

STRATA PLAN FORM 1

STRATA CERTIFICATE

Approved by Council... KEITH APPS... 149 CASTLEREACH ST, SYDNEY, 2000

1. GEOFFREY ALAN COOK... SURVEYOR'S CERTIFICATE... 149 CASTLEREACH ST, SYDNEY, 2000

26 MAY 2005... 1145/05... KEITH APPS... 149 CASTLEREACH ST, SYDNEY, 2000

SCHEDULE OF UNIT ENTITLEMENT

SEE SHEET 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN OF SUBDIVISION OF LOT 1 IN D.P. 1078660

L.G.A: SYDNEY Suburb/Locality: SYDNEY

Parish: ST ANDREW County: CUMBERLAND (44)

Reduction Ratio 1: Lengths are in metres

SP74674

Registered 19.7.2005

Purpose: STRATA PLAN

Ref Map: PARISH#

Last Plan: DP1078660

THE OWNERS STRATA PLAN No 74674 SOVEREIGN CENTRE No.97-99 BATHURST ST, SYDNEY, N.S.W. 2000

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

FOR LOCATION PLAN SEE SHEET 2

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

PURSUANT TO SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:

- 1. RESTRICTION AS TO USE OF LAND
2. RESTRICTION AS TO USE OF LAND

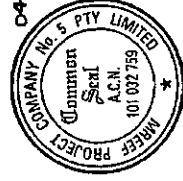
THE COMMON SEAL OF... LIMITED WAS HERETO AFFIXED IN ACCORDANCE WITH THE COMPANY'S CONSTITUTION.



Signature: [Handwritten Signature]

EXECUTED BY CUSTODIAL REFERENCE... BY ITS DULY AUTHORIZED OFFICERS

THE COMMON SEAL OF... LIMITED WAS HERETO AFFIXED IN ACCORDANCE WITH THE COMPANY'S CONSTITUTION.



WITNESSES: ANNA PASIC

Matthew Banks Director

Michael James Taylor Director

Matthew Banks Director

Michael James Taylor Director

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SCHEDULE OF UNIT ENTITLEMENT

LOT No.	UNIT ENTITLEMENT
119	10
120	10
121	2
122	10
123	3
124	1
TOTAL	10,000

LOT No.	UNIT ENTITLEMENT
81	10
82	10
83	10
84	10
85	10
86	10
87	10
88	10
89	10
90	10
91	10
92	10
93	10
94	10
95	10
96	10
97	10
98	10
99	10
100	11
101	11
102	10
103	10
104	10
105	10
106	10
107	10
108	10
109	10
110	10
111	10
112	10
113	10
114	10
115	10
116	10
117	10
118	10

LOT No.	UNIT ENTITLEMENT
41	37
42	561
43	567
44	478
45	56
46	40
47	100
48	97
49	122
50	57
51	49
52	42
53	30
54	37
55	39
56	588
57	102
58	99
59	124
60	59
61	50
62	43
63	31
64	38
65	40
66	104
67	101
68	126
69	60
70	51
71	43
72	32
73	38
74	40
75	241
76	114
77	140
78	140
79	1
80	1

LOT No.	UNIT ENTITLEMENT
1	559
2	286
3	278
4	293
5	287
6	182
7	107
8	106
9	74
10	50
11	203
12	235
13	88
14	92
15	89
16	112
17	52
18	45
19	38
20	28
21	34
22	36
23	93
24	90
25	114
26	53
27	46
28	39
29	28
30	34
31	36
32	547
33	95
34	93
35	116
36	55
37	47
38	40
39	29
40	35

lengths are in metres

Reduction Ratio 1:

General Manager/Authorized Person
KEITH AMR
ACCREDITED CERTIFIER

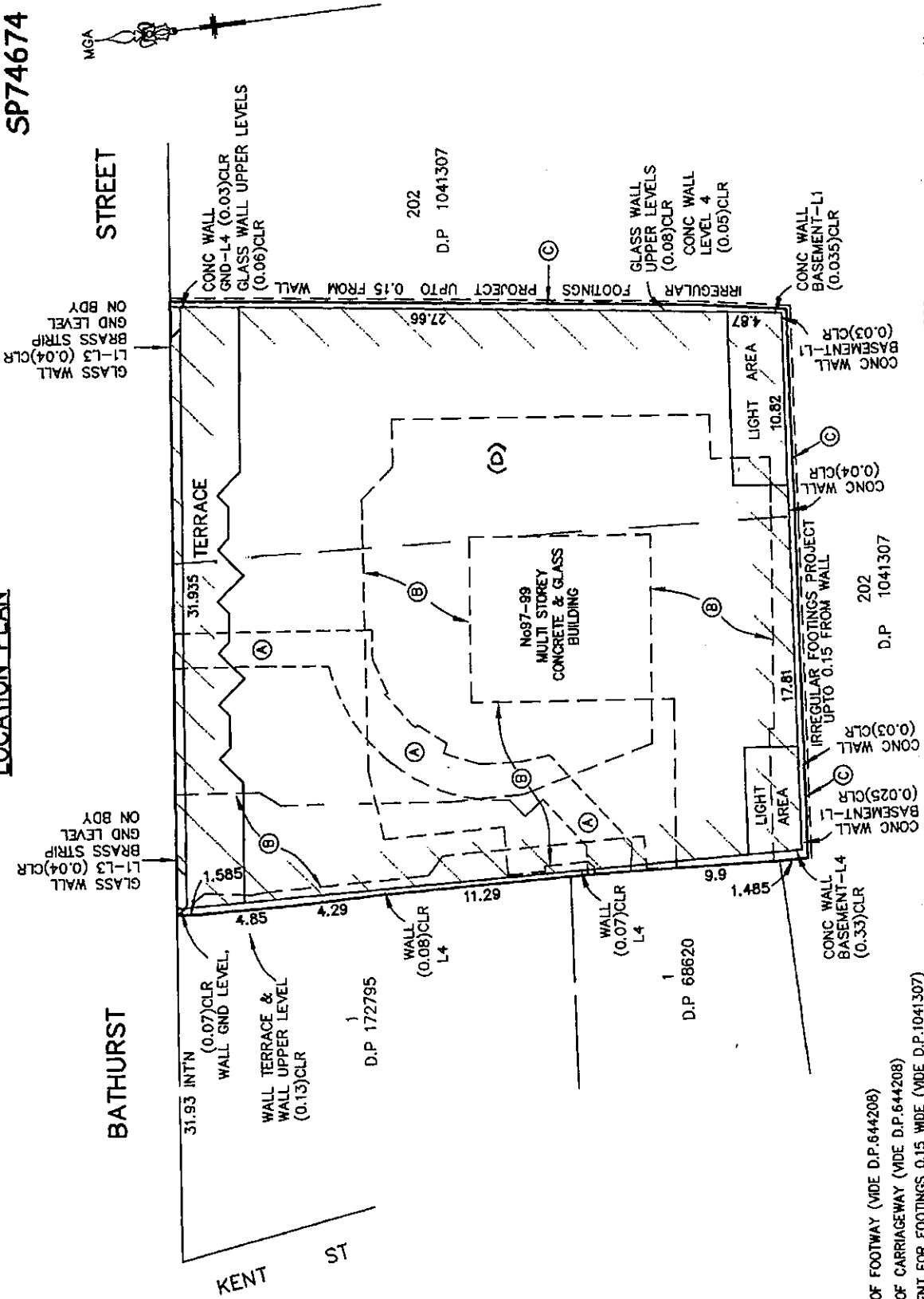
Geoff A Crnk
Registered Surveyor
SURVEYOR'S REFERENCE: 37693SP

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

SP2

LOCATION PLAN

SP74674



- (A) RIGHT OF FOOTWAY (VIDE D.P.644208)
 - (B) RIGHT OF CARRIAGEWAY (VIDE D.P.644208)
 - (C) EASEMENT FOR FOOTINGS 0.15 WIDE (VIDE D.P.1041307)
 - (D) COVENANT - T807363
- THE WHOLE OF LOT 1 IS AFFECTED BY AN EASEMENT FOR ROCK ANCHORS AND ROCK BOLTS (VIDE D.P.1041307)

Reduction Ratio 1: 200

lengths are in metres

Geoffrey A Crnk
Registered Surveyor

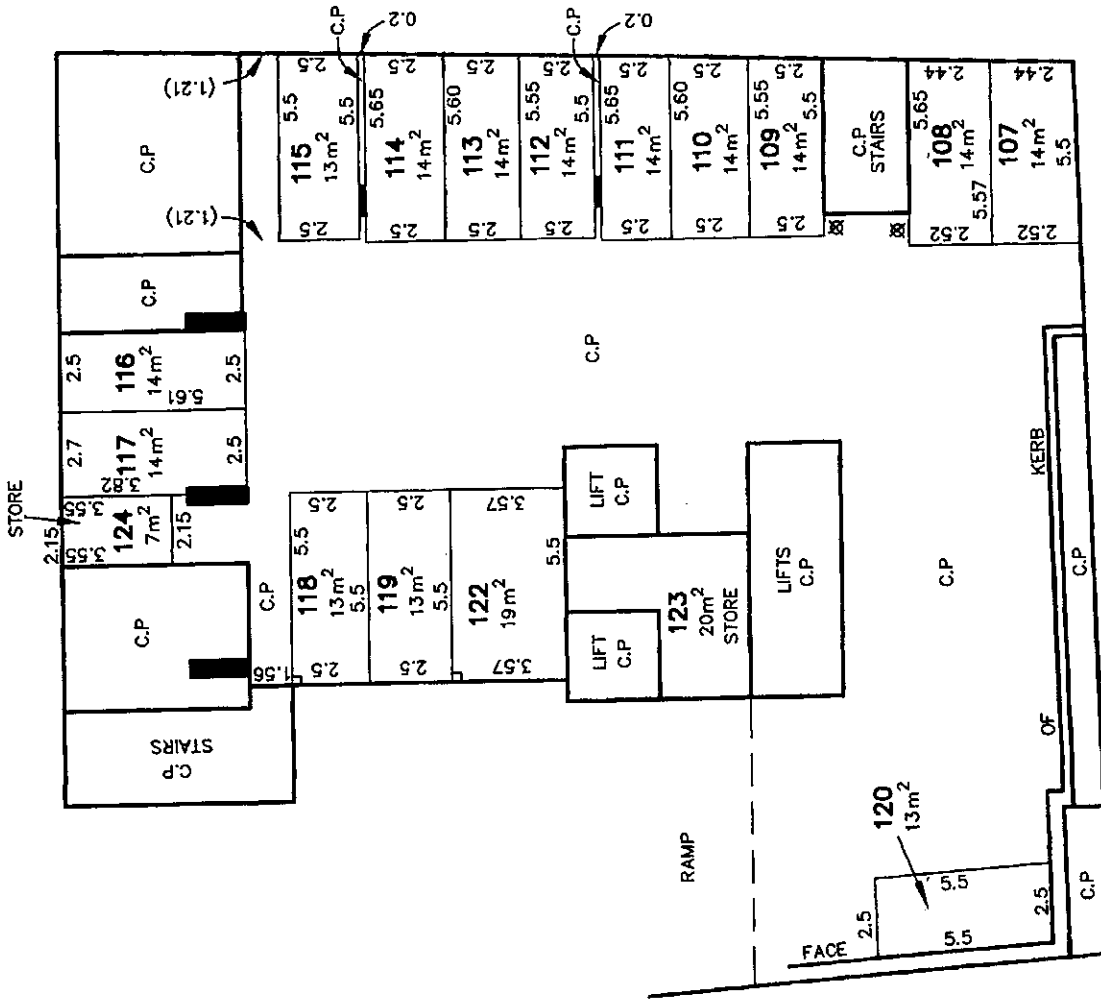
General Member of the Institution of Surveyors
KEITH APPS

SURVEYOR'S REFERENCE: 37693SP

ACCREDITED CERTIFIER

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

SP74674



ALL AREAS ARE APPROXIMATE ONLY
C.P. - DENOTES COMMON PROPERTY

- █ DENOTES CENTRE OF COLUMN
- █ DENOTES FACE OF COLUMN
- ⊗ DENOTES LINE OF WALL
- └ DENOTES RIGHT ANGLE 90°

BASEMENT 3

lengths are in metres

Reduction Ratio 1:150

Geoffrey A Cook
Registered Surveyor

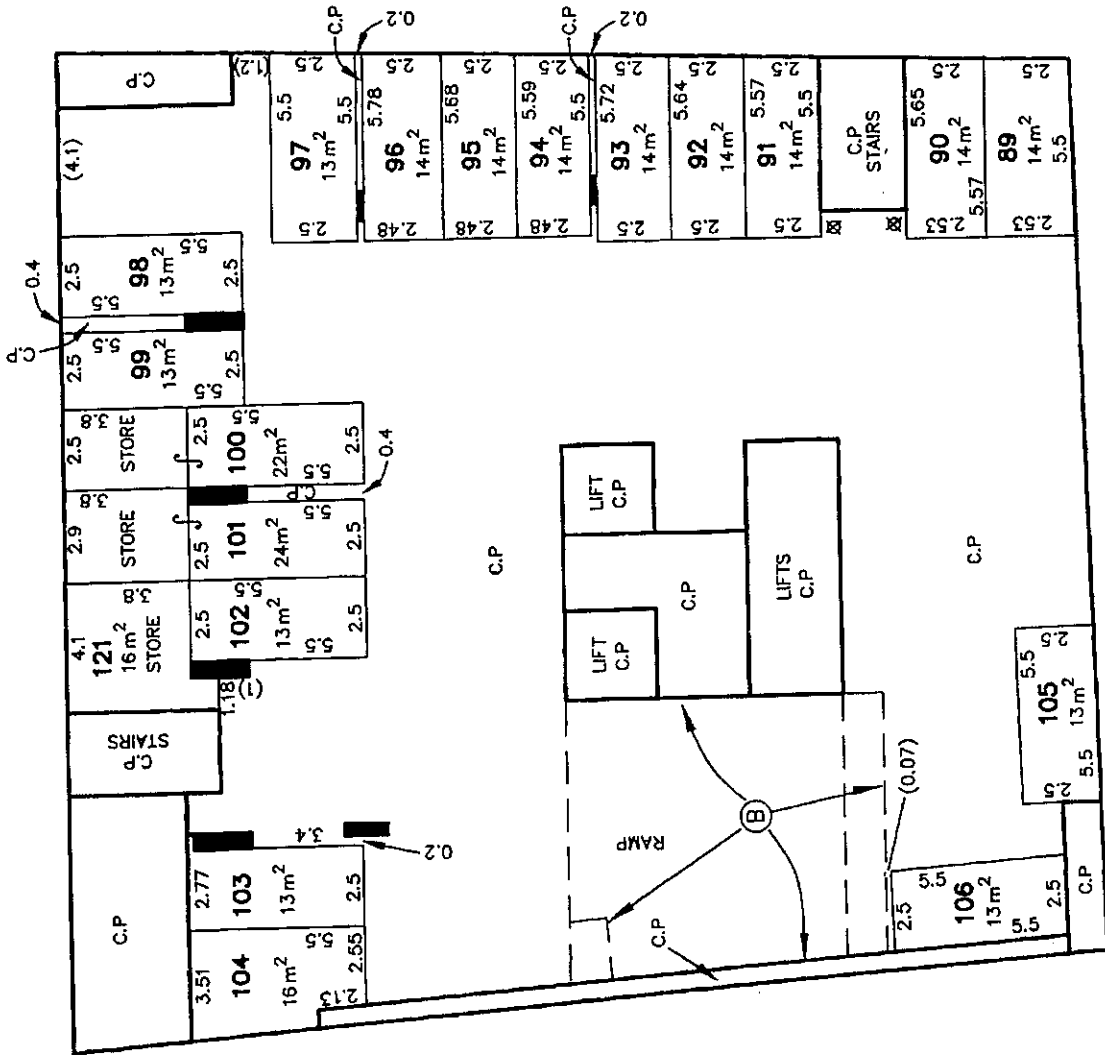
Keith Ann
General Manager/Authorised Person
KMH/2005

SURVEYOR'S REFERENCE: 37593SP

ACCREDITED CERTIFIER

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

SP74674



(B) RIGHT OF CARRIAGEWAY (VIDE D.P.644208)

ALL AREAS ARE APPROXIMATE ONLY
C.P. - DENOTES COMMON PROPERTY

- DENOTES CENTRE OF COLUMN
- DENOTES FACE OF COLUMN
- DENOTES LINE OF WALL
- DENOTES RIGHT ANGLE 90°

lengths are in metres

Reduction Ratio 1: 150

Geoffrey A Cook
Registered Surveyor

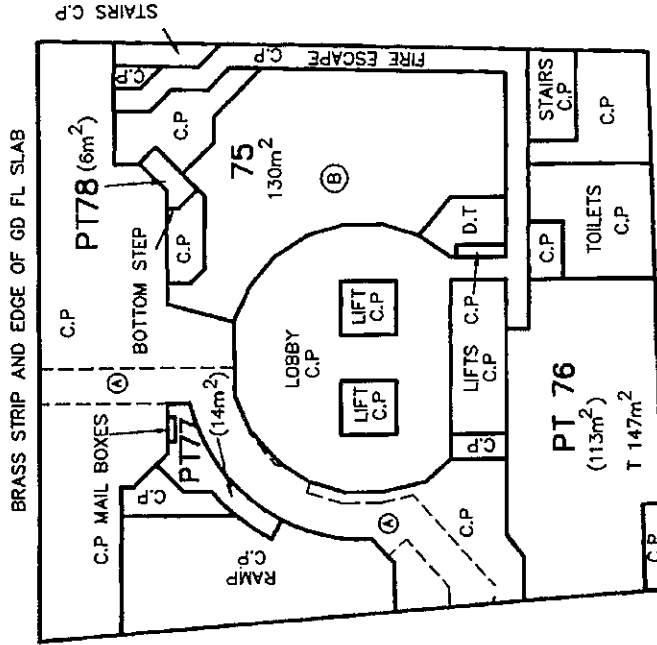
Keith Ann
General Manager/Authorised Person
MEMBERS

ACCREDITED CERTIFIER

SURVEYOR'S REFERENCE: 37693SP

SP74674

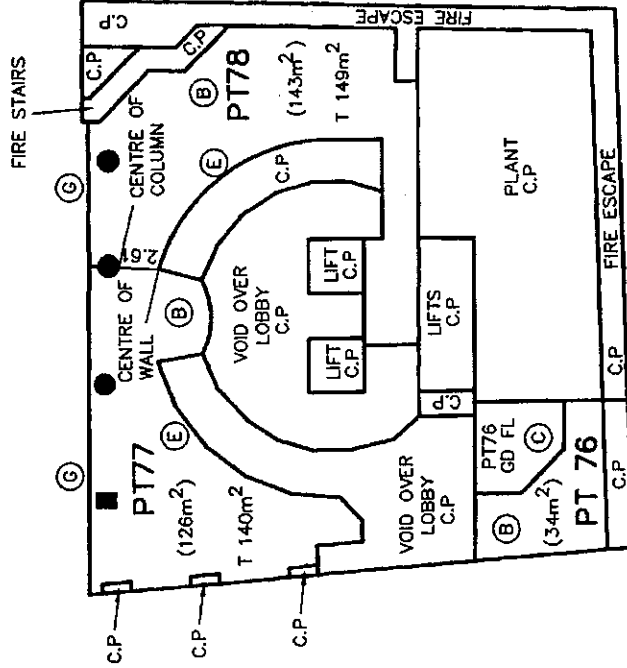
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GROUND FLOOR

- ALL AREAS ARE APPROXIMATE ONLY
- C.P - DENOTES COMMON PROPERTY
- D.T - DENOTES COMMON PROPERTY DISABLED TOILET
- (C) - DENOTES LOT BOUNDARY INSIDE FACE OF GLASS
- (E) - DENOTES LOT BOUNDARY EDGE OF CONCRETE SLAB
- (G) DENOTES LINE OF WALL

- (A) RIGHT OF FOOTWAY (VIDE D.P.644208)
- (B) LIMITED IN HEIGHT TO 2.7 ABOVE THE CONCRETE FLOOR EXCEPT WHERE THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE IS LOWER
- (C) LIMITED IN HEIGHT TO 2.7 ABOVE THE UPPER SURFACE OF THE ADJACENT MEZZANINE CONCRETE SLAB OF PT LOT 68



MEZZANINE

Reduction Ratio 1: 250

lengths are in metres

Geoffrey A Cook
Registered Surveyor

General Manager/Authorised Person
KEITH APPS
ACCREDITED CERTIFIER

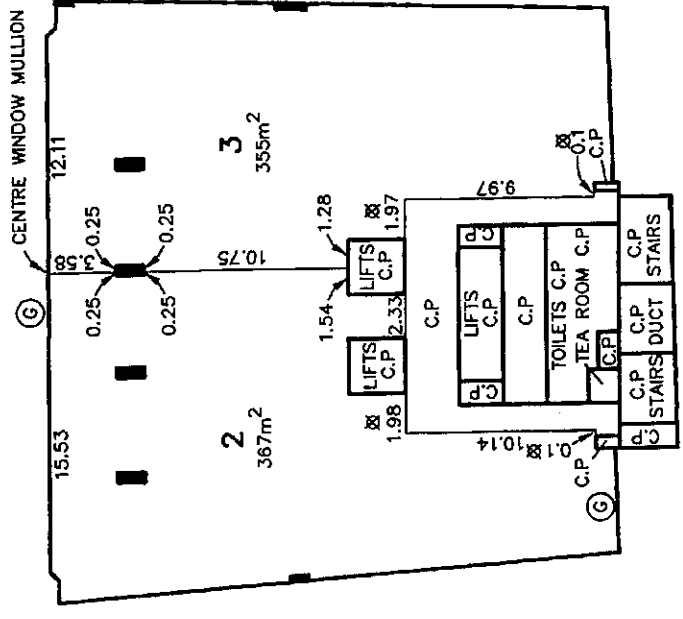
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WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

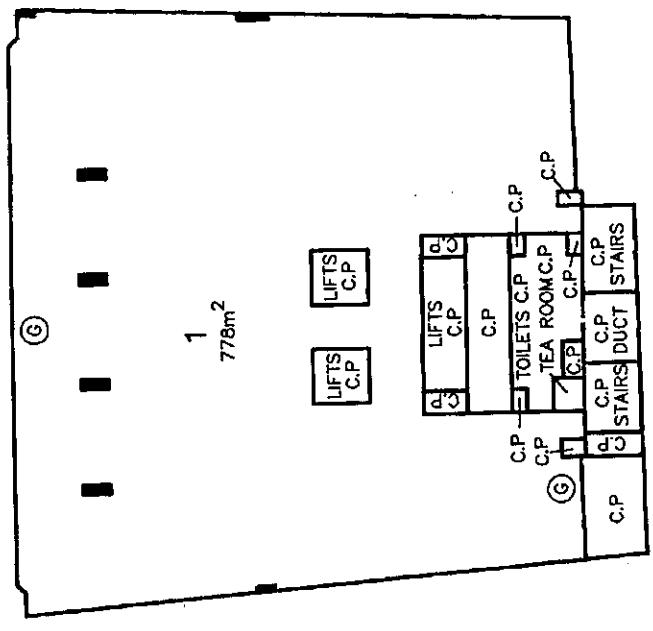
SP2

SP74674

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LEVEL 2



LEVEL 1

LOTS ARE LIMITED IN HEIGHT TO 2.8 ABOVE THEIR CONCRETE FLOOR EXCEPT WHERE THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE IS LOWER

- ALL AREAS ARE APPROXIMATE ONLY
- C.P. - DENOTES COMMON PROPERTY
- Ⓞ - DENOTES LOT BOUNDARY INSIDE FACE OF GLASS
- ⊗ DENOTES LINE OF WALL
- └ DENOTES CORNER OF WALL

lengths are in metres

Reduction Ratio 1: 250

Gwynn A Cork
Registered Surveyor

Keith Ann
General Manager / Authorised Person

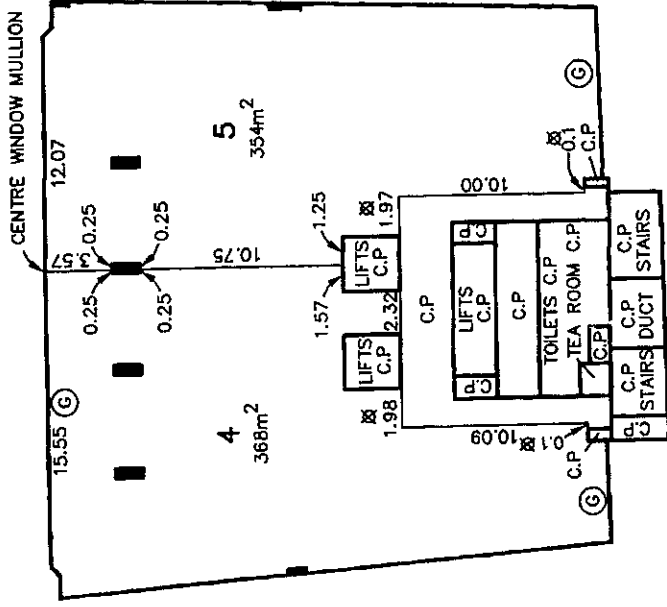
SURVEYOR'S REFERENCE: 37693SP

ACCREDITED CERTIFIER

WARNING CREASING OR FOLDING WILL LEAD TO REFLECTION

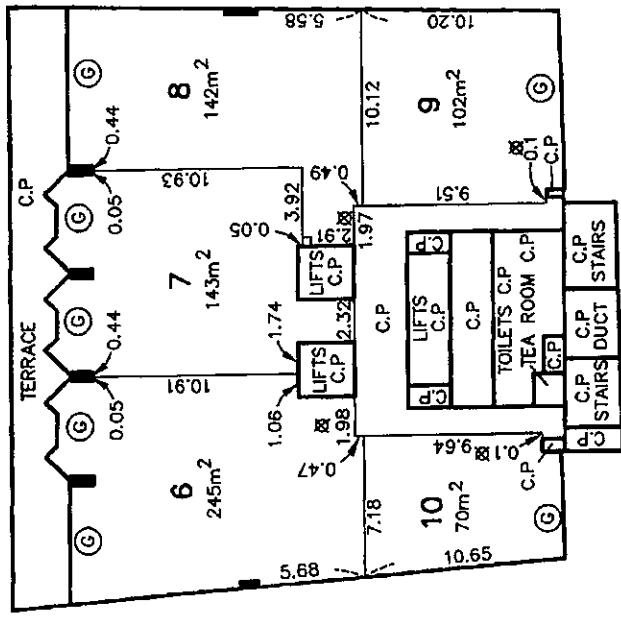
SP74674

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LEVEL 3

- ALL AREAS ARE APPROXIMATE ONLY
- C.P. - DENOTES COMMON PROPERTY
- ⊙ - DENOTES LOT BOUNDARY INSIDE FACE OF GLASS
- ⊗ - DENOTES LINE OF WALL
- ┌ - DENOTES CORNER OF WALL
- └ - DENOTES RIGHT ANGLE 90°



LEVEL 4

- LOTS ARE LIMITED IN HEIGHT TO 2.8 ABOVE THEIR CONCRETE FLOOR EXCEPT WHERE THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE IS LOWER
- Reduction Ratio 1: 250
- lengths are in metres

Geoffrey A Cook
 Registered Surveyor
 SURVEYOR'S REFERENCE: 376933SF

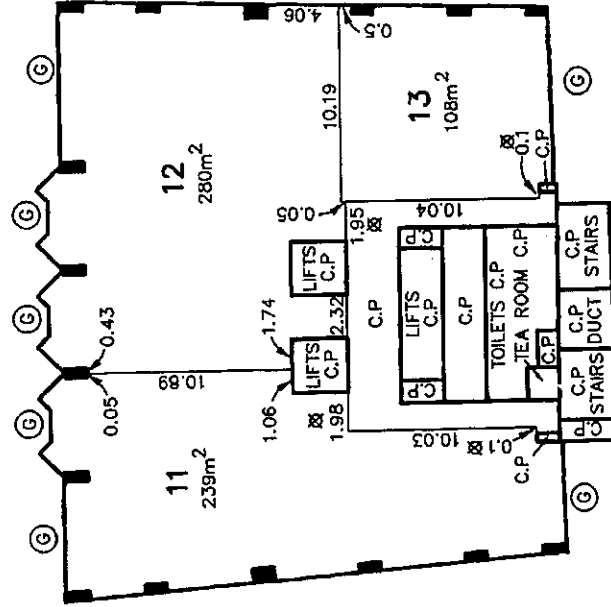
Keith Ann
 General Manager / Authorised Person
 REITH APPS
 ACCREDITED CERTIFIER

SP74674

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

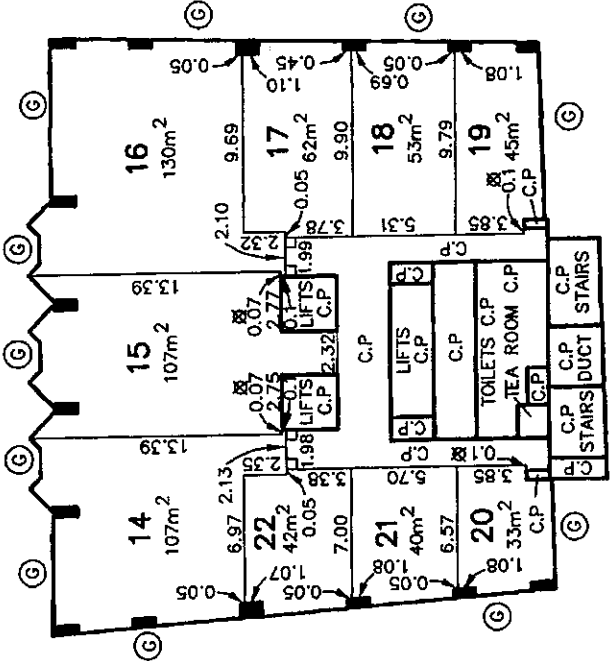
SP2

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LEVEL 5

- ALL AREAS ARE APPROXIMATE ONLY
- C.P. - DENOTES COMMON PROPERTY
- ⊙ - DENOTES LOT BOUNDARY INSIDE FACE OF GLASS
- ⊗ - DENOTES LINE OF WALL
- ┌ - DENOTES CORNER OF WALL
- └ - DENOTES RIGHT ANGLE 90°



LEVEL 6

LOTS ARE LIMITED IN HEIGHT TO 2.8 ABOVE THEIR CONCRETE FLOOR EXCEPT WHERE THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE IS LOWER

lengths are in metres

Reduction Ratio 1: 250

Geoffrey A Cook
Registered Surveyor

Keith App
General Manager/Authorised Person

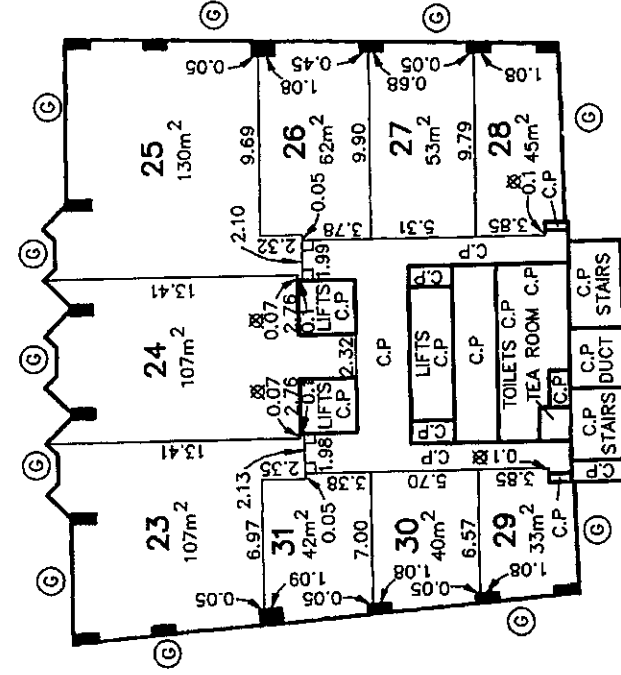
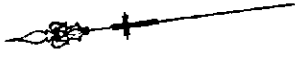
SURVEYOR'S REFERENCE: 3769JSP

KEITH APPS
ACCREDITED CERTIFIER

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

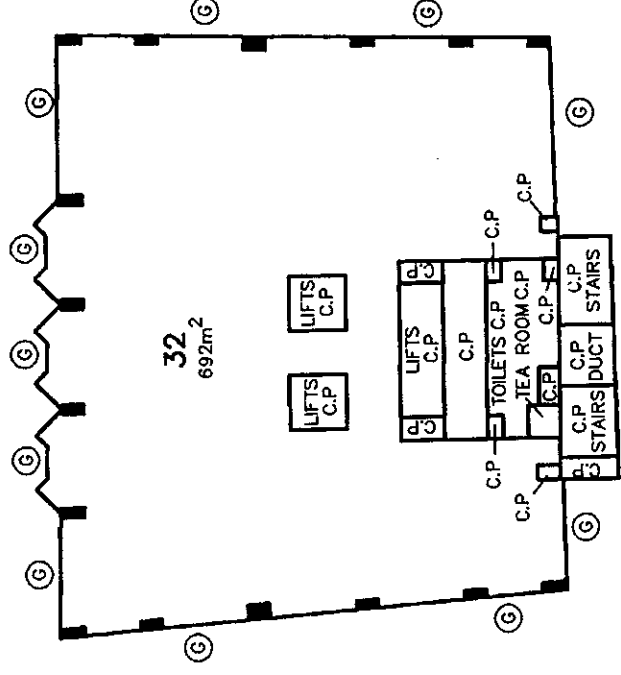
SP2

SP74674



LEVEL 7

- ALL AREAS ARE APPROXIMATE ONLY
- C.P. - DENOTES COMMON PROPERTY
- ⊙ - DENOTES LOT BOUNDARY INSIDE FACE OF GLASS
- ⊗ DENOTES LINE OF WALL
- ┌ DENOTES CORNER OF WALL
- └ DENOTES RIGHT ANGLE 90°



LEVEL 8

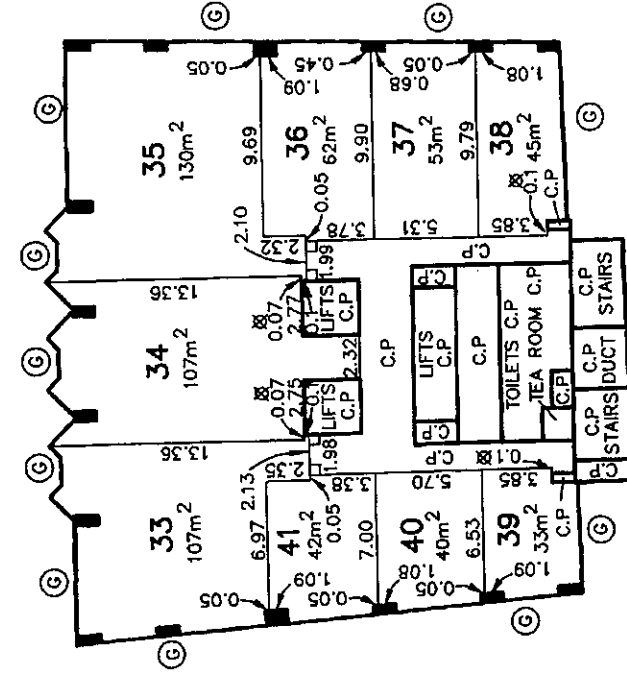
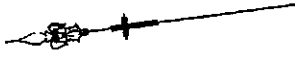
LOTS ARE LIMITED IN HEIGHT TO 2.8 ABOVE THEIR CONCRETE FLOOR EXCEPT WHERE THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE IS LOWER

Reduction Ratio 1:250
 lengths are in metres
 Registered Surveyor
 General Manager
 Keith A. Cook
 Keith A. Cook
 AUTHORIZED PERSON
 SURVEYOR'S REFERENCE: 37893SP
 ACCREDITED CERTIFIER

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

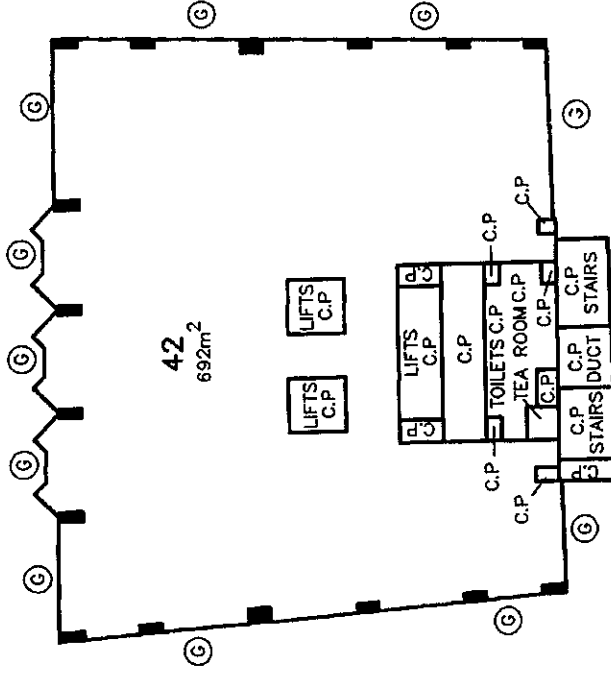
SP2

SP74674



LEVEL 9

- ALL AREAS ARE APPROXIMATE ONLY
- C.P. - DENOTES COMMON PROPERTY
- ⊙ - DENOTES LOT BOUNDARY INSIDE FACE OF GLASS
- ⊗ - DENOTES LINE OF WALL
- ┌ - DENOTES CORNER OF WALL
- └ - DENOTES RIGHT ANGLE 90°



LEVEL 10

LOTS ARE LIMITED IN HEIGHT TO 2.8 ABOVE THEIR CONCRETE FLOOR EXCEPT WHERE THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE IS LOWER

Reduction Ratio 1: 250 lengths are in metres

Geoffrey A Corke

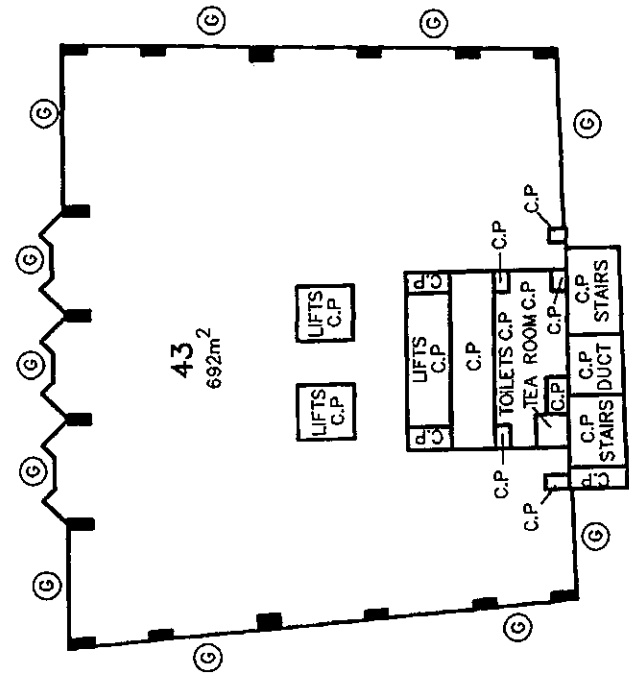
Registered Surveyor
SURVEYOR'S REFERENCE: 37693SP

Keith Ann
General Manager

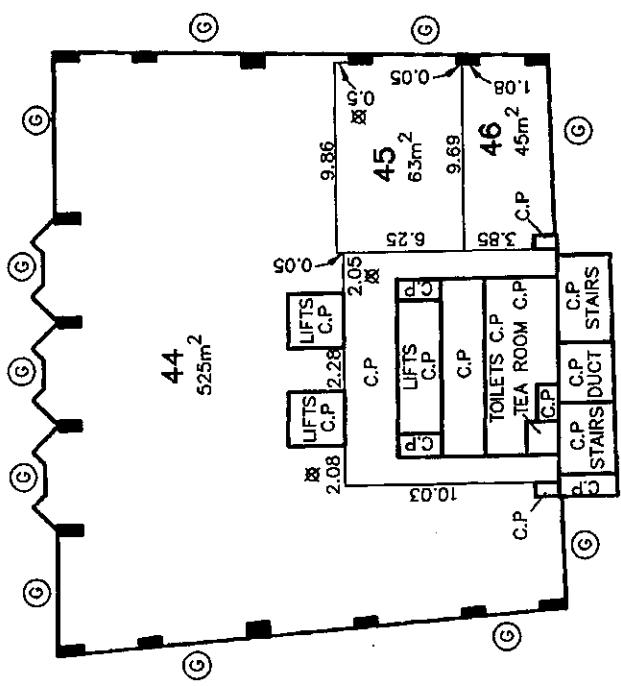
ACCREDITED CERTIFIER

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LEVEL 11



LEVEL 12

LOTS ARE LIMITED IN HEIGHT TO 2.8 ABOVE THEIR CONCRETE FLOOR EXCEPT WHERE THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE IS LOWER

Reduction Ratio 1: 250 lengths are in metres

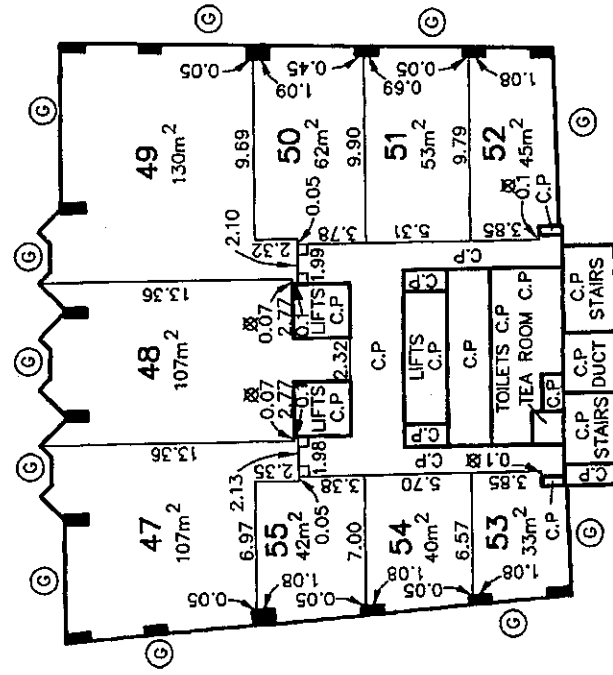
- ALL AREAS ARE APPROXIMATE ONLY
- C.P. - DENOTES COMMON PROPERTY
- ⊙ - DENOTES LOT BOUNDARY INSIDE FACE OF GLASS
- ⊞ DENOTES LINE OF WALL
- └ DENOTES CORNER OF WALL

Geoffrey A Cook
Registered Surveyor
SURVEYOR'S REFERENCE: 37693SP

Keith Apps
General Manager/Authorized Person
KEITH APPS
ACCREDITED CERTIFIER

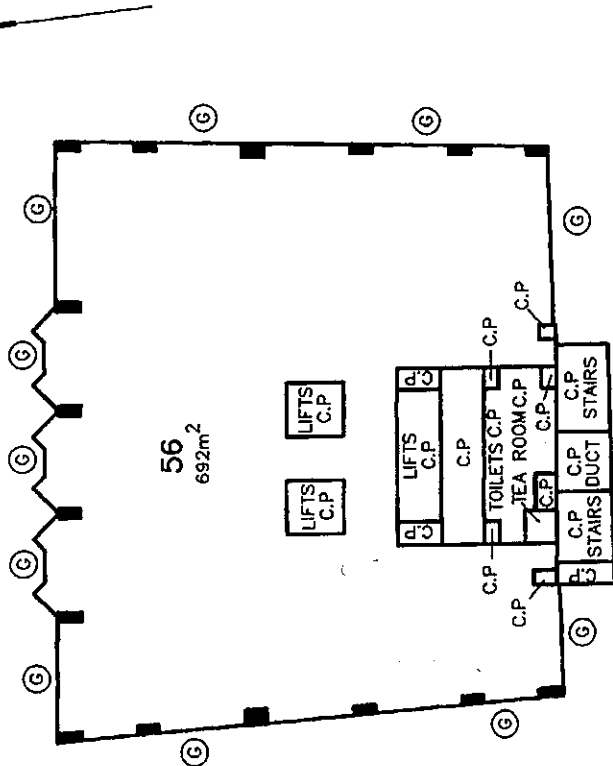
SP74674

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LEVEL 13

- ALL AREAS ARE APPROXIMATE ONLY
- C.P. - DENOTES COMMON PROPERTY
- ⊖ - DENOTES LOT BOUNDARY INSIDE FACE OF GLASS
- ⊗ - DENOTES LINE OF WALL
- ┌ - DENOTES CORNER OF WALL
- └ - DENOTES RIGHT ANGLE 90°



LEVEL 14

LOTS ARE LIMITED IN HEIGHT TO 2.8 ABOVE THEIR CONCRETE FLOOR EXCEPT WHERE THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE IS LOWER

lengths are in metres

Reduction Ratio 1: 250

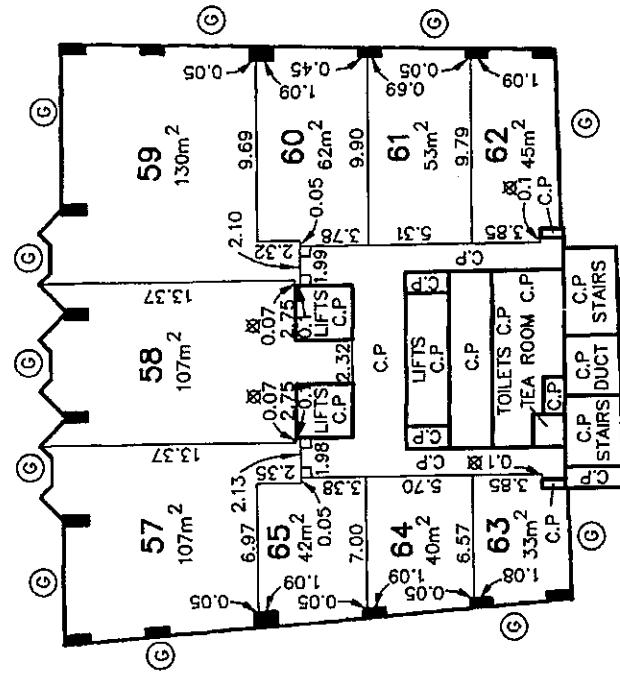
Geoffrey A Cook
Registered Surveyor

Keith-Ann
General Manager/Authorized Person

RENTMAPPS
SURVEYOR'S REFERENCE: 37693SP

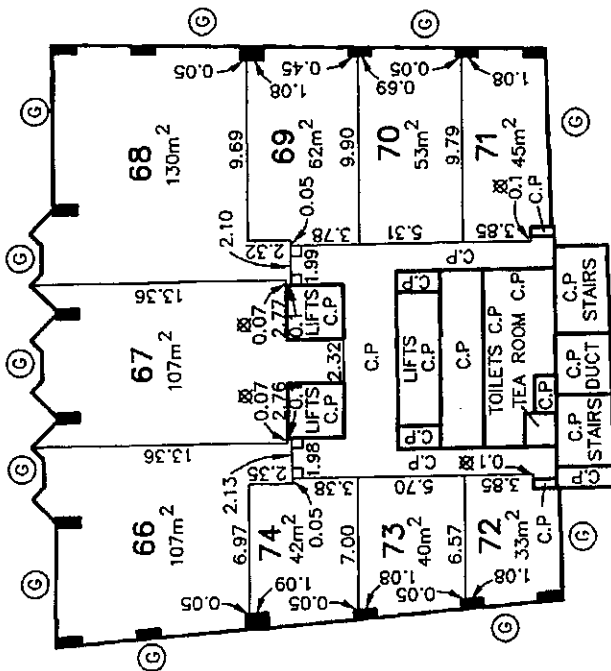
ACCREDITED CERTIFIER

SP74674



LEVEL 15

- ALL AREAS ARE APPROXIMATE ONLY
- C.P - DENOTES COMMON PROPERTY
- ⊖ - DENOTES LOT BOUNDARY INSIDE FACE OF GLASS
- ⊗ - DENOTES LINE OF WALL
- ┌ - DENOTES CORNER OF WALL
- └ - DENOTES RIGHT ANGLE 90°



LEVEL 16

LOTS ARE LIMITED IN HEIGHT TO 2.8 ABOVE THEIR CONCRETE FLOOR EXCEPT WHERE THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE IS LOWER

Reduction Ratio 1:250

lengths are in metres

Geoffrey A Cook

Registered Surveyor

SURVEYOR'S REFERENCE: 37893SP

Keith Wynn

General Manager/Authorised Person

KEITH WYNN

ACCREDITED CERTIFIER