

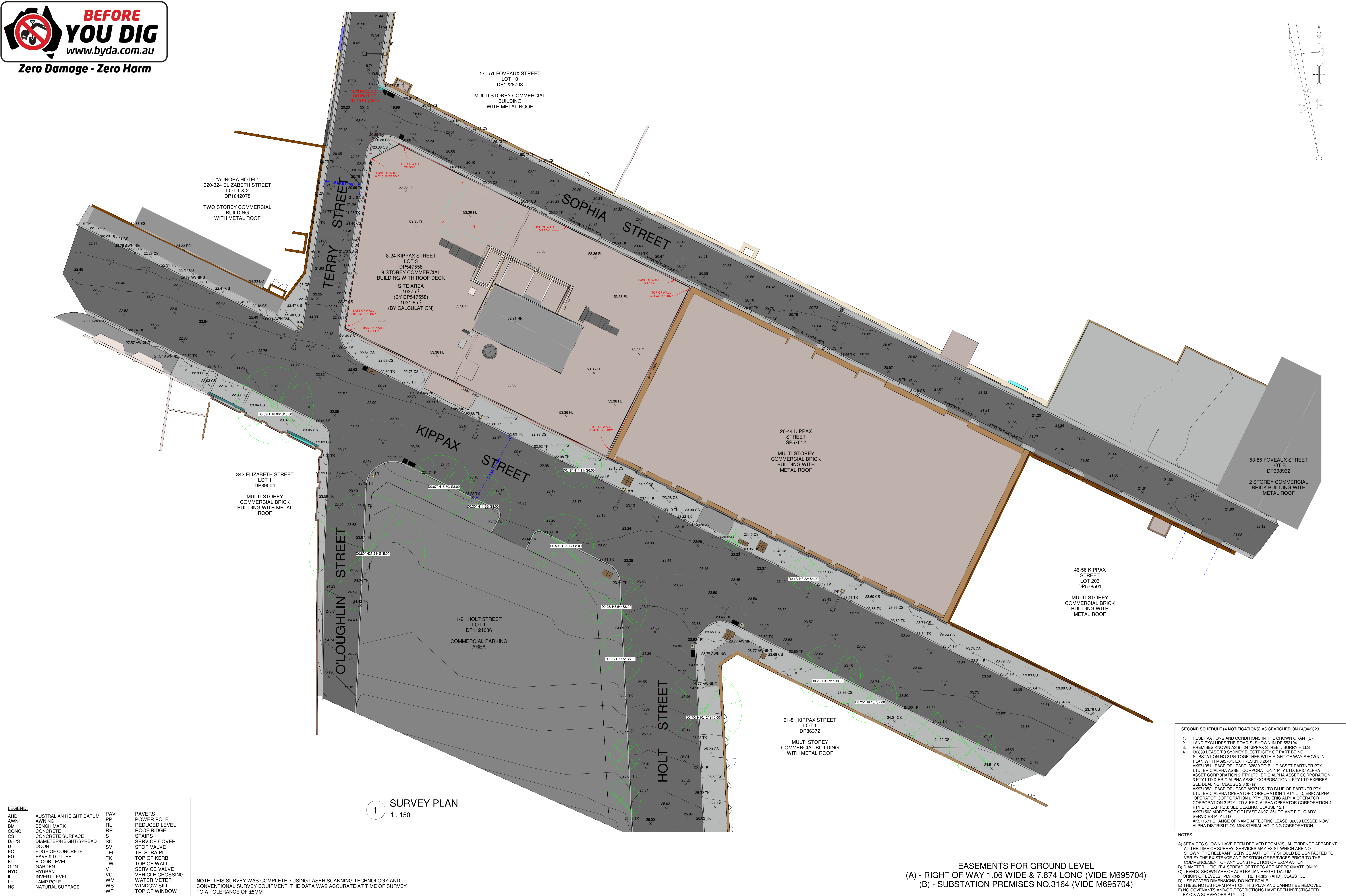
C&A SURVEYORS

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PROJECT NAME:	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	REVISION:	1
CLIENT NAME:	05/06/2023	MODELER:	JM/DT
PROJECT NO.	24874-23	CHECKED BY:	MR
PROJECT ADDRESS:	8-24 KIPPAX STREET SURRY HILLS	ISSUE DATE:	05/06/2023



NOTES: This model is made using a combination of 3D laser scanning and conventional survey instruments. It should be noted that the accuracy of the model is based on the selection made when completing the C & A modeling checklist



LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DI/H/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

EASEMENTS FOR GROUND LEVEL
(A) - RIGHT OF WAY 1.06 WIDE & 7.874 LONG (VIDE M695704)
(B) - SUBSTATION PREMISES NO.3164 (VIDE M695704)

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32859 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M695704, EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32859) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32859) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

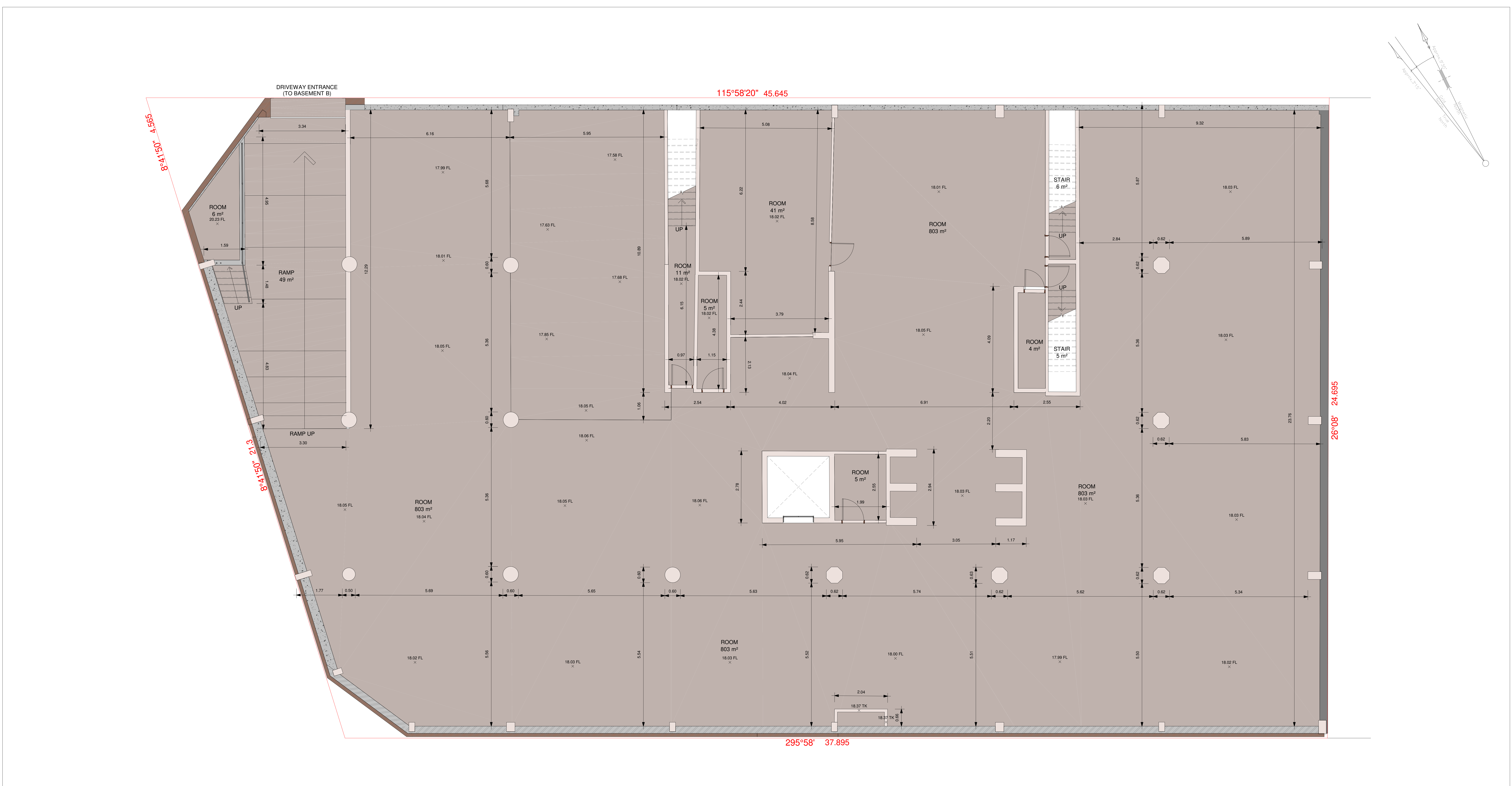
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) USE STATED DIMENSIONS. DO NOT SCALE.

E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.

F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 150@A0
REFERENCE:	24874-23	SHEET:	2 OF 34



BASEMENT B AREA		
LEVEL	NAME	AREA
BASEMENT B	RAMP	49 m ²
BASEMENT B	ROOM	803 m ²
BASEMENT B	ROOM	6 m ²
BASEMENT B	ROOM	41 m ²
BASEMENT B	ROOM	5 m ²
BASEMENT B	ROOM	11 m ²
BASEMENT B	ROOM	5 m ²
BASEMENT B	ROOM	4 m ²
BASEMENT B	STAIR	6 m ²
BASEMENT B	STAIR	5 m ²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DI/H/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

1 BASEMENT B FLOOR PLAN
1 : 50

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M95704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).

AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1

AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD

AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

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B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

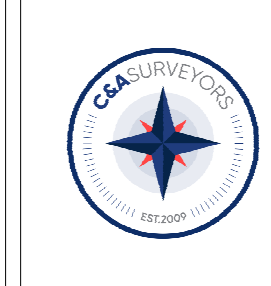
D) ORIGIN OF LEVELS: FMS3293 RL 18.202 (AHD), CLASS LC

E) USE STATED DIMENSIONS. DO NOT SCALE.

F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.

G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

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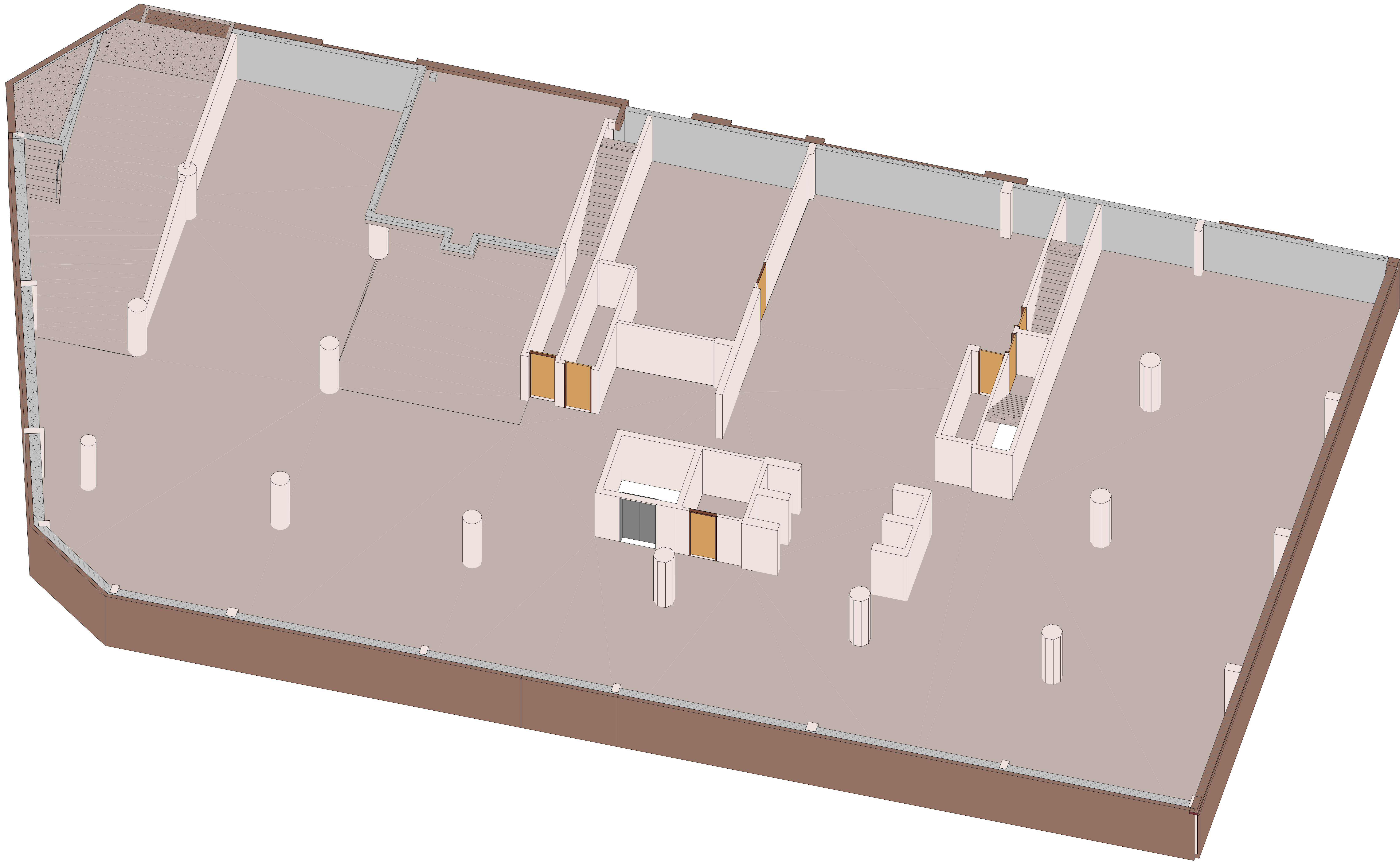
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	3 OF 34



1 BASEMENT B 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR
PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON
DP547558 AT
8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
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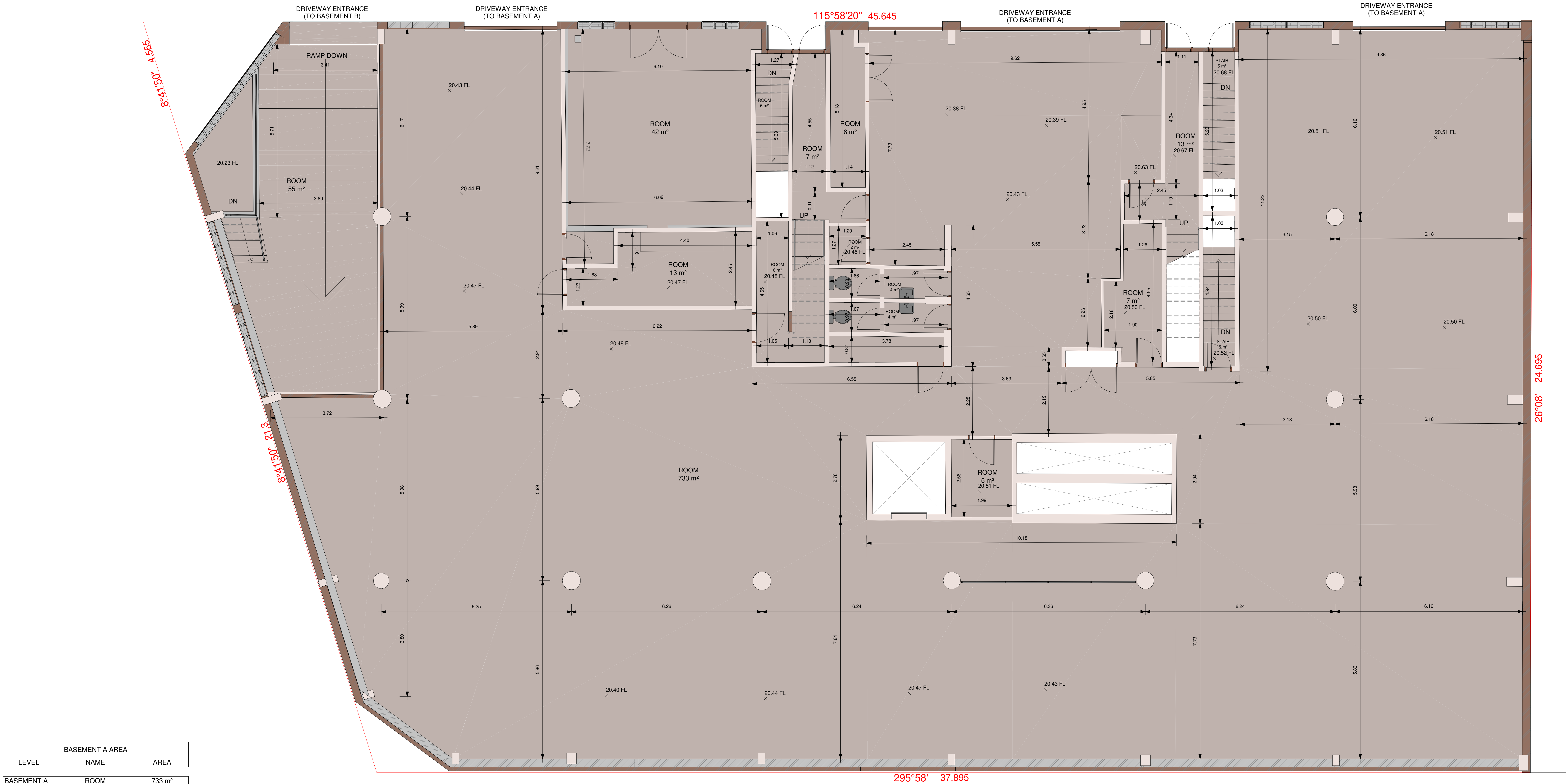
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704, EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

- A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
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E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	4 OF 34



BASEMENT A AREA		
LEVEL	NAME	AREA
BASEMENT A	ROOM	733 m ²
BASEMENT A	ROOM	5 m ²
BASEMENT A	ROOM	42 m ²
BASEMENT A	ROOM	13 m ²
BASEMENT A	ROOM	7 m ²
BASEMENT A	ROOM	6 m ²
BASEMENT A	ROOM	6 m ²
BASEMENT A	ROOM	2 m ²
BASEMENT A	ROOM	4 m ²
BASEMENT A	ROOM	4 m ²
BASEMENT A	ROOM	7 m ²
BASEMENT A	ROOM	13 m ²
BASEMENT A	ROOM	55 m ²
BASEMENT A	STAIR	5 m ²
BASEMENT A	STAIR	5 m ²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DI/H/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
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LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

1 BASEMENT A FLOOR PLAN
1 : 50

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
- PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
- 122559 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M95704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 122559 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).

AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1

AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD

AK971571 CHANGE OF NAME AFFECTING LEASE 122559 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

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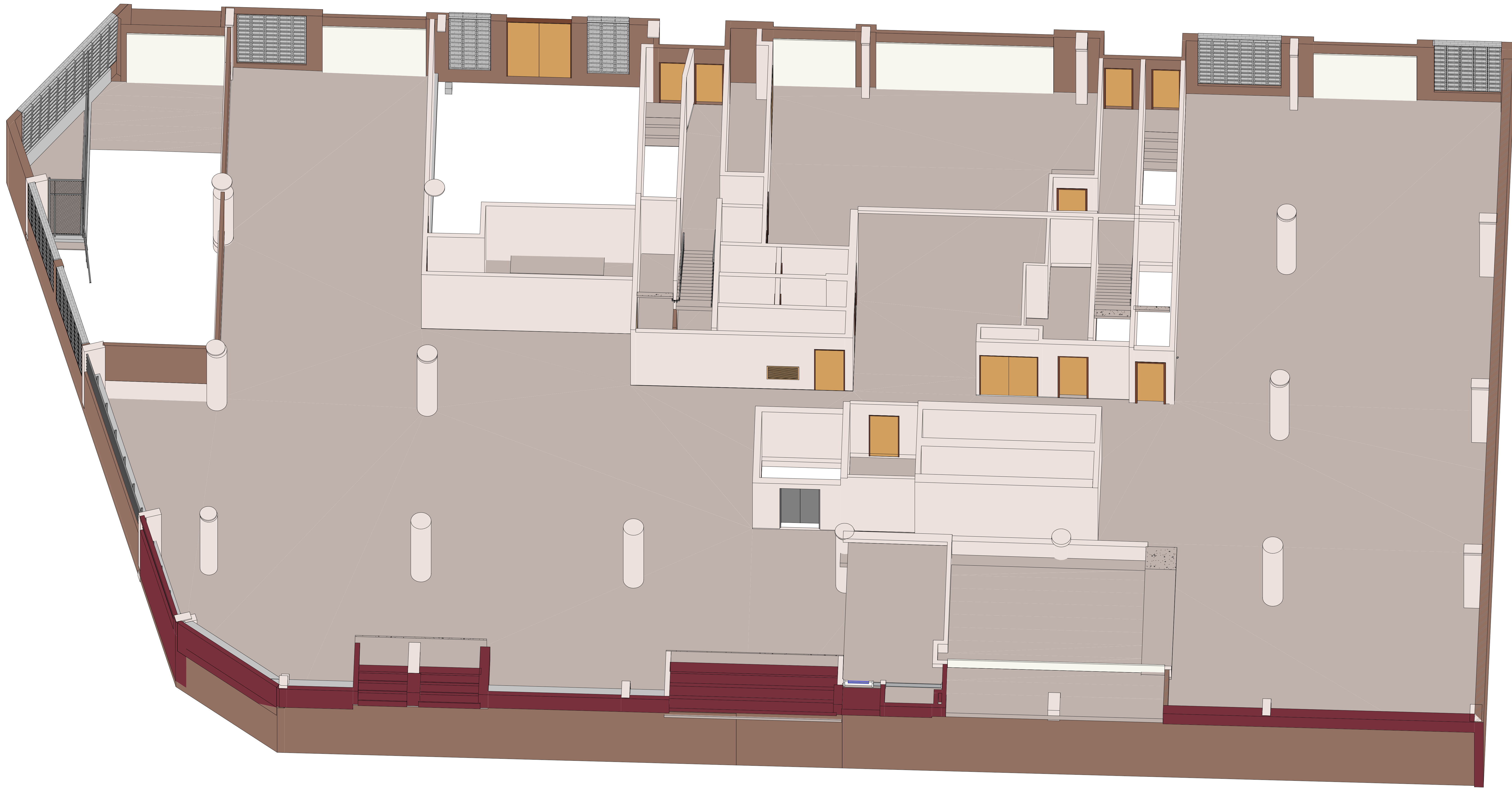
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) USE STATED DIMENSIONS. DO NOT SCALE.

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DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	5 OF 34

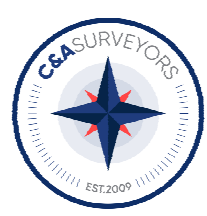


1 BASEMENT A 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
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NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
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SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

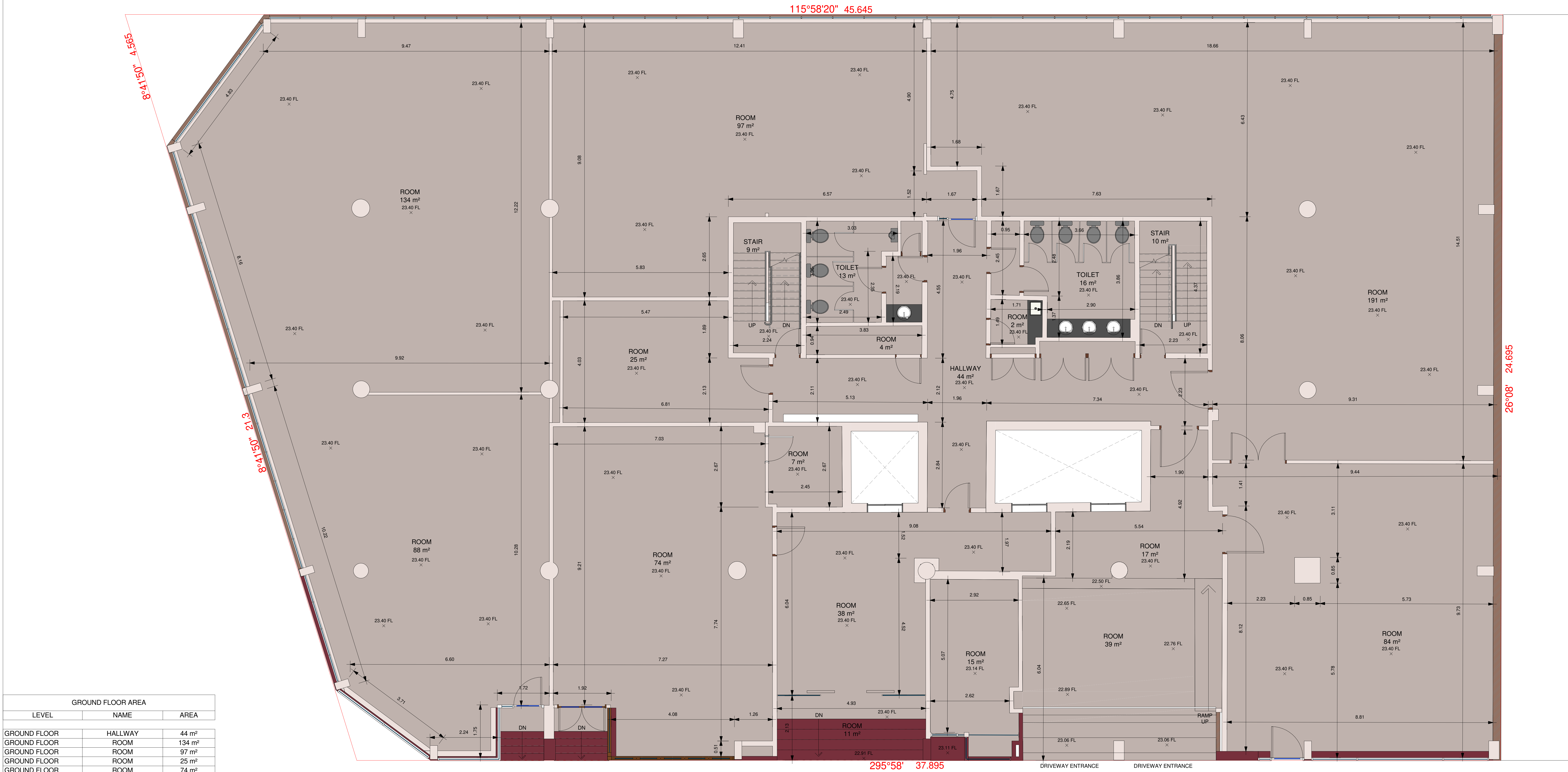
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 563194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704, EXPIRES 31.8.2041

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AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

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SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	6 OF 34



GROUND FLOOR AREA		
LEVEL	NAME	AREA
GROUND FLOOR	HALLWAY	44 m ²
GROUND FLOOR	ROOM	134 m ²
GROUND FLOOR	ROOM	97 m ²
GROUND FLOOR	ROOM	25 m ²
GROUND FLOOR	ROOM	74 m ²
GROUND FLOOR	ROOM	38 m ²
GROUND FLOOR	ROOM	11 m ²
GROUND FLOOR	ROOM	15 m ²
GROUND FLOOR	ROOM	39 m ²
GROUND FLOOR	ROOM	17 m ²
GROUND FLOOR	ROOM	84 m ²
GROUND FLOOR	ROOM	191 m ²
GROUND FLOOR	ROOM	7 m ²
GROUND FLOOR	ROOM	4 m ²
GROUND FLOOR	ROOM	88 m ²
GROUND FLOOR	ROOM	74 m ²
GROUND FLOOR	STAIR	9 m ²
GROUND FLOOR	STAIR	10 m ²
GROUND FLOOR	TOILET	16 m ²
GROUND FLOOR	TOILET	13 m ²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

1 GROUND FLOOR PLAN

1 : 50

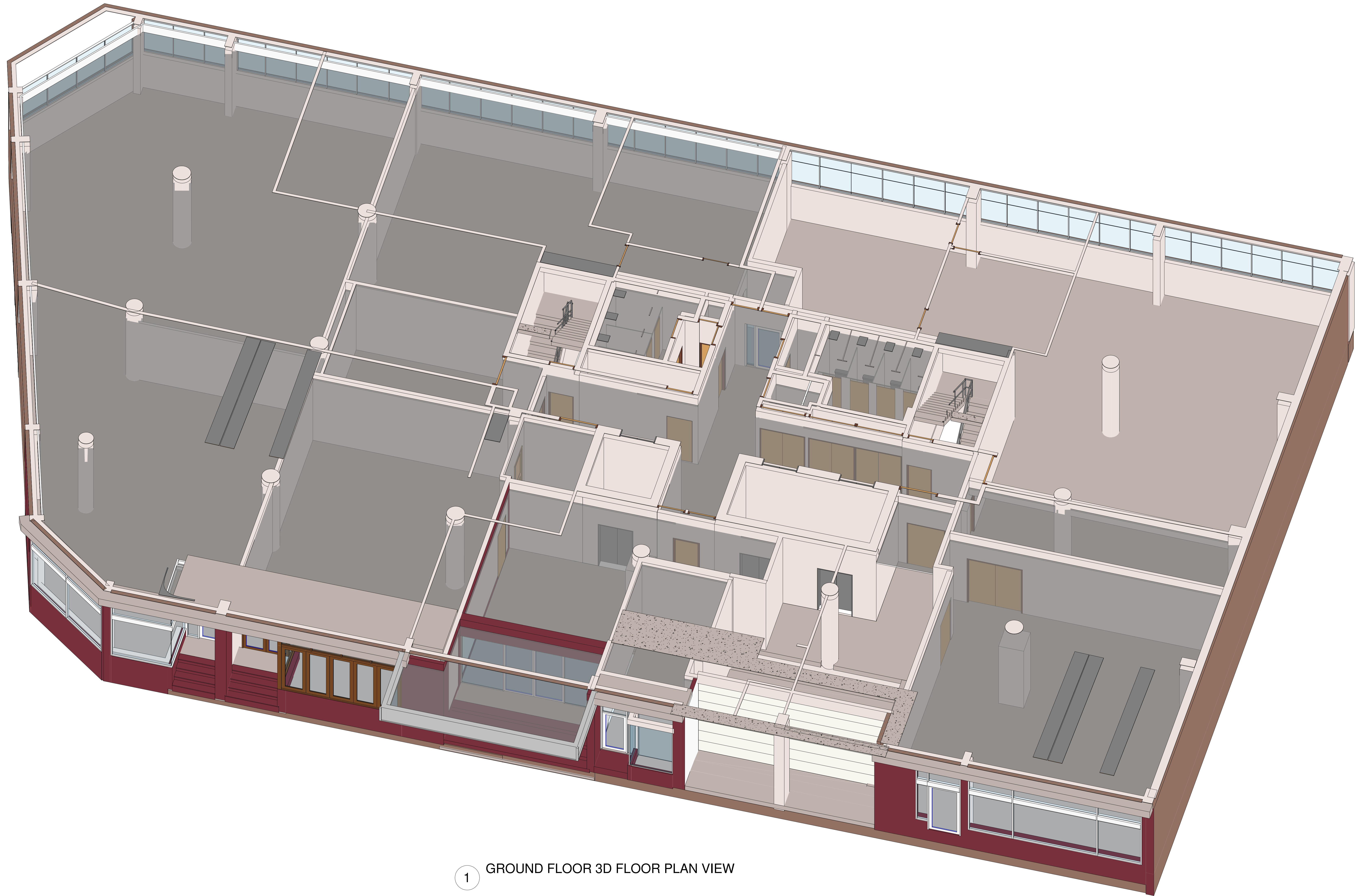
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LAND EXCLUDES THE ROAD(S) SHOWN IN DP 563194
- PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
- (32859 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704. EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32859) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32859) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

- A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- D) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- E) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	7 OF 34



1 GROUND FLOOR 3D FLOOR PLAN VIEW

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023		
Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M95704, EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
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AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

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B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

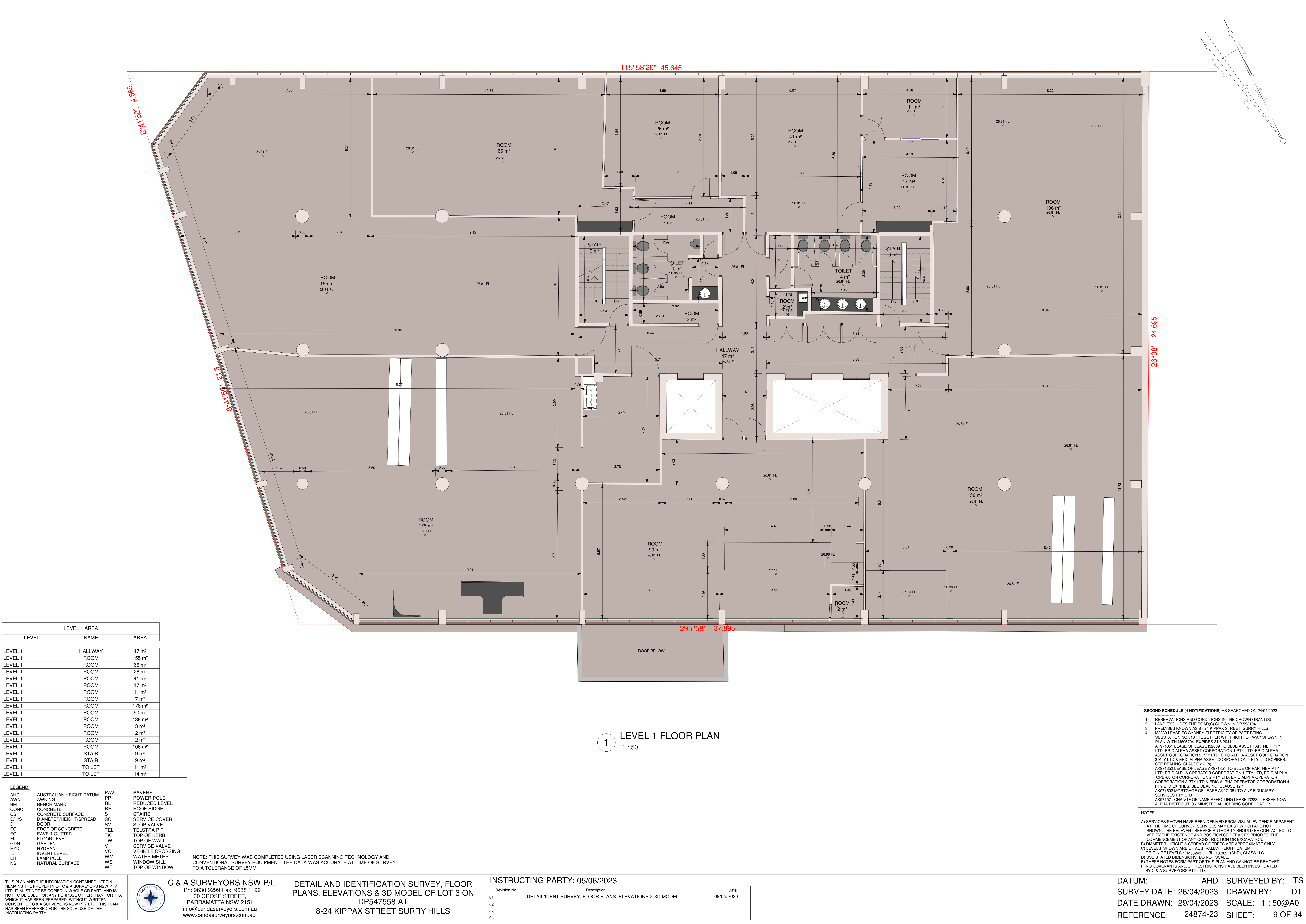
D) ORIGIN OF LEVELS: FMS2019 RL 19.202 (AHD), CLASS LC

E) USE STATED DIMENSIONS. DO NOT SCALE.

F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.

G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	8 OF 34




LEVEL 1 AREA		
LEVEL	NAME	AREA
LEVEL 1	HALLWAY	47 m²
LEVEL 1	ROOM	155 m²
LEVEL 1	ROOM	66 m²
LEVEL 1	ROOM	26 m²
LEVEL 1	ROOM	41 m²
LEVEL 1	ROOM	17 m²
LEVEL 1	ROOM	7 m²
LEVEL 1	ROOM	11 m²
LEVEL 1	ROOM	178 m²
LEVEL 1	ROOM	90 m²
LEVEL 1	ROOM	138 m²
LEVEL 1	ROOM	3 m²
LEVEL 1	ROOM	2 m²
LEVEL 1	ROOM	106 m²
LEVEL 1	STAIR	9 m²
LEVEL 1	STAIR	9 m²
LEVEL 1	TOILET	11 m²
LEVEL 1	TOILET	14 m²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DI/H/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT

8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

DATUM: AHD

SURVEY DATE: 26/04/2023

DATE DRAWN: 29/04/2023

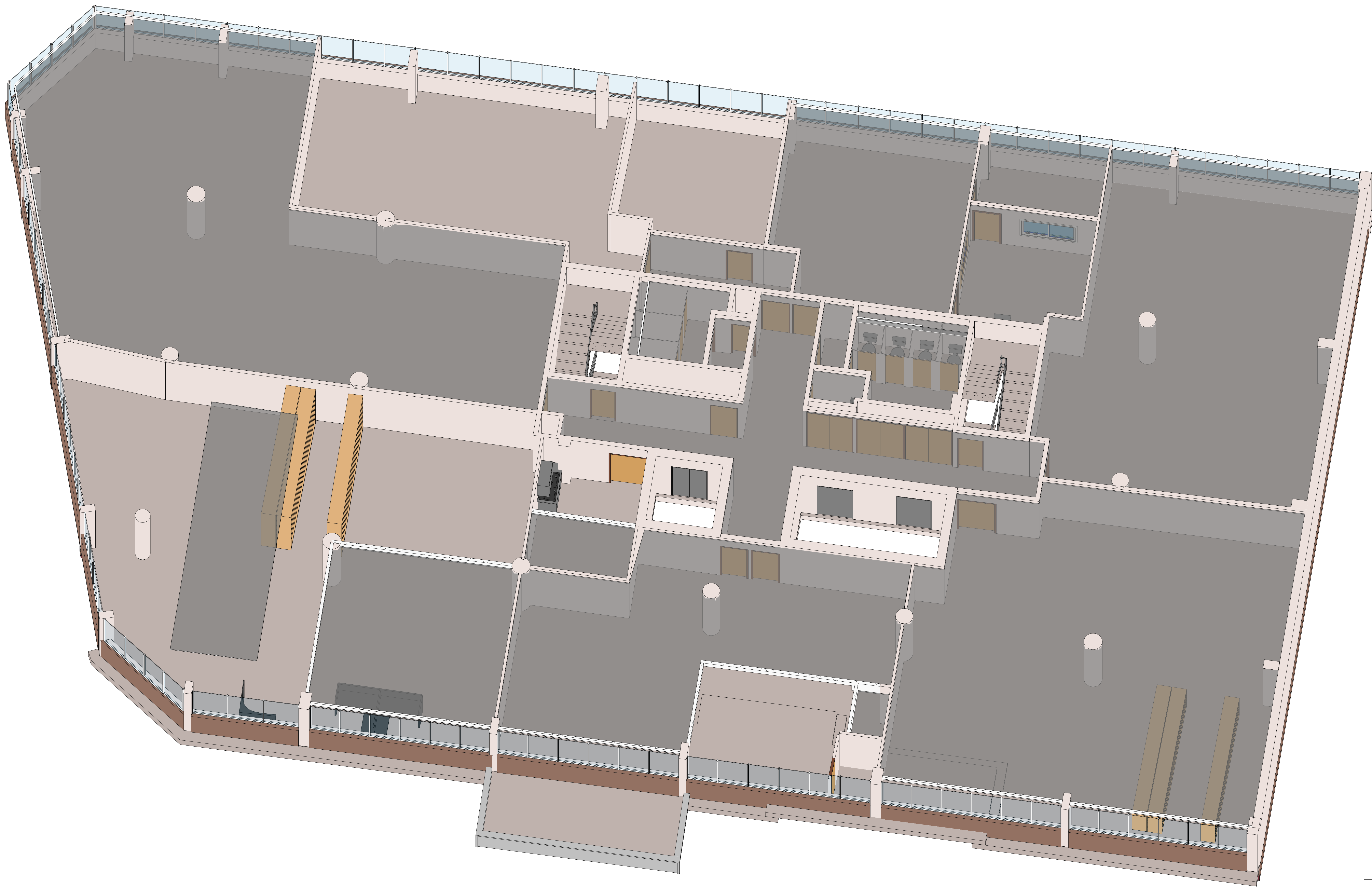
REFERENCE: 24874-23

SURVEYED BY: TS

DRAWN BY: DT

SCALE: 1 : 50@A0

SHEET: 9 OF 34



1 LEVEL 1 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

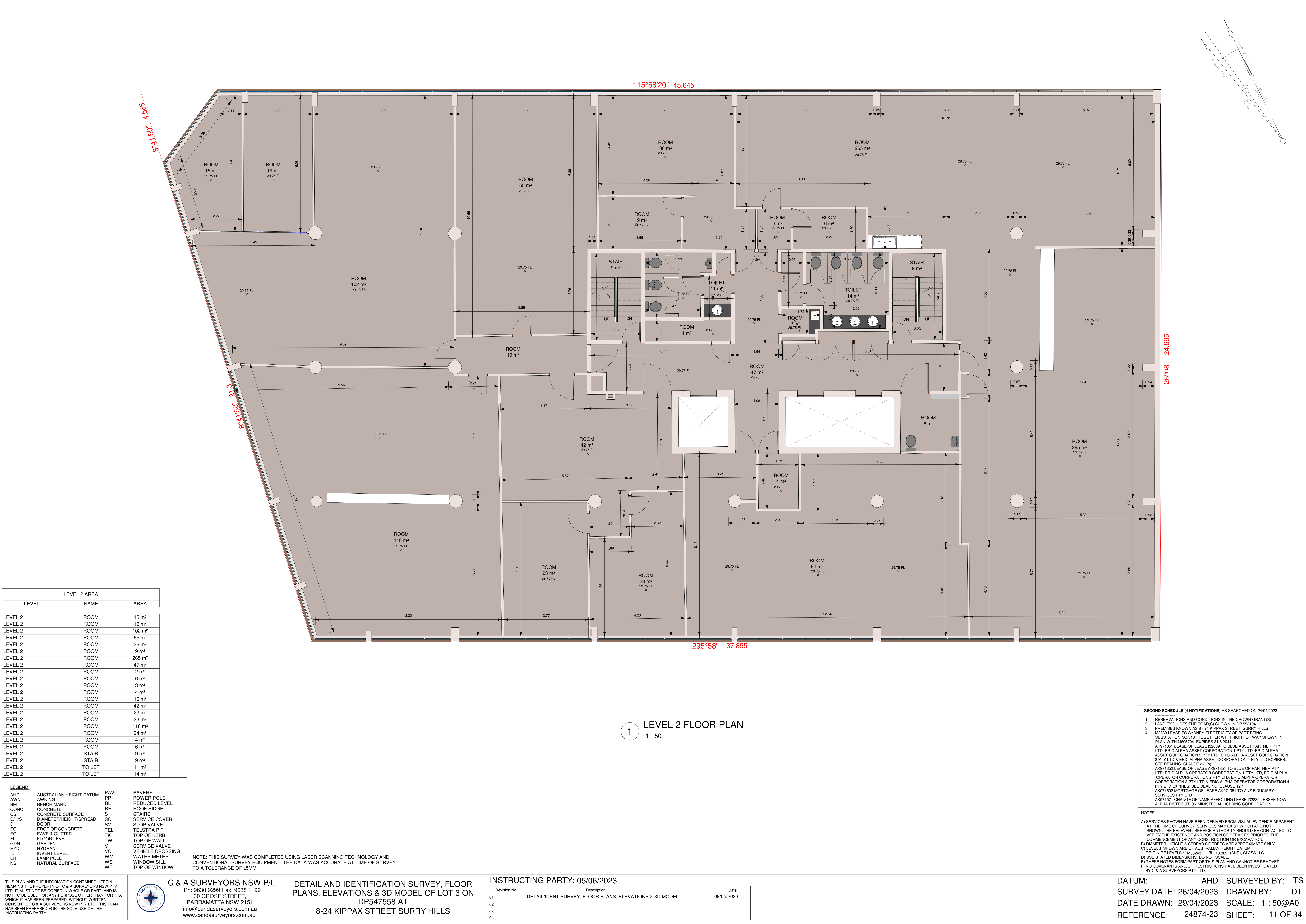
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
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AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

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D) USE STATED DIMENSIONS. DO NOT SCALE.
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DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	10 OF 34



LEVEL 2 AREA		
LEVEL	NAME	AREA
LEVEL 2	ROOM	15 m ²
LEVEL 2	ROOM	19 m ²
LEVEL 2	ROOM	102 m ²
LEVEL 2	ROOM	65 m ²
LEVEL 2	ROOM	36 m ²
LEVEL 2	ROOM	9 m ²
LEVEL 2	ROOM	265 m ²
LEVEL 2	ROOM	47 m ²
LEVEL 2	ROOM	2 m ²
LEVEL 2	ROOM	6 m ²
LEVEL 2	ROOM	3 m ²
LEVEL 2	ROOM	4 m ²
LEVEL 2	ROOM	10 m ²
LEVEL 2	ROOM	42 m ²
LEVEL 2	ROOM	23 m ²
LEVEL 2	ROOM	118 m ²
LEVEL 2	ROOM	94 m ²
LEVEL 2	ROOM	4 m ²
LEVEL 2	ROOM	6 m ²
LEVEL 2	STAIR	9 m ²
LEVEL 2	STAIR	9 m ²
LEVEL 2	TOILET	11 m ²
LEVEL 2	TOILET	14 m ²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

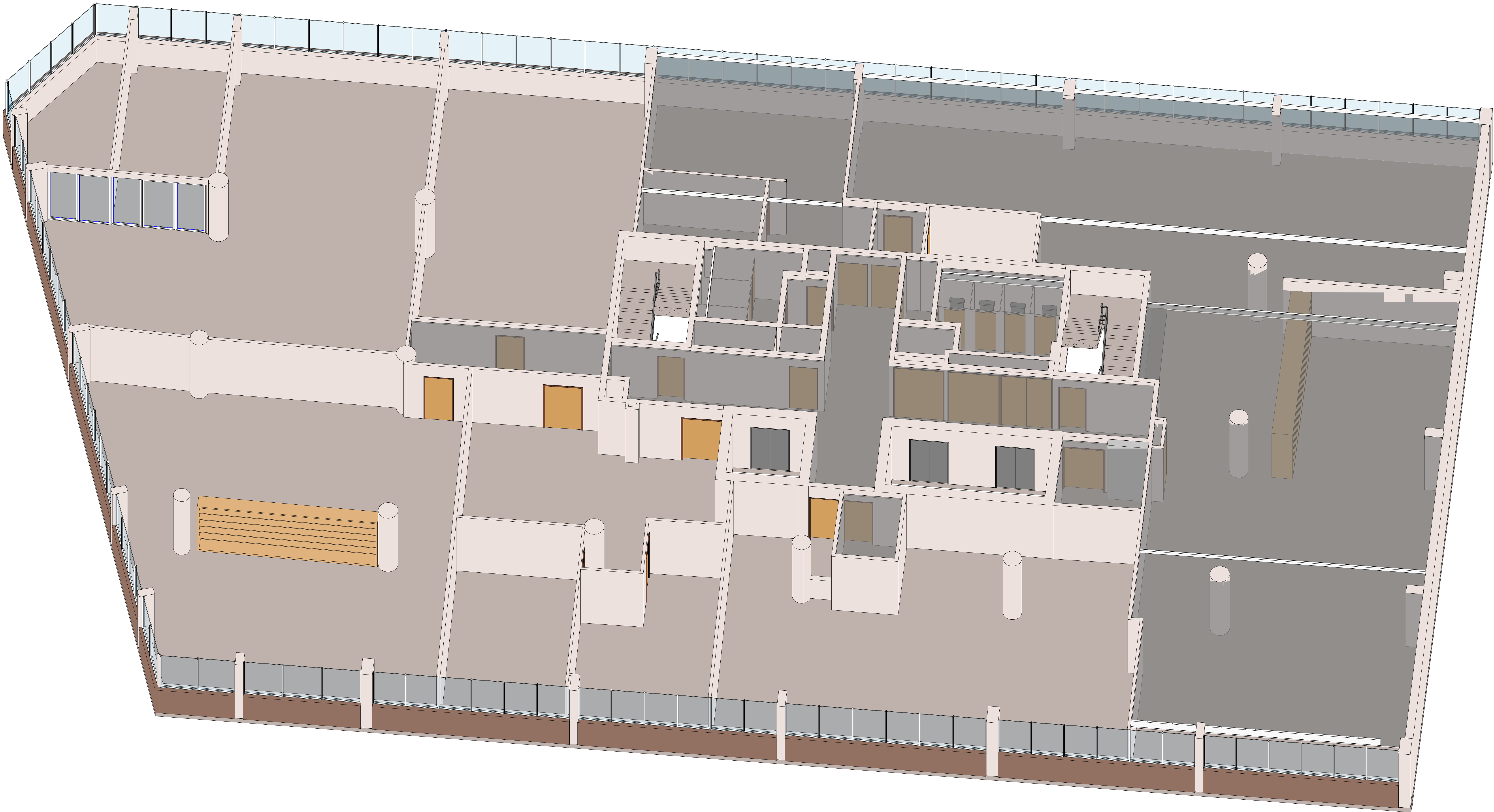
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
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- D) ORIGIN OF LEVELS: FMS3293 RL 15.302 (AHD), CLASS LC
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DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	11 OF 34

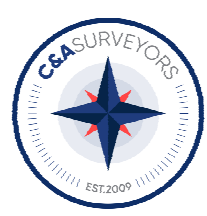


1 LEVEL 2 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

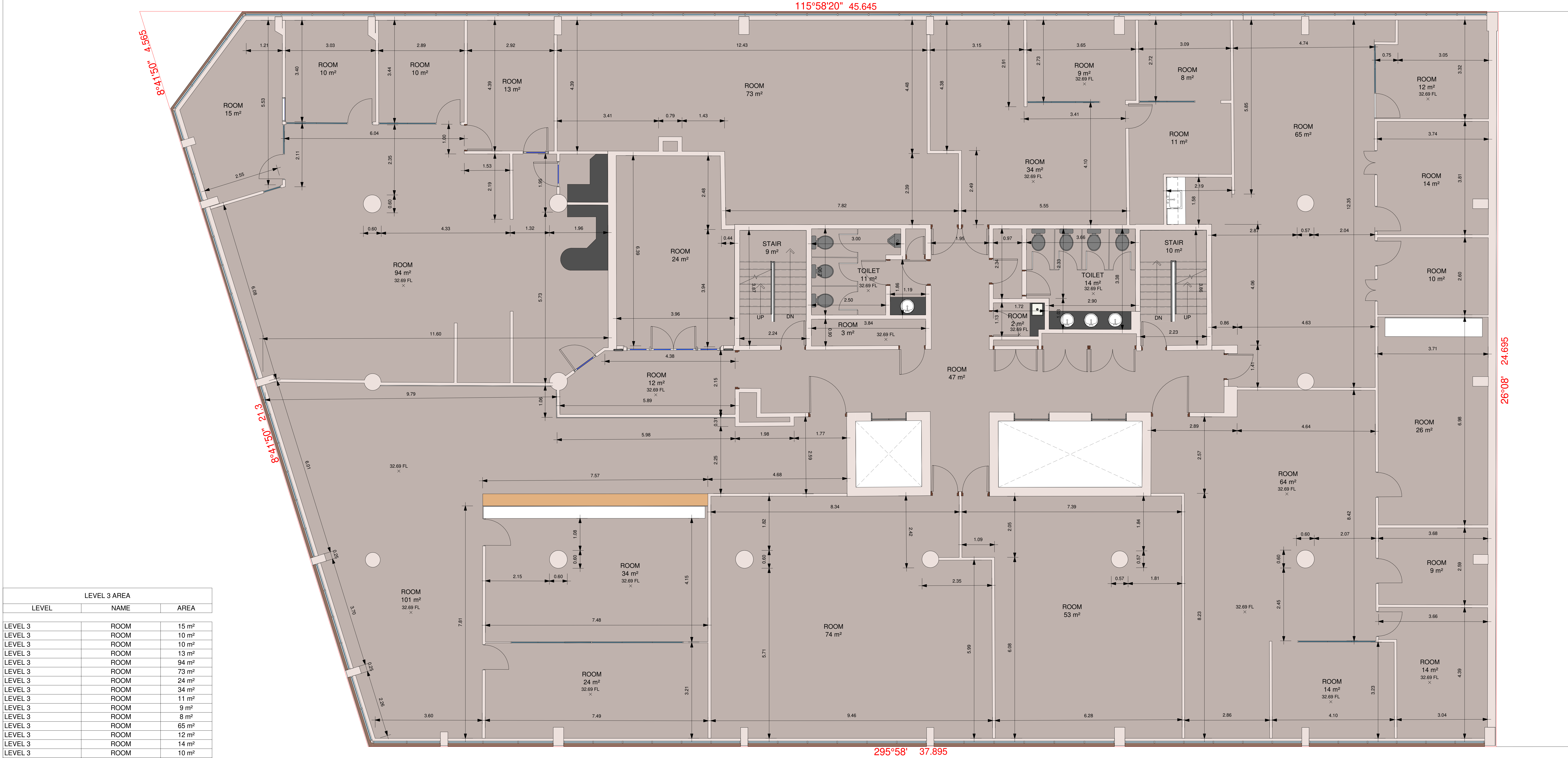
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 563194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704, EXPIRES 31.8.2041

AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
D) USE STATED DIMENSIONS. DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	12 OF 34



LEVEL 3 AREA		
LEVEL	NAME	AREA
LEVEL 3	ROOM	15 m ²
LEVEL 3	ROOM	10 m ²
LEVEL 3	ROOM	10 m ²
LEVEL 3	ROOM	13 m ²
LEVEL 3	ROOM	94 m ²
LEVEL 3	ROOM	73 m ²
LEVEL 3	ROOM	24 m ²
LEVEL 3	ROOM	34 m ²
LEVEL 3	ROOM	11 m ²
LEVEL 3	ROOM	9 m ²
LEVEL 3	ROOM	8 m ²
LEVEL 3	ROOM	65 m ²
LEVEL 3	ROOM	12 m ²
LEVEL 3	ROOM	14 m ²
LEVEL 3	ROOM	10 m ²
LEVEL 3	ROOM	26 m ²
LEVEL 3	ROOM	64 m ²
LEVEL 3	ROOM	9 m ²
LEVEL 3	ROOM	14 m ²
LEVEL 3	ROOM	14 m ²
LEVEL 3	ROOM	53 m ²
LEVEL 3	ROOM	74 m ²
LEVEL 3	ROOM	34 m ²
LEVEL 3	ROOM	24 m ²
LEVEL 3	ROOM	101 m ²
LEVEL 3	ROOM	12 m ²
LEVEL 3	ROOM	47 m ²
LEVEL 3	ROOM	2 m ²
LEVEL 3	ROOM	3 m ²
LEVEL 3	STAIR	9 m ²
LEVEL 3	STAIR	10 m ²
LEVEL 3	TOILET	14 m ²
LEVEL 3	TOILET	11 m ²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±35MM

1 LEVEL 3 FLOOR PLAN
1 : 50

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT
8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 563194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32859 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704, EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32859) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32859 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

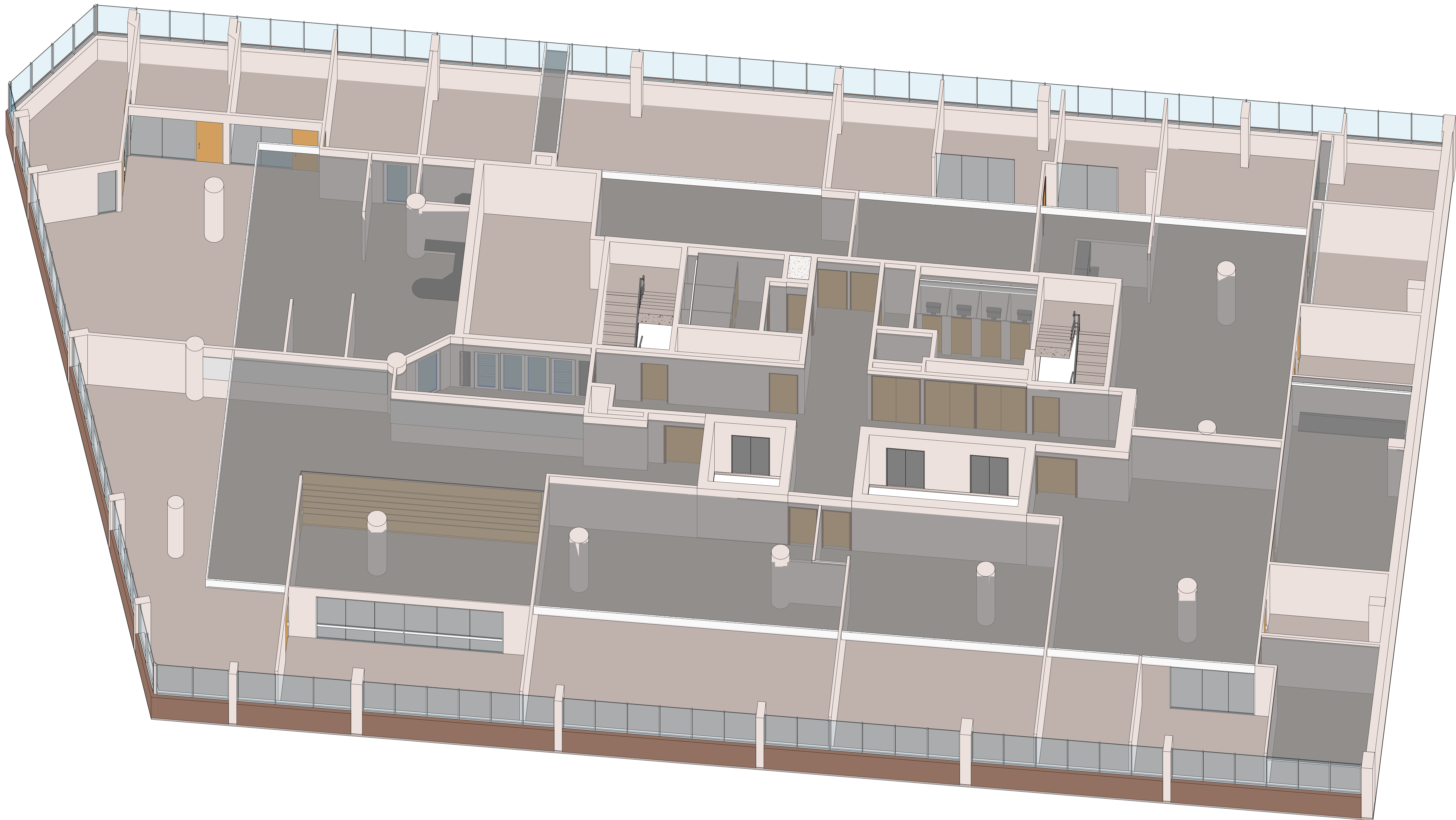
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) USE STATED DIMENSIONS. DO NOT SCALE.

E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED. IF NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	13 OF 34



1 LEVEL 3 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

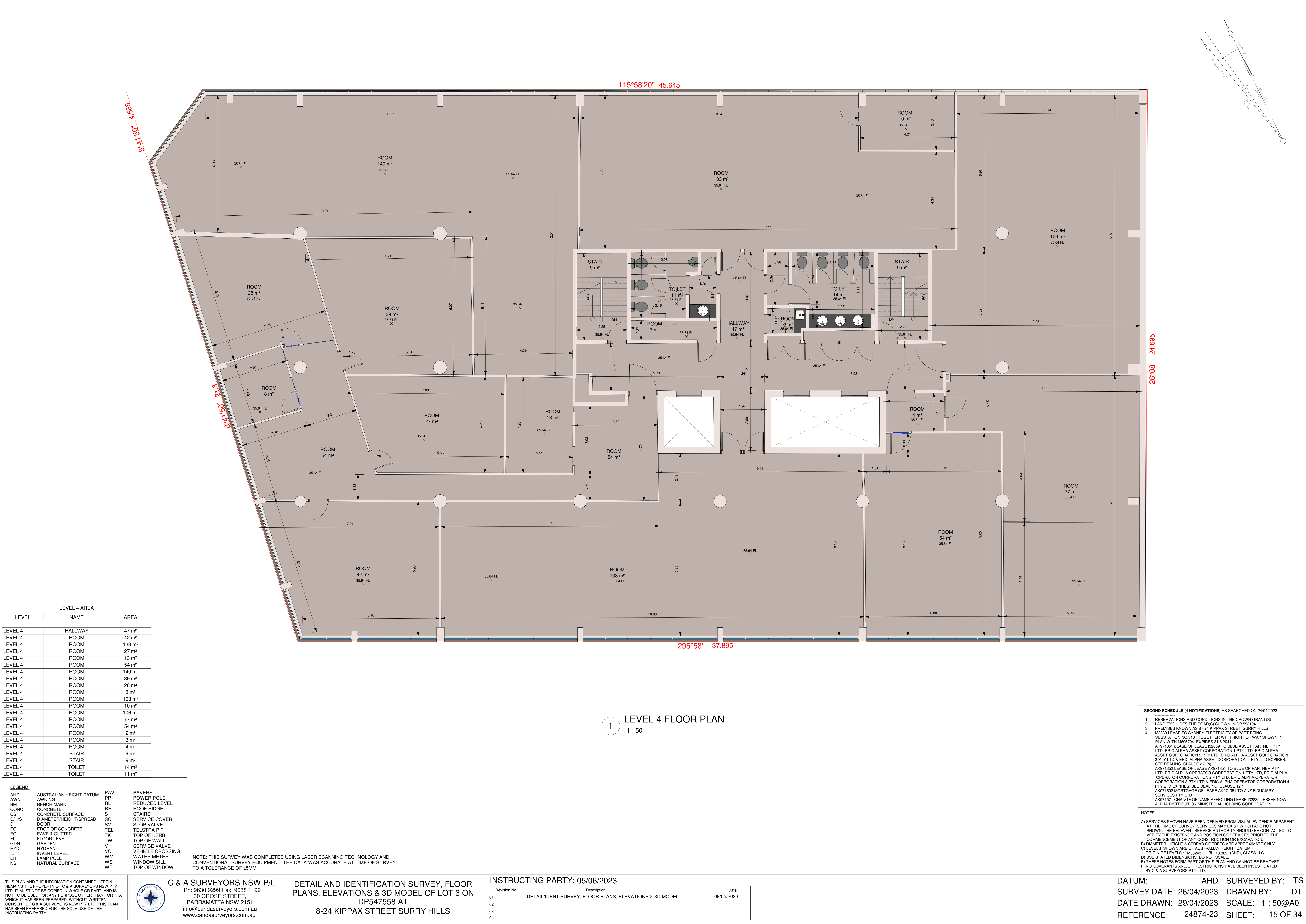
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704, EXPIRES 31.8.2041

AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

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DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	14 OF 34



LEVEL 4 AREA		
LEVEL	NAME	AREA
LEVEL 4	HALLWAY	47 m²
LEVEL 4	ROOM	42 m²
LEVEL 4	ROOM	133 m²
LEVEL 4	ROOM	27 m²
LEVEL 4	ROOM	13 m²
LEVEL 4	ROOM	54 m²
LEVEL 4	ROOM	140 m²
LEVEL 4	ROOM	39 m²
LEVEL 4	ROOM	28 m²
LEVEL 4	ROOM	8 m²
LEVEL 4	ROOM	103 m²
LEVEL 4	ROOM	10 m²
LEVEL 4	ROOM	106 m²
LEVEL 4	ROOM	77 m²
LEVEL 4	ROOM	54 m²
LEVEL 4	ROOM	2 m²
LEVEL 4	ROOM	3 m²
LEVEL 4	ROOM	4 m²
LEVEL 4	STAIR	9 m²
LEVEL 4	STAIR	9 m²
LEVEL 4	TOILET	14 m²
LEVEL 4	TOILET	11 m²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

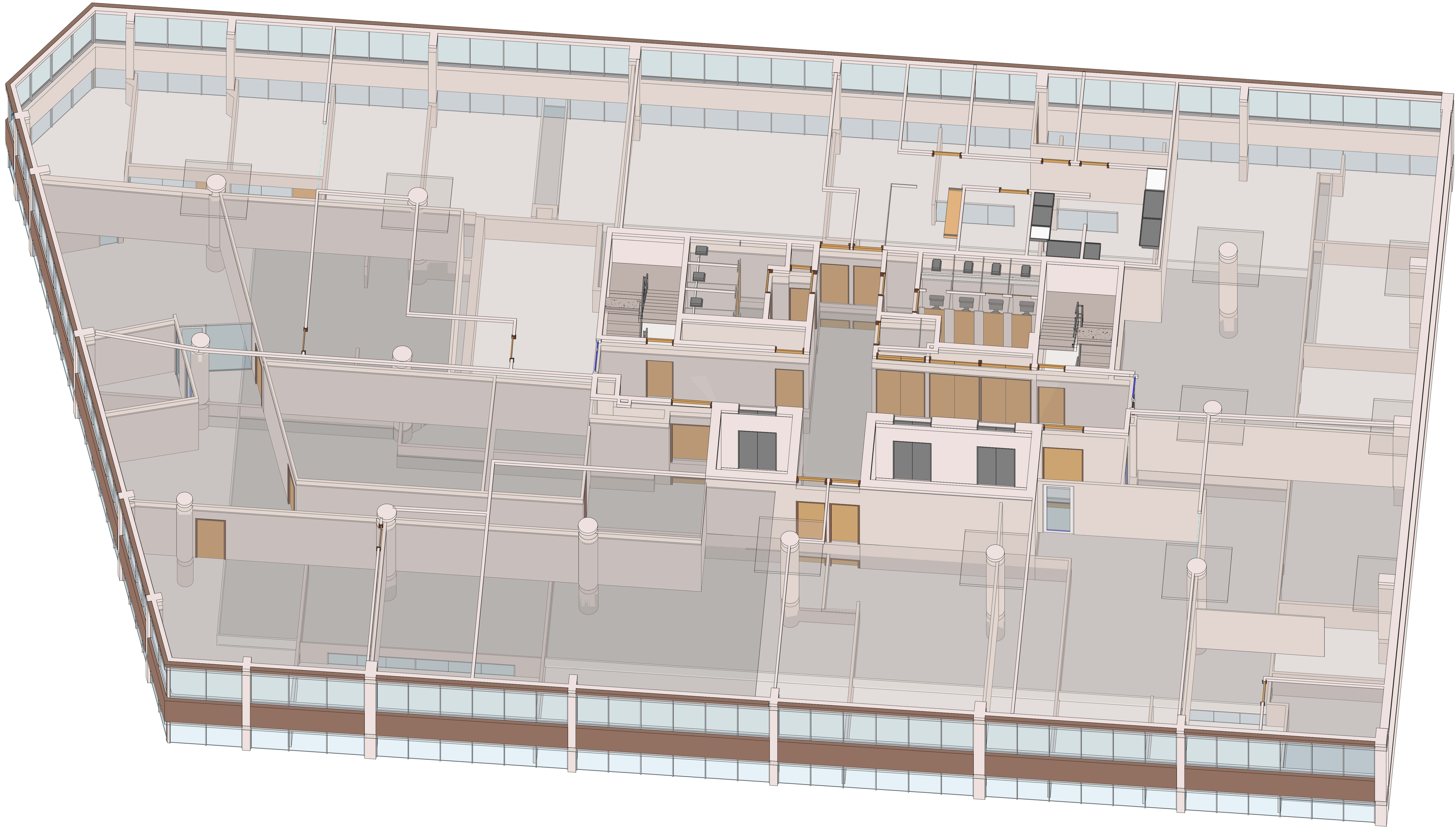
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
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AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).
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AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

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DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	15 OF 34

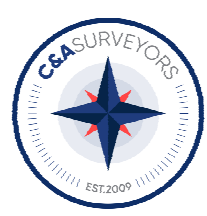


1 LEVEL 4 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
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LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

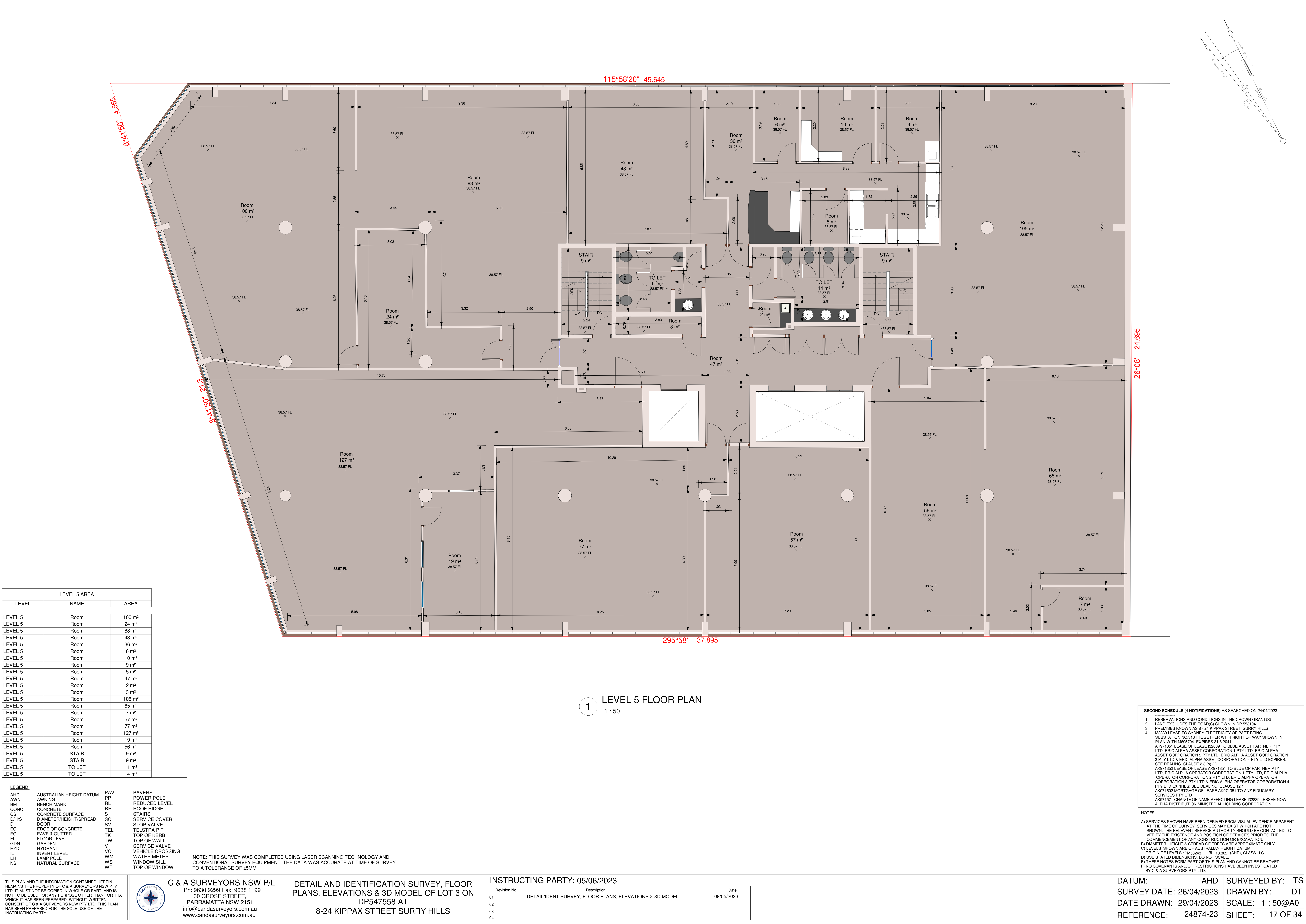
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2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 563194
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4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704. EXPIRES 31.8.2041

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AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

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DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	16 OF 34



LEVEL 5 AREA		
LEVEL	NAME	AREA
LEVEL 5	Room	100 m²
LEVEL 5	Room	24 m²
LEVEL 5	Room	88 m²
LEVEL 5	Room	43 m²
LEVEL 5	Room	36 m²
LEVEL 5	Room	6 m²
LEVEL 5	Room	10 m²
LEVEL 5	Room	9 m²
LEVEL 5	Room	5 m²
LEVEL 5	Room	47 m²
LEVEL 5	Room	2 m²
LEVEL 5	Room	3 m²
LEVEL 5	Room	105 m²
LEVEL 5	Room	65 m²
LEVEL 5	Room	7 m²
LEVEL 5	Room	57 m²
LEVEL 5	Room	77 m²
LEVEL 5	Room	127 m²
LEVEL 5	Room	19 m²
LEVEL 5	Room	56 m²
LEVEL 5	STAIR	9 m²
LEVEL 5	STAIR	9 m²
LEVEL 5	TOILET	11 m²
LEVEL 5	TOILET	14 m²

LEGEND:			
AWN	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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www.candasurveyors.com.au

DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

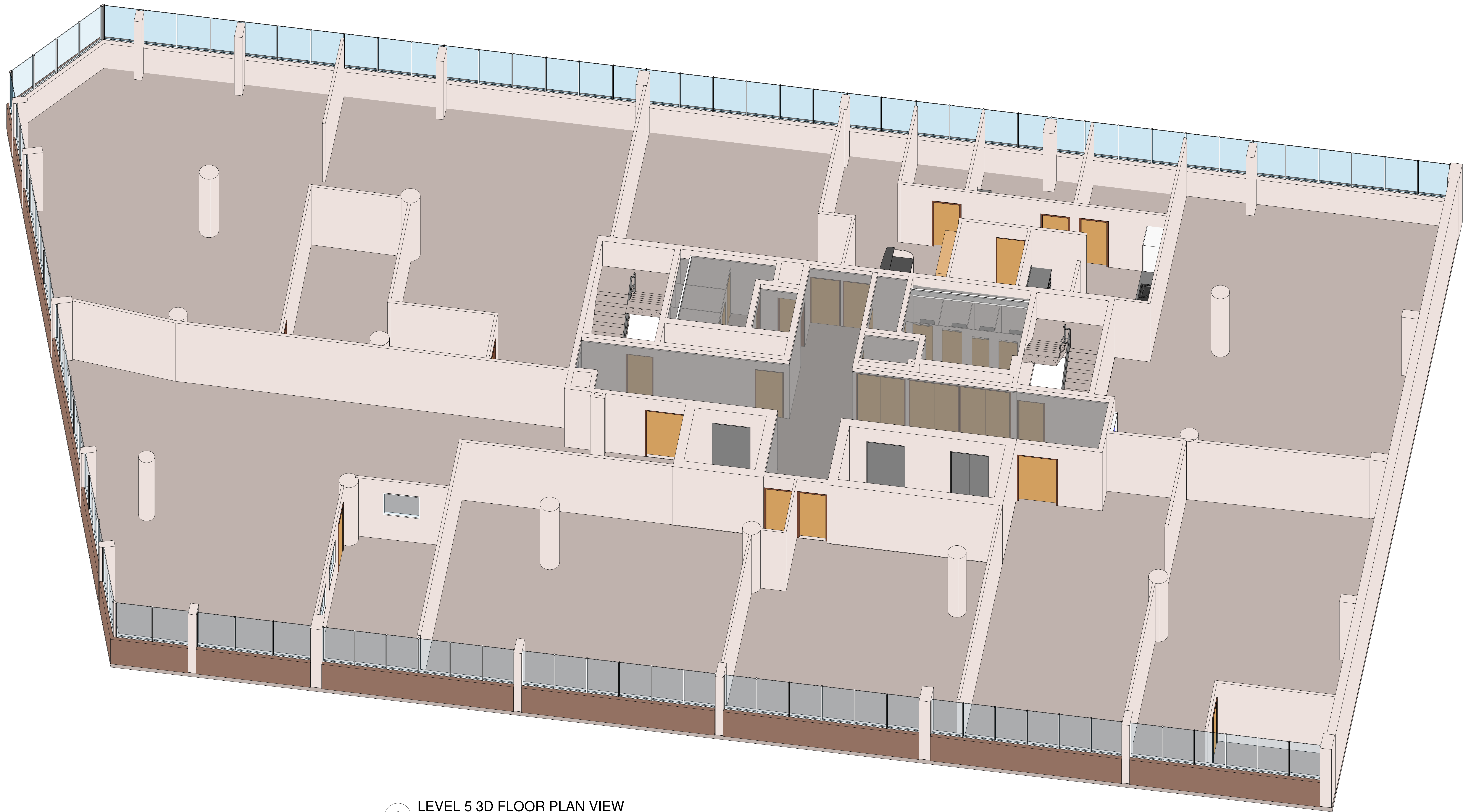
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M895704, EXPIRES 31.8.2041

AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
D) USE STATED DIMENSIONS. DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	17 OF 34

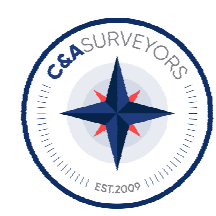


1 LEVEL 5 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

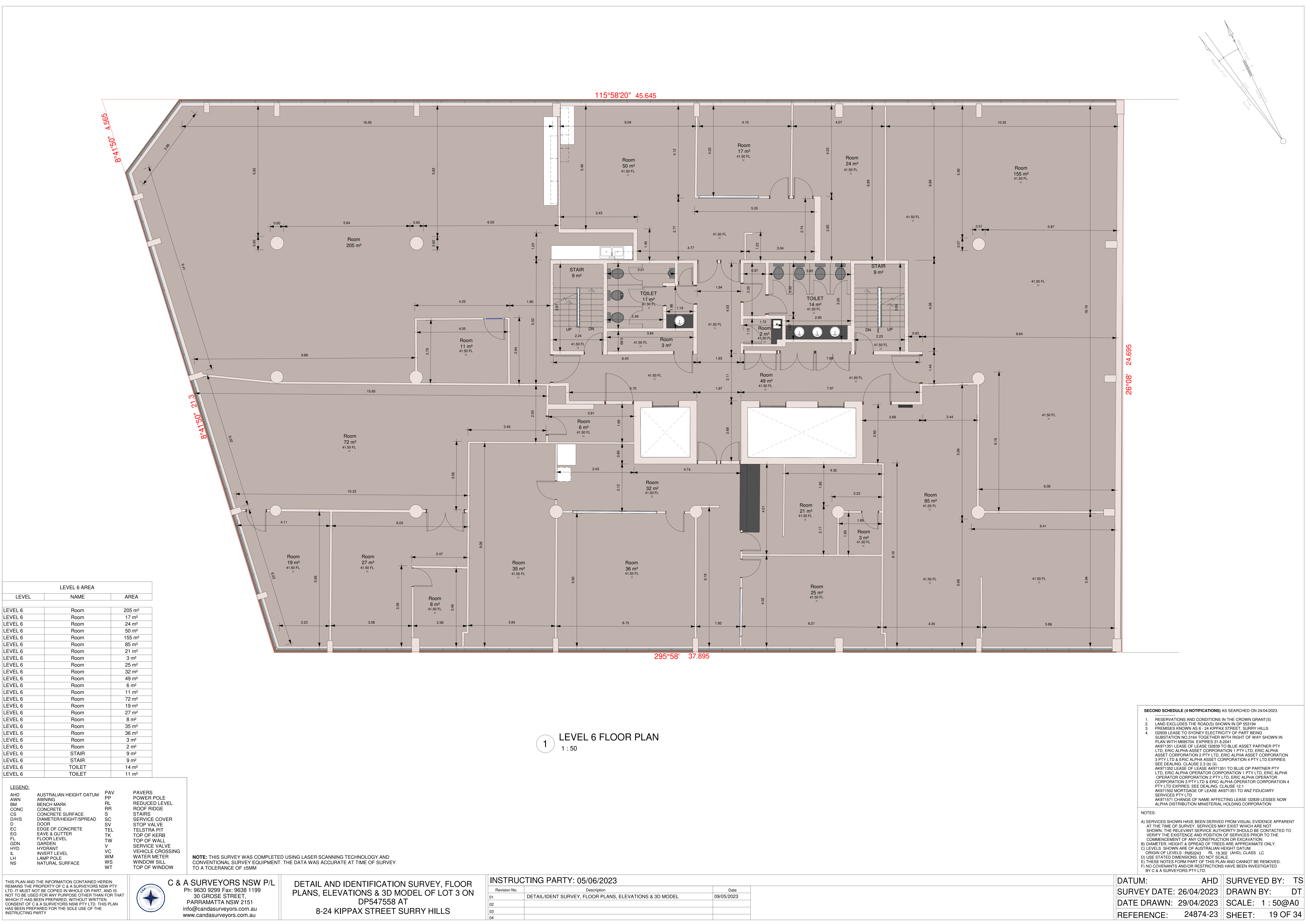
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704, EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
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AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

- A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
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C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
D) USE STATED DIMENSIONS. DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	18 OF 34



LEVEL 6 AREA		
LEVEL	NAME	AREA
LEVEL 6	Room	205 m ²
LEVEL 6	Room	17 m ²
LEVEL 6	Room	24 m ²
LEVEL 6	Room	50 m ²
LEVEL 6	Room	155 m ²
LEVEL 6	Room	85 m ²
LEVEL 6	Room	21 m ²
LEVEL 6	Room	3 m ²
LEVEL 6	Room	25 m ²
LEVEL 6	Room	32 m ²
LEVEL 6	Room	49 m ²
LEVEL 6	Room	6 m ²
LEVEL 6	Room	11 m ²
LEVEL 6	Room	72 m ²
LEVEL 6	Room	19 m ²
LEVEL 6	Room	27 m ²
LEVEL 6	Room	8 m ²
LEVEL 6	Room	35 m ²
LEVEL 6	Room	36 m ²
LEVEL 6	Room	3 m ²
LEVEL 6	Room	2 m ²
LEVEL 6	STAIR	9 m ²
LEVEL 6	STAIR	9 m ²
LEVEL 6	TOILET	14 m ²
LEVEL 6	TOILET	11 m ²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DI/H/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

1 LEVEL 6 FLOOR PLAN
1 : 50

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT
8-24 KIPPAX STREET SURRY HILLS

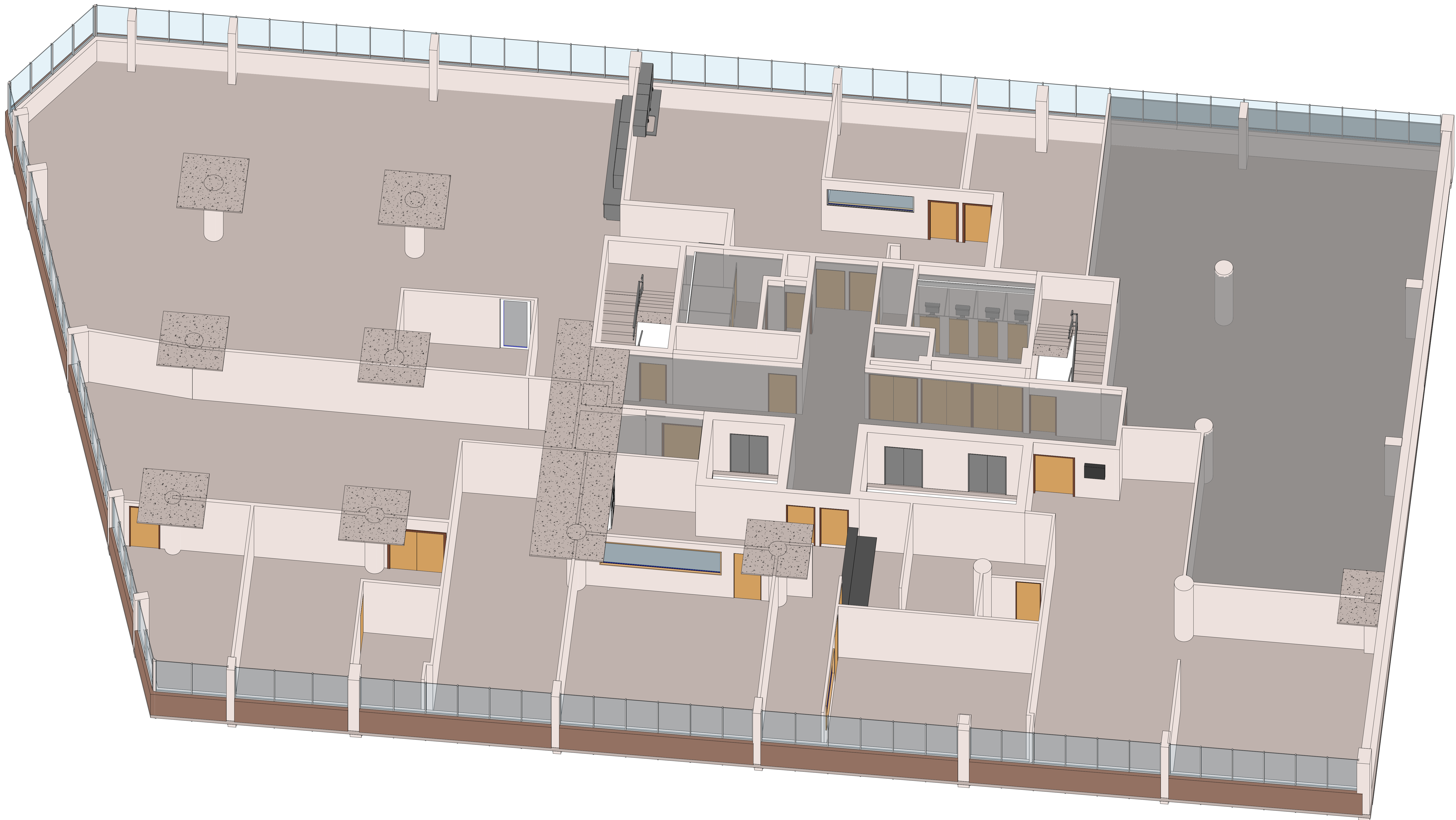
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 563194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M895704, EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).
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DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	19 OF 34



1 LEVEL 6 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
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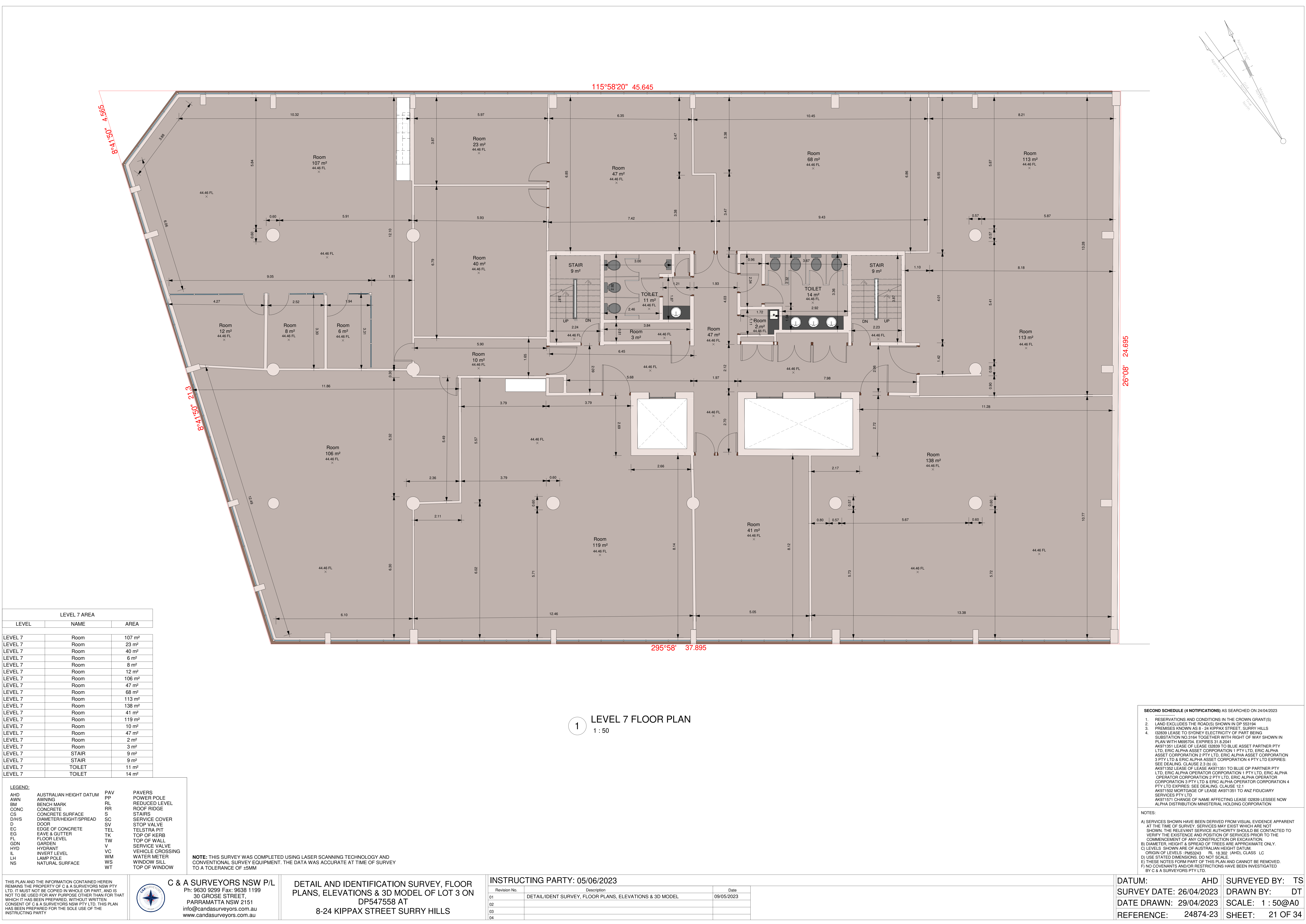
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704, EXPIRES 31.8.2041

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AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:
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DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	20 OF 34

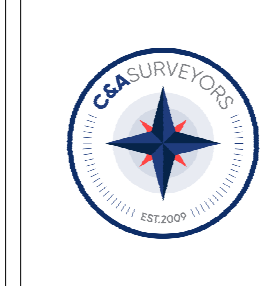


LEVEL 7 AREA		
LEVEL	NAME	AREA
LEVEL 7	Room	107 m²
LEVEL 7	Room	23 m²
LEVEL 7	Room	40 m²
LEVEL 7	Room	6 m²
LEVEL 7	Room	8 m²
LEVEL 7	Room	12 m²
LEVEL 7	Room	106 m²
LEVEL 7	Room	47 m²
LEVEL 7	Room	68 m²
LEVEL 7	Room	113 m²
LEVEL 7	Room	138 m²
LEVEL 7	Room	41 m²
LEVEL 7	Room	119 m²
LEVEL 7	Room	10 m²
LEVEL 7	Room	47 m²
LEVEL 7	Room	2 m²
LEVEL 7	Room	3 m²
LEVEL 7	STAIR	9 m²
LEVEL 7	STAIR	9 m²
LEVEL 7	TOILET	11 m²
LEVEL 7	TOILET	14 m²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
- PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
- 12859 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M895704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 12859 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).

AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1

AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD

AK971571 CHANGE OF NAME AFFECTING LEASE 12859 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

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C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) USE STATED DIMENSIONS. DO NOT SCALE.

E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.

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DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	21 OF 34



1 LEVEL 7 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

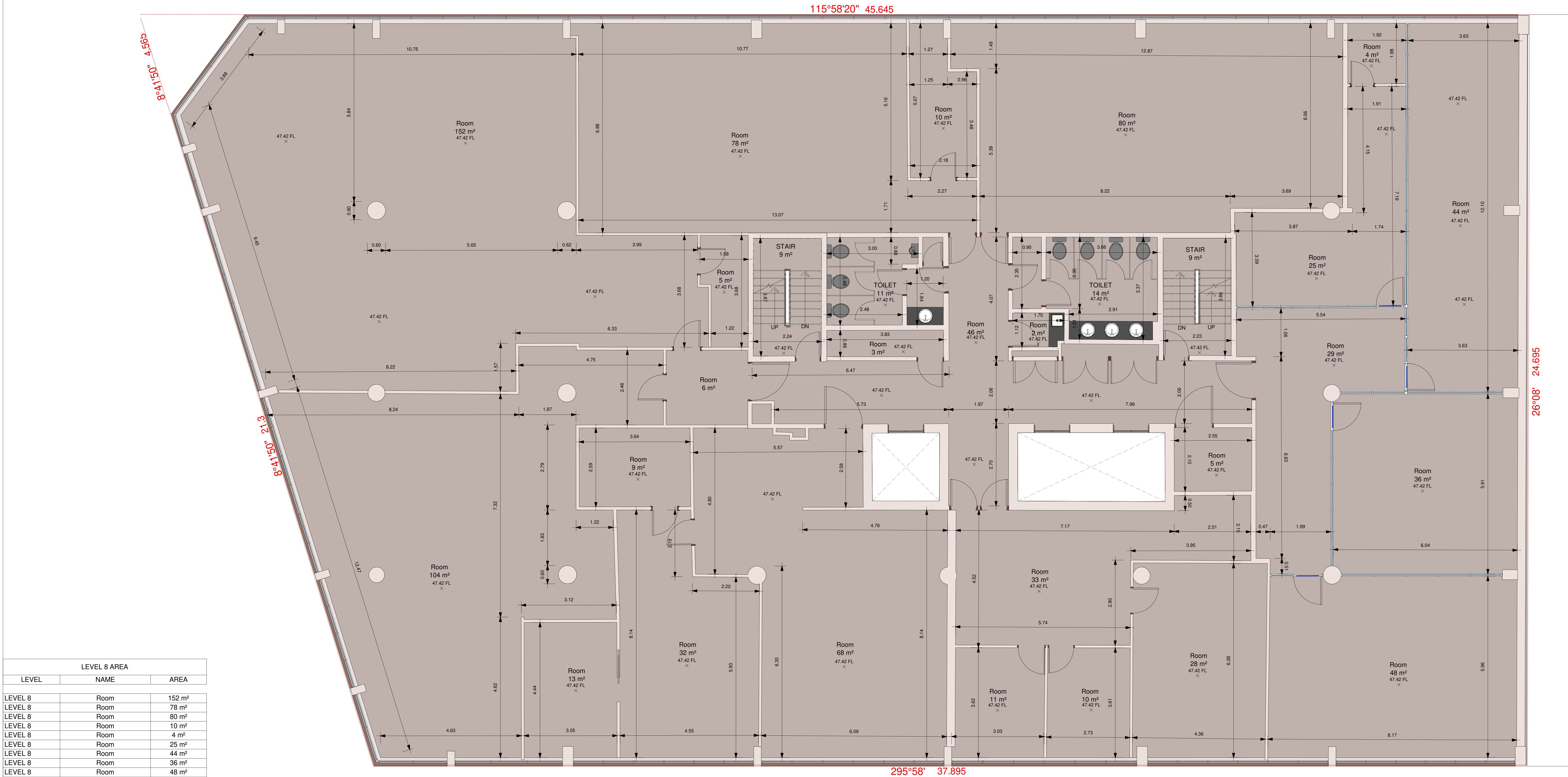
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704. EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

- A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- D) USE STATED DIMENSIONS. DO NOT SCALE.
- E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	22 OF 34



1 LEVEL 8 FLOOR PLAN
1 : 50

LEVEL 8 AREA		
LEVEL	NAME	AREA
LEVEL 8	Room	152 m ²
LEVEL 8	Room	78 m ²
LEVEL 8	Room	80 m ²
LEVEL 8	Room	10 m ²
LEVEL 8	Room	4 m ²
LEVEL 8	Room	25 m ²
LEVEL 8	Room	44 m ²
LEVEL 8	Room	36 m ²
LEVEL 8	Room	48 m ²
LEVEL 8	Room	29 m ²
LEVEL 8	Room	28 m ²
LEVEL 8	Room	10 m ²
LEVEL 8	Room	11 m ²
LEVEL 8	Room	33 m ²
LEVEL 8	Room	68 m ²
LEVEL 8	Room	32 m ²
LEVEL 8	Room	13 m ²
LEVEL 8	Room	104 m ²
LEVEL 8	Room	9 m ²
LEVEL 8	Room	6 m ²
LEVEL 8	Room	46 m ²
LEVEL 8	Room	5 m ²
LEVEL 8	Room	3 m ²
LEVEL 8	Room	2 m ²
LEVEL 8	Room	5 m ²
LEVEL 8	STAIR	9 m ²
LEVEL 8	STAIR	9 m ²
LEVEL 8	TOILET	11 m ²
LEVEL 8	TOILET	14 m ²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT
8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

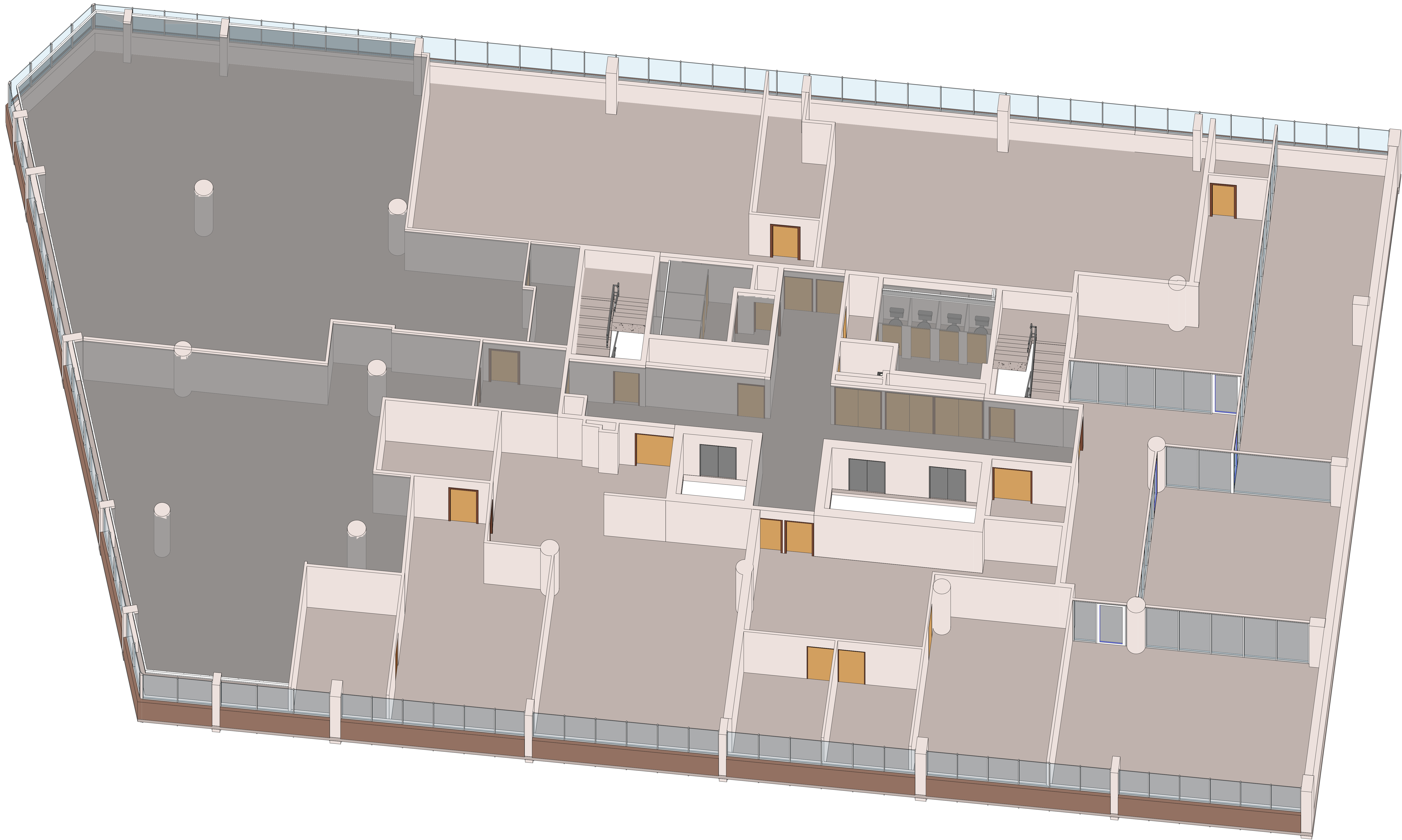
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M895704, EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

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- C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- D) USE STATED DIMENSIONS. DO NOT SCALE.
- E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	23 OF 34



1 LEVEL 8 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

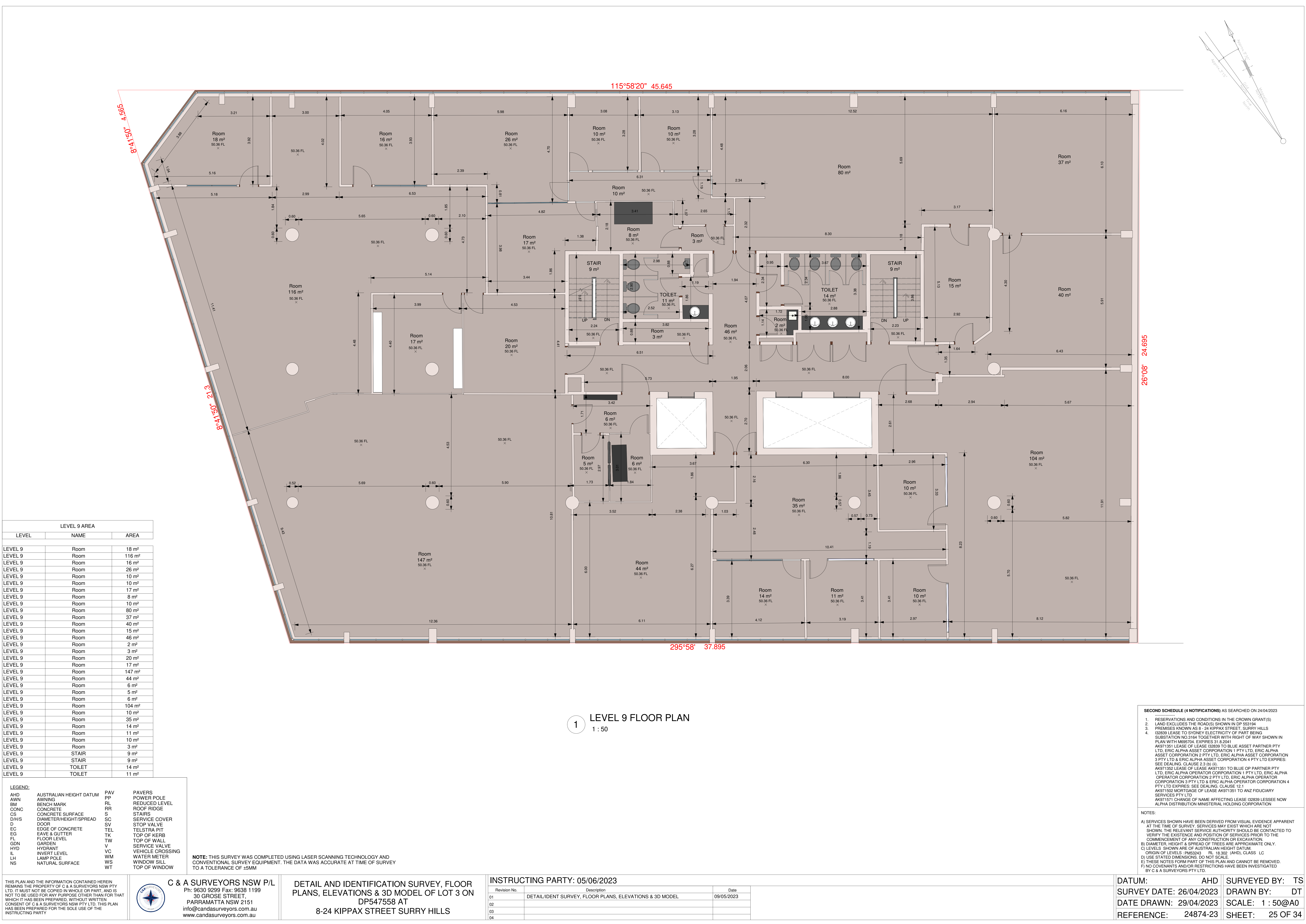
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704, EXPIRES 31.8.2041

AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:
A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
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D) USE STATED DIMENSIONS. DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
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DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	24 OF 34

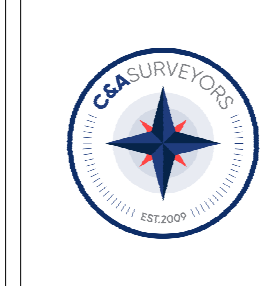


LEVEL 9 AREA		
LEVEL	NAME	AREA
LEVEL 9	Room	18 m²
LEVEL 9	Room	116 m²
LEVEL 9	Room	16 m²
LEVEL 9	Room	26 m²
LEVEL 9	Room	10 m²
LEVEL 9	Room	10 m²
LEVEL 9	Room	17 m²
LEVEL 9	Room	8 m²
LEVEL 9	Room	10 m²
LEVEL 9	Room	80 m²
LEVEL 9	Room	37 m²
LEVEL 9	Room	40 m²
LEVEL 9	Room	15 m²
LEVEL 9	Room	46 m²
LEVEL 9	Room	2 m²
LEVEL 9	Room	3 m²
LEVEL 9	Room	20 m²
LEVEL 9	Room	17 m²
LEVEL 9	Room	147 m²
LEVEL 9	Room	44 m²
LEVEL 9	Room	6 m²
LEVEL 9	Room	5 m²
LEVEL 9	Room	6 m²
LEVEL 9	Room	104 m²
LEVEL 9	Room	10 m²
LEVEL 9	Room	35 m²
LEVEL 9	Room	14 m²
LEVEL 9	Room	11 m²
LEVEL 9	Room	10 m²
LEVEL 9	Room	3 m²
LEVEL 9	STAIR	9 m²
LEVEL 9	STAIR	9 m²
LEVEL 9	TOILET	14 m²
LEVEL 9	TOILET	11 m²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHS	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT
8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
- PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
- 12859 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M895704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 12859 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).

AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1

AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD

AK971571 CHANGE OF NAME AFFECTING LEASE 12859 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

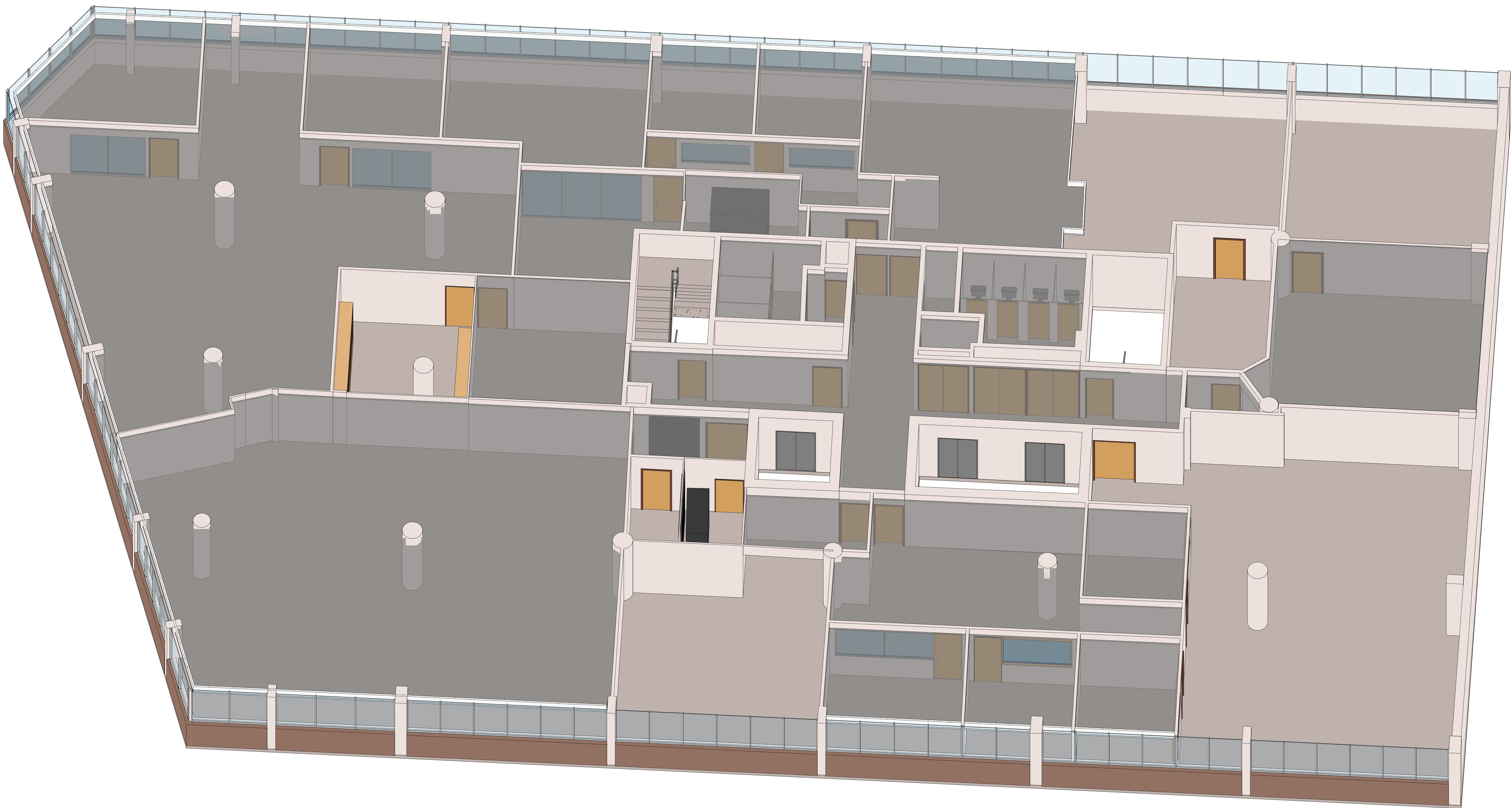
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) USE STATED DIMENSIONS. DO NOT SCALE.

E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.

F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	25 OF 34



1 LEVEL 9 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

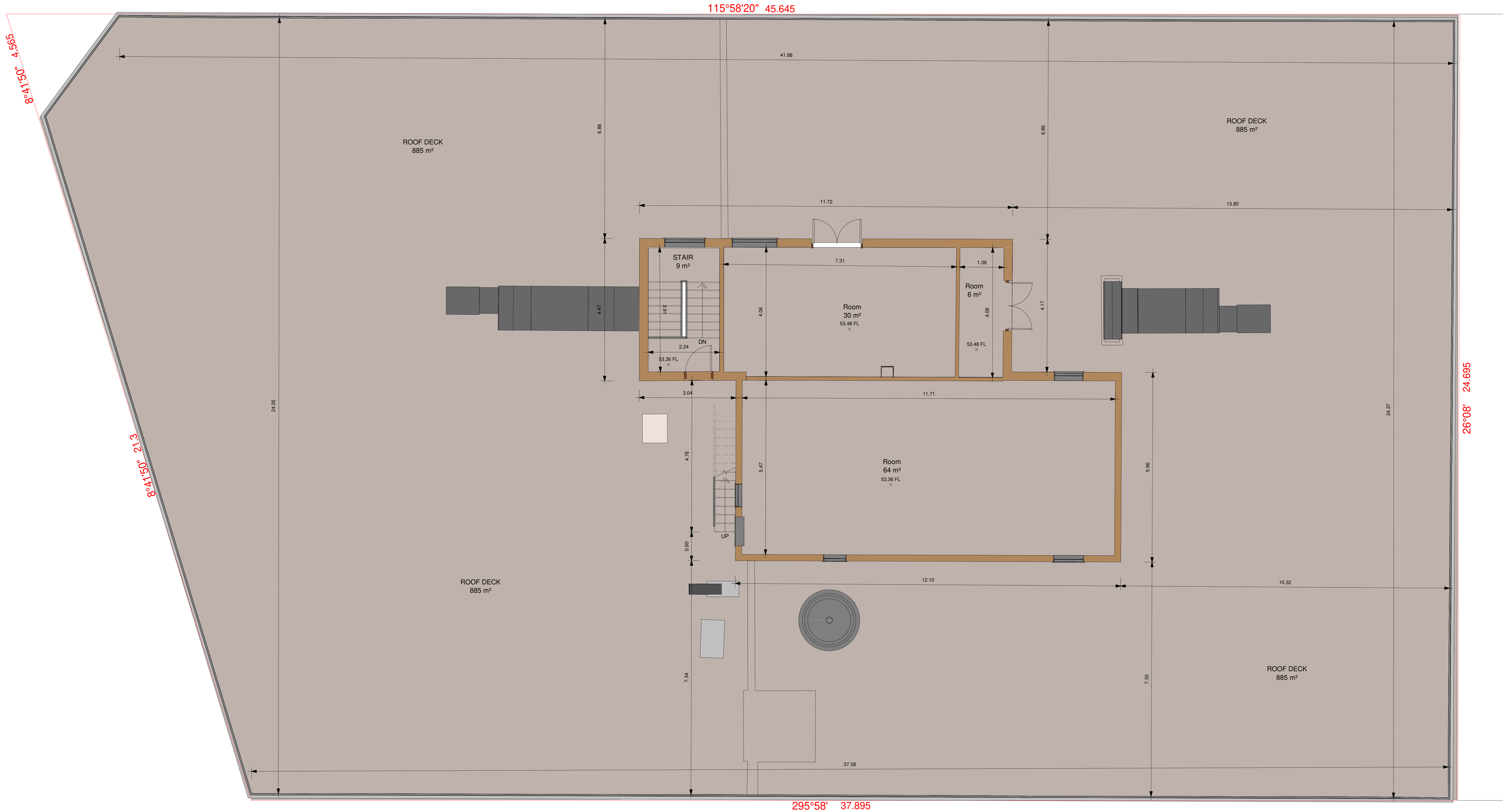
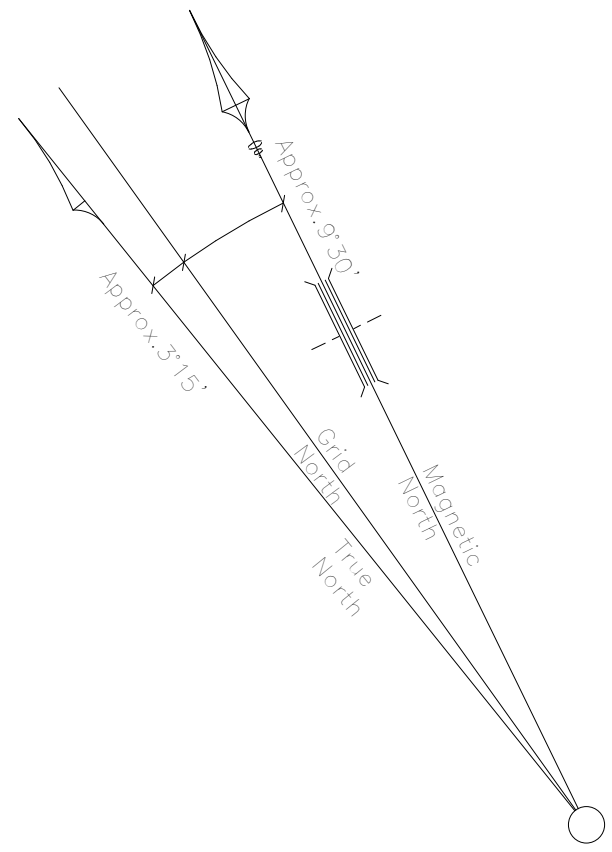
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AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
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AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

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SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	26 OF 34



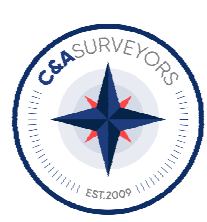
1 ROOF FLOOR PLAN
1 : 50

ROOF AREA		
LEVEL	NAME	AREA
ROOF	ROOF DECK	885 m²
ROOF	Room	30 m²
ROOF	Room	6 m²
ROOF	Room	64 m²
ROOF	STAIR	9 m²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
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www.candasurveyors.com.au

DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT
8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

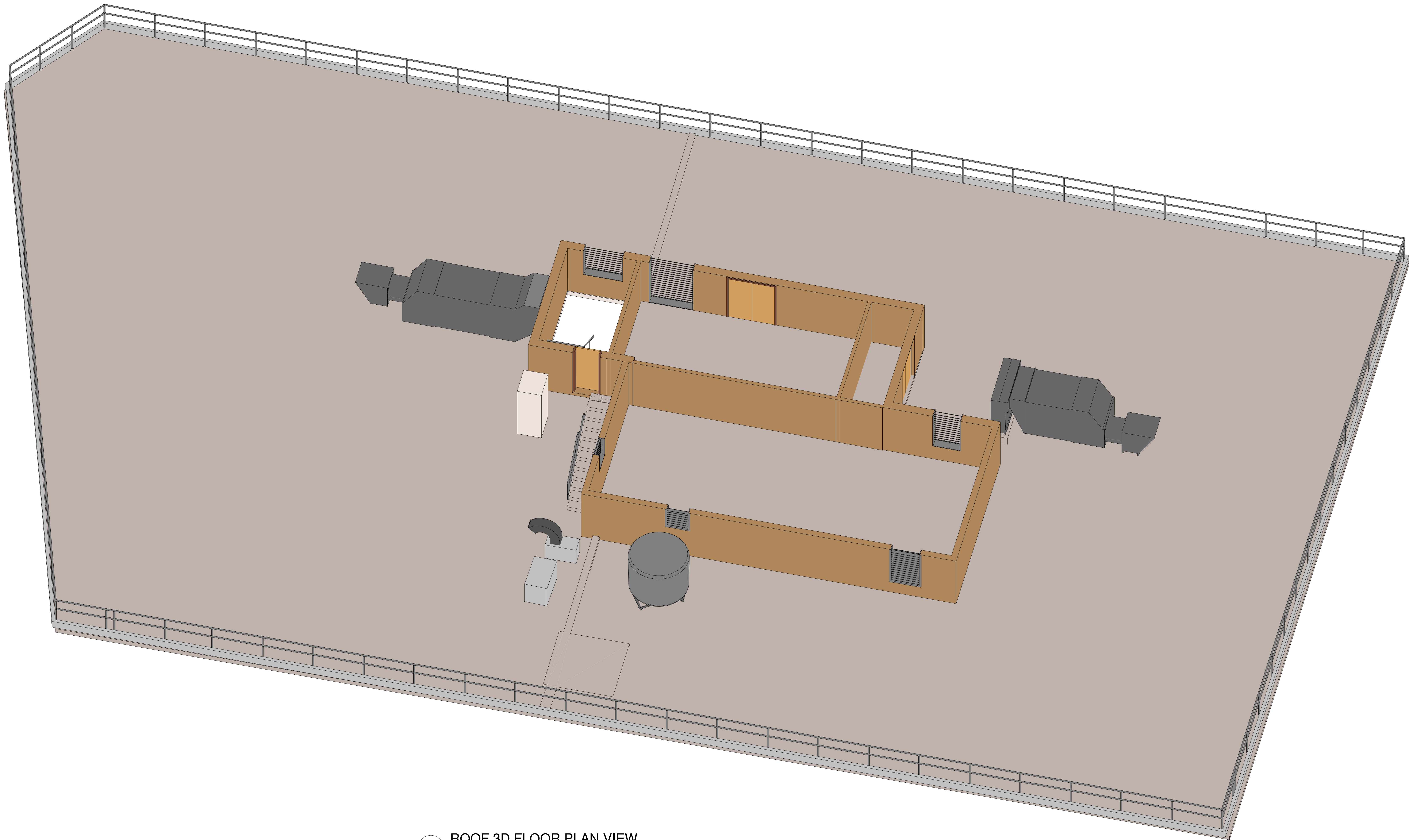
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 563194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
D) USE STATED DIMENSIONS. DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	27 OF 34



1 ROOF 3D FLOOR PLAN VIEW

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EC	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT
		PAVERS
		POWER POLE
		REDUCED LEVEL
		ROOF RIDGE
		STAIRS
		SERVICE COVER
		STOP VALVE
		TELSTRA PIT
		TOP OF KERB
		TOP OF WALL
		SERVICE VALVE
		VEHICLE CROSSING
		WATER METER
		WINDOW SILL
		TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

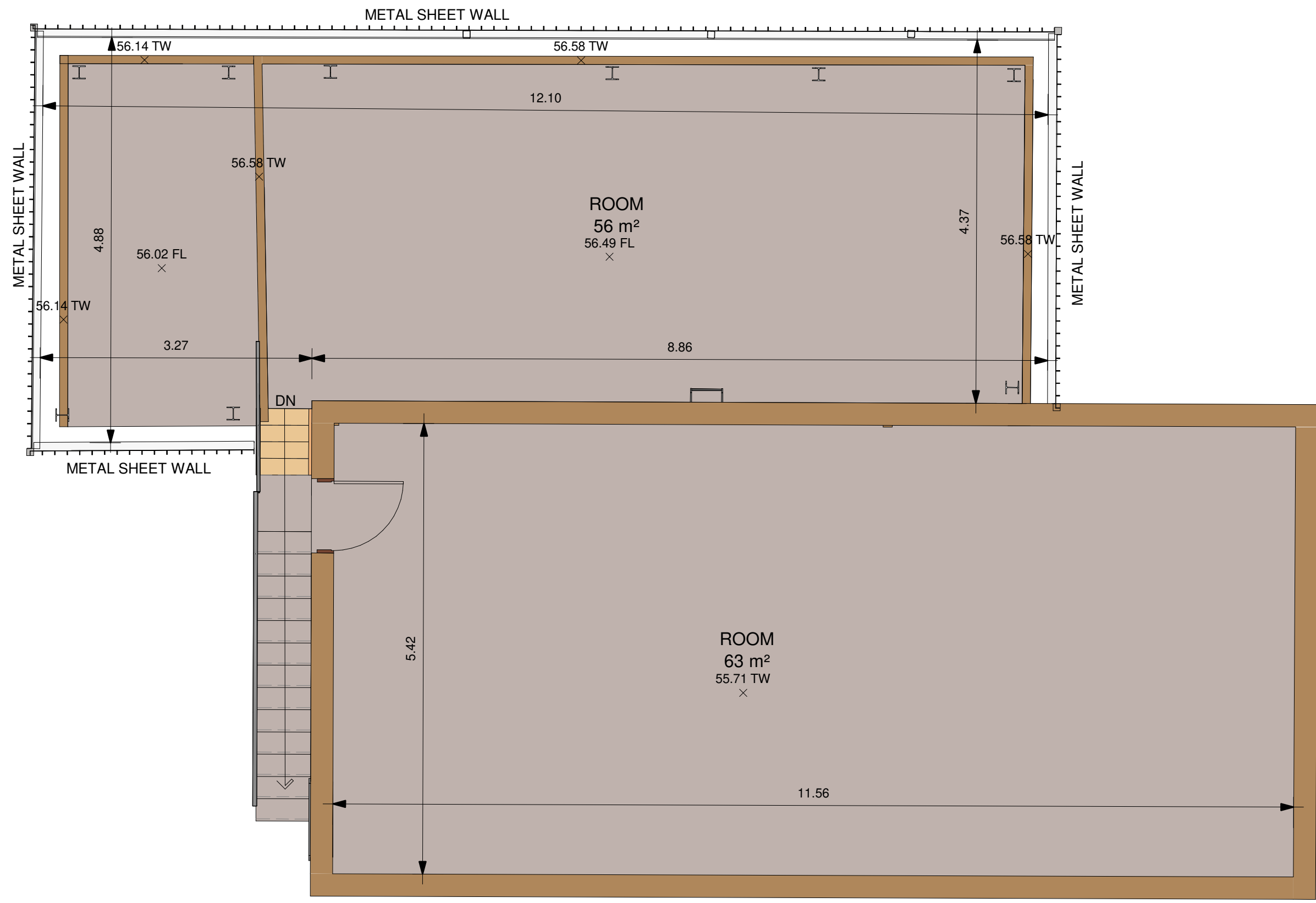
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704, EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

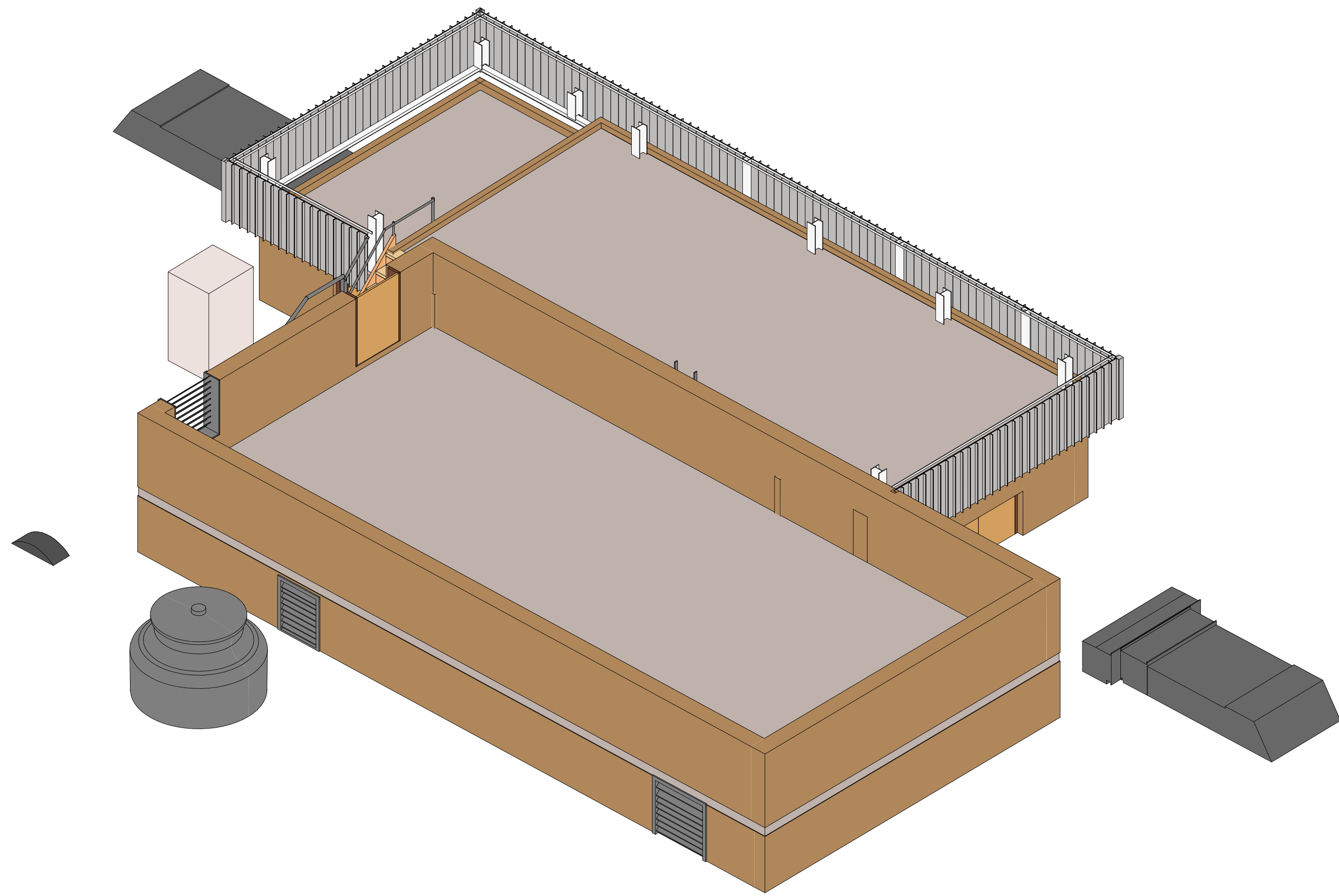
NOTES:

- A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
D) USE STATED DIMENSIONS. DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

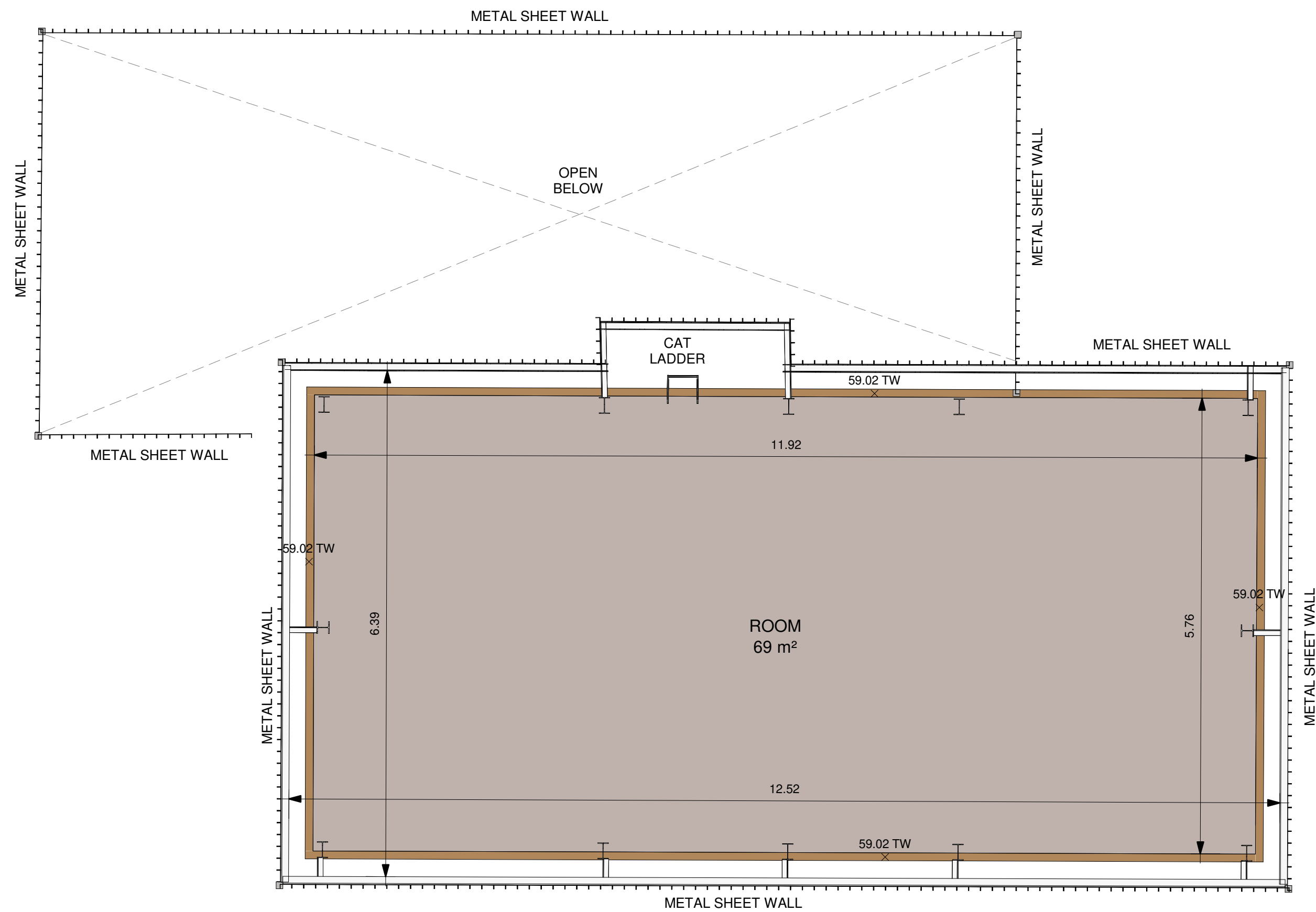
DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	@A0
REFERENCE:	24874-23	SHEET:	28 OF 34



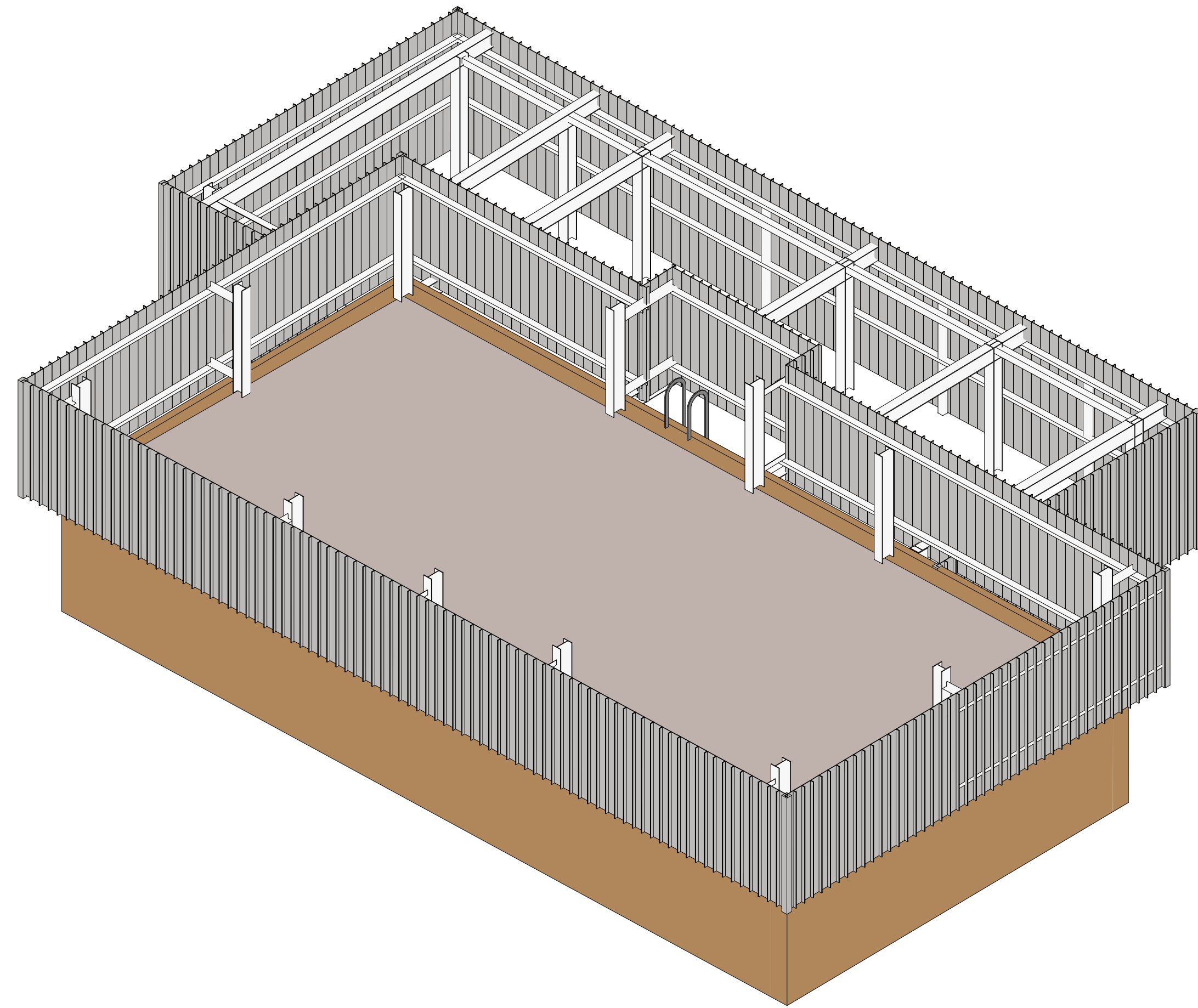
1 UPPER ROOF 1
1 : 50



3 UPPER 1 3D FLOOR PLAN VIEW



2 UPPER ROOF 2
1 : 50



4 UPPER 2 3D FLOOR PLAN VIEW

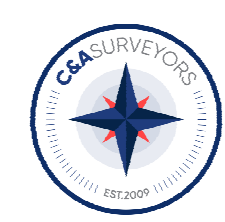
UPPER ROOF 1 AREA		
LEVEL	NAME	AREA
UPPER ROOF 1	ROOM	56 m²
UPPER ROOF 2	ROOM	63 m²

UPPER ROOF 2 AREA		
LEVEL	NAME	AREA
UPPER ROOF 2	ROOM	69 m²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT
8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 563194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
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C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
D) USE STATED DIMENSIONS. DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 50@A0
REFERENCE:	24874-23	SHEET:	29 OF 34

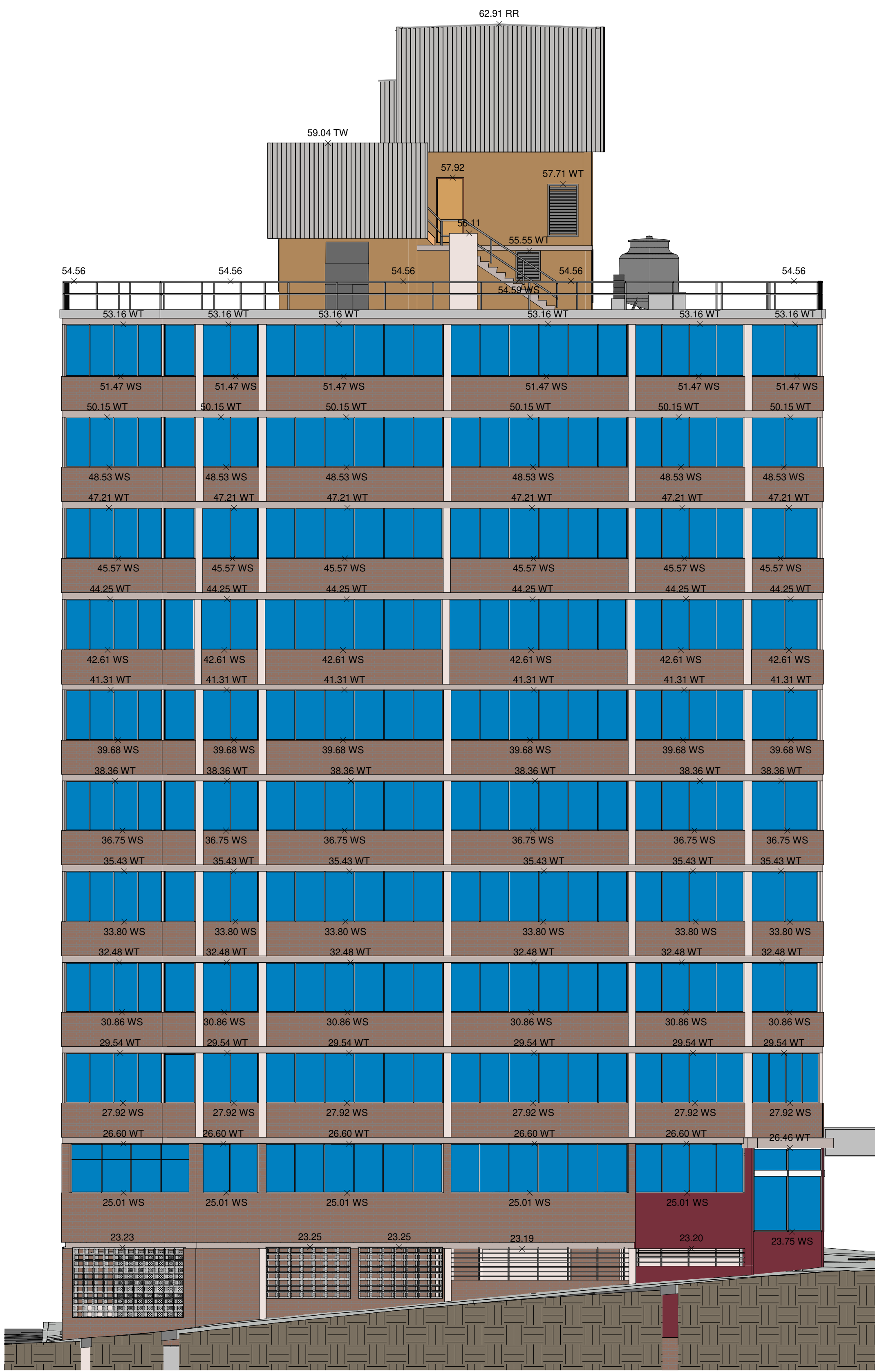


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INSTRUCTING PARTY

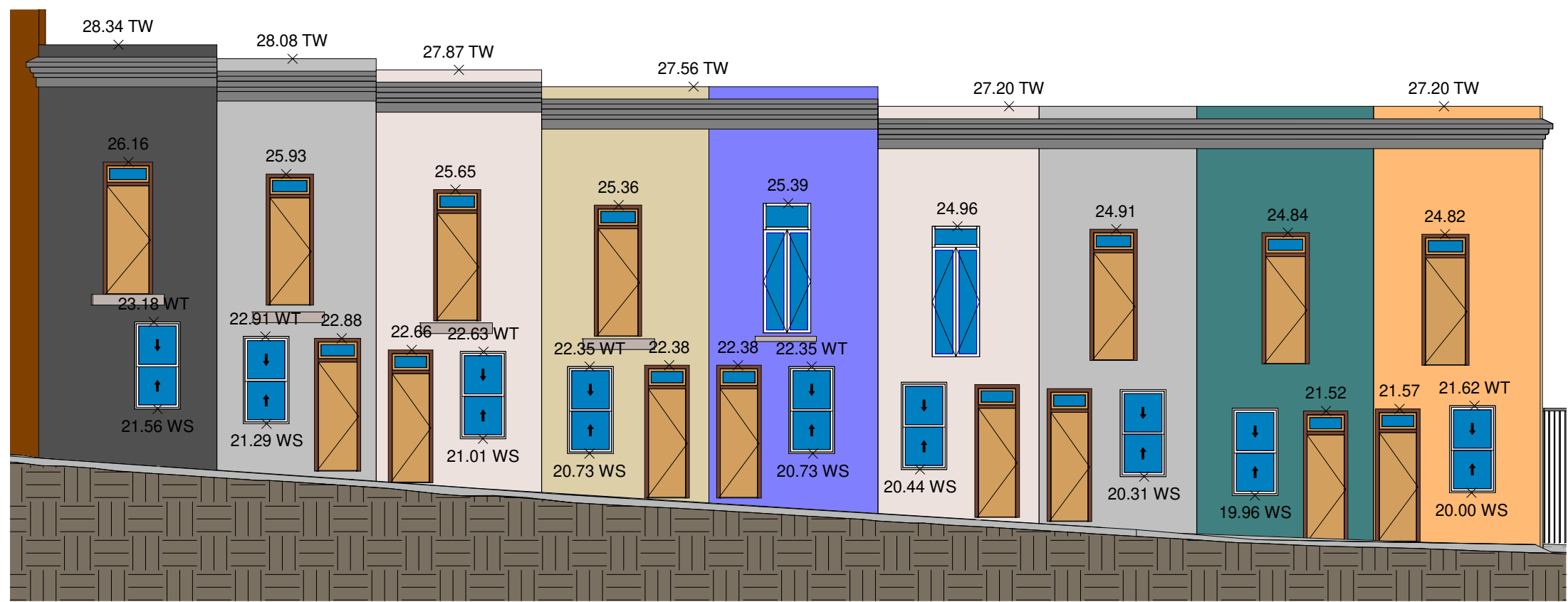
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**DETAIL AND IDENTIFICATION SURVEY, FLOOR
PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON
DP547558 AT
8-24 KIPPAX STREET SURRY HILLS**

	SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023		
	<p>1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT; 2. LAND ENCLOSES THE ROAD(S) SHOWN IN PD 553194; 3. PREMISES KNOWN AS 8 - 24 KIPPAK STREET, SURRY HILLS 4. 123839 LEASE TO SYDNEY AIRPORT CORPORATION 5. SUBSTANTION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M695704, EXPIRES 31.8.2041 AK971351 LEASE OF LEASE 123839 TO BLUE OIL ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (iv) (i) AK971352 LEASE OF LEASE AK971351 TO BLUE OIL PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1 AK971352 MORTGAGE OF LEASE AK971351 TO ANZ FINANCIAL SERVICES PTY LTD AK971571 CHANGE OF NAME AFFECTING LEASE 123839 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION</p>		
NOTES:	<p>A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR EXCAVATION.</p> <p>B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.</p> <p>C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.</p> <p>ORIGIN OF LEVELS: PLYMOUTH TIL, LUGBURN, LUGBURN LC</p> <p>D) USE STATED DIMENSIONS DO NOT SCALE.</p> <p>E) THESE NOTES FORM PART OF THE SURVEY AND CANNOT BE REMOVED.</p> <p>F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.</p>		
DATE/TIME:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 100@A0
REFERENCE:	24974-73	SHEET:	30 OF 34



24 KIPPAX STREET LEFT ELEVATION
1 : 100

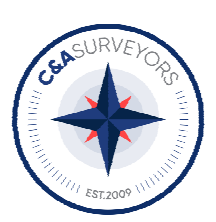


17-29 TERRY STREET FRONT ELEVATION
1 : 100

LEGEND:	
AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
CONC	CONCRETE
CS	CONCRETE SURFACE
DH/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP POLE
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
RR	ROOF RIDGE
S	STAIRS
SC	SERVICE COVER
SV	STOP VALVE
TEL	TELSTRA PIT
TK	TOP OF KERB
EW	TOP OF WALL
V	SERVICE VALVE
VC	VEHICLE CROSSING
WM	WATER METER
WS	WINDOW SILL
WT	TOP OF WINDOW

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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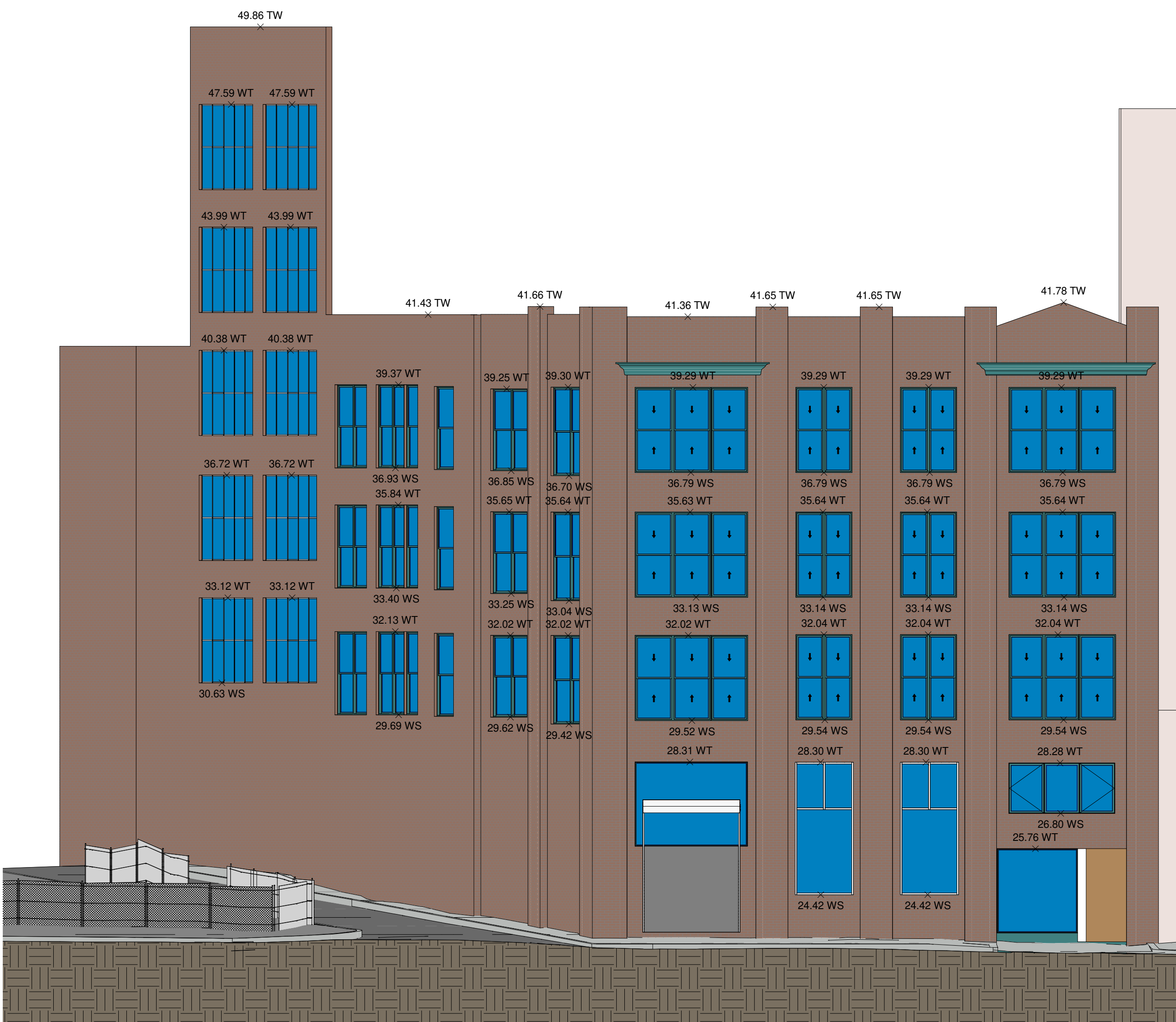


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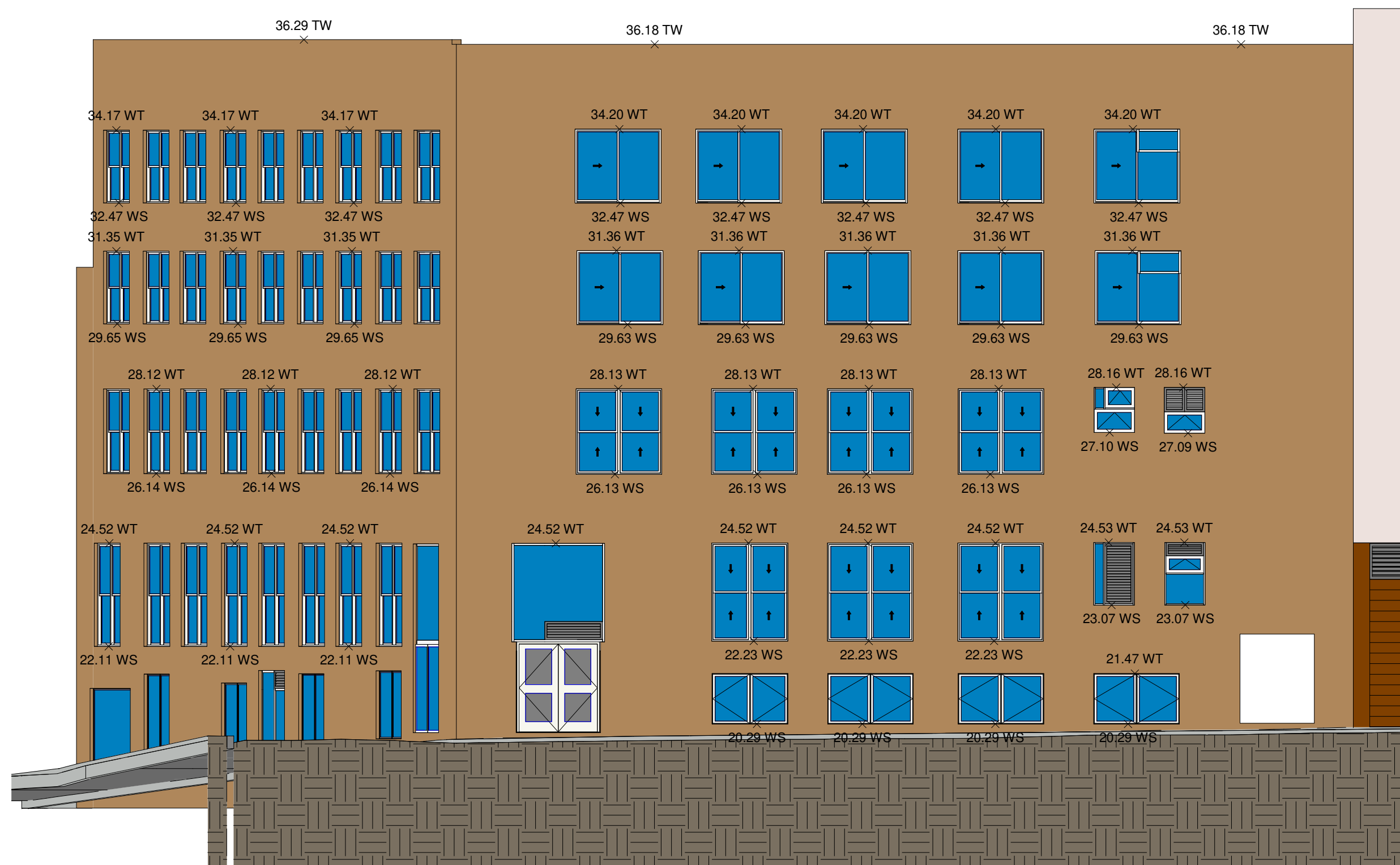
DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

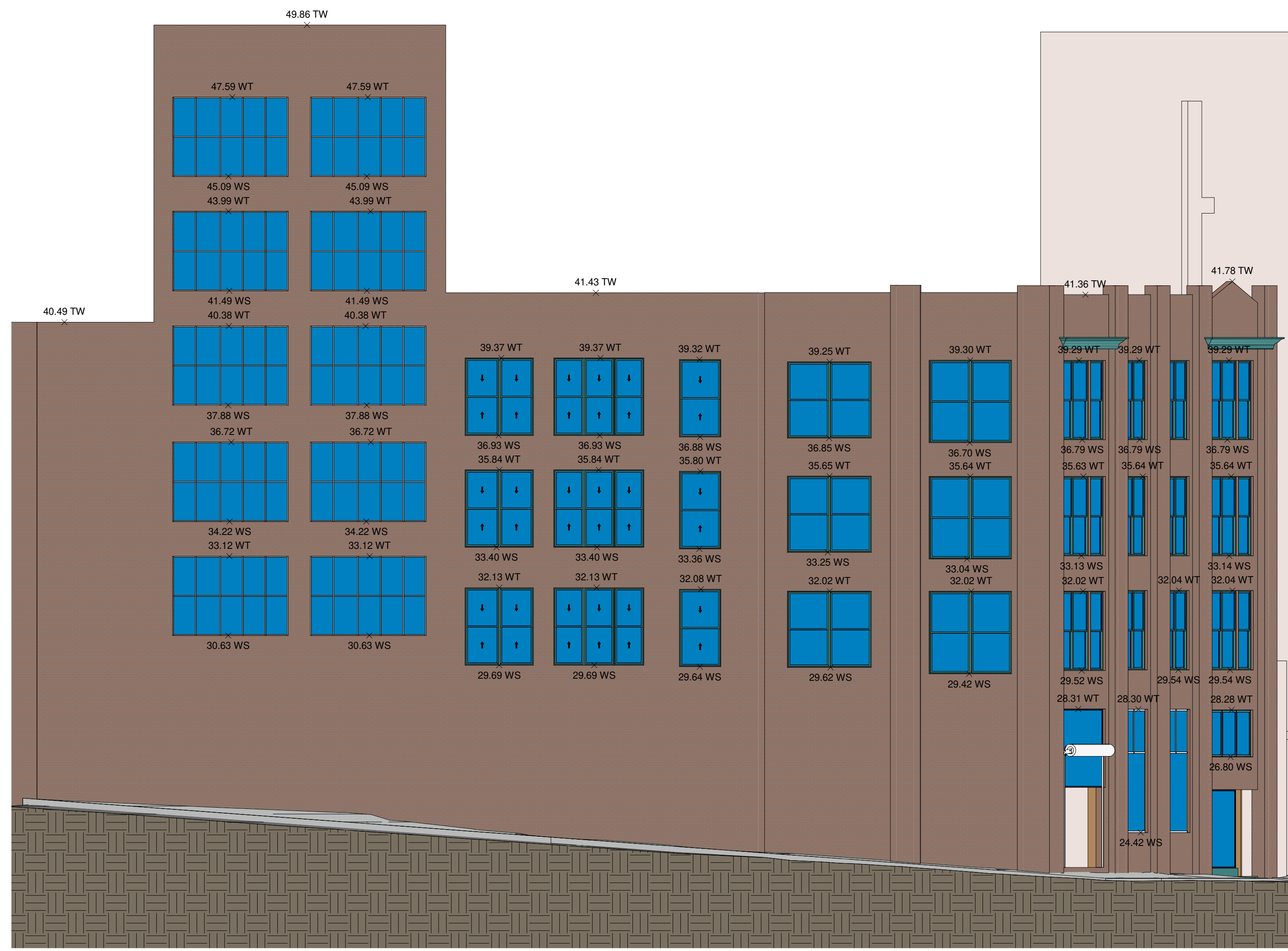
Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		



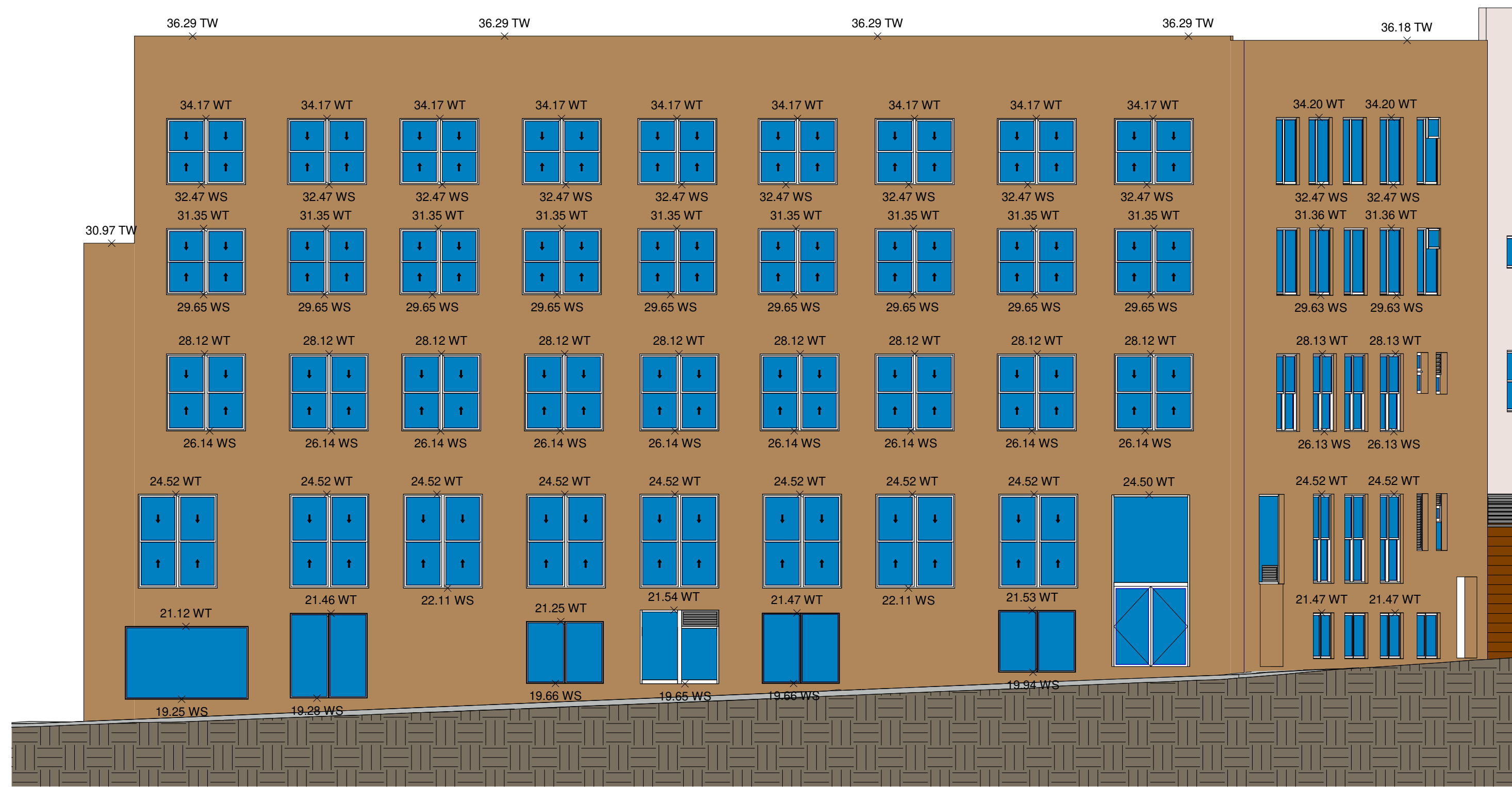
342 ELIZABETH STREET FRONT ELEVATION
1 : 100



17-51 FOVEAUX STREET REAR ELEVATION
1 : 100



342 ELIZABETH STREET LEFT ELEVATION
1 : 100



17-51 FOVEAUX STREET RIGHT ELEVATION
1 : 100

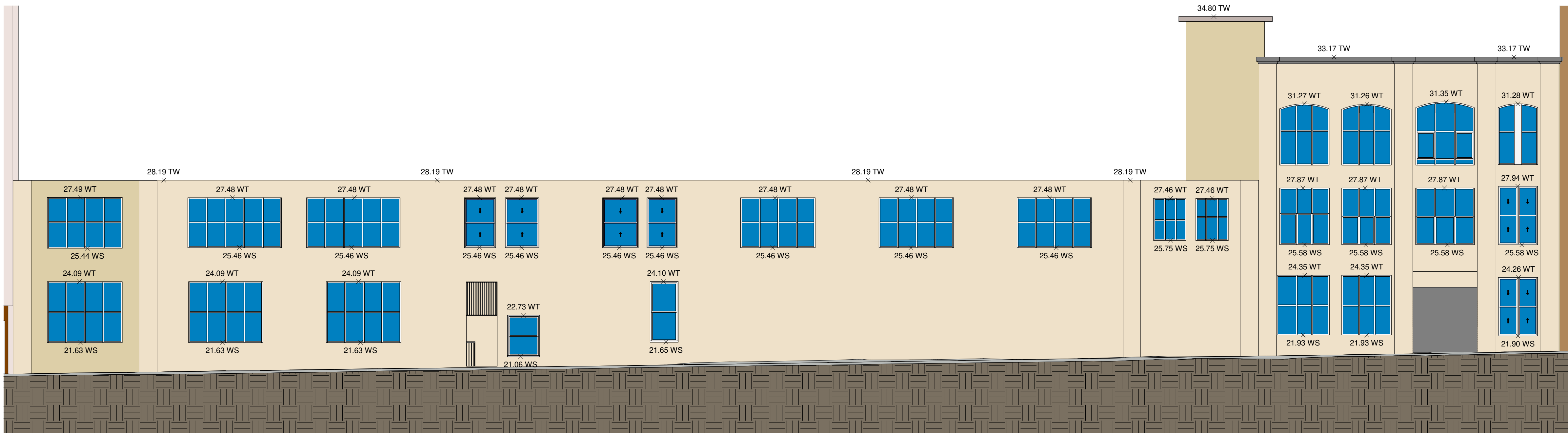
SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 563194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32859 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTANTION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M86704, EXPIRES 31.8.2041
AK971351 LEASE OF LEASE (32859) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).
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AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32859) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

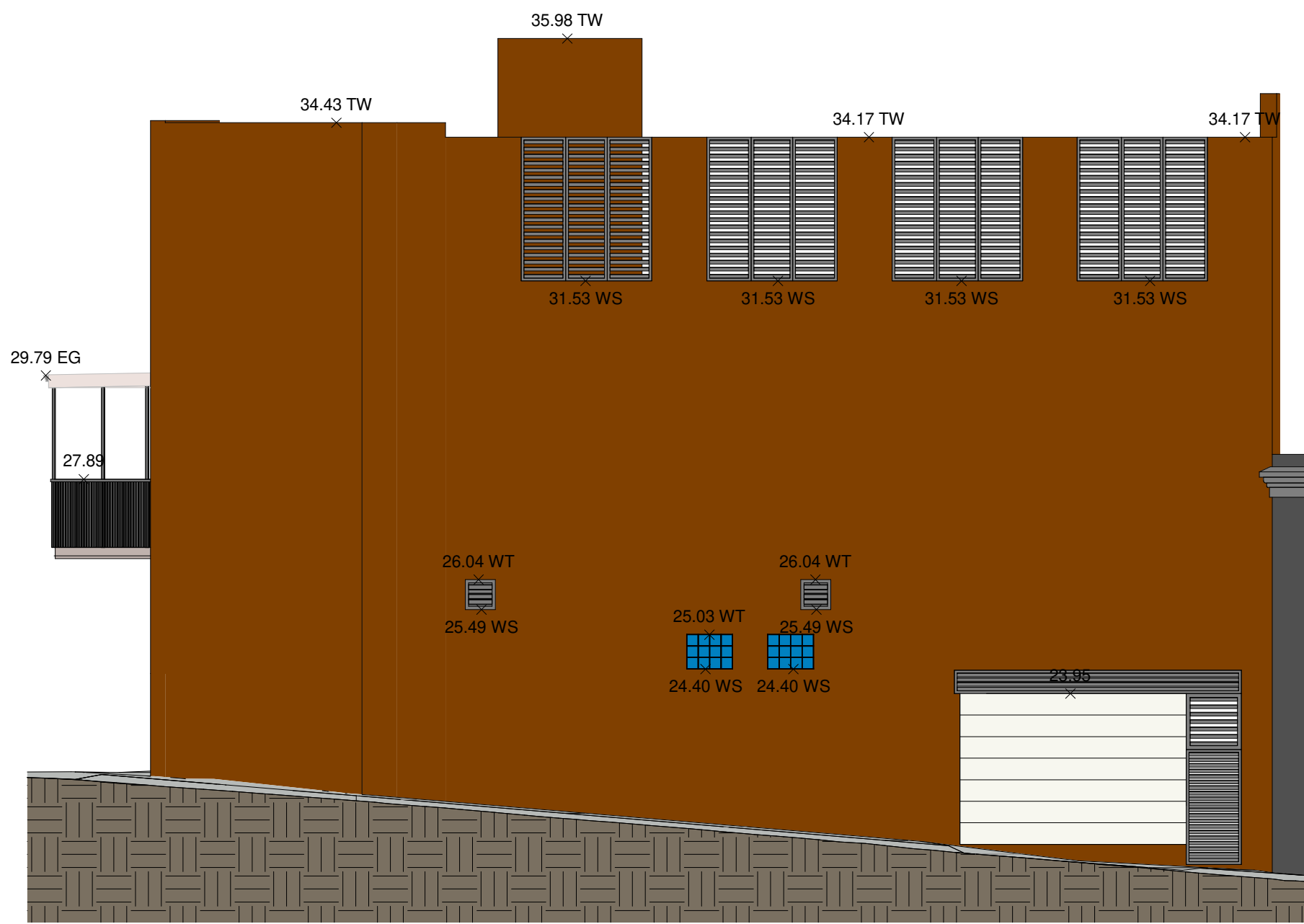
NOTES:

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B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
D) ORIGIN OF LEVELS: FMS3293 RL 19.302 (AHD), CLASS LC
E) USE STATED DIMENSIONS. DO NOT SCALE.
F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

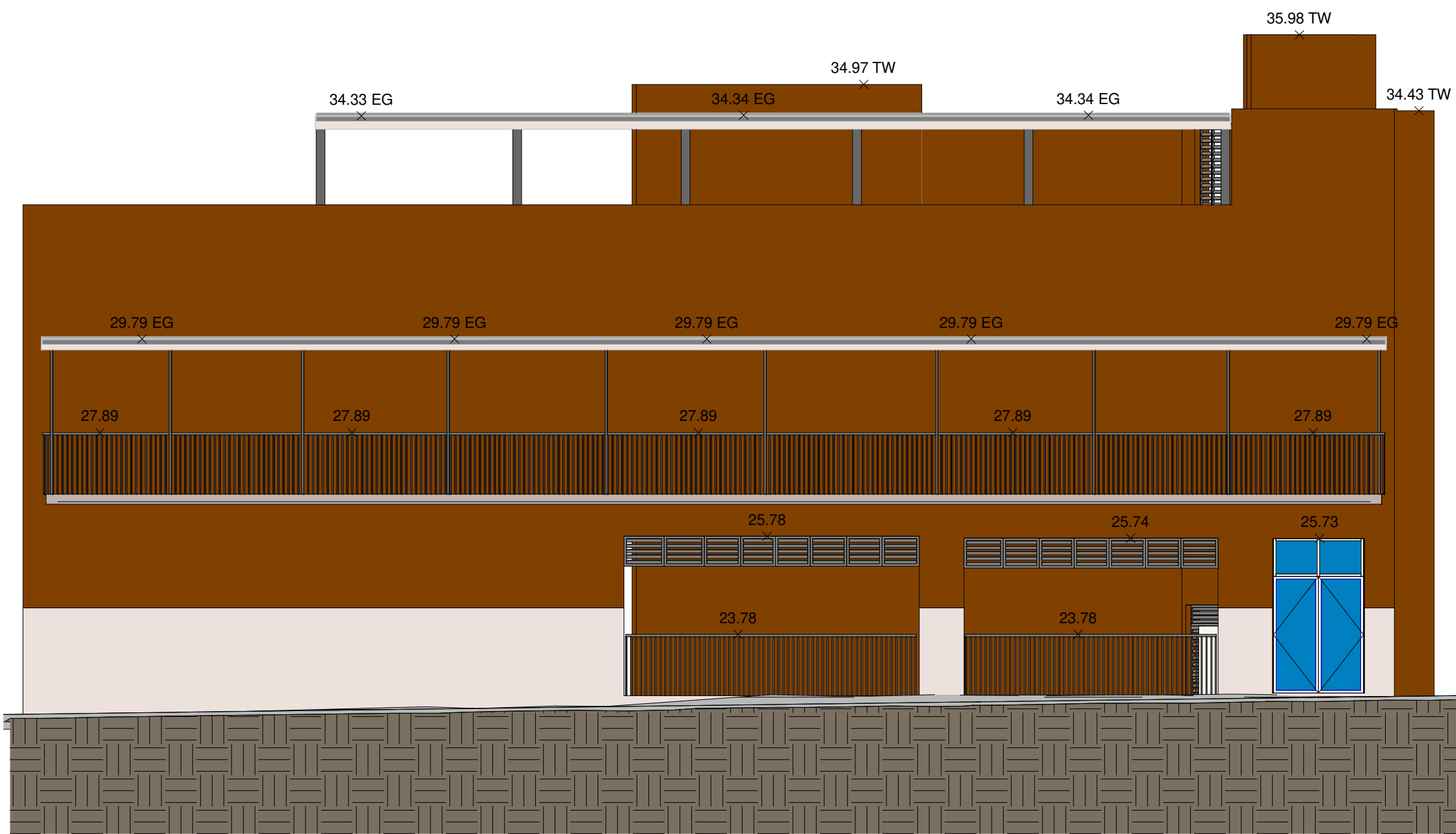
DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 100@A0
REFERENCE:	24874-23	SHEET:	31 OF 34



1 17-51 FOVEAUX STREET ELEVATION
1 : 100



2 324 ELIZABETH STREET REAR ELEVATION
1 : 100

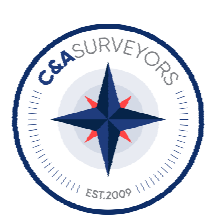


3 324 ELIZABETH STREET RIGHT ELEVATION
1 : 100

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV
AWN	AWNING	PP
BM	BENCH MARK	RL
CONC	CONCRETE	RR
CS	CONCRETE SURFACE	S
DIH/S	DIAMETER/HEIGHT/SPREAD	SC
D	DOOR	SV
EG	EDGE OF CONCRETE	TEL
EG	EAVE & GUTTER	TK
FL	FLOOR LEVEL	TW
GDN	GARDEN	V
HYD	HYDRANT	VC
IL	INVERT LEVEL	WM
LH	LAMP POLE	WS
NS	NATURAL SURFACE	WT

NOTE: THIS SURVEY WAS COMPLETED USING LASER SCANNING TECHNOLOGY AND CONVENTIONAL SURVEY EQUIPMENT. THE DATA WAS ACCURATE AT TIME OF SURVEY TO A TOLERANCE OF ±5MM

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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

INSTRUCTING PARTY: 05/06/2023

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023

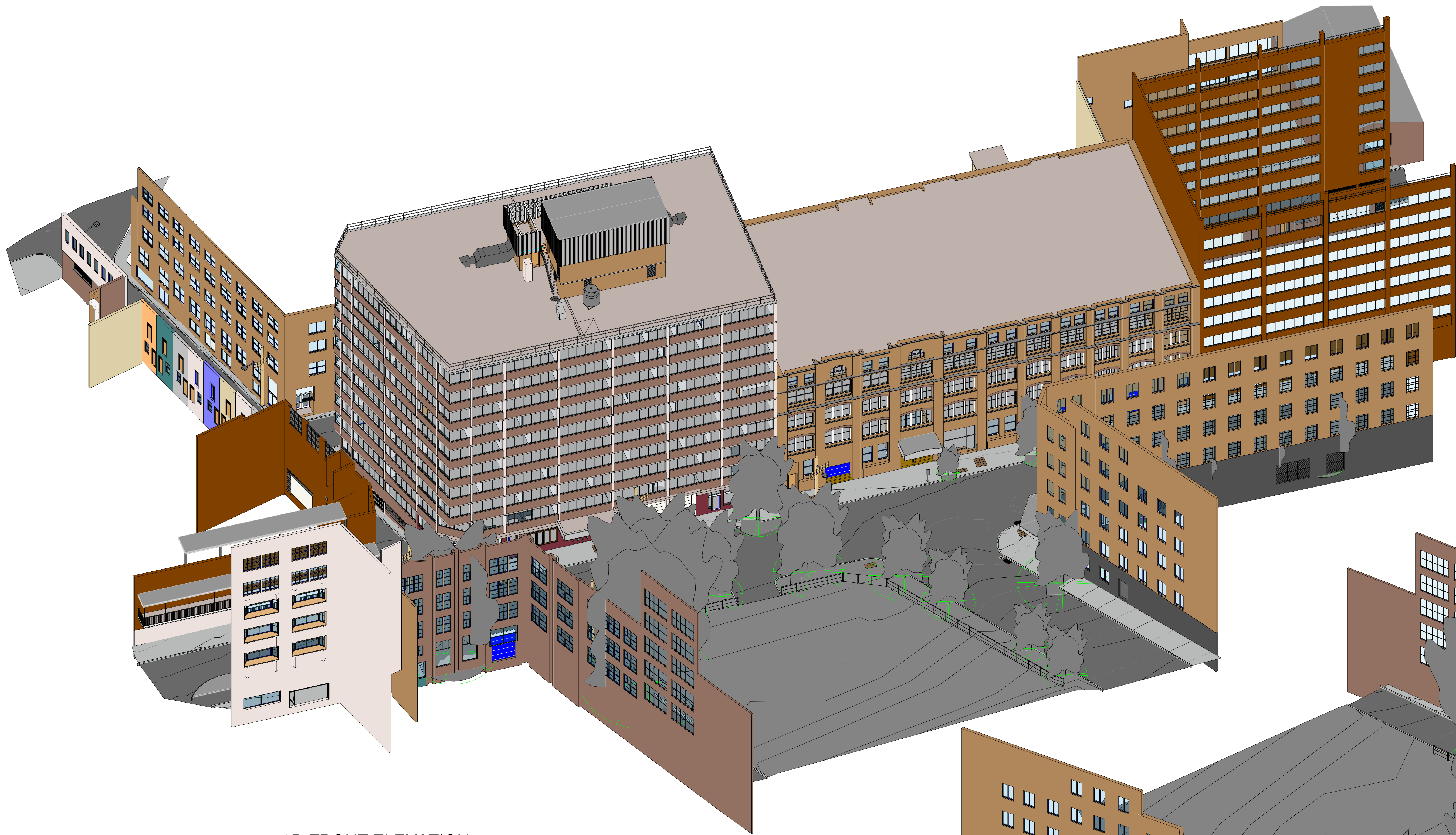
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
4. (32839 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO 3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704, EXPIRES 31.8.2041

AK971351 LEASE OF LEASE (32839) TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE (32839) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

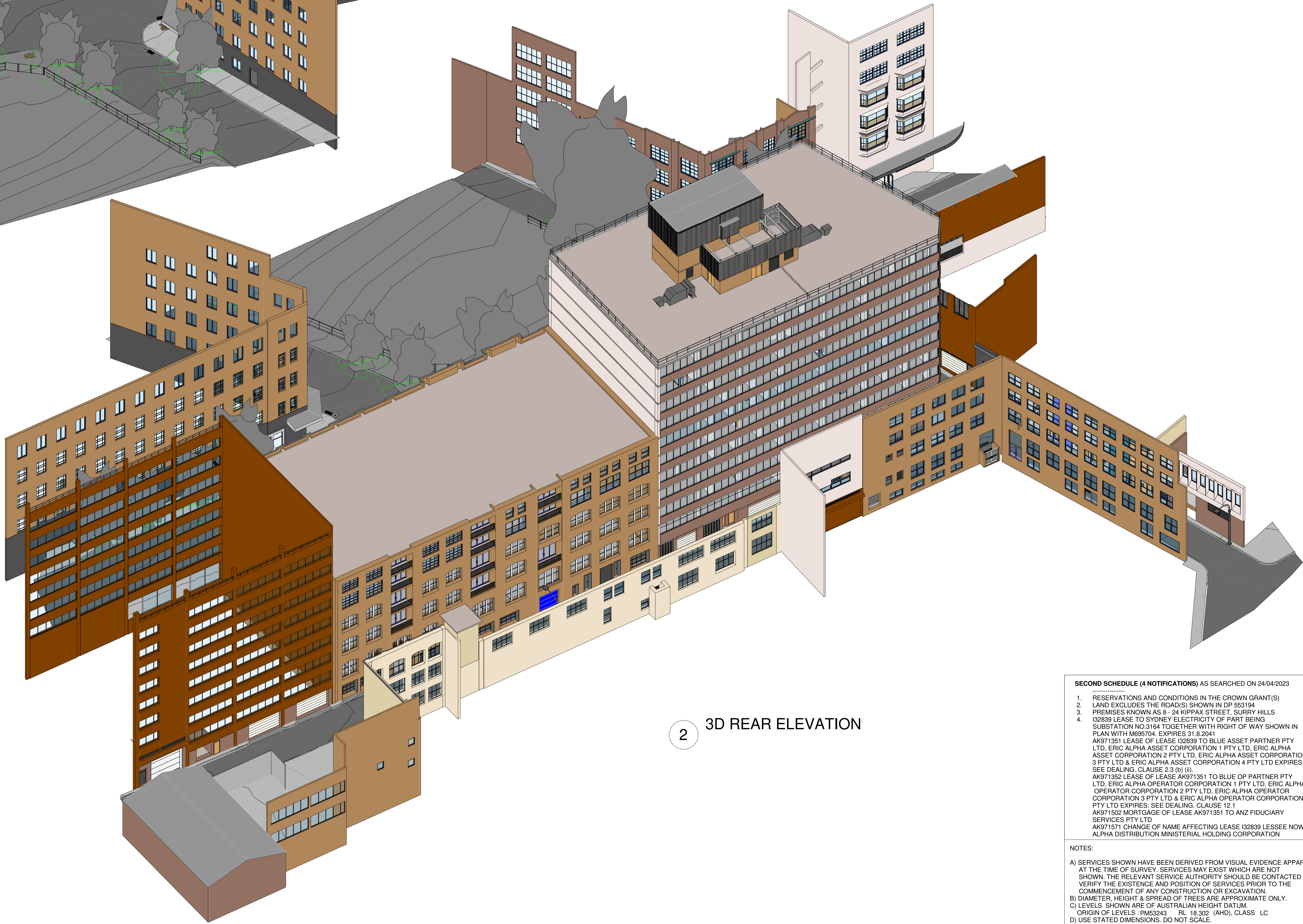
NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
D) USE STATED DIMENSIONS. DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

DATUM:	AHD	SURVEYED BY:	TS
SURVEY DATE:	26/04/2023	DRAWN BY:	DT
DATE DRAWN:	29/04/2023	SCALE:	1 : 100@A0
REFERENCE:	24874-23	SHEET:	33 OF 34



1 3D FRONT ELEVATION



2 3D REAR ELEVATION

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DH/S	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	TW	TOP OF WALL
GDN	GARDEN	V	SERVICE VALVE
HYD	HYDRANT	VC	VEHICLE CROSSING
IL	INVERT LEVEL	WM	WATER METER
LH	LAMP POLE	WS	WINDOW SILL
NS	NATURAL SURFACE	WT	TOP OF WINDOW

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REFERENCE:	24874-23	SHEET:	34 OF 34