

THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW

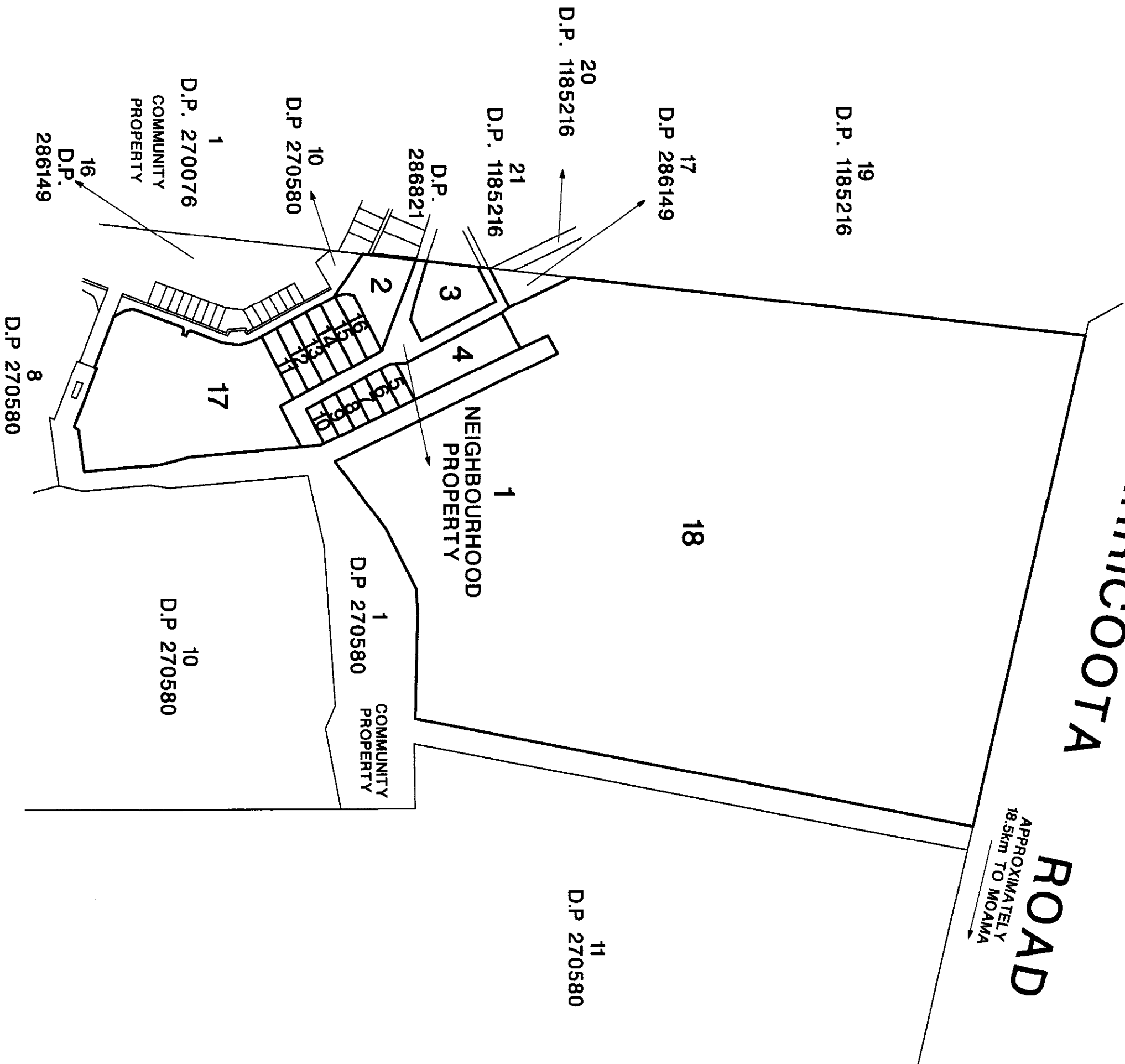
SCHEDULE OF CHANGES TO THE SCHEME

LOT No.	DETAILS	SHEET No.
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M.G.A. RTK GNSS

PERRICOOTA ROAD

APPROXIMATELY 18.5km TO MOAMA



LOCATION DIAGRAM

REDUCTION RATIO 1:4000

GOMMUNITY/REINGT/NEIGHBOURHOOD PLAN

Registered: 12.5.2020



Surveyor: BRIAN LESLIE MITSCH
Surveyor's Ref: 10952/15-16/4008

Subdivision Certificate No: 15.2017.2.1
Date: 27.3.2020

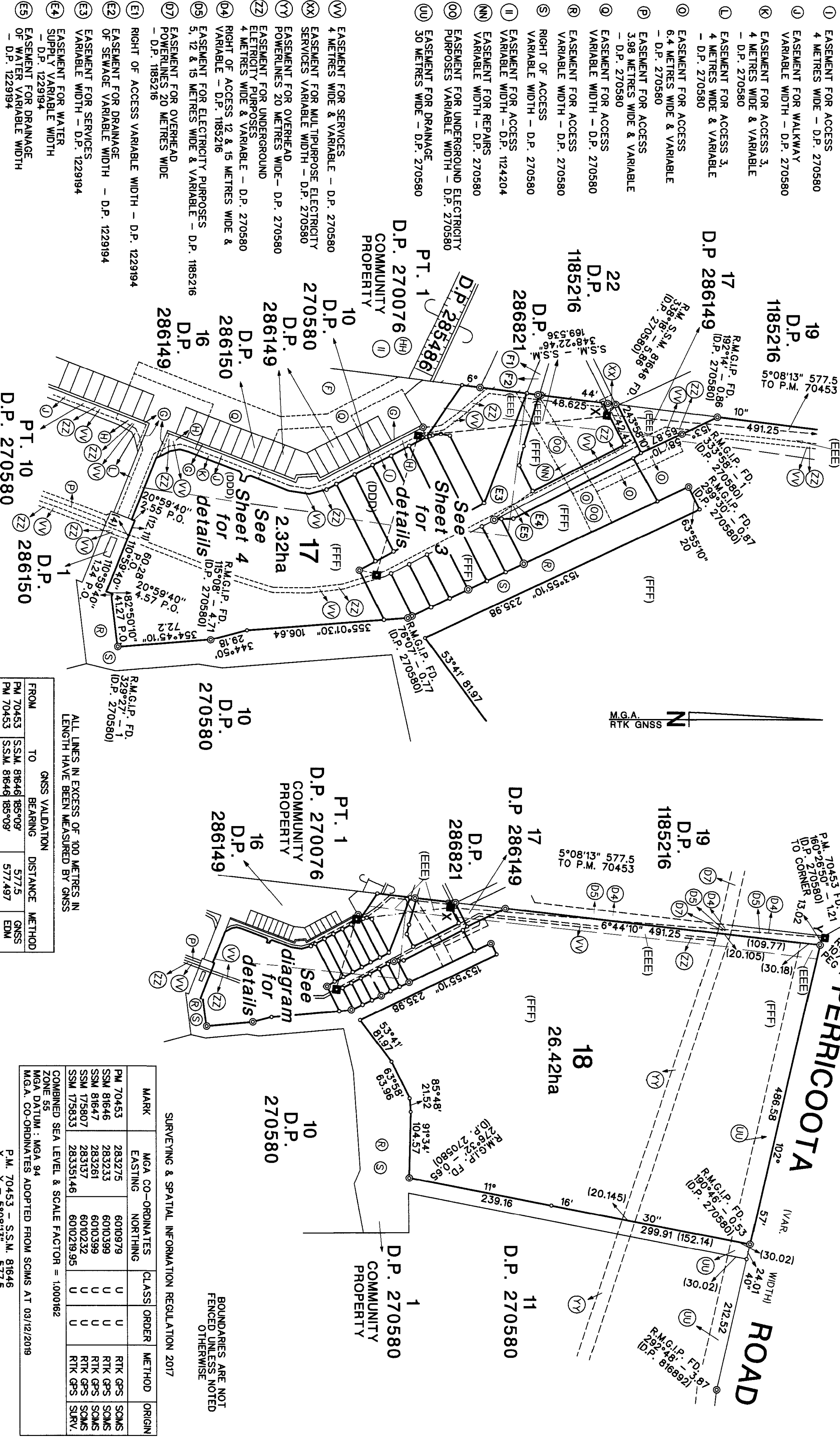


DP286894 P

- (F) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (G) EASEMENT FOR WALKWAY 1.18 METRES WIDE - D.P. 270580
- (H) EASEMENT FOR WALKWAY VARIABLE WIDTH - D.P. 270580
- (I) EASEMENT FOR ACCESS 4 METRES WIDE - D.P. 270580
- (J) EASEMENT FOR WALKWAY VARIABLE WIDTH - D.P. 270580
- (K) EASEMENT FOR ACCESS 3, 4 METRES WIDE & VARIABLE - D.P. 270580
- (L) EASEMENT FOR ACCESS 3, 4 METRES WIDE & VARIABLE - D.P. 270580
- (M) EASEMENT FOR ACCESS 6.4 METRES WIDE & VARIABLE - D.P. 270580
- (N) EASEMENT FOR ACCESS 3.98 METRES WIDE & VARIABLE - D.P. 270580
- (O) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (P) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (Q) RIGHT OF ACCESS VARIABLE WIDTH - D.P. 270580
- (R) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (S) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (T) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (U) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (V) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (W) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (X) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (Y) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580
- (Z) EASEMENT FOR ACCESS VARIABLE WIDTH - D.P. 270580

DIAGRAM

DETAIL PLAN



(EEE) - LAND EXCLUDES MINERALS - SEE CROWN GRANT
(FFF) - BENEFITED BY EASEMENT FOR WATER SUPPLY 15 WIDE (DP1022480)
(DDD) - BENEFITED BY EASEMENT FOR ACCESS VARIABLE WIDTH (DP1124204)
- BENEFITED BY EASEMENT FOR WATER SUPPLY 10 WIDE - (DP774730)

ALL LINES IN EXCESS OF 100 METRES IN LENGTH HAVE BEEN MEASURED BY GNSS

FROM	TO	BEARING	DISTANCE	METHOD
FM 70453	SSM 81646	185°09'	577.5	GNSS
FM 70453	SSM 81646	185°09'	577.497	EDM

SURVEYING & SPATIAL INFORMATION REGULATION 2017

MARK	MGA CO-ORDINATES	CLASS	ORDER	METHOD	ORIGIN
PM 70453	283275	6010979	U	RTK GPS	SCMS
SSM 81646	283233	6010399	U	RTK GPS	SCMS
SSM 81647	283261	6010399	U	RTK GPS	SCMS
SSM 175807	283137	6010232	U	RTK GPS	SCMS
SSM 175833	2835146	601021995	U	RTK GPS	SRV.

COMBINED SEA LEVEL & SCALE FACTOR = 1.000162
ZONE 55
MGA DATUM : MGA 94
MGA CO-ORDINATES ADOPTED FROM SCMS AT 03/12/2019
P.M. 70453 - S.S.M. 81646
X - Y = 5°08'13" - 577.5

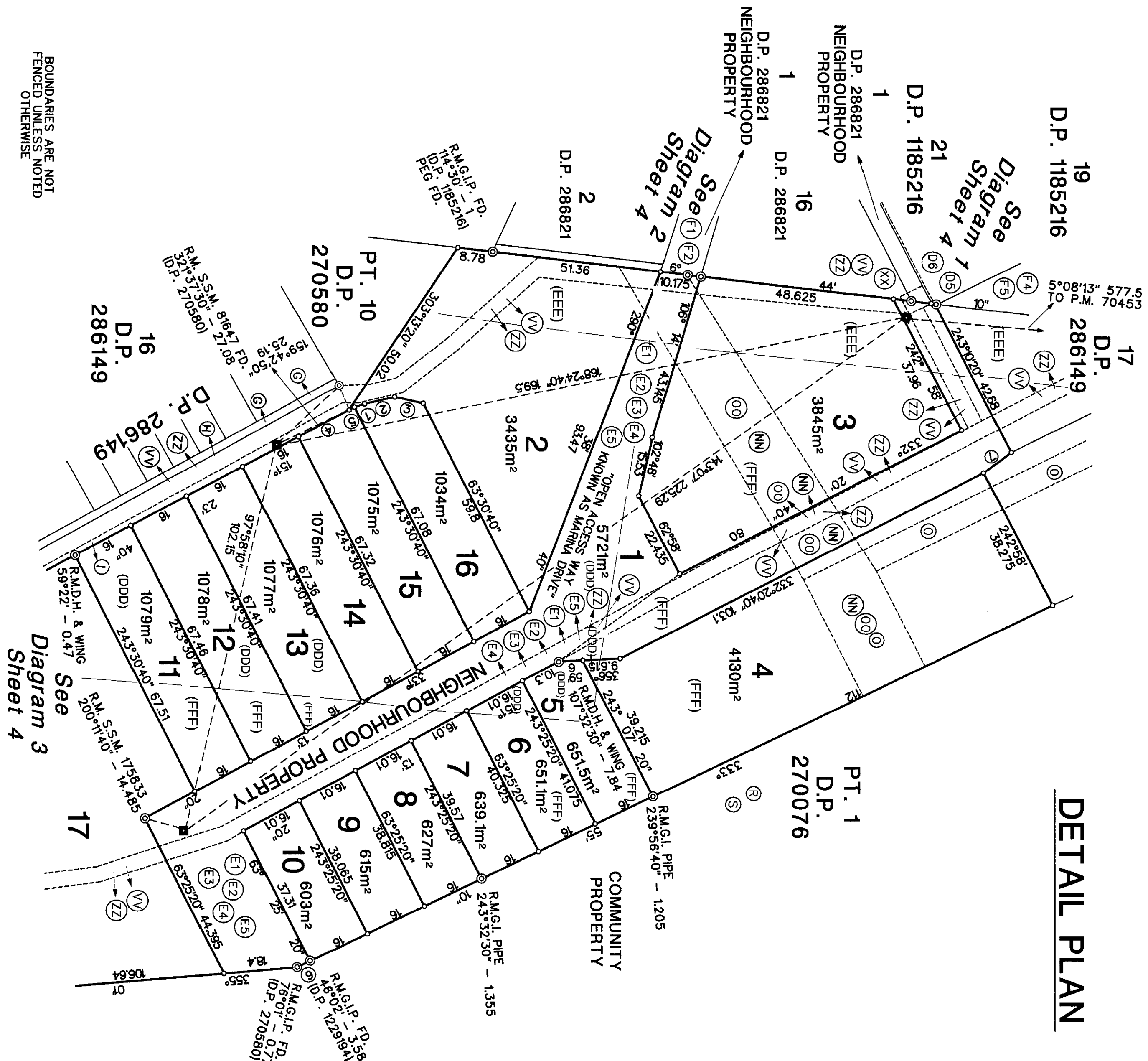
Surveyor: BRIAN LESLIE MITSCH
Date of Survey: 28/01/2020
Surveyor's Ref: 10952NP/15-16/4008

PLAN OF SUBDIVISION OF LOT 7
D.P. 270580

LGA: MURRAY RIVER
Locality: MOAMA
Subdivision No: 15.20172.1
Lengths are in metres, Reduction Ratio ± 2500

DETAIL PLAN

No.	Bearing	Distance
1	338°02'	2.79
2	347°06'	7.755
3	12°33'	7.295
4	331°27'	14.46
5	338°02'	1.54
6	334°31'	3.705
7	322°25'	8.73
8	187°18'	10.575
9	141°05'	12.41



BOUNDARIES ARE NOT
FENCED UNLESS NOTED
OTHERWISE

- (F) EASEMENT FOR ACCESS
VARIABLE WIDTH - D.P. 270580
- (G) EASEMENT FOR WALKWAY
1.18 METRES WIDE - D.P. 270580
- (H) EASEMENT FOR WALKWAY
VARIABLE WIDTH - D.P. 270580
- (I) EASEMENT FOR ACCESS
4 METRES WIDE - D.P. 270580
- (J) EASEMENT FOR WALKWAY
VARIABLE WIDTH - D.P. 270580
- (K) EASEMENT FOR ACCESS 3,
4 METRES WIDE & VARIABLE
- D.P. 270580
- (L) EASEMENT FOR ACCESS 3,
4 METRES WIDE & VARIABLE
- D.P. 270580
- (M) EASEMENT FOR ACCESS
VARIABLE WIDTH - D.P. 270580
- (N) EASEMENT FOR ACCESS
VARIABLE WIDTH - D.P. 270580
- (O) RIGHT OF ACCESS
VARIABLE WIDTH - D.P. 270580
- (P) EASEMENT FOR DRAINAGE
OF SEWAGE VARIABLE WIDTH
- D.P. 1124204
- (Q) EASEMENT FOR REPAIRS
VARIABLE WIDTH - D.P. 1124204
- (R) EASEMENT FOR ELECTRICITY
PURPOSES VARIABLE WIDTH
- D.P. 1124204
- (S) EASEMENT FOR SERVICES
VARIABLE WIDTH - D.P. 1124204
- (T) EASEMENT FOR WATER
SUPPLY VARIABLE WIDTH
- D.P. 1124204
- (U) EASEMENT FOR DRAINAGE
OF WATER VARIABLE WIDTH
- D.P. 1124204
- (V) EASEMENT FOR ACCESS
VARIABLE WIDTH
- D.P. 270076
- (W) EASEMENT FOR ACCESS
VARIABLE WIDTH - D.P. 1124204
- (X) EASEMENT FOR REPAIRS
VARIABLE WIDTH - D.P. 270580
- (Y) EASEMENT FOR UNDERGROUND ELECTRICITY
PURPOSES VARIABLE WIDTH - D.P. 270580
- (Z) EASEMENT FOR DRAINAGE
30 METRES WIDE - D.P. 270580
- (AA) EASEMENT FOR SERVICES
4 METRES WIDE & VARIABLE - D.P. 270580
- (AB) EASEMENT FOR OVERHEAD
POWERLINES 20 METRES WIDE - D.P. 270580
- (AC) EASEMENT FOR UNDERGROUND
ELECTRICITY PURPOSES
4 METRES WIDE & VARIABLE - D.P. 270580
- (AD) RIGHT OF ACCESS VARIABLE WIDTH - D.P. 1229194
- (AE) EASEMENT FOR DRAINAGE
OF SEWAGE VARIABLE WIDTH - D.P. 1229194
- (AF) EASEMENT FOR SERVICES
VARIABLE WIDTH - D.P. 1229194
- (AG) EASEMENT FOR WATER
SUPPLY VARIABLE WIDTH
- D.P. 1229194
- (AH) EASEMENT FOR DRAINAGE
OF WATER VARIABLE WIDTH
- D.P. 1229194
- (AI) EASEMENT FOR SERVICES
VARIABLE WIDTH - D.P. 1249407
- (AJ) EASEMENT FOR ACCESS
VARIABLE WIDTH - D.P. 1249407

Surveyor: BRIAN LESLIE MITSCH Date of Survey: 28/01/2019 Surveyor's Ref: 10952/15-16/4008	PLAN OF SUBDIVISION OF LOT 7 D.P. 270580	LGA: MURRAY RIVER Locality: MOAMA Subdivision No: 15.2017.2.1 Lengths are in metres. Reduction Ratio: 1: 800	12.5.2020	DP286894
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- | | |
|------|--|
| (F) | EASEMENT FOR ACCESS
VARIABLE WIDTH – D.P. 270580 |
| (G) | EASEMENT FOR WALKWAY
1.18 METRES WIDE – D.P. 270580 |
| (H) | EASEMENT FOR WALKWAY
VARIABLE WIDTH – D.P. 270580 |
| (I) | EASEMENT FOR ACCESS
4 METRES WIDE – D.P. 270580 |
| (J) | EASEMENT FOR WALKWAY
VARIABLE WIDTH – D.P. 270580 |
| (K) | EASEMENT FOR ACCESS 3,
4 METRES WIDE & VARIABLE
– D.P. 270580 |
| (L) | EASEMENT FOR ACCESS 3,
4 METRES WIDE & VARIABLE
– D.P. 270580 |
| (M) | EASEMENT FOR ACCESS
VARIABLE WIDTH – D.P. 270580 |
| (N) | EASEMENT FOR ACCESS
VARIABLE WIDTH – D.P. 270580 |
| (O) | RIGHT OF ACCESS
VARIABLE WIDTH – D.P. 270580 |
| (P) | EASEMENT FOR ACCESS
VARIABLE WIDTH – D.P. 270580 |
| (Q) | EASEMENT FOR ACCESS
VARIABLE WIDTH – D.P. 270580 |
| (R) | EASEMENT FOR ACCESS
VARIABLE WIDTH – D.P. 270580 |
| (S) | RIGHT OF ACCESS
VARIABLE WIDTH – D.P. 270580 |
| (AA) | EASEMENT FOR DRAINAGE
OF SEWAGE VARIABLE WIDTH
– D.P. 1124204 |
| (AB) | EASEMENT FOR REPAIRS
VARIABLE WIDTH – D.P. 1124204 |
| (AC) | EASEMENT FOR ELECTRICITY
PURPOSES VARIABLE WIDTH
– D.P. 1124204 |
| (AD) | EASEMENT FOR SERVICES
VARIABLE WIDTH – D.P. 1124204 |
| (AE) | EASEMENT FOR WATER
SUPPLY VARIABLE WIDTH
– D.P. 1124204 |
| (AF) | EASEMENT FOR DRAINAGE
OF WATER VARIABLE WIDTH
– D.P. 1124204 |
| (AG) | EASEMENT FOR ACCESS
VARIABLE WIDTH – D.P. 1124204 |
| (AH) | EASEMENT FOR ACCESS
VARIABLE WIDTH
– D.P. 270076 |
| (AI) | EASEMENT FOR ACCESS
VARIABLE WIDTH – D.P. 1124204 |
| (AJ) | EASEMENT FOR REPAIRS
VARIABLE WIDTH – D.P. 270580 |
| (AK) | EASEMENT FOR UNDERGROUND ELECTRICITY
PURPOSES VARIABLE WIDTH – D.P. 270580 |
| (AL) | EASEMENT FOR DRAINAGE
30 METRES WIDE – D.P. 270580 |
| (AM) | EASEMENT FOR SERVICES
4 METRES WIDE & VARIABLE – D.P. 270580 |
| (AN) | EASEMENT FOR OVERHEAD
POWERLINES 20 METRES WIDE– D.P. 270580 |
| (AO) | EASEMENT FOR UNDERGROUND
ELECTRICITY PURPOSES
4 METRES WIDE & VARIABLE – D.P. 270580 |
| (AP) | RIGHT OF ACCESS
VARIABLE WIDTH – D.P. 1229194 |
| (AQ) | EASEMENT FOR DRAINAGE
OF SEWAGE VARIABLE WIDTH
– D.P. 1229194 |
| (AR) | EASEMENT FOR SERVICES
VARIABLE WIDTH – D.P. 1229194 |
| (AS) | EASEMENT FOR WATER
SUPPLY VARIABLE WIDTH
– D.P. 1229194 |
| (AT) | EASEMENT FOR DRAINAGE
OF WATER VARIABLE WIDTH
– D.P. 1229194 |
| (AU) | EASEMENT FOR SERVICES
VARIABLE WIDTH – D.P. 1249407 |
| (AV) | EASEMENT FOR ACCESS
VARIABLE WIDTH – D.P. 1249407 |

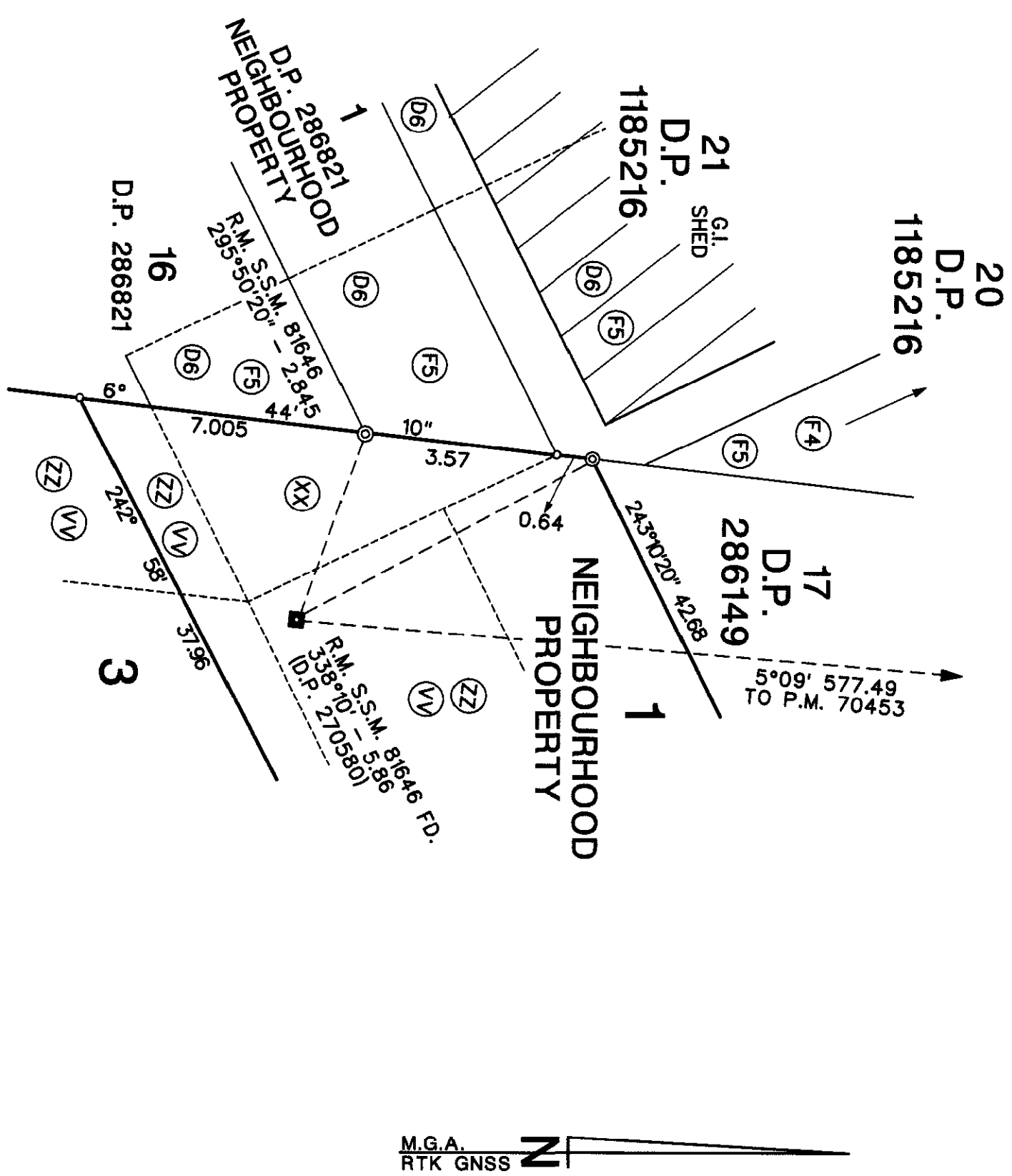


DIAGRAM 1

(REDUCTION RATIO 1 : 100)

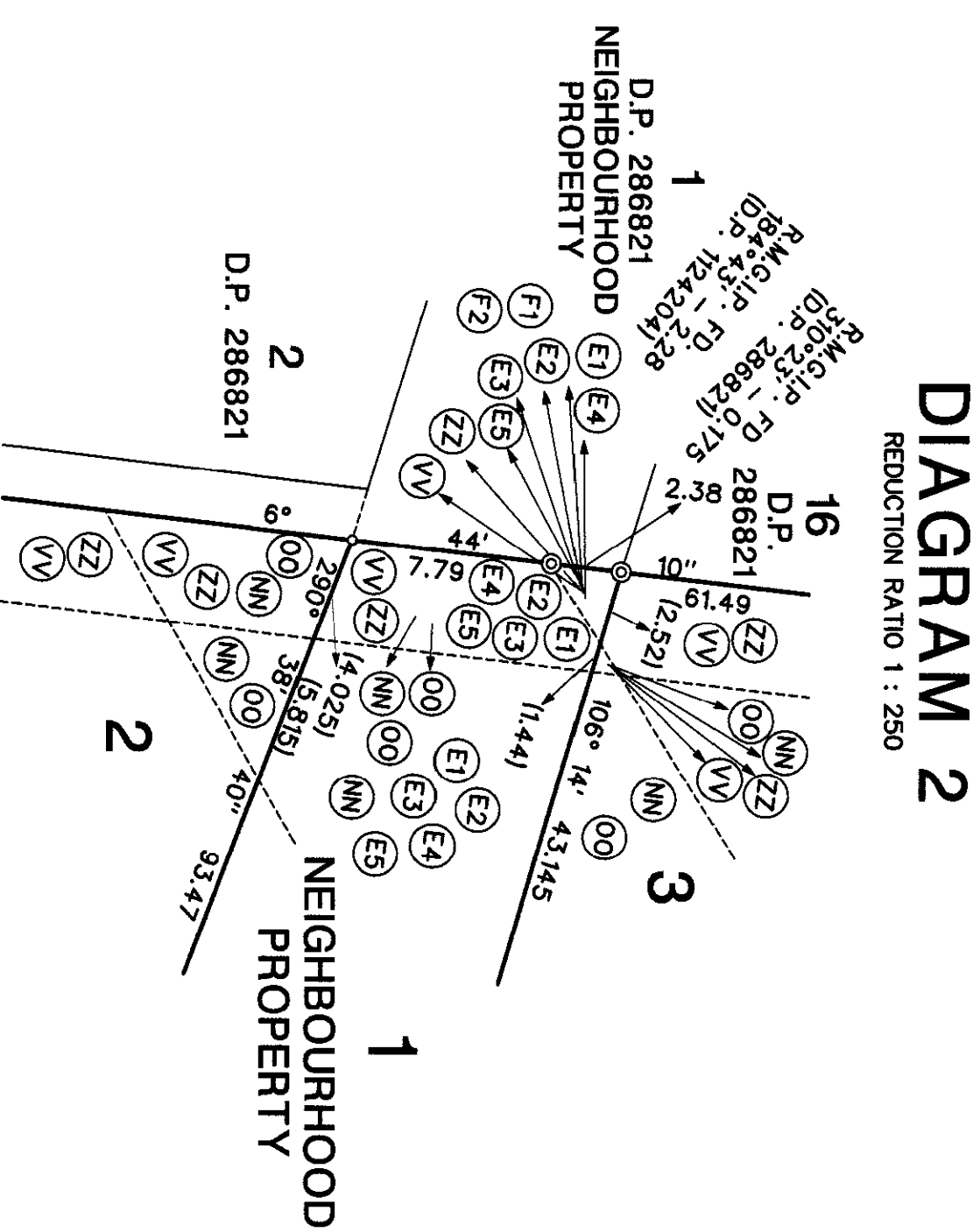


DIAGRAM 2

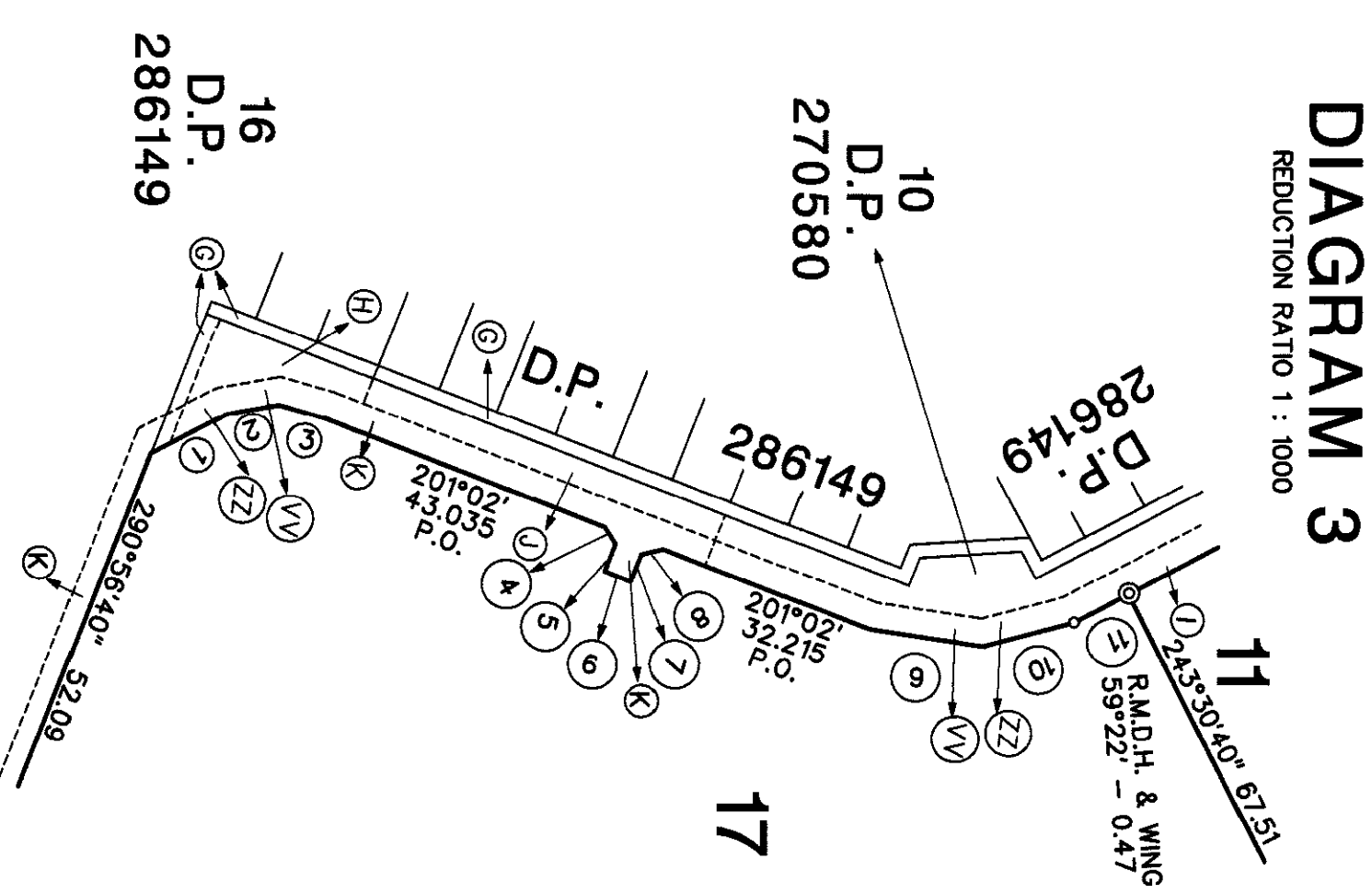


DIAGRAM 3

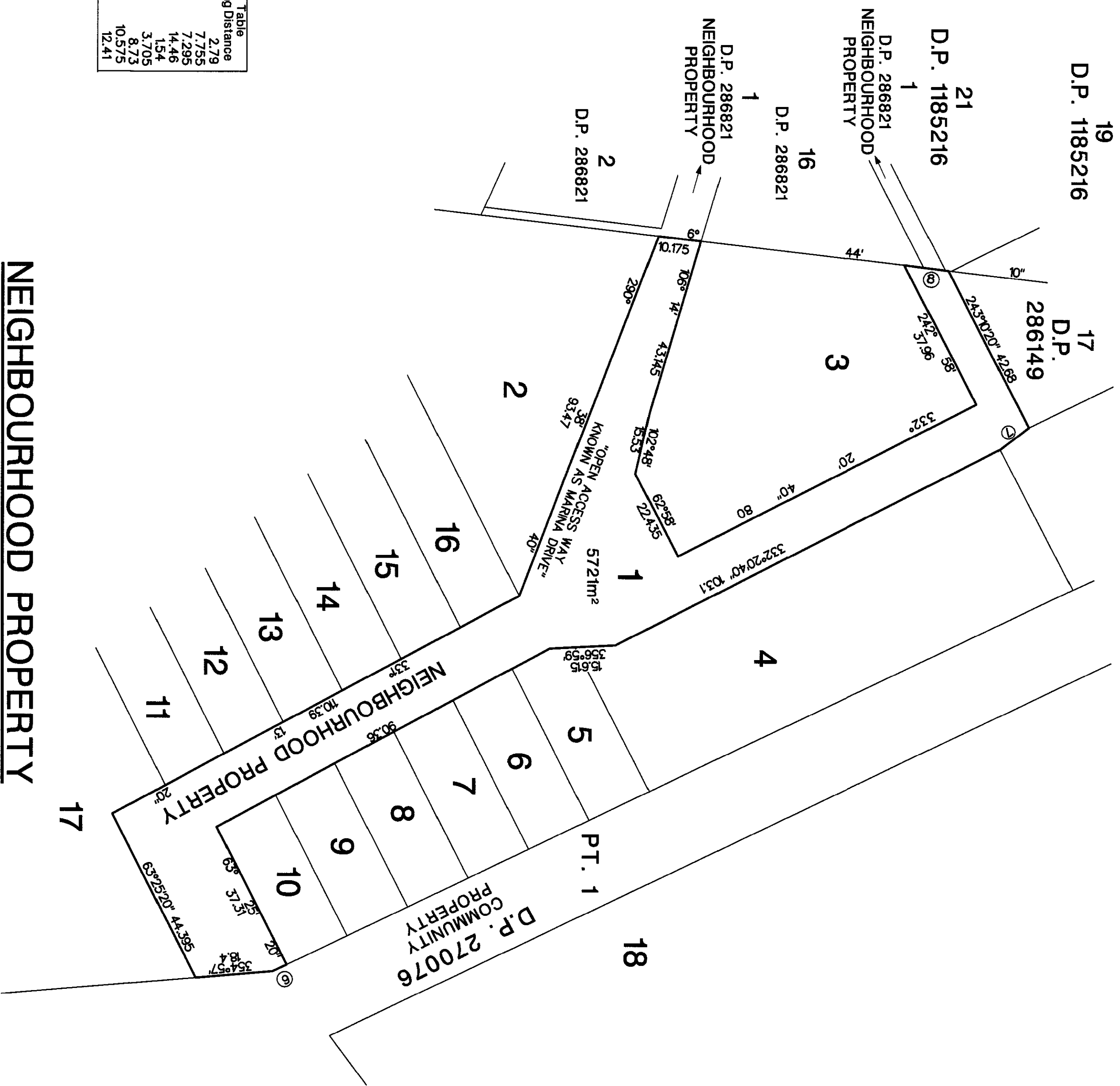
REDUCTION RATIO 1 : 1000

SHORT LINE TABLE		
REF	BEARING	DISTANCE
1	332°06'	12.195 P.O.
2	349°14'	7.57 P.O.
3	15°41'	7.045 P.O.
4	66°02'	2.83 P.O.
5	111°02'	4 P.O.
6	21°02'	4 P.O.
7	291°02'	4 P.O.
8	336°02'	2.83 P.O.
9	8°45'20"	16.375 P.O.
10	344°38'	13.535 P.O.
11	331°23'40"	9.16

DETAIL PLAN

BOUNDARIES ARE NOT
FENCED UNLESS NOTED
OTHERWISE

Surveyor: BRIAN LESLIE MITTSCH Date of Survey: 28/01/2020 Surveyor's Ref: 10962/15-16/4008	PLAN OF SUBDIVISION OF LOT 7 D.P. 270580	LGA: MURRAY RIVER Locality: MOAMA Subdivision No: 15.2017.2.1 Lengths are in metres. Reduction Ratio 1: 800	 12.5.2020	DP286894
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Short Line Table		
No.	Bearing	Distance
1	338°02'	2.79
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NEIGHBOURHOOD PROPERTY

Surveyor: BRIAN LESLIE MITSCH Date of Survey: 28/01/2020 Surveyor's Ref: 10952/15-16/4008	PLAN OF SUBDIVISION OF LOT 7 D.P. 270580	LGA: MURRAY RIVER Locality: MOAMA Subdivision No: 15.2017.2.1 Lengths are in metres, Reduction Ratio 1: 800	12.5.2020	DP286894
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DP286894

COVER SHEET FOR SIGNATURE/ADMINISTRATION SHEETS

ATTENTION

A Neighbourhood Plan may be subject to future subdivision that may contain a Signature/Administration Sheet. This document will then comprise separate Signature/Administration Sheets registered on different dates.

Particulars of each Signature/Administration Sheet are as follows:-

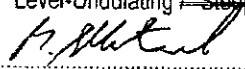
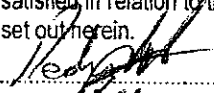
[illegible]

PLAN FORM 6 (2019)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 4 sheet(s)

Registered:  12.5.2020 Title System: TORRENS	Office Use Only  DP286894 S (DOC.A)
PLAN OF SUBDIVISION OF LOT 7, D.P. 270580	LGA: MURRAY RIVER Locality: MOAMA Parish: BENARCA County: CADELL
Survey Certificate I, BRIAN LESLIE MITSCH of 319 VICTORIA ST DENILQUIN NSW 2710 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on or *(b) The part of the land shown in the plan (*being/excluding LOTS 1 – 16 & 18 AND PART LOT 17) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on, 28/01/2020..... the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017. Datum Line: X-Y (M.G.A.)..... Type: Urban/Rural The terrain is *Level-Undulating /*Steep Mountainous. Signature:  Dated: 6.3.20 Surveyor Identification No: 1643..... Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: Subdivision Certificate I, RODNEY CREPT *Authorised Person/* General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: 67A Consent Authority: MURRAY RIVER COUNCIL Date of endorsement: 27/3/2020 Subdivision Certificate number: 15-2017-2-1 File number: DA 10-2017-2-2 *Strike through if inapplicable.
Plans used in the preparation of survey/compilation. D.P. 270076 D.P. 270580 D.P. 285486 D.P. 286149 D.P. 1185216 D.P. 1229194	Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.
Surveyor's Reference: 10952/15-16/4008	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

PLAN FORM 6D (2016)(Community annexure) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 4 sheet(s)																														
Office Use Only		Office Use Only																														
Registered:  12.5.2020		DP286894 (DOC.A)																														
PLAN OF SUBDIVISION OF LOT 7, D.P. 270580																																
Subdivision Certificate number: 15, 2017, 2-1 Date of endorsement: 27(3) 2020		Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A																														
Name of Development (Optional) WATERFRONT ECHUCA MOAMA		Address for Service of Notices 1771 PERRICOOTA ROAD MOAMA NSW 2731																														
WARNING STATEMENT (Approved Form 7) This document shows an initial schedule of unit entitlements for the Community, Precinct or Neighbourhood Scheme which is liable to be altered, as the scheme is developed or on completion of the scheme, in accordance with the provisions of section 30 <i>Community Land Development Act 1989</i> . Any changes will be recorded in a replacement schedule.		VALUER'S CERTIFICATE (Approved Form 9) I, of being a qualified valuer, as defined in the <i>Community Land Development Act 1989</i> , certify that; *(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^..... *(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on ^..... being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule. Signature: Dated: * Strike through if inapplicable ^ Insert registration date of previous schedule																														
UPDATE NOTE (Approved Form 8) This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on ^..... * Strike through if inapplicable ^ Insert registration date of previous schedule		* Strike through if inapplicable ^ Insert date of valuation																														
SCHEDULE OF UNIT ENTITLEMENT																																
<table><thead><tr><th colspan="3">INITIAL SCHEDULE</th></tr><tr><th>LOT</th><th>UNIT ENTITLEMENT</th><th>SUBDIVISION</th></tr></thead><tbody><tr><td>1</td><td>NEIGHBOURHOOD PROPERTY</td><td></td></tr><tr><td>2</td><td>100</td><td></td></tr><tr><td>3</td><td>300</td><td></td></tr><tr><td>4</td><td>400</td><td></td></tr><tr><td>5</td><td>100</td><td></td></tr><tr><td>6</td><td>100</td><td></td></tr><tr><td>7</td><td>100</td><td></td></tr><tr><td>8</td><td>100</td><td></td></tr></tbody></table>			INITIAL SCHEDULE			LOT	UNIT ENTITLEMENT	SUBDIVISION	1	NEIGHBOURHOOD PROPERTY		2	100		3	300		4	400		5	100		6	100		7	100		8	100	
INITIAL SCHEDULE																																
LOT	UNIT ENTITLEMENT	SUBDIVISION																														
1	NEIGHBOURHOOD PROPERTY																															
2	100																															
3	300																															
4	400																															
5	100																															
6	100																															
7	100																															
8	100																															
If space is insufficient use annexure sheet –Plan Form 6A																																
Surveyor's Reference: 10952/15-16/4008																																

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

Registered:



12.5.2020

Office Use Only

DP286894

PLAN OF SUBDIVISION OF LOT 7,
D.P. 270580

(DOC.A)

Subdivision Certificate number:

15.2017.2.1

Date of Endorsement:

27/3/2020

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

INITIAL SCHEDULE

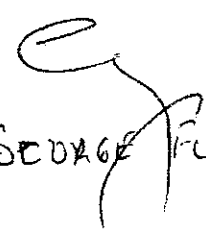
SCHEDULE OF UNIT ENTITLEMENT

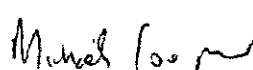
LOT	UNIT ENTITLEMENT	SUBDIVISION
9	100	
10	100	
11	100	
12	100	
13	100	
14	100	
15	100	
16	100	
17	2000	
18	6000	
TOTAL	10000	

Executed by 1735 PTY LTD
ACN 110 886 854 by:

For and on behalf of
Gem. Investors Pty Ltd


JAYNE MAREE BARES
(SOLE DIRECTOR/SECRETARY)


GEORGE FLEMING


MICHAEL COOPER

If space is insufficient use additional annexure sheet

Surveyor's Reference: 10952/15-16/4008

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

Registered:



12.5.2020

Office Use Only

PLAN OF SUBDIVISION OF LOT 7,
D.P. 270580

DP286894

(DOC.A)

Subdivision Certificate number: 15-2017-2-1

Date of Endorsement: 27/3/2020

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
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- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
2	71-77	MARINA	DRIVE	MOAMA
3	60	MARINA	DRIVE	MOAMA
4	28-40	MARINA	DRIVE	MOAMA
5	42	AQUA	VISTA	MOAMA
6	44	AQUA	VISTA	MOAMA
7	46	AQUA	VISTA	MOAMA
8	48	AQUA	VISTA	MOAMA
9	50	AQUA	VISTA	MOAMA
10	52	AQUA	VISTA	MOAMA
11	59	MARINA	DRIVE	MOAMA
12	61	MARINA	DRIVE	MOAMA
13	63	MARINA	DRIVE	MOAMA
14	65	MARINA	DRIVE	MOAMA
15	67	MARINA	DRIVE	MOAMA
16	69	MARINA	DRIVE	MOAMA
17	UNKNOWN			
18	UNKNOWN			

EXECUTED BY GEM 121 PTY LTD ACN 635522468
IN ACCORDANCE WITH THE REQUIREMENTS OF
SECTION 127 OF THE CORPORATIONS ACT (2006) (Cth)
BY: MICHAEL COPPER
NAME OF DIRECTOR

GEORGE FARMING
NAME OF SECRETARY

SIGNATURE OF DIRECTOR

SIGNATURE OF SECRETARY

Surveyor's Reference: 10952/15-16/4008