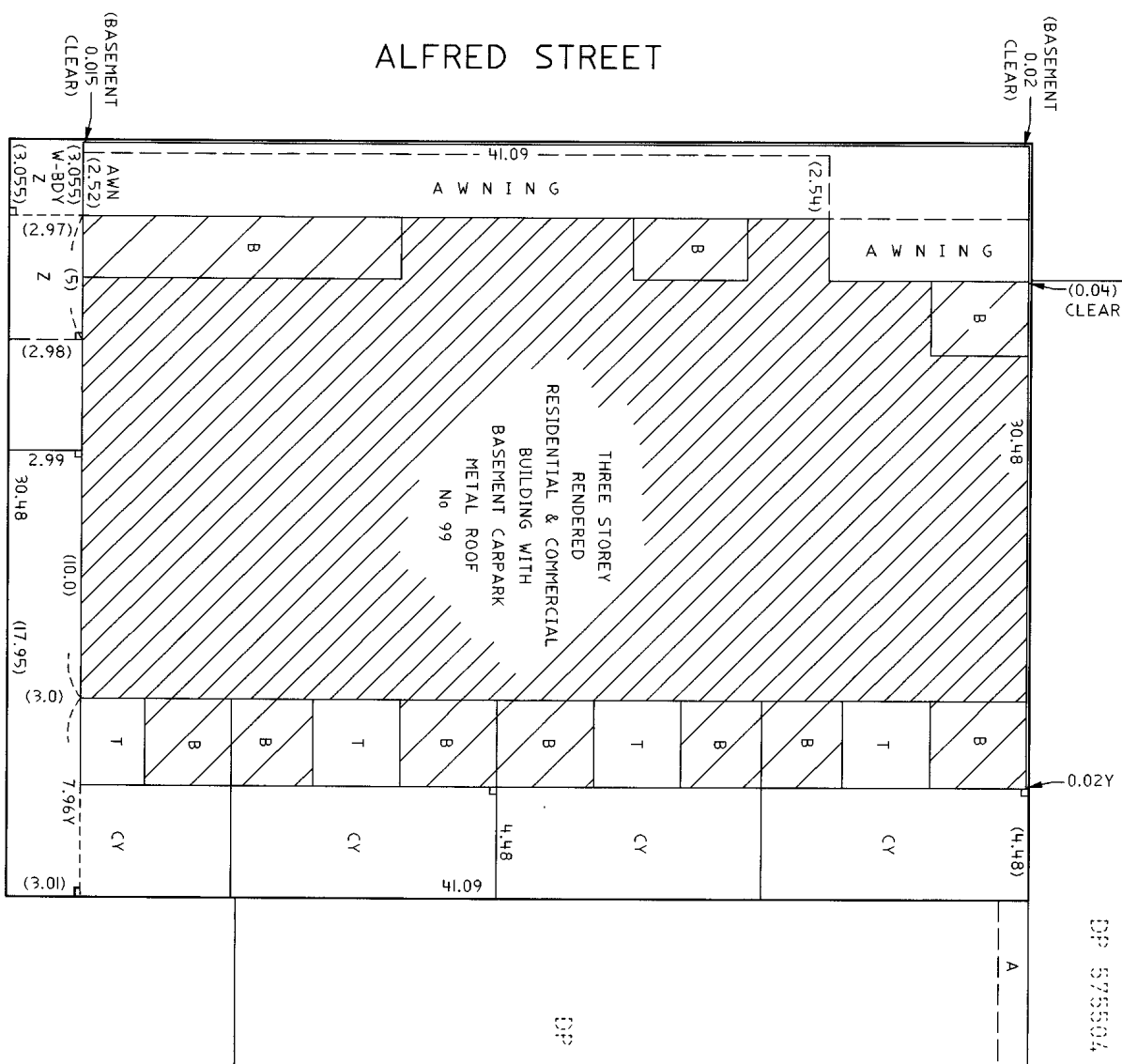


<p align="center">STRATA CERTIFICATE</p> <p>Name of Applicant / Accredited Officer GORDON WREN being satisfied that the requirements of the Strata Schemes (Freehold Development) Act 1973 and the Strata Schemes (Leasehold Development) Act 1973 have been complied with, approves of the proposed:</p> <ul style="list-style-type: none"> - strata plan - development consent <p>Illustrated herein the contents of this certificate.</p> <p>* The accredited officer 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.</p> <p>The strata plan is subject to the provisions of the Strata Schemes (Freehold Development) Act 1973 or the Strata Schemes (Leasehold Development) Act 1973.</p> <p>* The Council does not object to the appointment of the building surveyor as the person responsible for the management of the strata scheme.</p> <p>* The accredited Certificate is satisfied that the building complies with a relevant development consent in force and that the plan gives effect to the scope of the strata development contract to which it relates.</p> <p>* This approval is given on the condition that the use of the land is limited to the purposes specified in the plan and that no other use shall be made of the land without the written consent of the Council.</p> <p>Date..... 10TH Dec. 2004 Subdivision No..... SC 576</p> <p>Accreditation No..... P59A.003 Relevant Development Consent No. LTS5DA Issued by MARRANSHAH COUNCIL</p> <p align="right"><i>[Signature]</i> Accredited Officer</p>	<p align="center">SURVEYOR'S CERTIFICATE</p> <p>I, MALCOLM JOHN CORK of DONOVAN ASSOCIATES DX 28325 PARAMATTA a surveyor registered under the Surveying Act 2002, hereby certify that:</p> <ul style="list-style-type: none"> (i) each application submitted to me for registration of a strata plan in the Strata Schemes (Freehold Development) Act 1973 has been approved; (ii) the building is constructed in accordance with the plans submitted to me and is fit for occupation as a public place; (iii) the building is situated on land (other than a public place) in respect of which encumbrances do not exist; (iv) the building has been created by registered plan. <p>* It is to be created under section 80B of the Companies Act 1993.</p> <p>(3) the survey information recorded in the accompanying location plan is accurate.</p> <p align="right">Signature..... Malcolm Cork Date..... 8/11/2004</p> <p>* I am a duly qualified and licensed surveyor. * I am a member of the Institution of Professional Surveyors (I.P.S.). * I am a member of the Institution of Engineers (Australia). * I am a member of the Institution of Civil Engineers (Australia). * I am a member of the Institution of Mechanical Engineers (Australia). * I am a member of the Institution of Chemical Engineers (Australia).</p> <p>This is sheet 1 of my Plan in 5 sheets.</p>																																								
<p align="center">SCHEDULE OF UNIT ENTITLEMENT</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>UNIT</th> <th>ENTITLEMENT</th> </tr> </thead> <tbody> <tr><td>1</td><td>53</td></tr> <tr><td>2</td><td>70</td></tr> <tr><td>3</td><td>70</td></tr> <tr><td>4</td><td>74</td></tr> <tr><td>5</td><td>46</td></tr> <tr><td>6</td><td>62</td></tr> <tr><td>7</td><td>64</td></tr> <tr><td>8</td><td>63</td></tr> <tr><td>9</td><td>57</td></tr> <tr><td>10</td><td>60</td></tr> <tr><td>11</td><td>63</td></tr> <tr><td>12</td><td>63</td></tr> <tr><td>13</td><td>53</td></tr> <tr><td>14</td><td>65</td></tr> <tr><td>15</td><td>65</td></tr> <tr><td>16</td><td>70</td></tr> <tr><td>17</td><td>30</td></tr> <tr><td>18</td><td>32</td></tr> <tr><td>AGG.</td><td>1000</td></tr> </tbody> </table>	UNIT	ENTITLEMENT	1	53	2	70	3	70	4	74	5	46	6	62	7	64	8	63	9	57	10	60	11	63	12	63	13	53	14	65	15	65	16	70	17	30	18	32	AGG.	1000	<p>MIXED USE Street type being adopted Model By-laws adopted for this scheme keeping of Animals : Option X/B/R Schedule of By-laws in sheets filed with plan -By-law apply -Spite out whichever inappropriate</p>
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<p align="center">PLAN OF SUBDIVISION OF LOT 100 D.P.1077472</p> <p>L G A : WARRINGAH Suburb/Locality : NARRAWEEENA</p> <p>Parish : MANLY COVE County : CUMBERLAND</p> <p align="center">Lengths are in metres </p>	<p>Name of, and address for service of notices on, the owners corporation (Address required on original strata plan only)</p> <p align="center">THE OWNERS, STRATA PLAN NO 74166 No 99 ALFRED STREET NARRAWEEENA 2099</p>																																								
<p align="center">FOR LOCATION PLAN SEE SHEET 2</p> <p>Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.</p> <p align="center">PURSUANT TO SEC 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, AND SEC 7(3) OF THE STRATA TITLES (FREEHOLD DEVELOPMENT) ACT, 1973, AS SET OUT IN THE ACCOMPANYING INSTRUMENT, IT IS INTENDED TO CREATE:-</p> <p>1) RESTRICTION ON THE USE OF LAND 2) POSITIVE COVENANT</p> <p>Signed at Sydney the 10 day of December 2004 for Investec Bank (Australia) Limited ACN 071 292 594 by its duly appointed Attorney under Power of Attorney Book 4466 No. 963 dated 6 November 03</p> <p><i>[Signature]</i> Attorney <i>[Signature]</i> Attorney</p>	<p align="center">SP74166</p> <p>Registered: L S 17.12.2004</p> <p>Purpose: STRATA PLAN</p> <p>Ref. Map: U1860-61</p> <p>Last Plan: DP 1077472</p>																																								

SP74166



LOCATION PLAN

Reduction Ratio 1:200

Lengths are in metres



M. L. L. Cal
Surveyor Registered under Surveying Act 2002

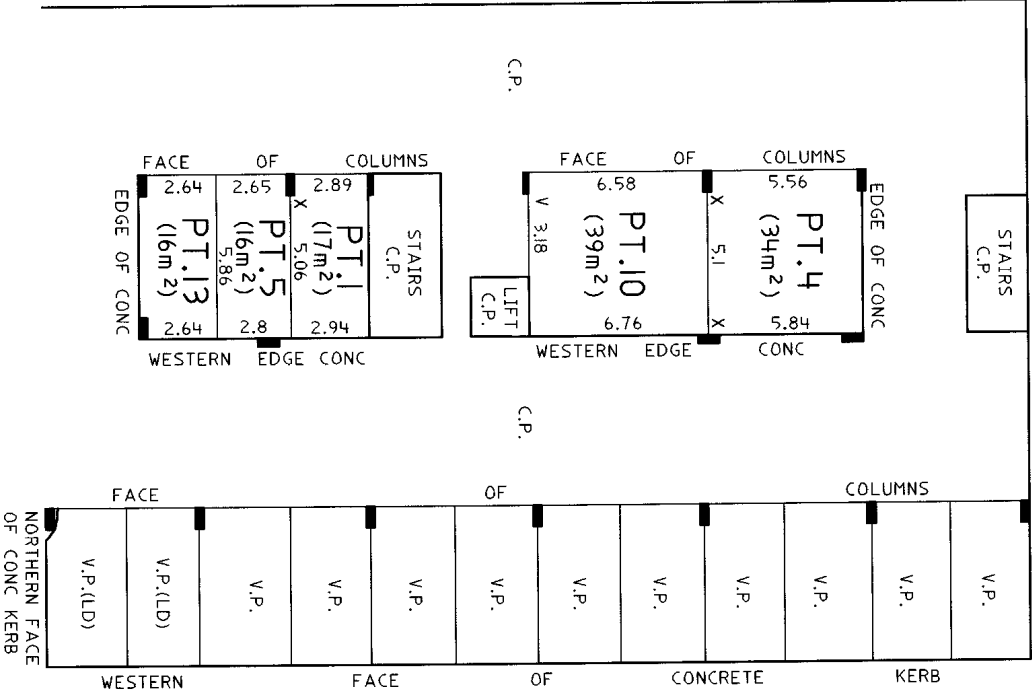
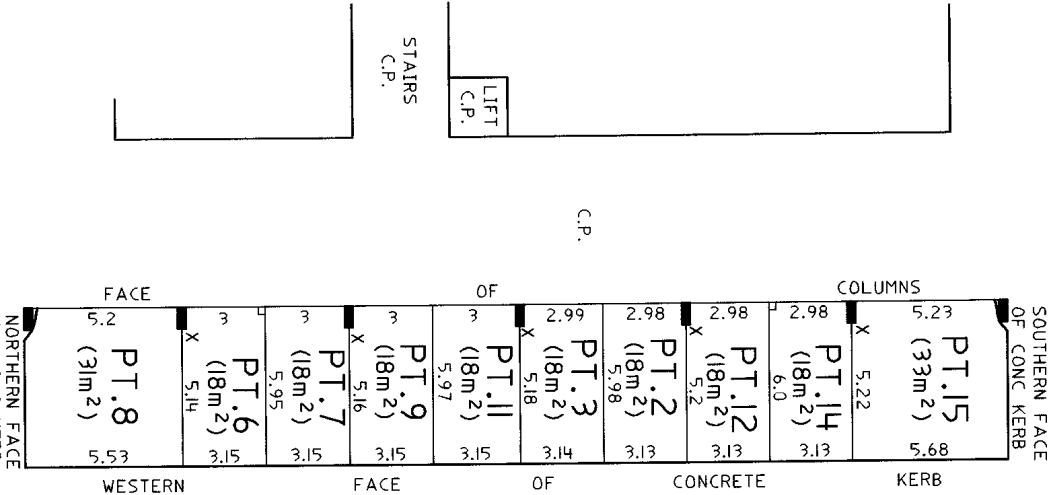
ACCREDITED
CERTIFICATE
Professional Member

- A - EASEMENT FOR DRAINAGE 1/2 WIDE (DP1027628)
 B - DENOTES BALCONY
 T - DENOTES TERRACE
 CY - DENOTES COURTYARD
 L - DENOTES 90°
 Y - DENOTES PROLONGATION OF FACE OF WALL
 Z - ON-SITE STORMWATER DETENTION (APPROXIMATE POSITION)

LOWER BASEMENT
(CAR PARKING SPACES)

UPPER BASEMENT
(CAR PARKING SPACES)

SP74166



V.P.(LD) - DENOTES VISITOR PARKING (LOADING DOCK) COMMON PROPERTY
C.P. - DENOTES COMMON PROPERTY
V.P. - DENOTES VISITOR PARKING (COMMON PROPERTY)
X - DENOTES 90°
X - DENOTES CENTRE COLUMN
V - DENOTES NORTH EASTERN CORNER OF COLUMN
RAILINGS IN CAR PARKING SPACES ARE COMMON PROPERTY
AREAS ARE APPROXIMATE ONLY

Reduction Ratio 1:200

Lengths are in metres

Surveyor Registered under Surveying Act 2002

Surveyor's Reference: 1024/92286

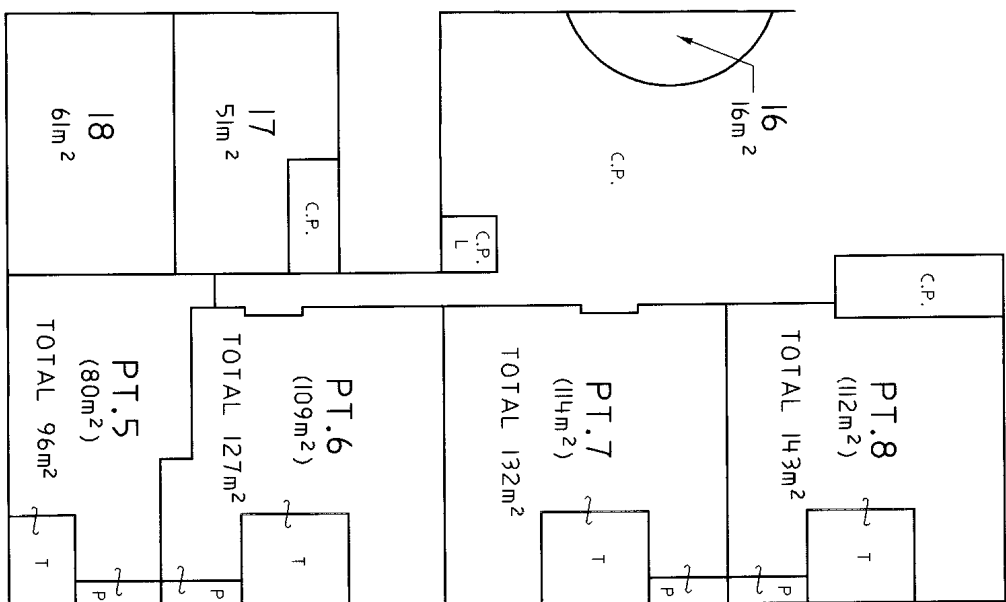
ACCEPTED

CERTIFIED

Surveyor's Reference: 1024/92286

GROUND FLOOR

SP74166



C.P. - DENOTES COMMON PROPERTY
V.P. - DENOTES VISITOR PARKING (COMMON PROPERTY)
L - DENOTES LIFT (COMMON PROPERTY)
T - DENOTES TERRACE
P - DENOTES PLANTER BOX (COVERED)
└ - DENOTES 90°
X - DENOTES CENTRE COLUMN
Y - DENOTES PROLONGATION OF FACE OF WALL

NOTE: COURTYARDS ARE LIMITED IN HEIGHT TO 2.8 METRES ABOVE AND 1 METRE BELOW THE UPPER SURFACE OF THE FLOOR LEVEL OF THEIR RESPECTIVE UNITS.

TERRACES ARE LIMITED IN HEIGHT TO 2.6 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE FLOORS.

PERGOLAS ON TERRACES ARE COMMON PROPERTY
ALL UNDERGROUND SERVICES AND RETAINING WALLS IN
COURTYARDS ARE COMMON PROPERTY

NOTE:
ALL AREAS ARE APPROXIMATE AND INCLUDE COURTYARDS AND TERRACES

Reduction Ratio 1:200

Lengths are in metres

Surveyor Registered under Surveying Act 2002

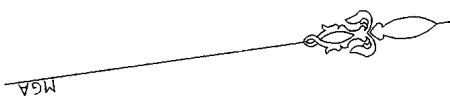
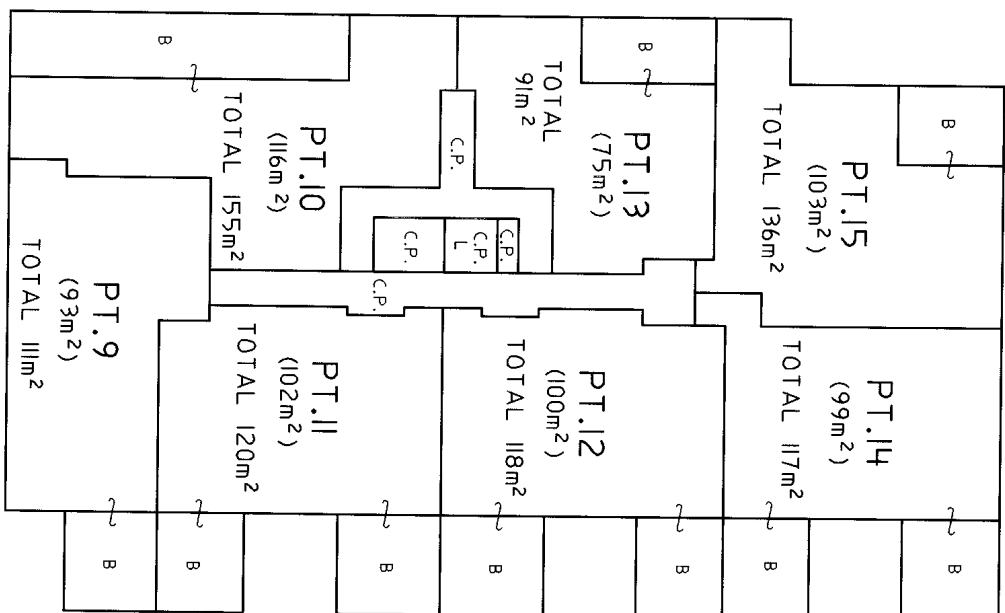
ACCREDITED
CERTIFIER

~~General Manager / Authorized Person~~

SURVEYOR'S REFERENCE: 1024/922286

FIRST FLOOR

SP74166



C.P. - DENOTES COMMON PROPERTY
B - DENOTES BALCONY
L - DENOTES LIFT (COMMON PROPERTY)

BALCONIES ARE LIMITED IN HEIGHT TO 2.6 METRES
ABOVE THE UPPER SURFACE OF THEIR CONCRETE FLOORS

RAILINGS ON BALCONIES ARE COMMON PROPERTY
PERGOLAS ON BALCONIES ARE COMMON PROPERTY

ALL AREAS ARE APPROXIMATE AND INCLUDE BALCONIES

Reduction Ratio 1:200

Lengths are in metres



Surveyor Registered under Surveying Act 2002
M. L. C. L.

ACCREDITED
CERTIFICATE
Professional Engineer/Authorised Person