

SANTO RAPISARDA  
[santo.rapisardo@bigpond.com](mailto:santo.rapisardo@bigpond.com)  
02 9671 6626

24 May 2024

Dear Mr. George Khoury

(Owners of lot B, [12 Charles St, Parramatta](#))

As you know, we own the adjacent property known as [183 Macquarie St, Parramatta NSW 2150](#)

It is our intention to develop this land and Council has asked us to investigate the possible amalgamation of our site with your adjacent site of equivalent area.

See the below diagram



Lot B, 12 Charles Street, Parramatta, NSW, 2150.

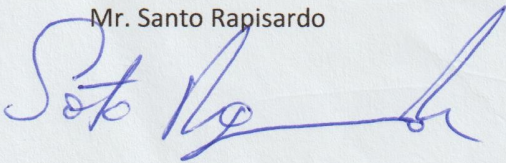
Hence, we are making this offer of \$5,575,000 exclusive of GST for your consideration to purchase which we have made after consulting a registered Valuer.

We would exchange and settle based on usual terms, which we can agree the details of.

Could you please respond at your earliest convenience within 14 days.

Kind regards

Mr. Santo Rapisardo





# Registered Post – Lodgement Receipt

Affix SENDER TO KEEP tab here

Item addressed to:  
Company name

KHOURYS AND ASSOCIATES

For the  
attention of

MR GEORGE KHOURY

PO Box number  
or street address

Level 1, 181 MACQUARIE STREET

Suburb  
or town

PARRAMATTA

State NSW

2

13 JUN 2024  
WORLD SQUARE  
NSW 2000

I have read and agree to the information on the reverse side of this receipt.

Sender's  
name

John Sidoti

Sender's  
signature

*[Signature]*

Date 13/6/2024

**WARNING:** This envelope is not suitable for sending jewellery or precious stones.  
Small rigid items such as keys or coins should be securely packed to avoid loss or damage.

# Registered Post – Lodgement Receipt

Sender to keep  
RPP44 63800 09400 51033 96605

Item addressed to:  
Company name

KHOURYS AND ASSOCIATES

For the  
attention of

MR GEORGE KHOURY

PO Box number  
or street address

Level 1, 181 MACQUARIE ST

Suburb  
or town

PARRAMATTA

State NSW

2

1

5

0

7

MAY 2024

I have read and agree to the information on the reverse side of this receipt.

Sender's  
name

J. SIDOTI

Sender's  
signature

*[Signature]*

Date 27, 5, 2024

**WARNING:** This envelope is not suitable for sending jewellery or precious stones.  
Small rigid items such as keys or coins should be securely packed to avoid loss or damage.

# Registered Post – Lodgement Receipt

Sender to keep  
RPP44 63800 09400 58742 30603

Item addressed to:  
Company name

KHOURYS AND ASSOCIATES

For the  
attention of

GEORGE KHOURY

PO Box number  
or street address

Level 1/181 MACQUARIE STREET

Suburb  
or town

PARRAMATTA

State NSW

2

1

5

0

JUN 2024

I have read and agree to the information on the reverse side of this receipt.

Sender's  
name

John Sidoti

Sender's  
signature

*[Signature]*

Date

**WARNING:** This envelope is not suitable for sending jewellery or precious stones.  
Small rigid items such as keys or coins should be securely packed to avoid loss or damage.




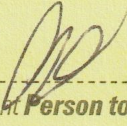
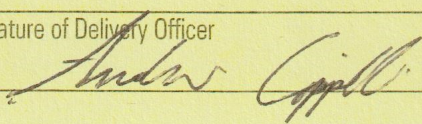
# Registered Post



## Delivery Confirmation – Advice Receipt

Registered Post No. <b>RPP4463800094005103396605</b>	Sender's Reference <b>KHOURYS &amp; ASSOCIATES</b>
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Receipt is acknowledged of the Registered Post item, the number of which appears above.

<b>Sign Here</b> 	Signature of Addressee* or Agent 
	<i>*Registered Post articles sent <b>Person to Person</b> must be signed by the <b>addressee only</b>.</i>
Signature of Delivery Officer 	Date delivered <b>31 / 5 / 24</b>

**MAIL ROOM**  
31 May 2023  
Office Post Mark  
PARRAMATTA  
CBD 2150

8835077 Nov 2005


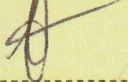
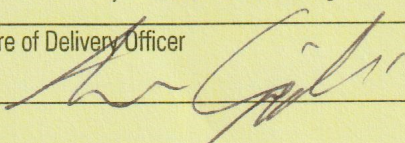
# Registered Post



## Delivery Confirmation – Advice Receipt

<b>Sender to keep</b> <b>RPP44 63800 09400 48971 75601</b>	Sender's Reference
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Receipt is acknowledged of the Registered Post item, the number of which appears above.

<b>Sign Here</b> 	Signature of Addressee* or Agent 
	<i>*Registered Post articles sent <b>Person to Person</b> must be signed by the <b>addressee only</b>.</i>
Signature of Delivery Officer 	Date delivered <b>19 / 6 / 24</b>

**MAIL ROOM**  
Office Post Mark

8835077 Nov 2005



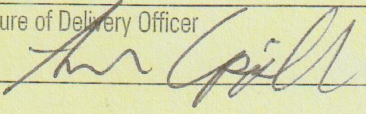
# Registered Post



## Delivery Confirmation – Advice Receipt

Registered Post No.	Sender's Reference
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Receipt is acknowledged of the Registered Post item, the number of which appears above.

<b>Sign Here</b> 	Signature of Addressee* or Agent 
	<i>*Registered Post articles sent <b>Person to Person</b> must be signed by the <b>addressee only</b>.</i>
Signature of Delivery Officer 	Date delivered <b>6 / 8 / 24</b>

**MAIL ROOM**  
Office Post Mark  
6 Aug 2024  
PARRAMATTA  
CBD 2150

8835077 Nov 2005



**Sasskhoul Investments Pty Limited**  
**PO Box 1414**  
**Liverpool BC NSW 1871**  
**Telephone (02) 9822-5555**

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19 June 2024

Mr Santo Rapisarda  
Rapisarda Investments  
Via email [santo.rapisardo@bigpond.com](mailto:santo.rapisardo@bigpond.com)

Also  
C/- Tax Management Consultants Pty Limited  
Suite 6/207 Great North Road  
Drummoyne NSW 2046

Dear Sir,

**Acquisition Proposal - Lot B, 12 Charles Street Parramatta NSW 2150**

Thank you for your letter dated 24 May 2024. We acknowledge receipt of your proposal in respect of the abovementioned matter so as to facilitate your development application.

In your letter of offer, we understand your proposal is to acquire Lot B, 12 Charles Street Parramatta NSW 2150 (being approximately one-third of our property's total dimensions). Please confirm that your proposal is for us to procure a subdivision and sale of a "subdivided lot" you identify in your letter.

In considering your proposal it is critical that we understand more fully the offer and its implications. To this end, we will be obtaining specialist technical advice over the coming weeks. And accordingly, we will contact you in due course.

Yours Sincerely,



George Khoury  
Director

# SANTO RAPISARDA

[Santo.rapisarda@bigpond.com](mailto:Santo.rapisarda@bigpond.com)

02 96716626

29 July, 2024

Khourys & Associates

Level 1/181 Macquarie

St, Parramatta NSW

2150

Sasskhon Investments P/L

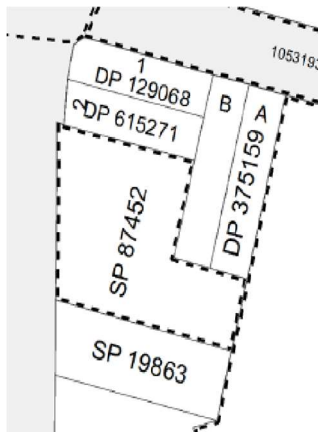
Attention: George Khoury

Dear Sir,

Re: Lot B, 12 Charles Street, Parramatta

Thank you for your letter of the 19 June 2024. We are advised that your land is already in 3 parcels. This is shown in the image below from the LRS (Land Registry Services) records.

As such our offer pertains to the portion of land noted as Lot B of 12 Charles Street.



Kind Regards

Santo Rapisarda

**From:** Phillip Dowling <[pd@sdg.net.au](mailto:pd@sdg.net.au)>

**Sent:** Friday, June 21, 2024 2:22 PM

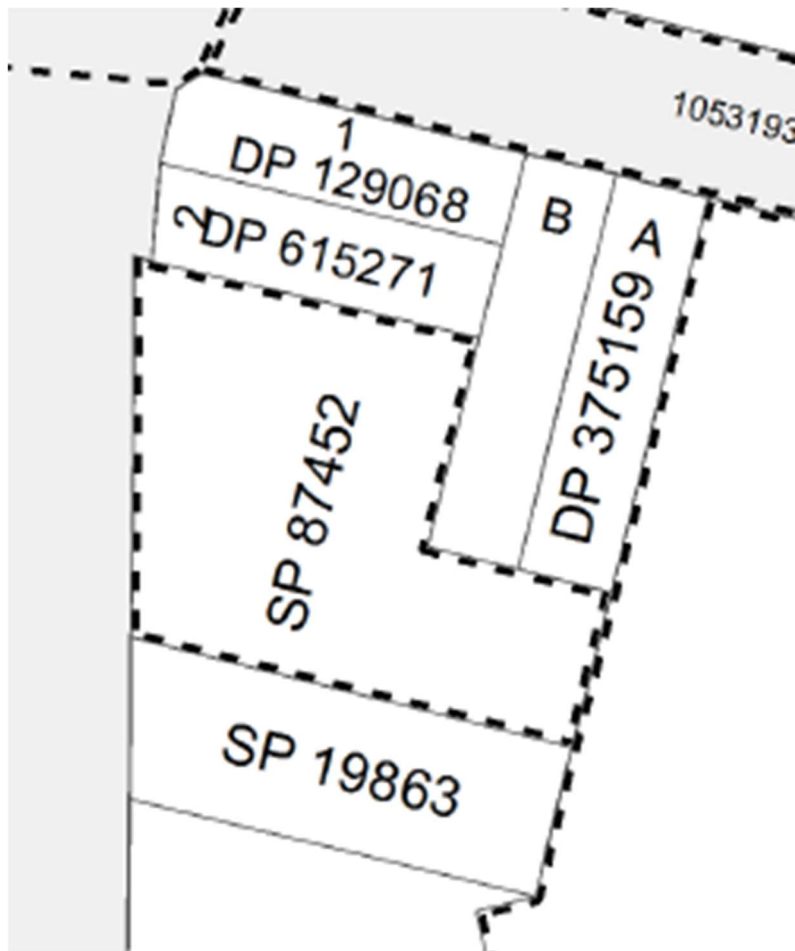
**To:** Peter Israel <[Peter@ptiarch.com.au](mailto:Peter@ptiarch.com.au)>

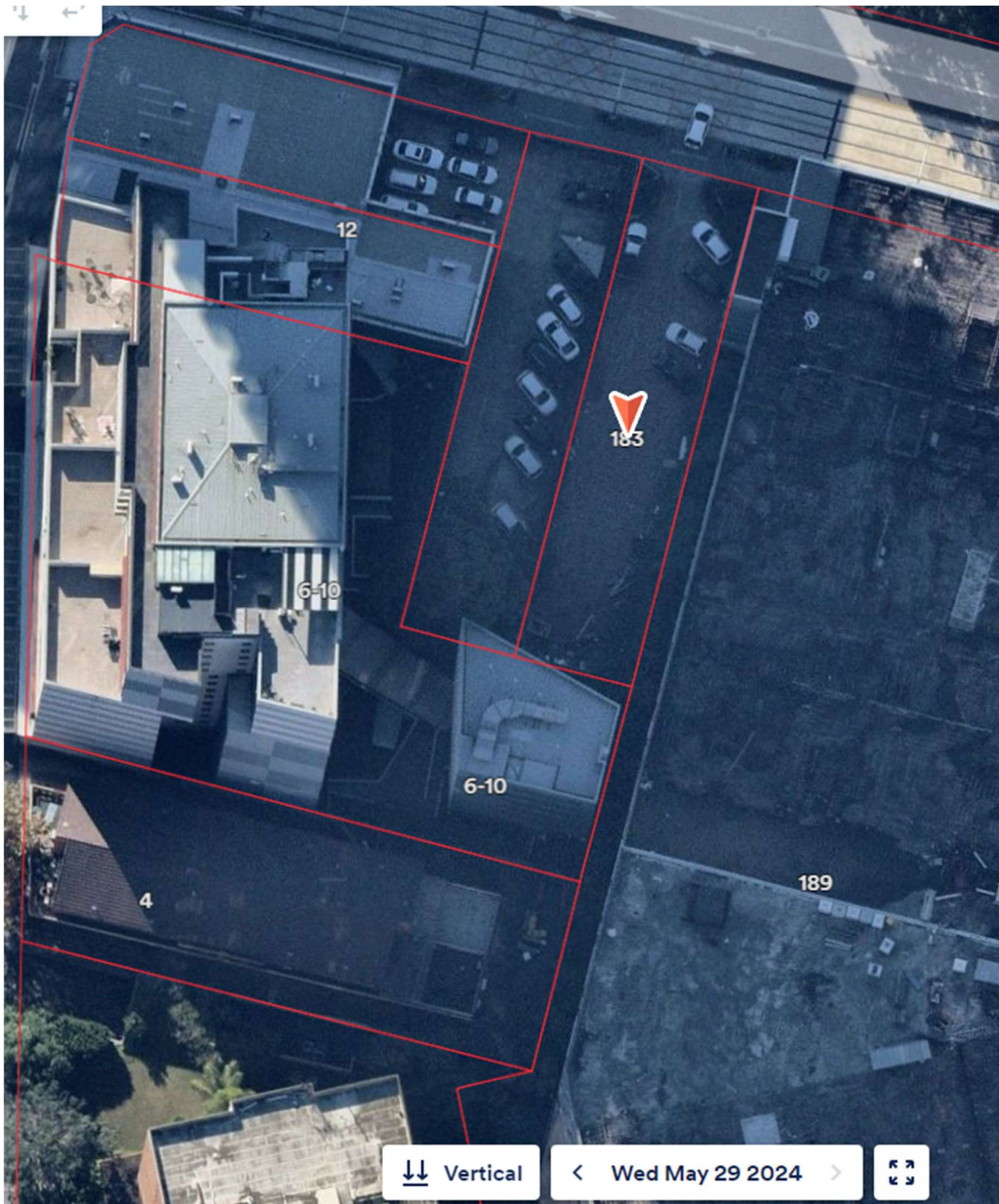
**Cc:** John Sidoti <[johnsidoti1970@gmail.com](mailto:johnsidoti1970@gmail.com)>; Santo Rapisarda <[santo.rapisarda@bigpond.com](mailto:santo.rapisarda@bigpond.com)>

**Subject:** RE: 183 Macquarie question

Hi Peter,

Below is an image of LRS records showing it still currently being three lots. Nearmap should never be relied on boundary information. FYI – when I search Nearmap (2<sup>nd</sup> Image) shows three lots.





Regards,



**Phillip Dowling**  
Partner  
Operations Manager

[pd@sdg.net.au](mailto:pd@sdg.net.au)

Office 02 9630 7955

Suite 1, 3 Railway Street Baulkham Hills NSW 2153  
PO Box 2572 North Parramatta NSW 1750

[sdg.net.au](http://sdg.net.au)



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