

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

3 OFFICE USE ONLY

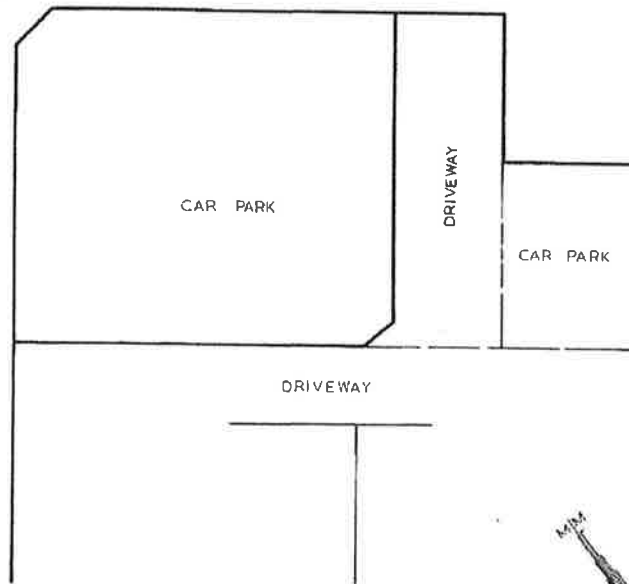
OWNER'S CERTIFICATE The Council of the WARRINGAH Shire, hereby certifies that the requirements of the State Planning Act, 1937, have been complied with, and that the requirements of the State Planning Act, 1937, have been complied with, and that the requirements of the State Planning Act, 1937, have been complied with. Date: 2.7.85 Signature: <i>[Signature]</i> Complete, or date of completion	SURVYOR'S CERTIFICATE NOEL FRANCIS BURTON BURTON & FIELD Pty Ltd SYDNEY I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the plan is a true and correct copy of the original plan as submitted to me, and that the same has been examined and found to be correct. I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the plan is a true and correct copy of the original plan as submitted to me, and that the same has been examined and found to be correct. I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the plan is a true and correct copy of the original plan as submitted to me, and that the same has been examined and found to be correct. Signature: <i>[Signature]</i> Date: 25-11-1984 This is sheet 1 of my Plan in 4 sheets.	PLAN OF SUBDIVISION OF LOT 1, D.P. 633820 Mun/Shire City: WARRINGAH Locality: HARBORD Parish: MANLY COVE County: CUMBERLAND Reduction Ratio: 1:400 Lengths are in metres Name of, and *address for service of notices on, the body corporate: THE PROPRIETORS STRATA PLAN NO 23069 "HARBORD VILLAGE" ALBERT STREET HARBORD 2096	STRATA PLAN 23069 Registered: 7-8-1985 C.A.: Nº 1122/85 OF 2-7-1985 Purpose: STRATA PLAN Ref. Map: U1860-94# Last Plan: D.P. 633820
Signatures, seals and statements of intention to create easements or restrictions as to use <i>[Signatures]</i> <i>[Seals]</i> NOMINEES Common Seal Table of mm SURVEYOR'S REFERENCE: 287-83-2684		Plan Drawing only to appear in this space ALBERT STREET (20.115 wide) MOORE ROAD (20.115 wide) MOORE LANE "HARBORD VILLAGE" Concrete & brick shopping centre with three level shops, offices, basement & roof carparking. 13 CP 511H Plan Drawing only to appear in this space	

Plan Drawing only to appear in this space

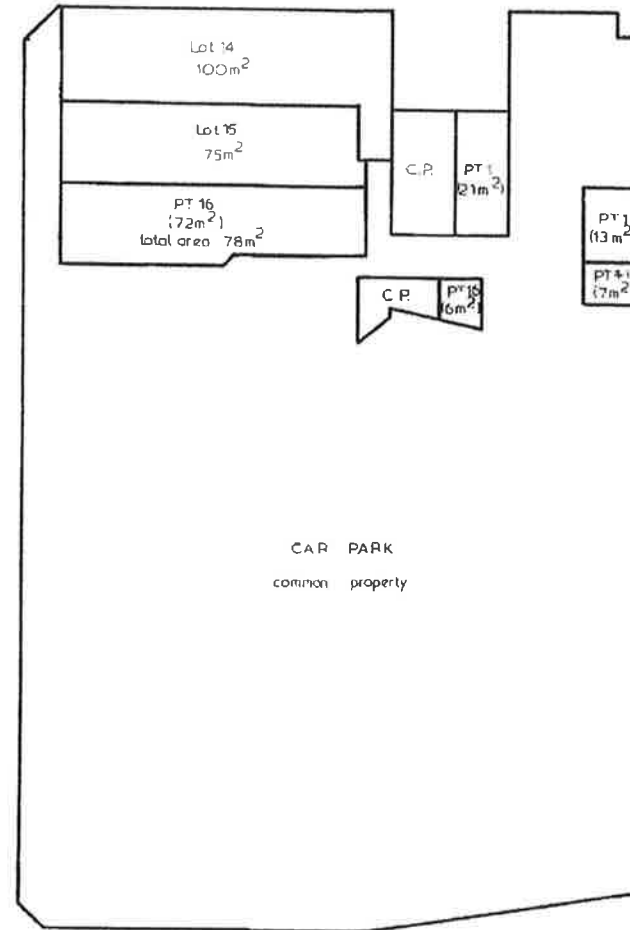
Annexure A

STRATA PLAN 23069

SCHEDULE OF UNIT ENTITLEMENT	
LOT N ^o	ENTITLEMENT
1	166
2	38
3	32
4	30
5	32
6	53
7	45
8	32
9	39
10	66
11	44
12	54
13	32
14	47
15	35
16	37
17	21
18	73
19	20
20	14
21	23
22	13
23	18
24	15
25	15
26	4
Aggregate	1000



NOTES - Areas are approximate
C.P. - common property



UPPER BASEMENT PLAN

Reduction Ratio 1:250

Lengths are in metres

M. Benton

Registered Surveyor

Common Error

Common Error

SURVEYOR'S REFERENCE: 287-93-2681

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H2 PAGES 92

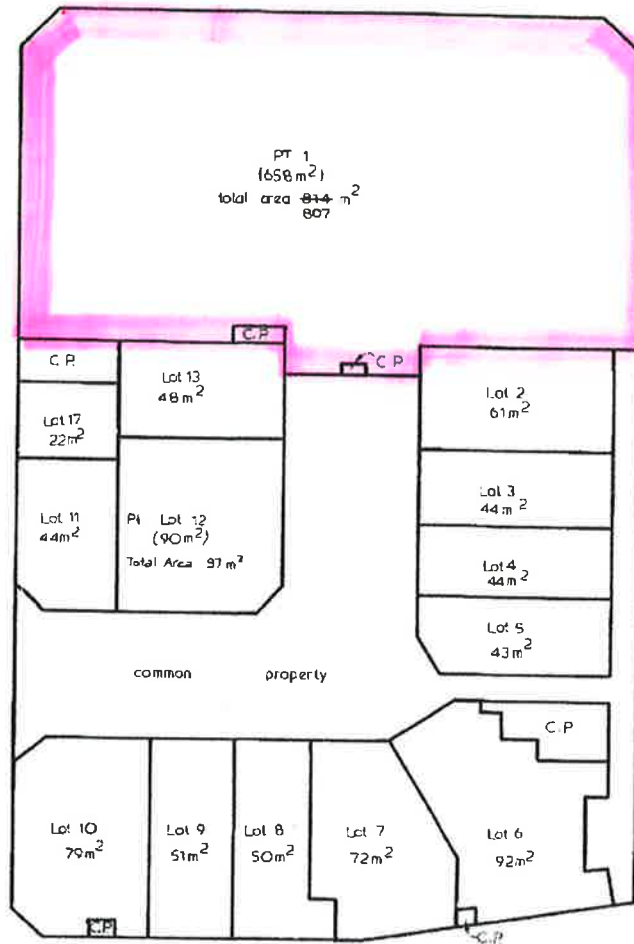
2016 1986

PLAN APPROVED IN L.T.O. FOR SP3/OUTLAYS



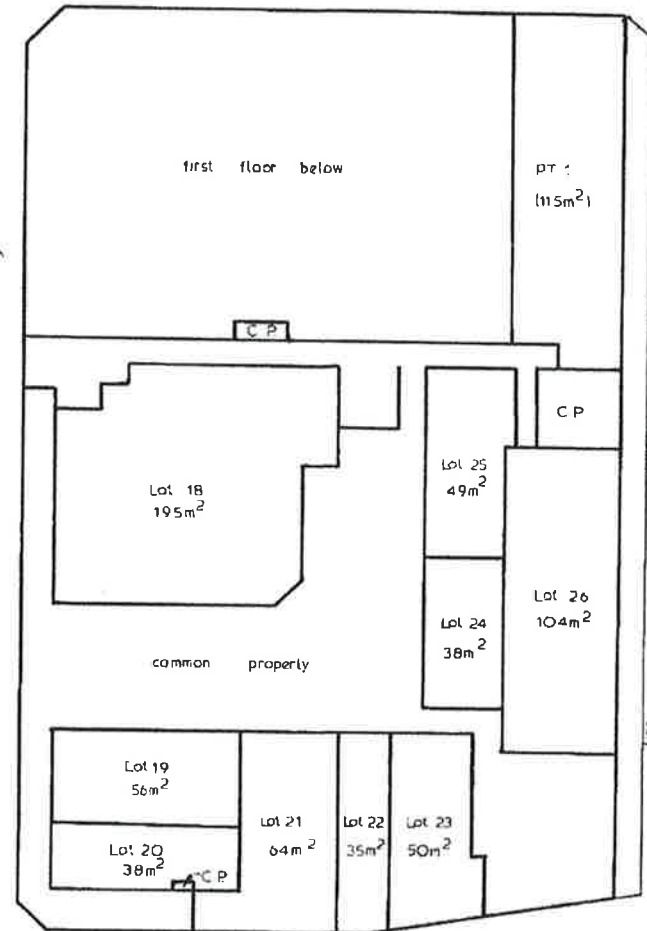
STRATA PLAN 23069

Reg: R003799 / Dec: SP 0023069 P / Rev: 11-Nov-2008 / Str: SC OK / Pgt: ALL / Seq: 3 of 4
 Ref: 150819 / Szc: M
 47/172
 v. 1 - 2015-07-14



GROUND FLOOR PLAN

NOTES - Areas are approximate
C.P. - common property



FIRST FLOOR PLAN

Reduction Ratio 1:250

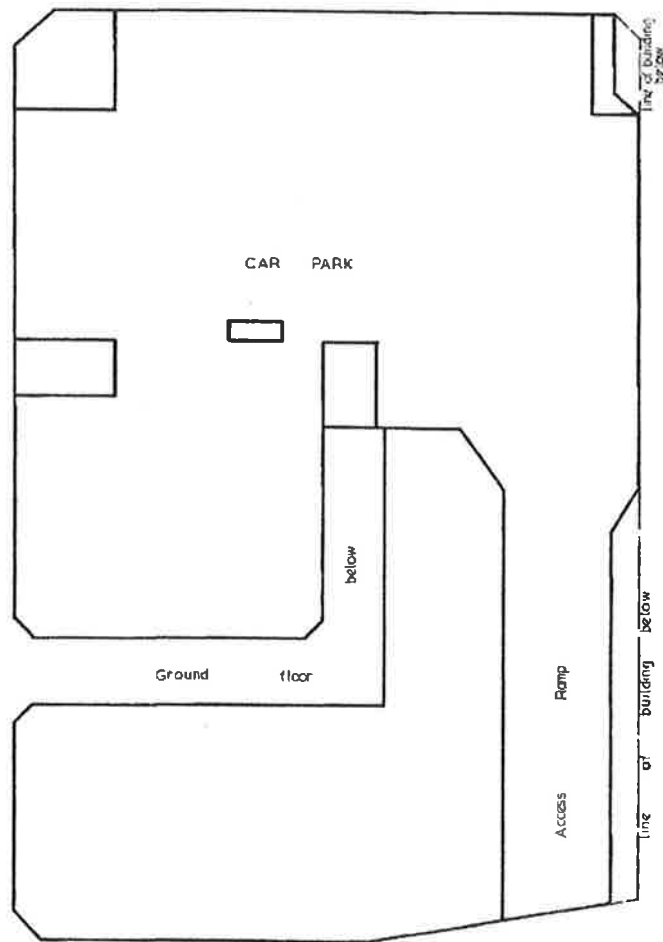
Lengths are in metres

 Registered Surveyor	 Council Clerk
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SURVEYOR'S REFERENCE: 287-83-2681

OFFICE USE ONLY
 H.P. H.E. P.O. 55.92
 PLAN AMENDED IN L.T.O. VIDE SP. 310.7 P. 15
 6/11/86

STRATA PLAN 23069



ROOF PLAN
COMMON PROPERTY

Reduction Ratio 1:250

Lengths are in metres



A. Barton
Registered Surveyor

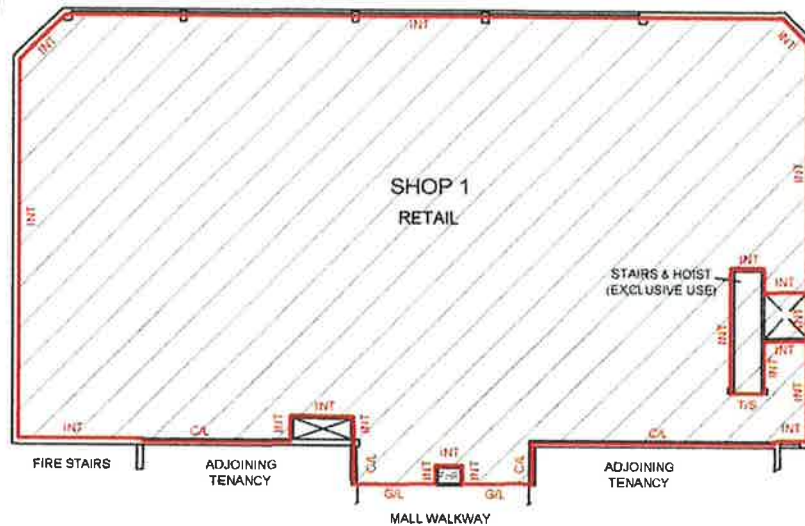
[Signature]
Council Clerk

SURVEYOR'S REFERENCE: 287 - 83 - 2681

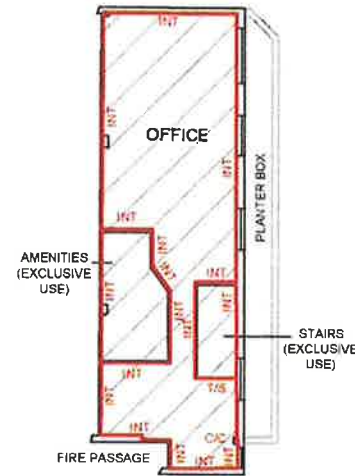
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STRATA PLAN 23069

LETTABLE AREA PLAN FOR SHOP 1, 1 MOORE ROAD, FRESHWATER, NSW



GROUND FLOOR



FIRST FLOOR

INT - INTERNAL FACE
C/L - CENTRELINE WALL
G/L - GLASS LINE
B/S - BOTTOM STEP
T/S - TOP STEP
C/C - CENTRELINE OF COLUMN



BASEMENT



LOCATION PLAN
NOT TO SCALE

SCHEDULE OF AREAS

BASEMENT	
STORE	21.8 m ²
LOADING AREA	5.3 m ²
STAIRS & HOIST *	7.1 m ²
TOTAL BASEMENT	34.2 m²
GROUND FLOOR	
RETAIL	645.0 m ²
STAIRS & HOIST *	12.2 m ²
TOTAL GROUND FLOOR	657.2 m²
FIRST FLOOR	
OFFICE	90.5 m ²
AMENITIES *	15.9 m ²
STAIRS *	7.6 m ²
TOTAL FIRST FLOOR	114.0 m²
TOTAL AREA	805.4 m²

LETTABLE AREA



METHOD OF MEASUREMENT

AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)

(SURVEY DATE 16/09/2015)

*INCLUDED AS EXCLUSIVE USE. PER CLIENTS REQUEST

GUIDELINES USED

GROSS LETTABLE AREA - RETAIL

PLAN PREPARED FOR:

HARRINGTON PROPERTY

LETTABLE AREA PLAN
SHOP 1, 1 MOORE ROAD
FRESHWATER, NSW

DATE: 16/09/2015

REF: 57431

REV: -

DRAWN: RB

CHECKED: CL

SCALE: 1:200 @ A3

SHEET: 1 of 1

sydney canberra melbourne brisbane aelaide perth

REALSERVE

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Annexure B1