTIFIER ON
OF A CERTIFICATE REFERRED TO IN *SECTION 9(3)(b) *SECTION 11(2)(b).

* ISSUE BY THE *LOCAL COUNCIL / *ACCREDITED CERTIFIER ON
OF A CERTIFICATE REFERRED TO IN *SECTION 13(2)(a) *SECTION 16(2)(a)

* ISSUE BY THE OWNERS CORPORATION ON **17-02-2004** OF A CERTIFICATE
REFERRED TO IN *SECTION 28(4)(a) *SECTION 32(4)(a)

* (b) AT THE DATE OF ISSUE OF A CERTIFICATE REFERRED TO IN SECTION *9(3)(b); *13(2)(a) OR
*28(4)(a) *SECTION 11(2)(b); *16(2)(a) OR *32(4)(a) THE ORIGINAL PROPRIETOR OWNED ALL OF
THE LOTS IN THE STRATA SCHEME AND ANY PURCHASER UNDER AN EXCHANGED CONTRACT FOR
PURCHASE OF A LOT IN THE STRATA SCHEME CONSENTED TO ANY PLAN OR DEALING THAT IS BEING
LODGED ALONG WITH THIS CERTIFICATE.

THE COMMON SEAL OF OWNERS STRATA PLAN No. 70885 WAS HEREUNTO AFFIXED ON
IN THE PRESENCE OF **RICHARD INKSTER** BEING THE
PERSON(S) AUTHORISED BY SECTION 238 OF THE STRATA SCHEMES MANAGEMENT
ACT 1996 TO ATTEST THE AFFIXING OF THE SEAL





* STRIKE OUT WHICHEVER IS INAPPLICABLE

SCHEDULE OF UNIT ENTITLEMENT

LOT No.	UNIT ENTITLEMENT
3	1895
4	1445
5	1175
6	1102
7	1045
8	1153
9	627
10	721
11	837
AGGREGATE	10000

} SP70885

SP71566

SIGNATURES, SEALS CONTINUED



David Alan Berman
DAVID ALAN BERMAN
SOLE DIRECTOR/SECRETARY



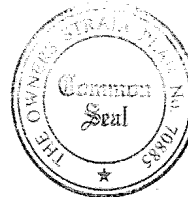
George Andrew Revay
George Andrew Revay
Sole Director/Secretary

For and on behalf of Mortgage Pty Limited
ACN 071 402689 by:

Kenneth F McAuliffe
Kenneth F McAuliffe
Director

Anthony W Cunnolly
Anthony W Cunnolly
Director/Secretary

Under Section 127 of the Corporations Law.



FOR AND ON BEHALF OF
OWNERS CORPORATION
STRATA PLAN 70885
Richard Inkster
RICHARD INKSTER

Signed in my presence for and on behalf of Perpetual Nominees
Limited (A.C.N. 000 733 700) by its Attorneys *Kylie Arigo*
Assistant Manager *Sally Arigo* Manager
who are personally known to me and each of whom declares that he/she
has been appointed by the Board of Directors of that company as an
attorney of the company for the purposes of the Power of Attorney
dated *17/03/02* (Registration No. *1342113*) and that
he/she has no notice of the revocation of his/her powers
Signature of Witness *N. Munnell*
Full name of Witness *N. Munnell*
Signature of Attorney *D. Munnell*
Signature of Attorney *D. Munnell*

AND THE UNDERMENTIONED ATTORNEYS BY THEIR
EXECUTION HEREBY DECLARE that at the time of the
execution by them of this instrument they have no notice
of the revocation of the Power of Attorney dated 1st December
2002 from ING BANK (AUSTRALIA) LIMITED A.C.N. 000 653 292
to whom registered Book 4371 No. 611 under authority of which
they have executed the said instrument.

Signed in our presence for and on behalf of ING Bank (Australia)
Limited

by *Eric Ursino*
and *Michelle Reid*
Eric Ursino
Michelle Reid

as the duly constituted Attorneys who are personally known to me,

WITNESSED BY:

Matthew White
Matthew White

Reduction Ratio 1:

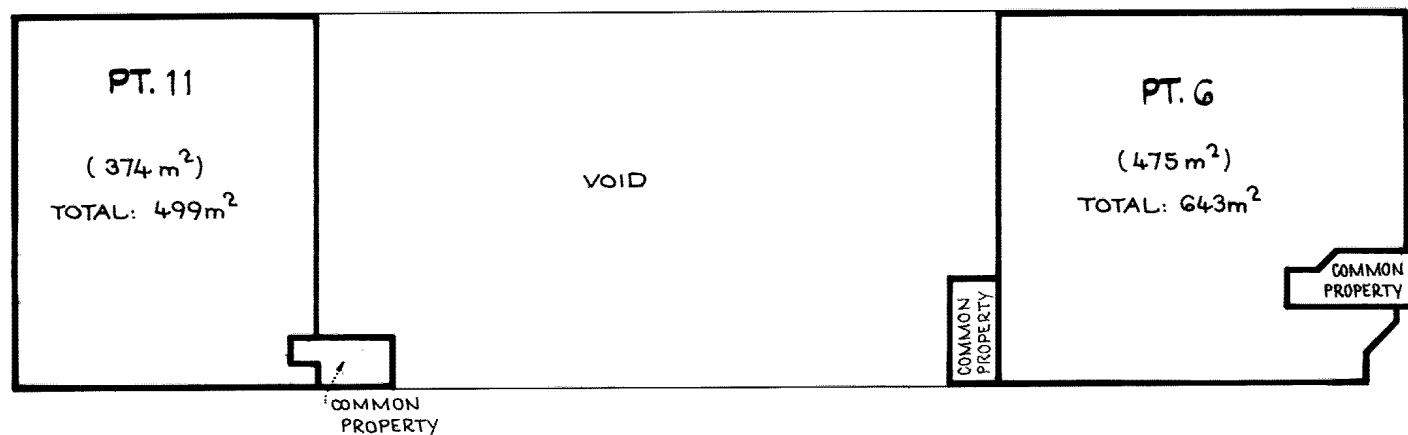
Lengths are in metres

James P. Thorne
Registered Surveyor

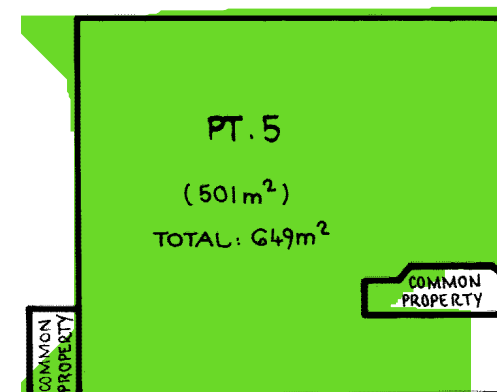
A. Capone
Authorised Person (General Manager/Agreed Officer)



SP71566



FIRST FLOOR



SECOND FLOOR

Reduction Ratio 1:300

Lengths are in metres

James P. Thorne
Registered Surveyor

A. Capone
Authorised Person (General Manager / Accredited Certifier)

SURVEYORS REFERENCE: 14890 St. 2