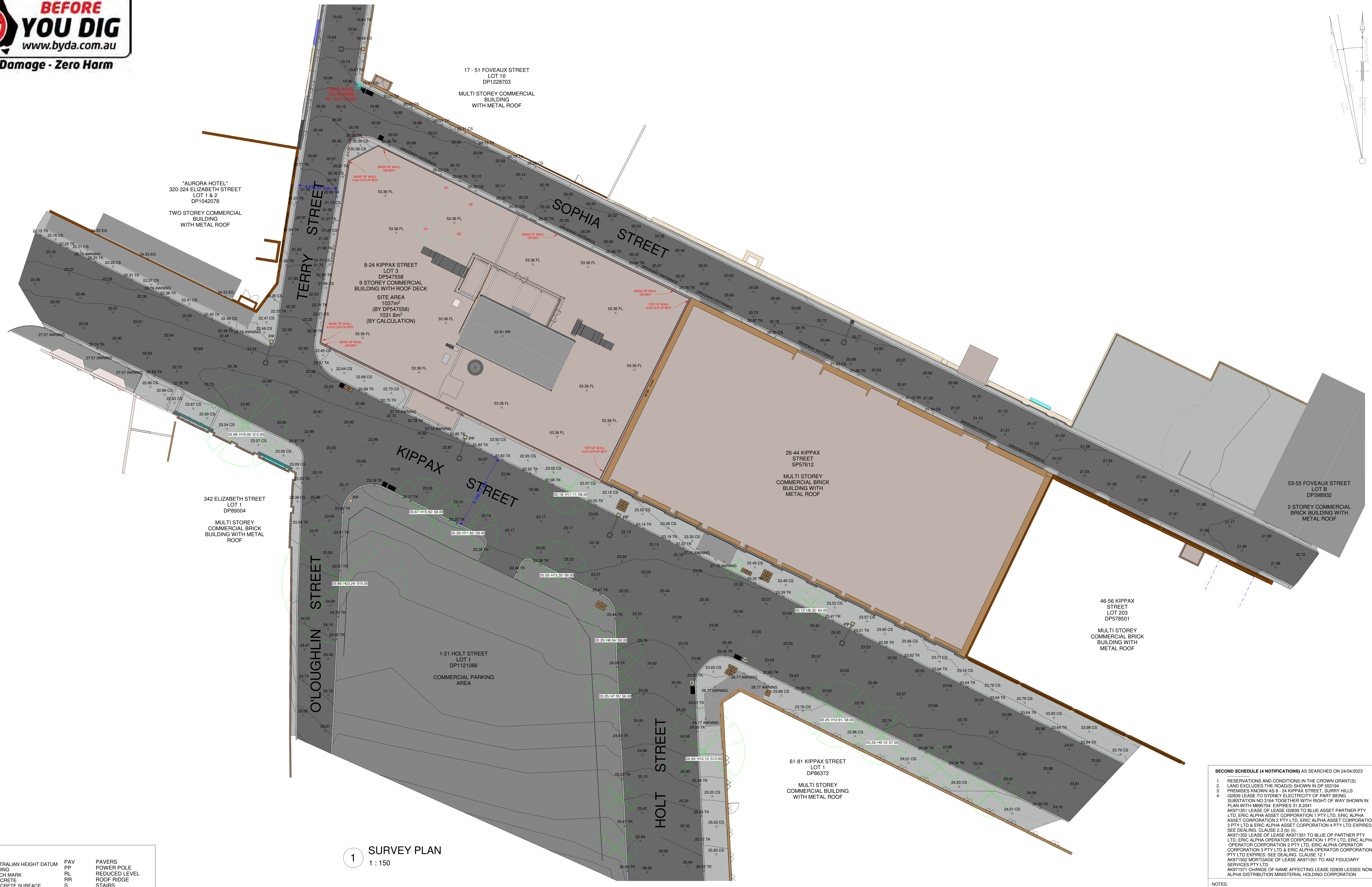
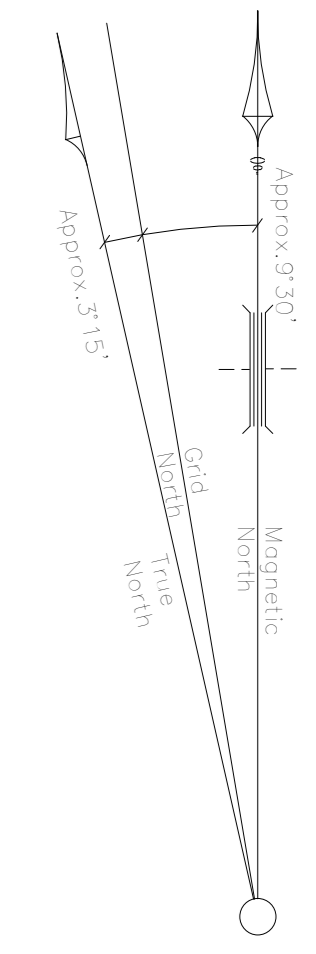


Attachment A5

Survey



1 SURVEY PLAN
1:150

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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

- 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
 - LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M695704. EXPIRES 31.8.2041
- AK971551 LEASE OF LEASE 02839 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).
- AK971552 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
- AK971552 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
- AK971571 CHANGE OF NAME AFFECTING LEASE 02839 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) ORIGIN OF LEVELS: FMS2023, RL 15.000 (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.

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

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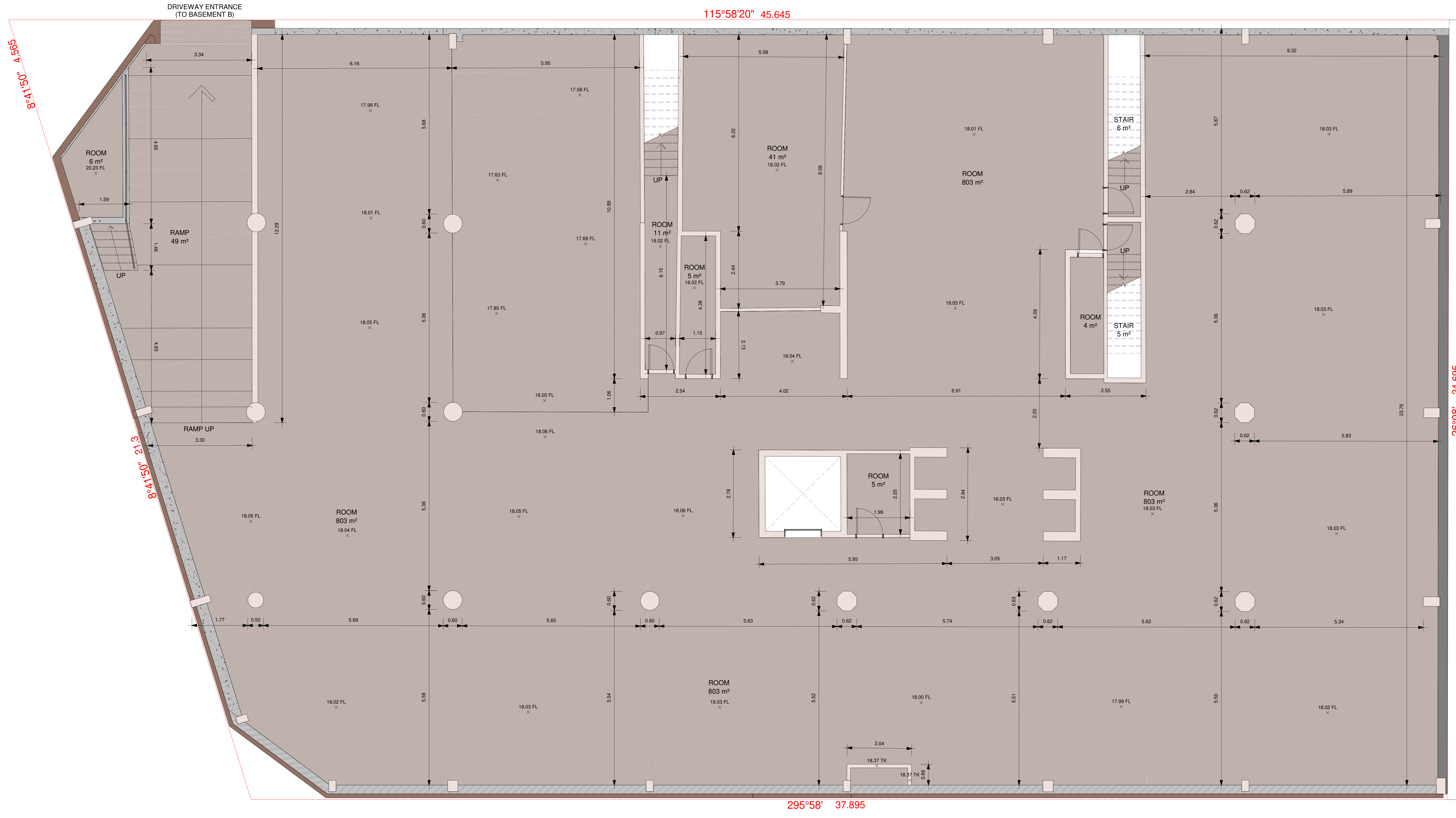
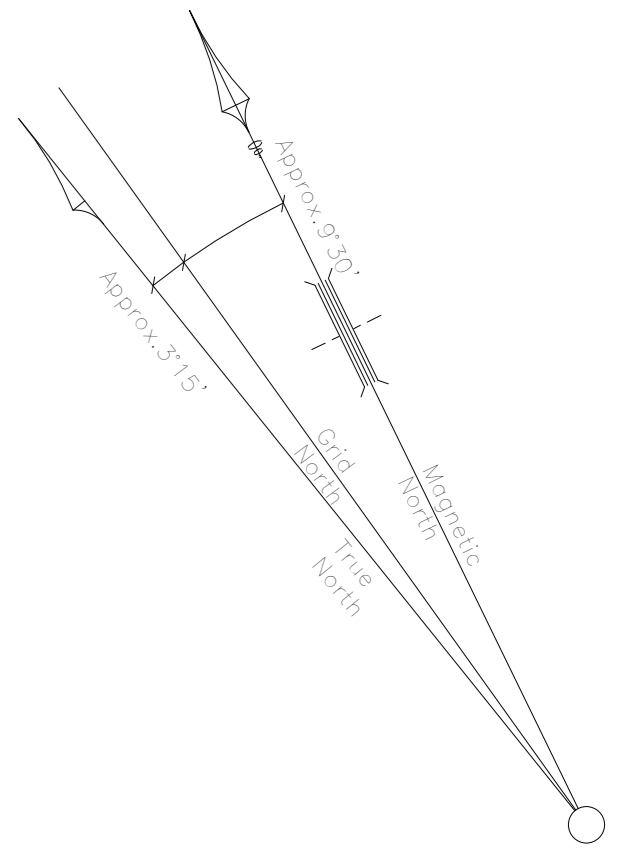
C & A SURVEYORS NSW P/L
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30 GROSE STREET
PARRAMATTA NSW 2151
info@candasurveyors.com.au
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET 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:	1:150@A0
REFERENCE:	24874-23	SHEET:	2 OF 34



1 BASEMENT B FLOOR PLAN
1 : 50

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
SM	BENCH MARK	RL REDUCED LEVEL
CONC	CONCRETE	RR ROOF RIDGE
CS	CONCRETE SURFACE	S STAIRS
D	DIAMETER/HEIGHT/SPREAD	SC SERVICE COVER
DHIS	DIAMETER/HEIGHT/SPREAD	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

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
- 132539 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M56704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 132539 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 132539 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.

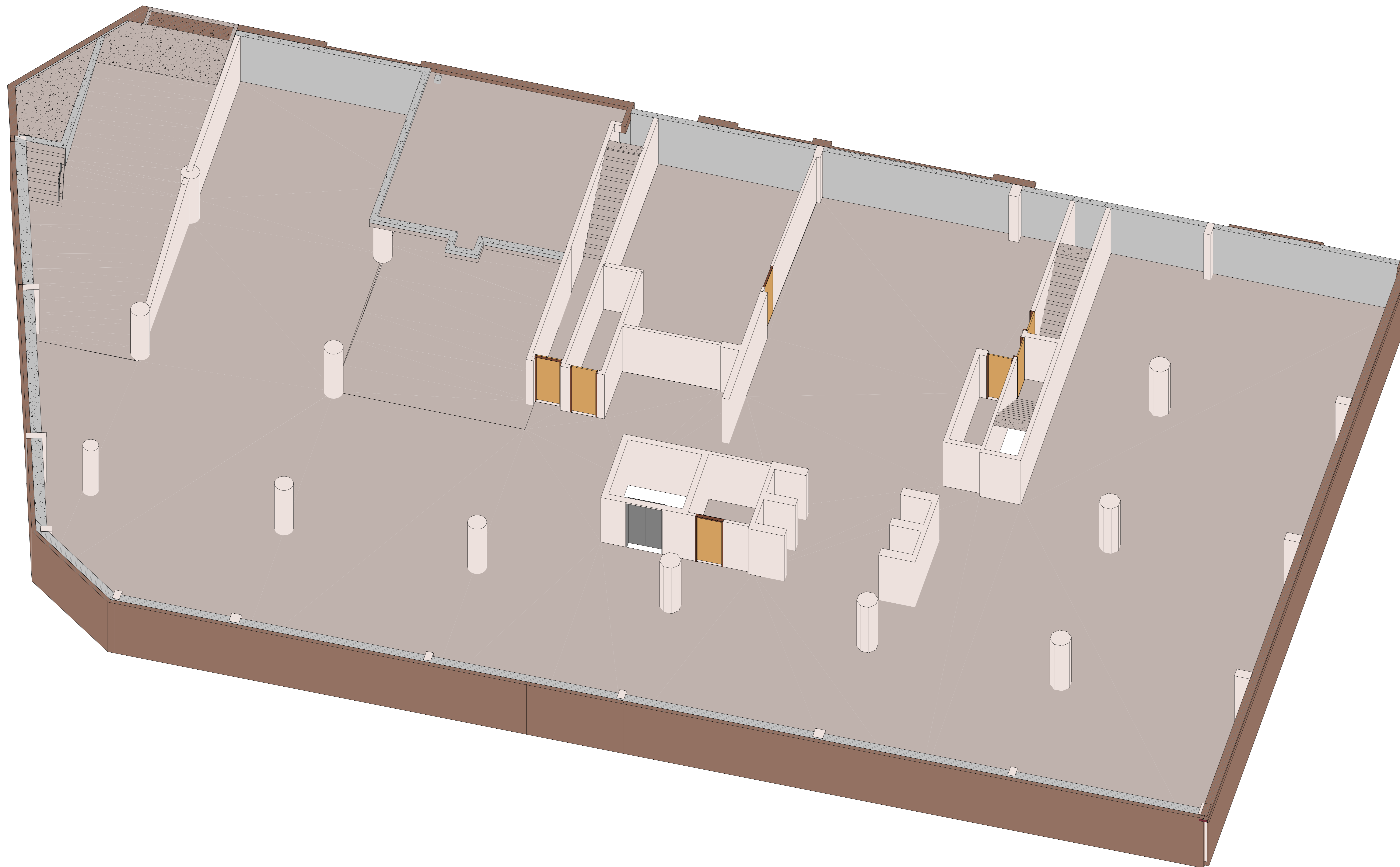
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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

- 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
 - 12259 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M59704. EXPIRES 31.8.2041
- AK971351 LEASE OF LEASE 12259 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 12259 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.

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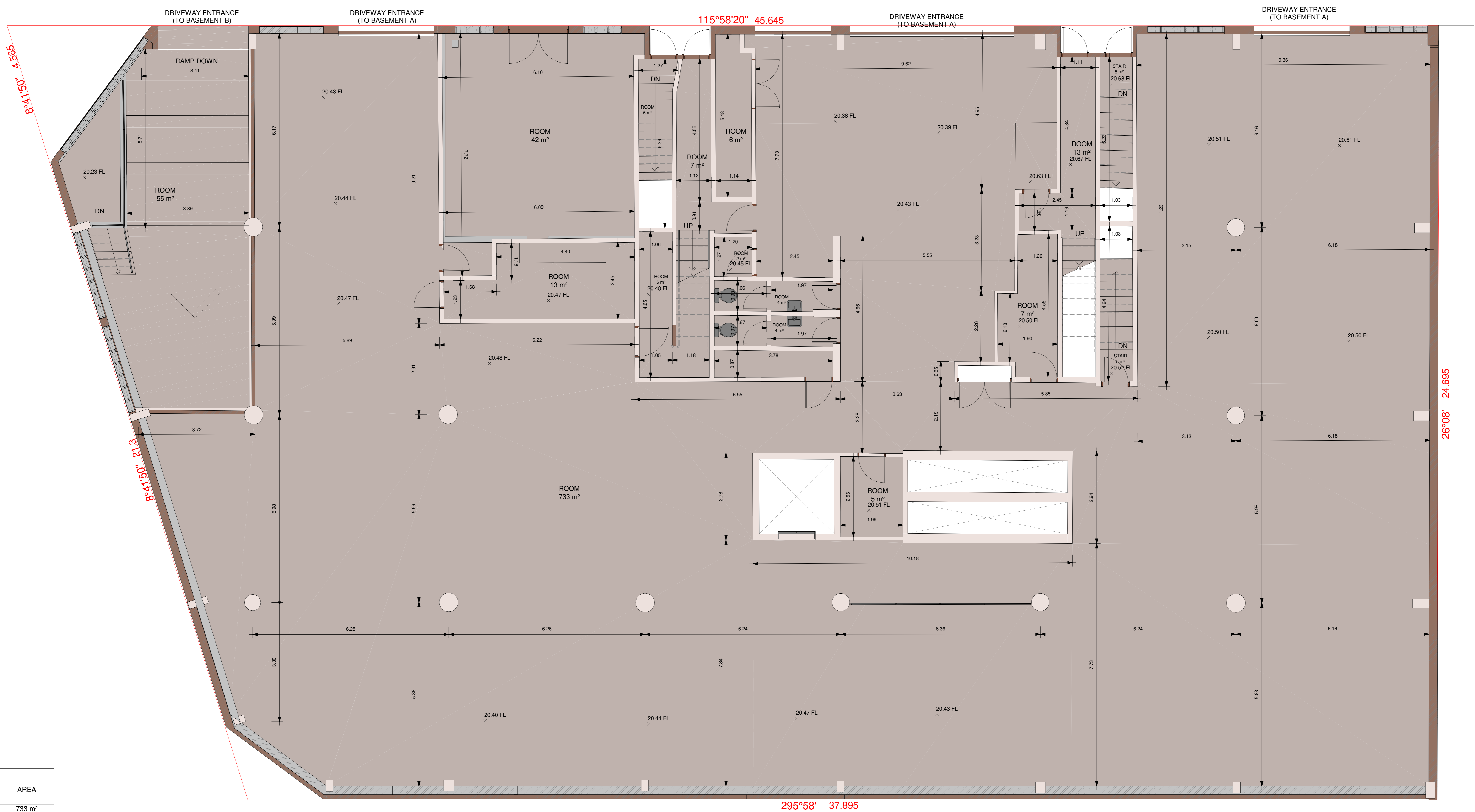
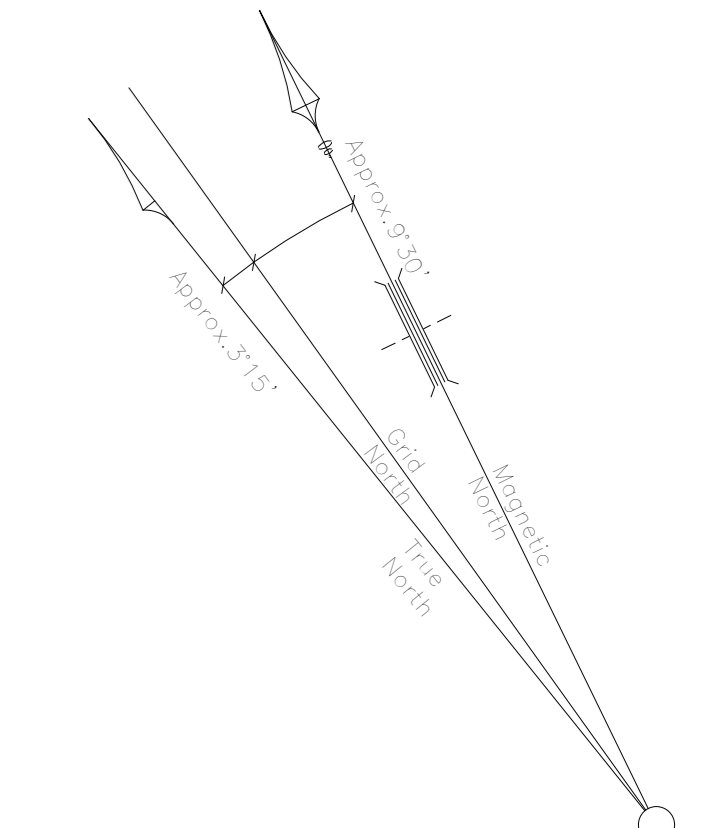
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	@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
D	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
DN	DOWN	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 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
- LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M595704. EXPIRES 31.8.2041

AK971551 LEASE OF LEASE 02089 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).

AK971552 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 02089 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.

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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:	5 OF 34



1 BASEMENT A 3D FLOOR PLAN VIEW

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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

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
- 192559 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M595704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 192559 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 192559 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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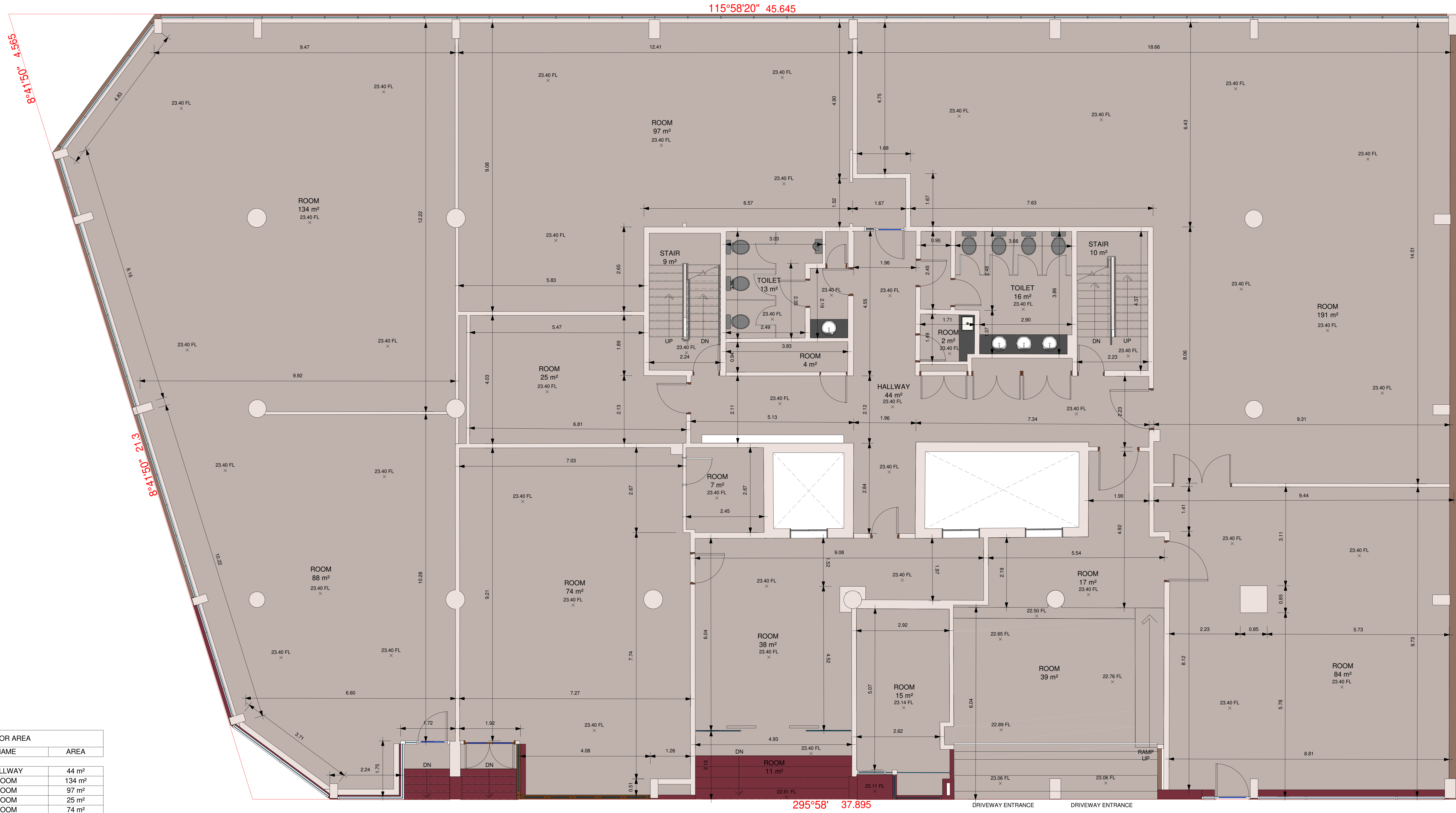
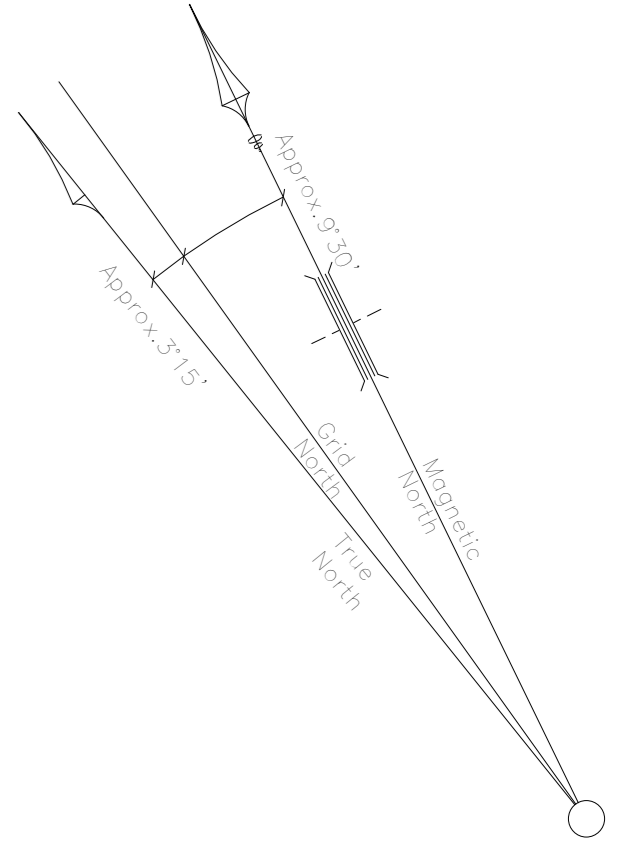
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	@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	ROOM	36 m ²
GROUND FLOOR	ROOM	23.14 m ²
GROUND FLOOR	ROOM	11 m ²
GROUND FLOOR	ROOM	15 m ²
GROUND FLOOR	ROOM	23.14 m ²
GROUND FLOOR	ROOM	39 m ²
GROUND FLOOR	ROOM	17 m ²
GROUND FLOOR	ROOM	84 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
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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 GROUND FLOOR PLAN
1 : 50

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

- RESERVATIONS AND CONDITIONS IN THE CROWNING GRANT(S)
- LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
- PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
- 192559 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M595704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 192559 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 192559 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) ORIGIN OF LEVELS: PM50293 RL 19.300 (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.

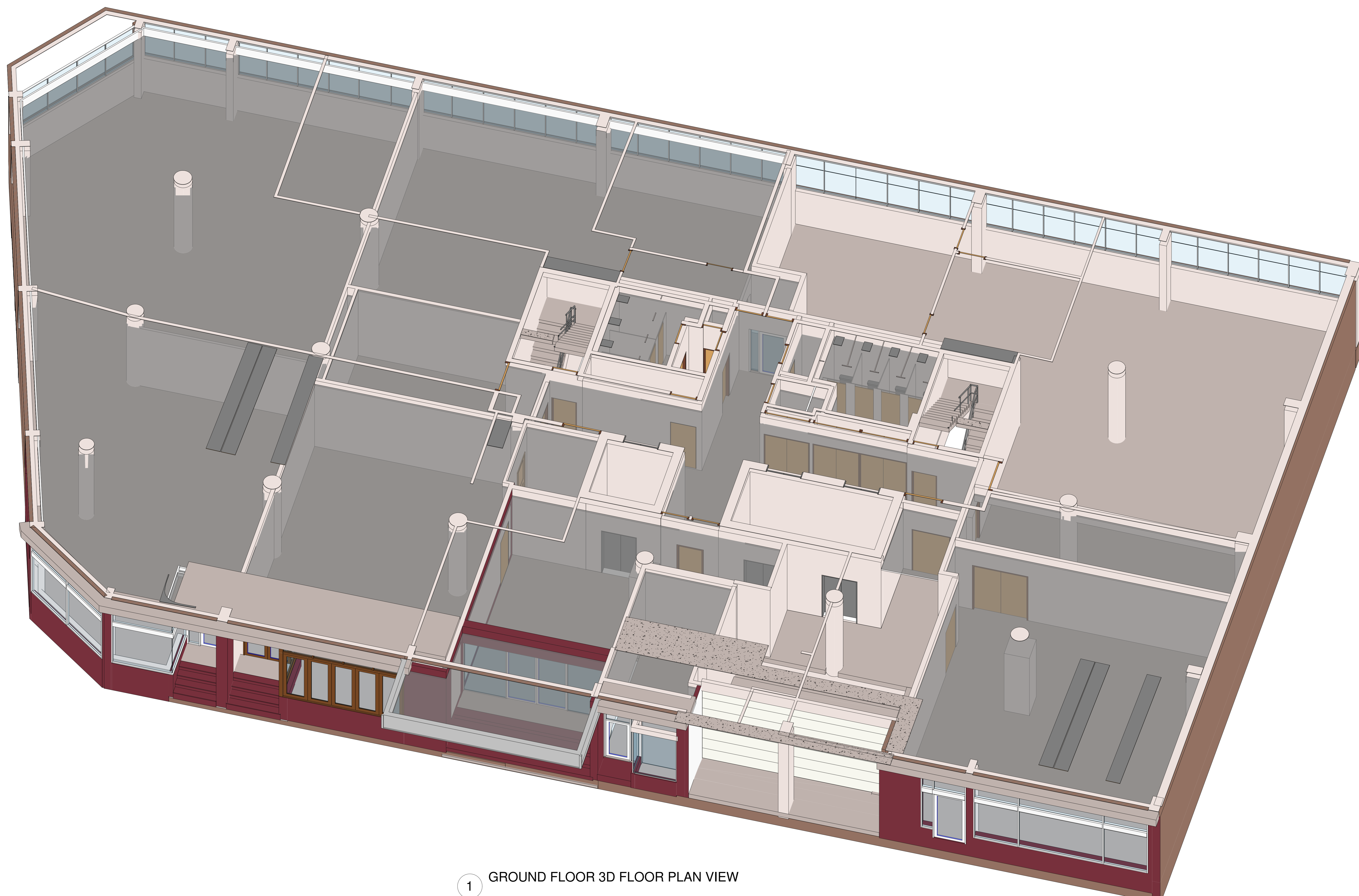
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	7 OF 34



1 GROUND FLOOR 3D FLOOR PLAN VIEW

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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

- 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
 - 12259 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M59704. EXPIRES 31.8.2041
- AK971351 LEASE OF LEASE 12259 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 12259 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.

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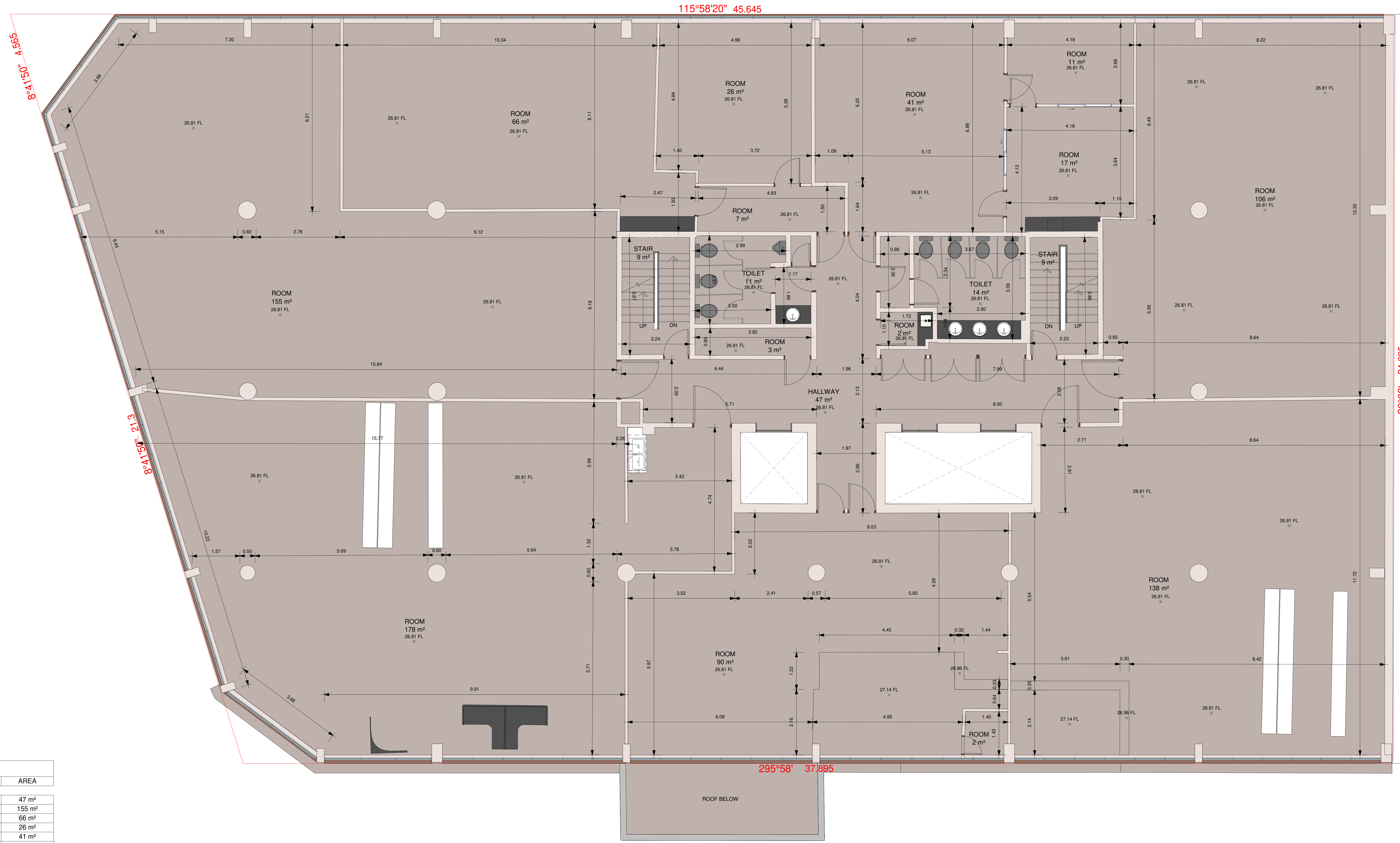
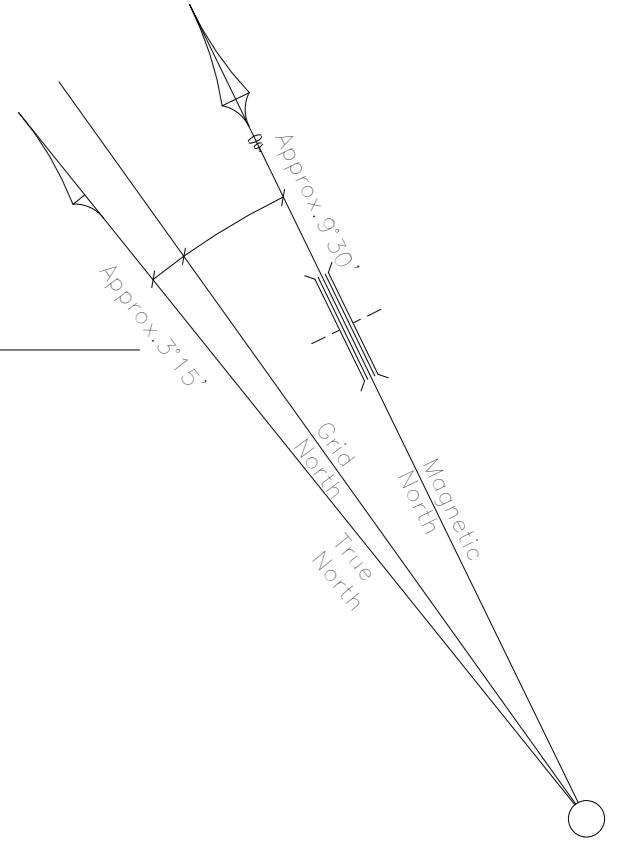
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	@A0
REFERENCE:	24874-23	SHEET:	8 OF 34



1 LEVEL 1 FLOOR PLAN
1 : 50

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

LEGEND:		
AHD	AUSTRALIAN HEIGHT DATUM	PAV PAVERS
AWN	AWNING	PP POWER POLE
SM	BENCH MARK	RL REDUCED LEVEL
CONC	CONCRETE	RR ROOF RIDGE
CS	CONCRETE SURFACE	S STAIRS
DHIS	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

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
- 192539 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 192539 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 192539 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.

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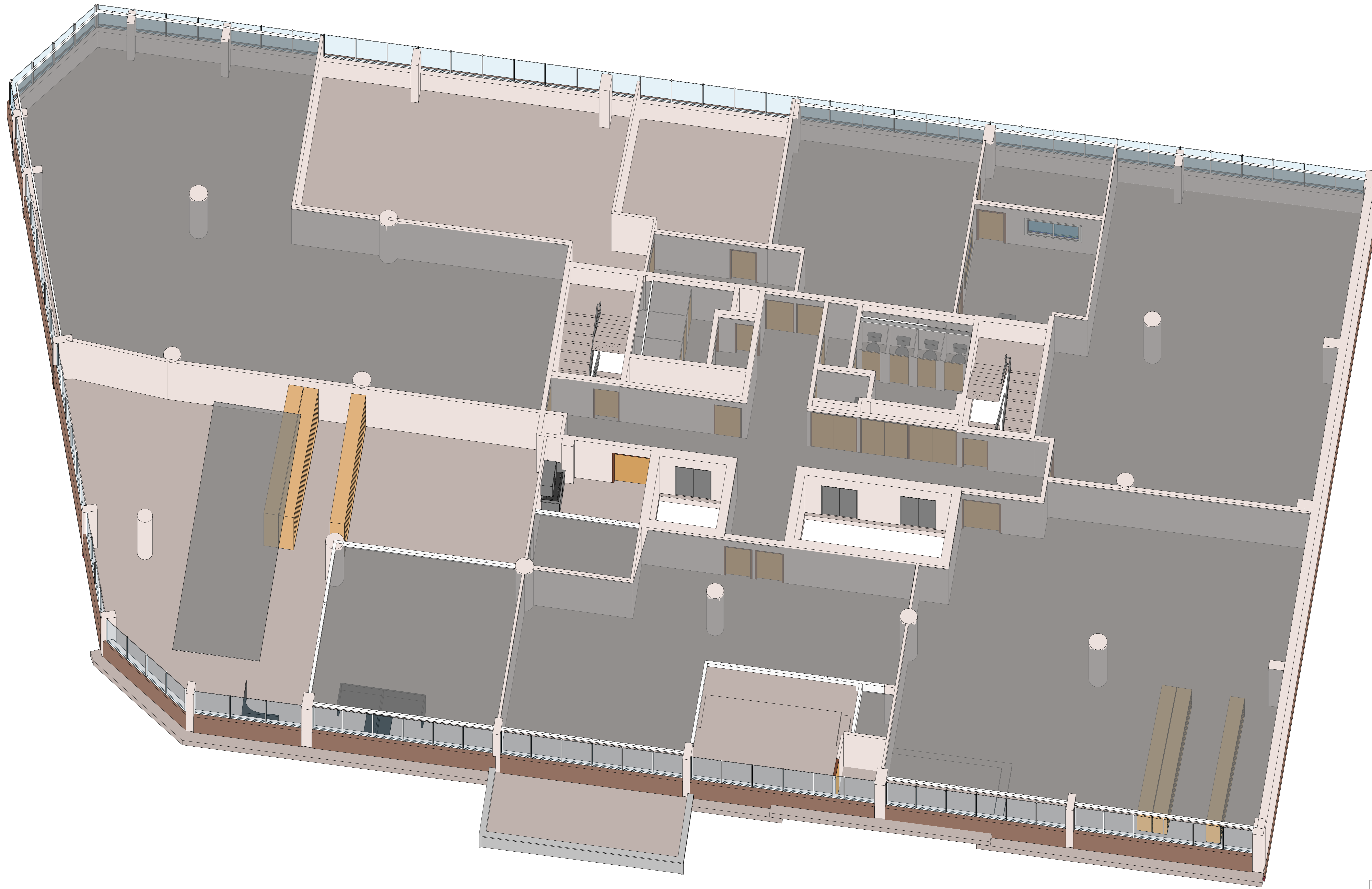
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	9 OF 34



1 LEVEL 1 3D FLOOR PLAN VIEW

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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

- 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
 - 192859 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M595704. EXPIRES 31.8.2041
- AK971351 LEASE OF LEASE 192859 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 192859 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.

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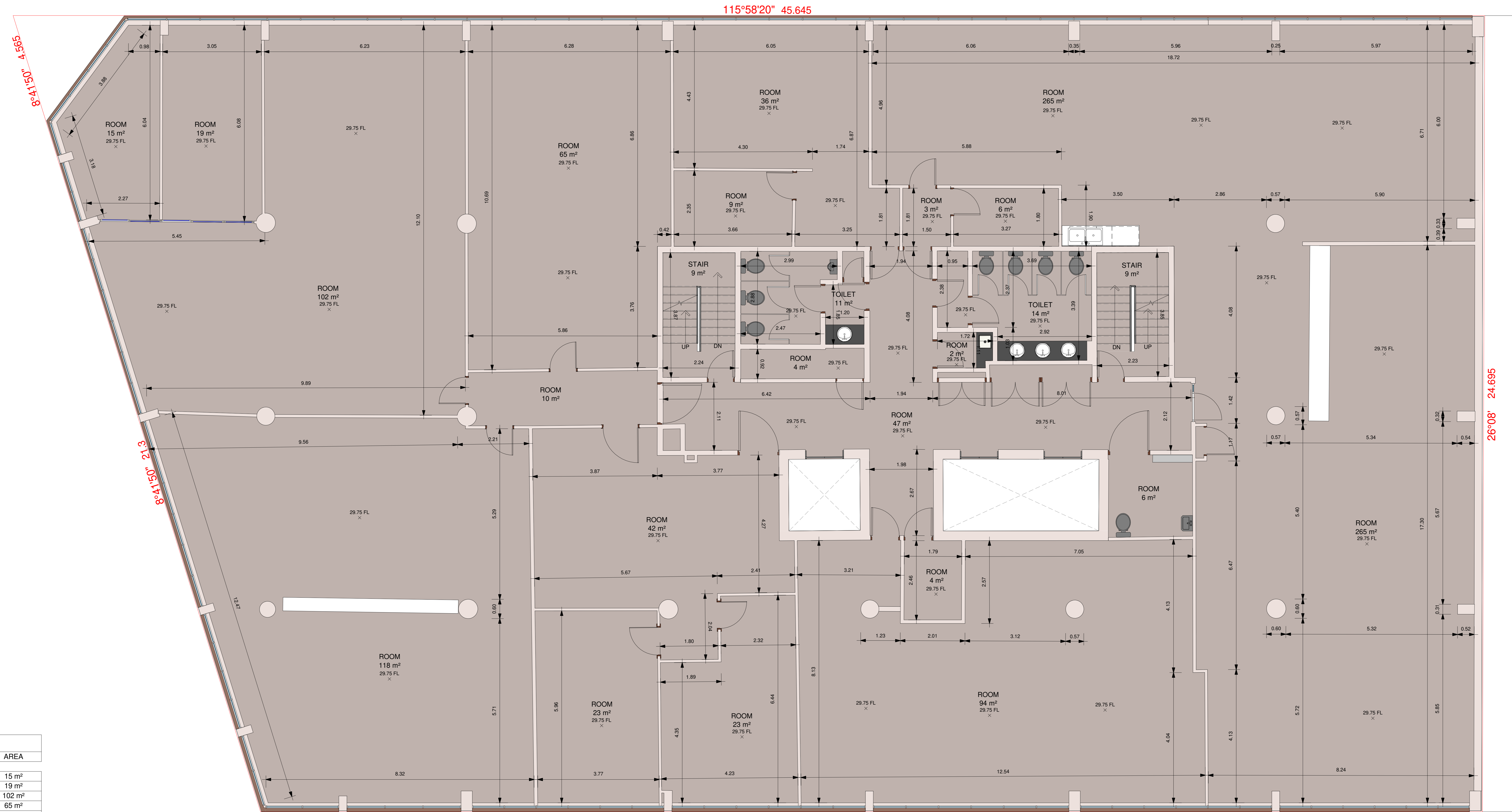
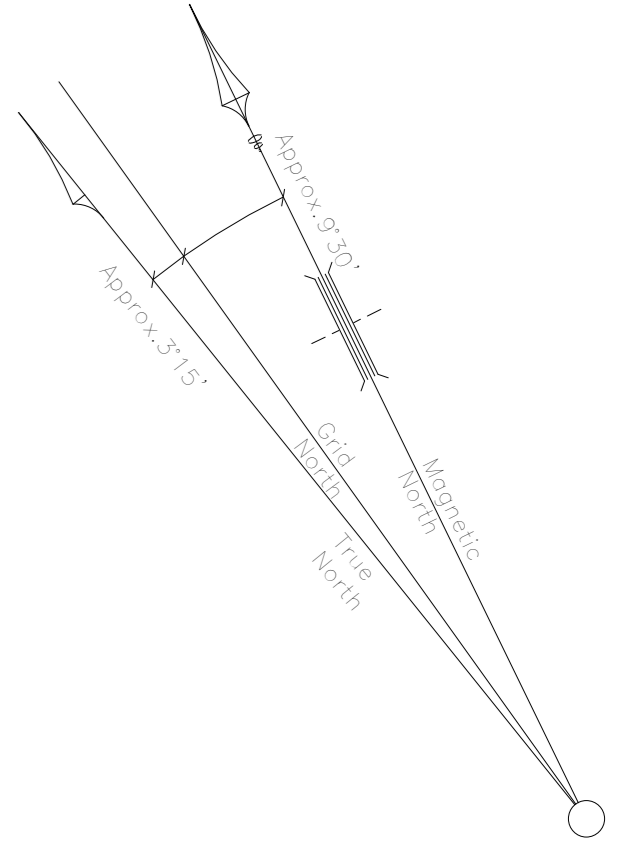
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	@A0
REFERENCE:	24874-23	SHEET:	10 OF 34



LEVEL 2 AREA		
LEVEL	NAME	AREA
LEVEL 2	ROOM	15 m²
LEVEL 2	ROOM	19 m²
LEVEL 2	ROOM	102 m²
LEVEL 2	ROOM	65 m²
LEVEL 2	ROOM	36 m²
LEVEL 2	ROOM	9 m²
LEVEL 2	ROOM	265 m²
LEVEL 2	ROOM	47 m²
LEVEL 2	ROOM	2 m²
LEVEL 2	ROOM	6 m²
LEVEL 2	ROOM	3 m²
LEVEL 2	ROOM	4 m²
LEVEL 2	ROOM	10 m²
LEVEL 2	ROOM	42 m²
LEVEL 2	ROOM	23 m²
LEVEL 2	ROOM	118 m²
LEVEL 2	ROOM	94 m²
LEVEL 2	ROOM	4 m²
LEVEL 2	ROOM	6 m²
LEVEL 2	STAIR	9 m²
LEVEL 2	STAIR	9 m²
LEVEL 2	TOILET	11 m²
LEVEL 2	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
D	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
DOOR	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TW	TOP OF WALL
FL	FLOOR LEVEL	TK	TOP OF KERB
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 2 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
- 19259 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M595704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 19259 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 OPERATOR CORPORATION 4 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 19259 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.

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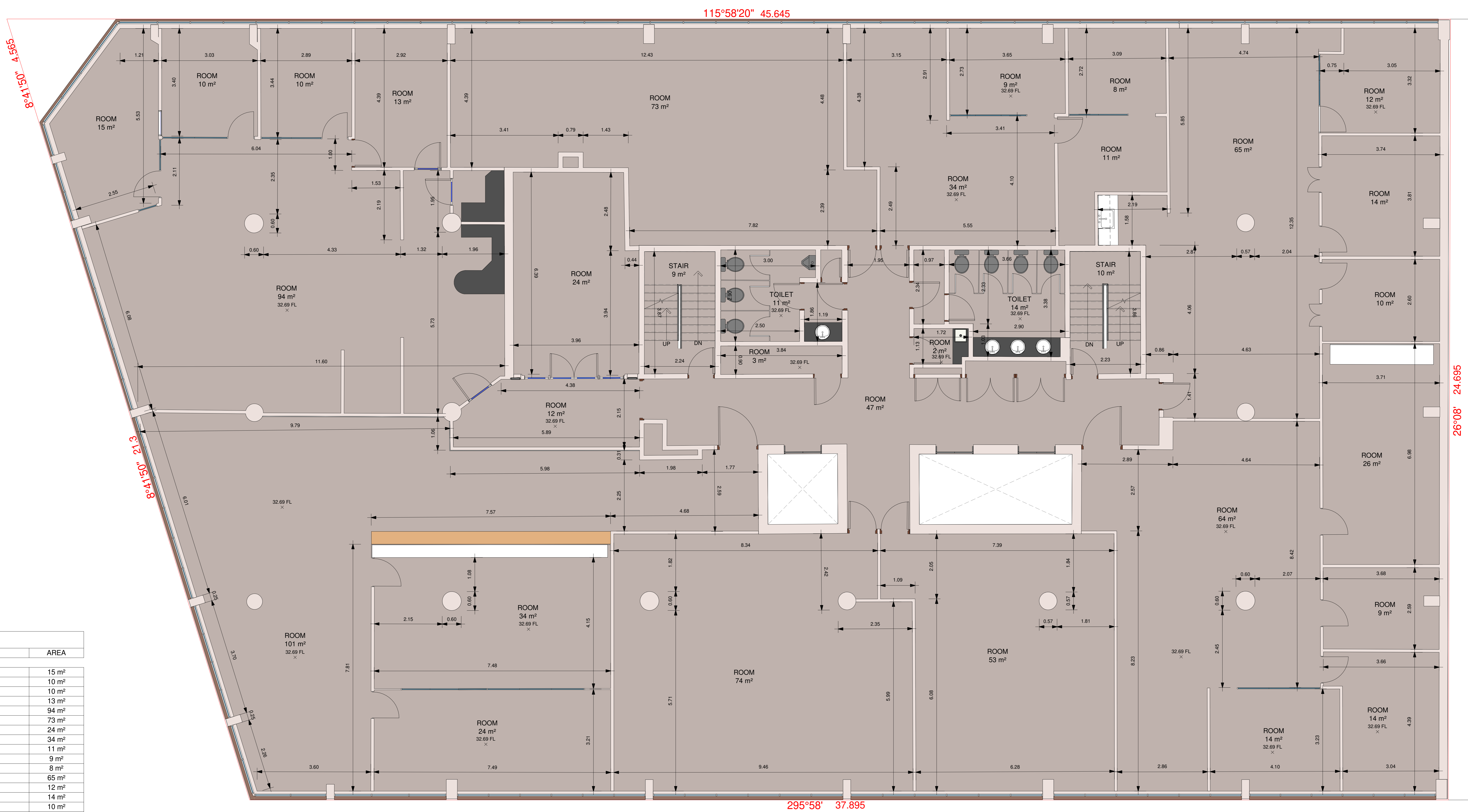
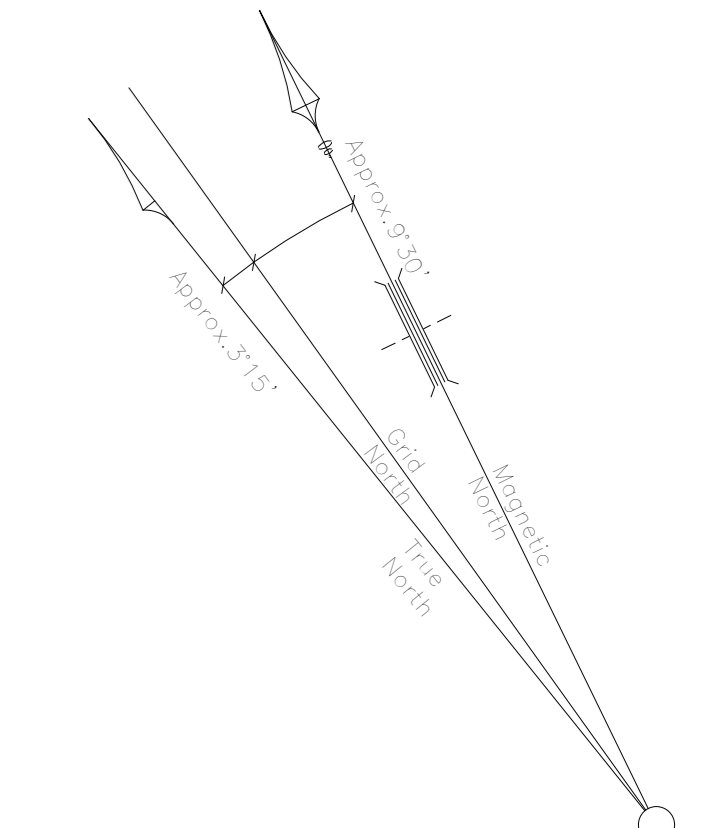
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	11 OF 34



115°58'20" 45.645

8°41'15" 4.565

8°41'50" 21.3

26°08' 24.695

295°58' 37.895

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	FP	POWER POLE
BM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
D	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
DOOR	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 3 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
- 192559 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M656704. EXPIRES 31.8.2041

AK971551 LEASE OF LEASE 192559 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).

AK971552 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 192559 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) ORIGIN OF LEVELS: PM50293 RL 19.300 (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.

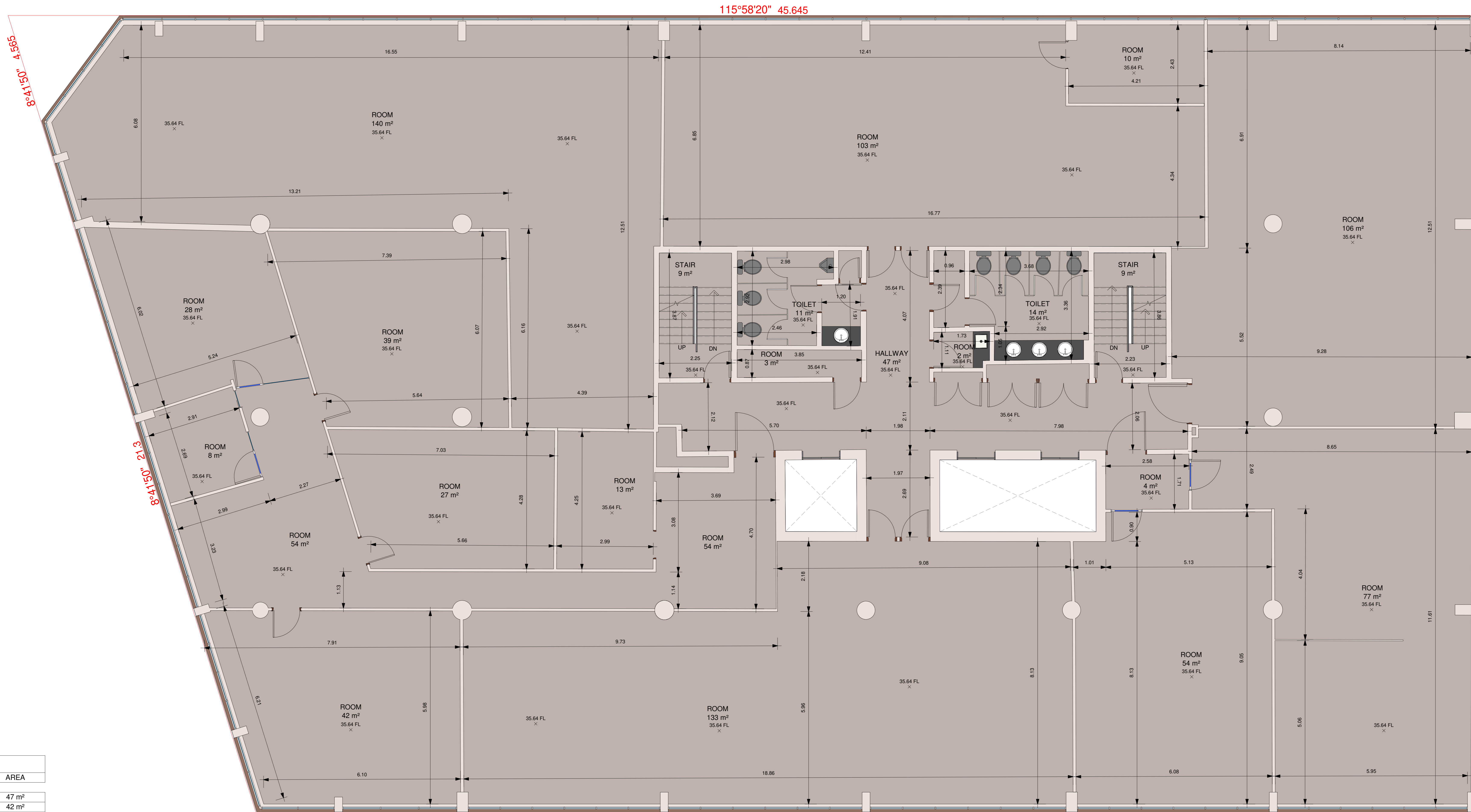
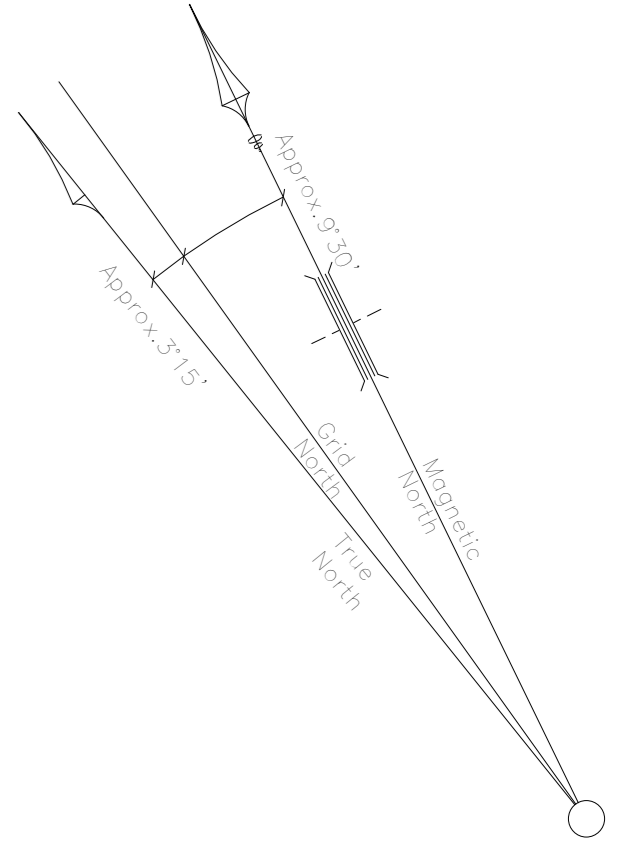
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	13 OF 34



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

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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 4 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
- 192539 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 192539 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 OPERATOR 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 192539 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.

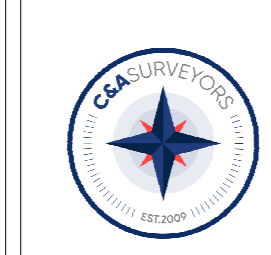
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

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.

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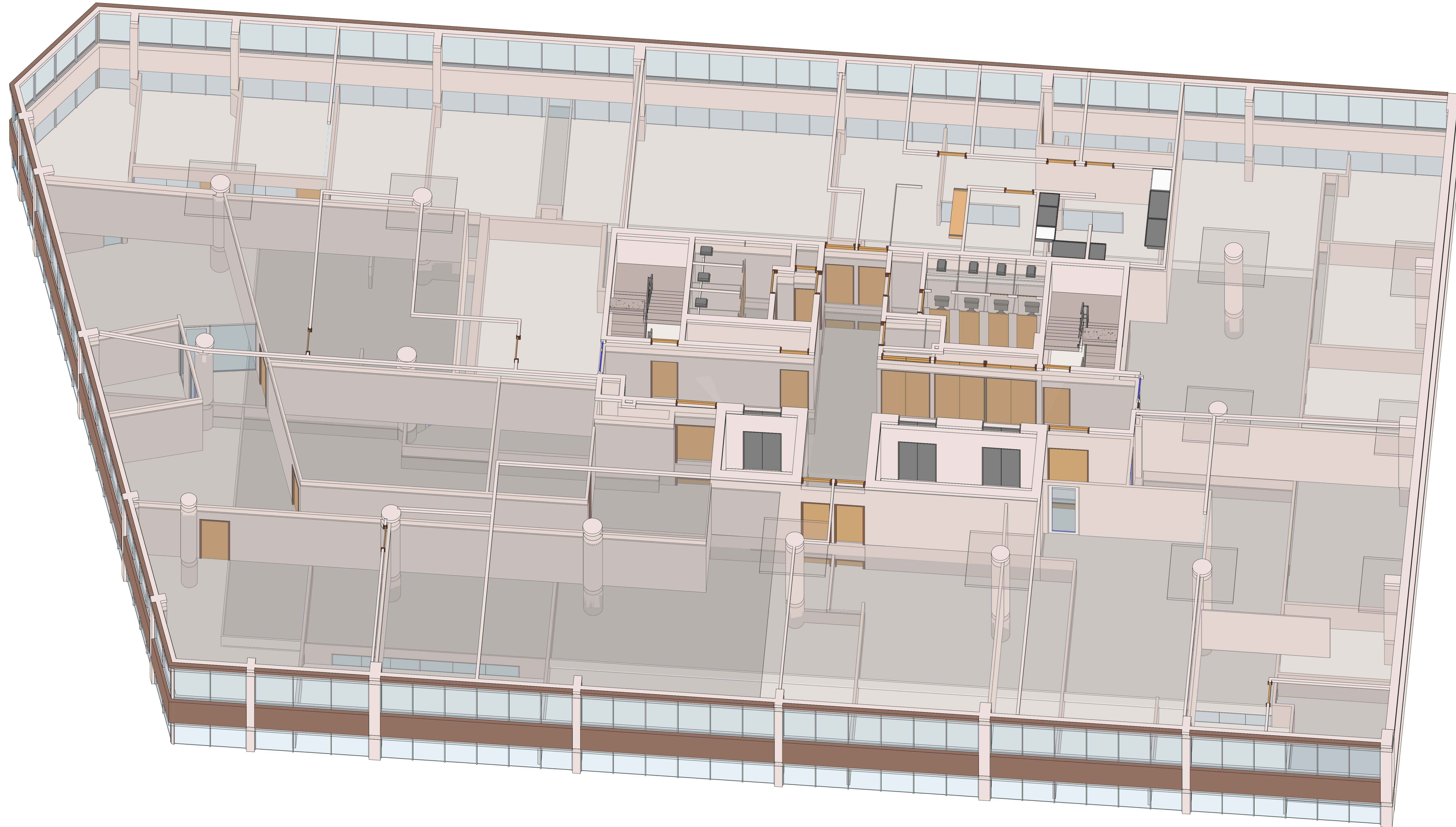


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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	15 OF 34



1 LEVEL 4 3D FLOOR PLAN VIEW

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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

- 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
 - 12259 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M59704. EXPIRES 31.8.2041
- AK971351 LEASE OF LEASE 12259 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 12259 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.

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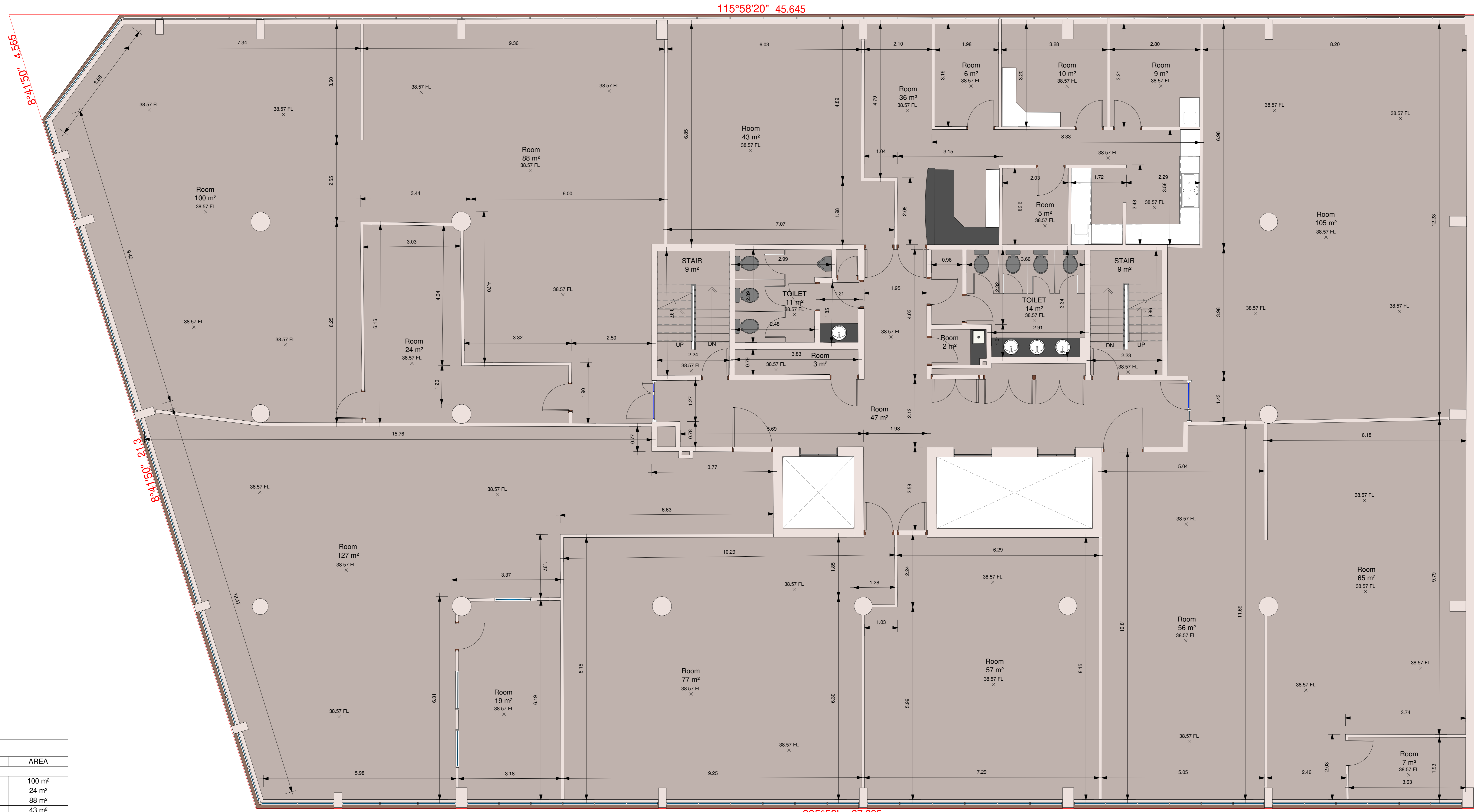
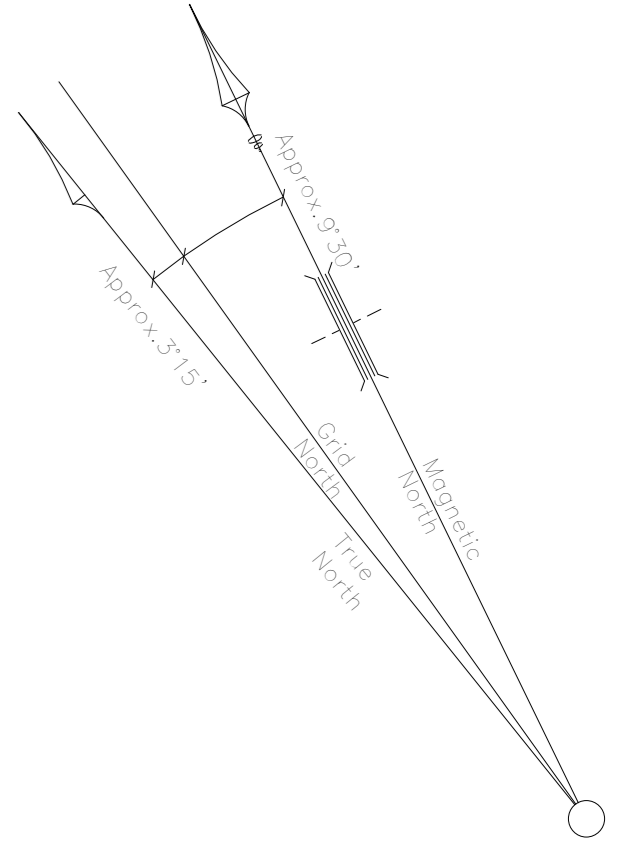
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	@A0
REFERENCE:	24874-23	SHEET:	16 OF 34



115°58'20" 45.645

26°08' 24.695

295°58' 37.895

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

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

1 LEVEL 5 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
- 192559 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M565704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 030839 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 032839 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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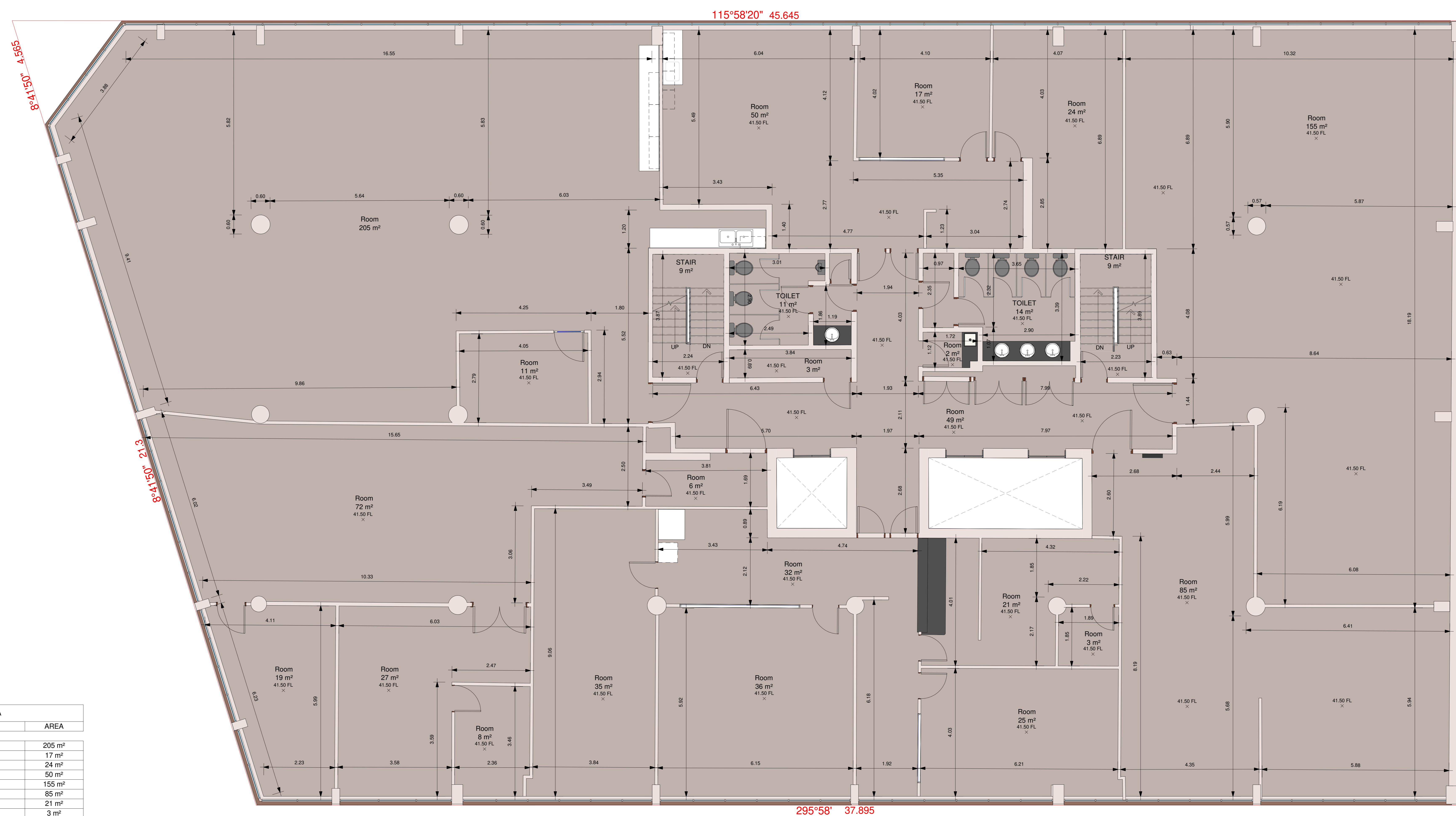
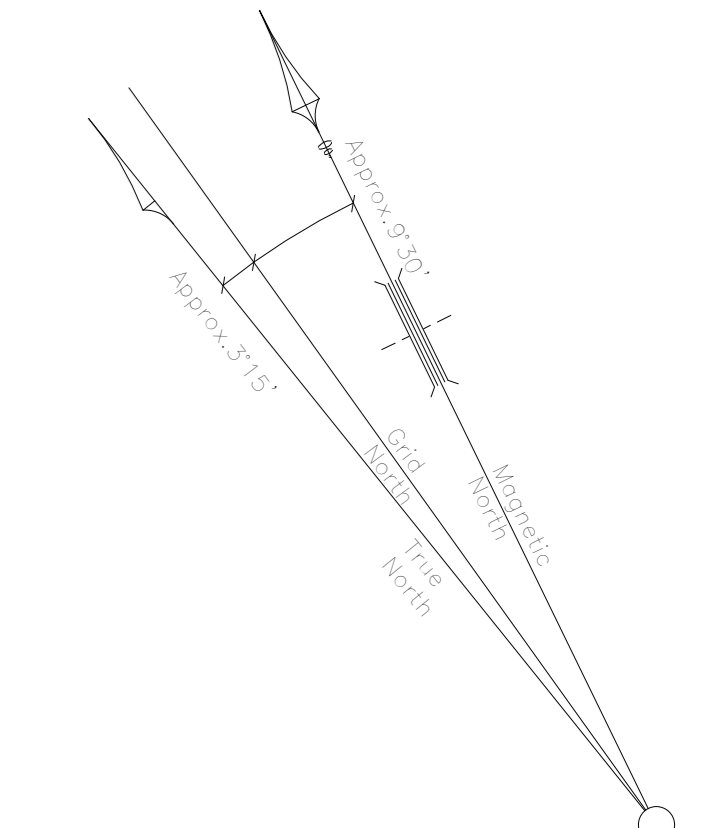
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115°58'20" 45.645

8°41'50" 4.565

8°41'50" 21.3

26°00' 24.695

295°58' 37.895

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
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1 LEVEL 6 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
- LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M56704. EXPIRES 31.8.2041

AK971551 LEASE OF LEASE 020839 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).

AK971552 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

AK971552 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD

AK971571 CHANGE OF NAME AFFECTING LEASE 02899 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.

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

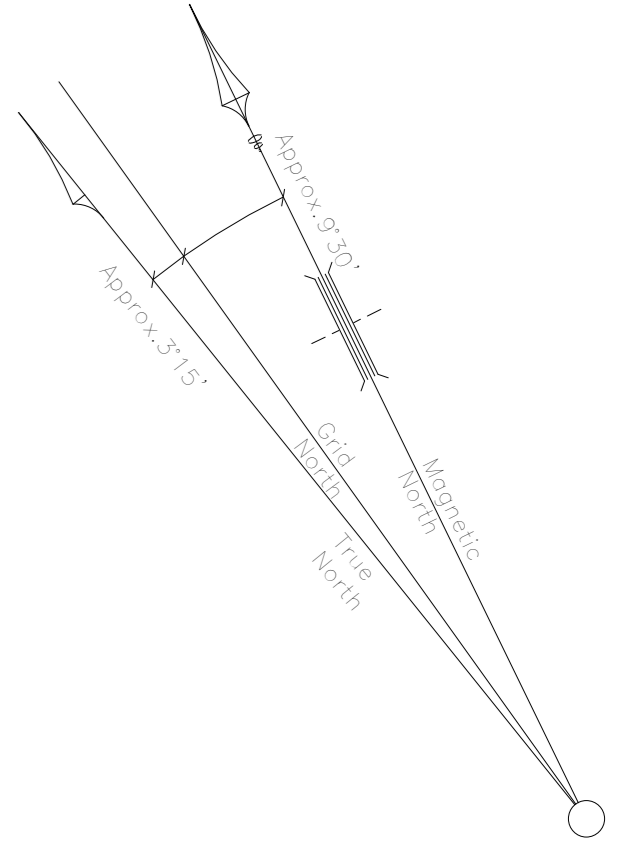
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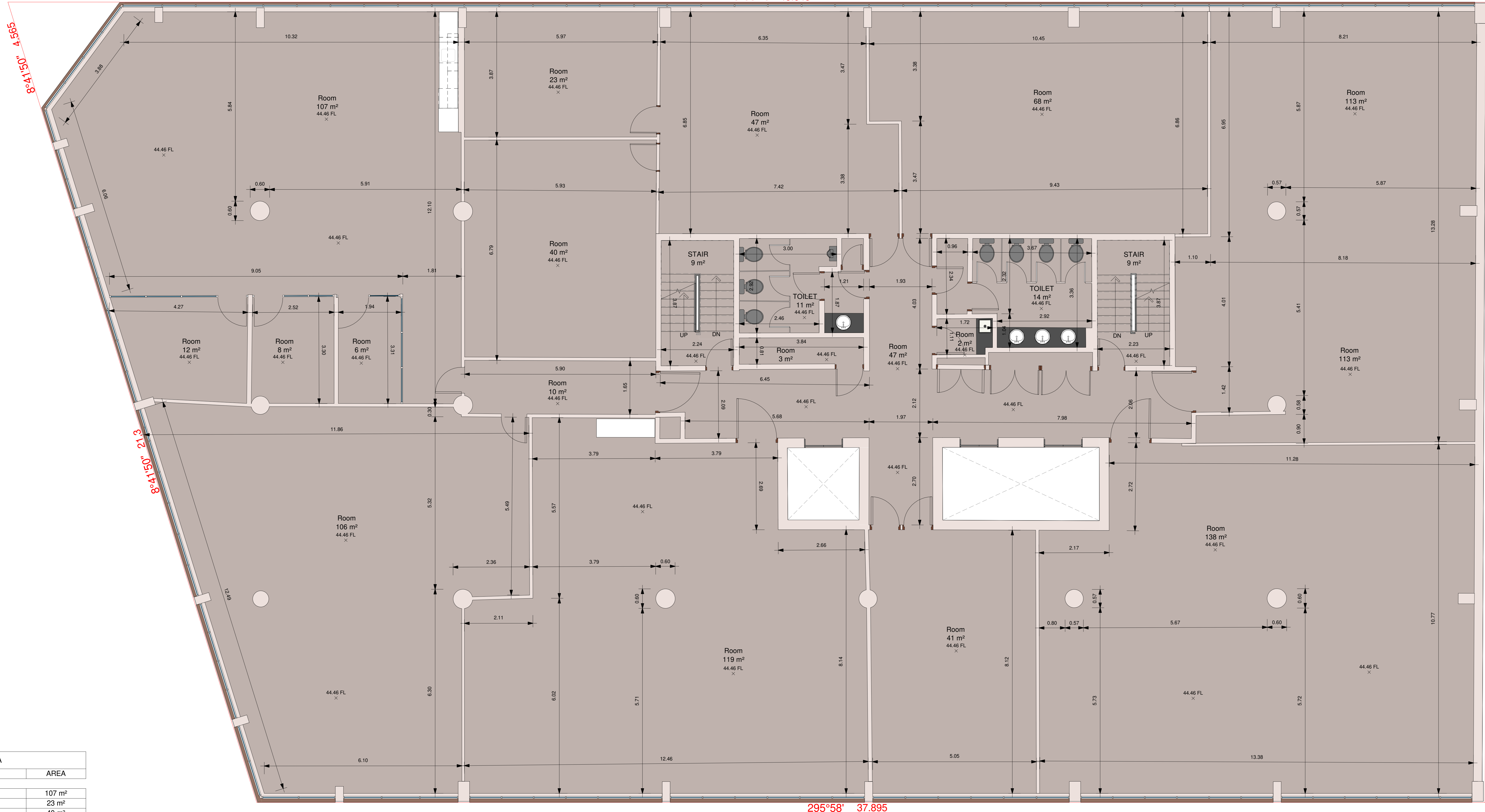
DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	19 OF 34



115°58'20" 45.645



26°08' 24.695

295°58' 37.895

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
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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 7 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
- 192559 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M595704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 192559 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 OPERATOR 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 192559 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) ORIGIN OF LEVELS: PMS2003 RL 19.300 (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.

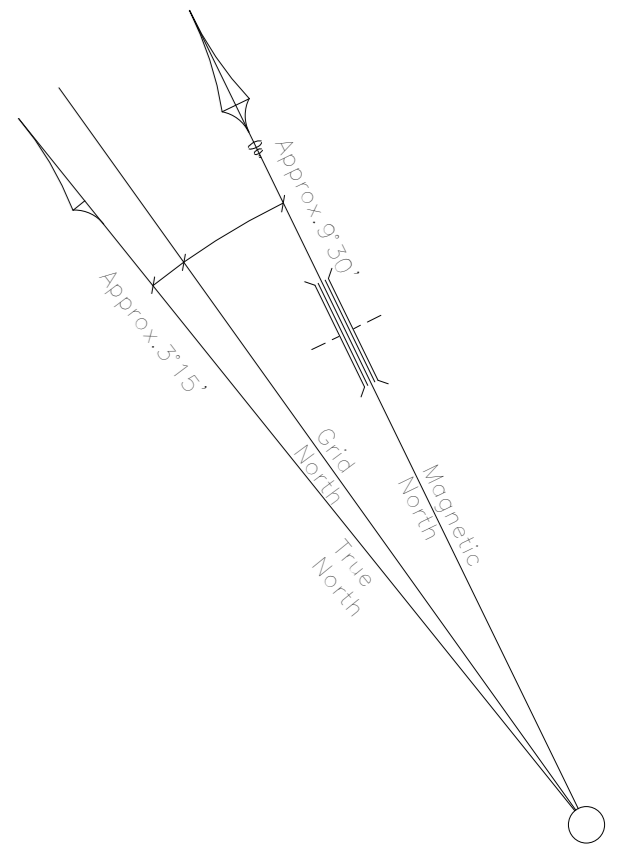
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	21 OF 34

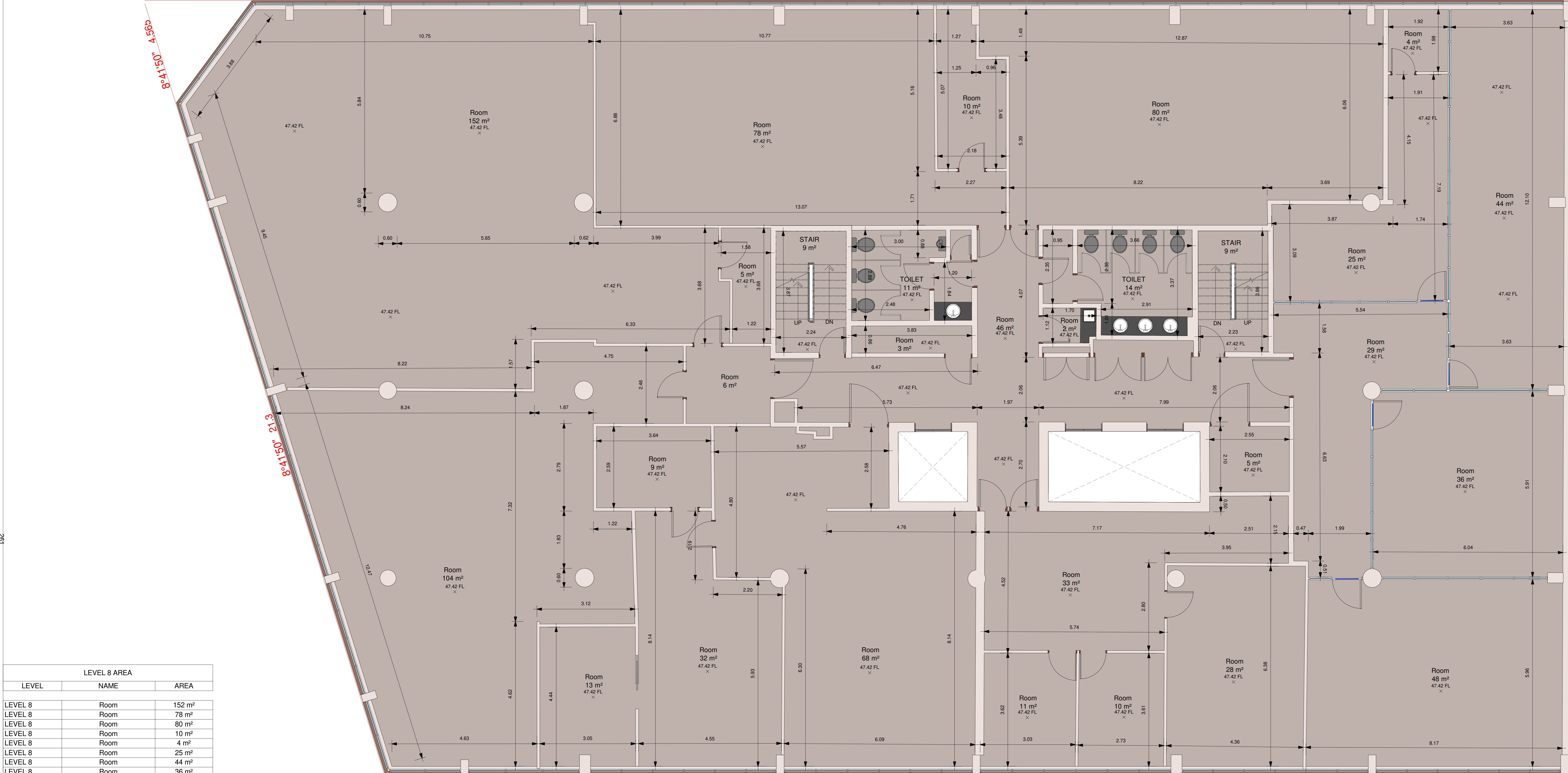


115°58'20" 45.645

295°13'14" 8

26°08' 24.695

295°58' 37.895



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
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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 8 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
- 192559 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M85704. EXPIRES 31.8.2041

AK971551 LEASE OF LEASE 032839 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).

AK971552 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 032839 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) ORIGIN OF LEVELS: PMS2003 RL 19.200 (AHD), CLASS LC

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.

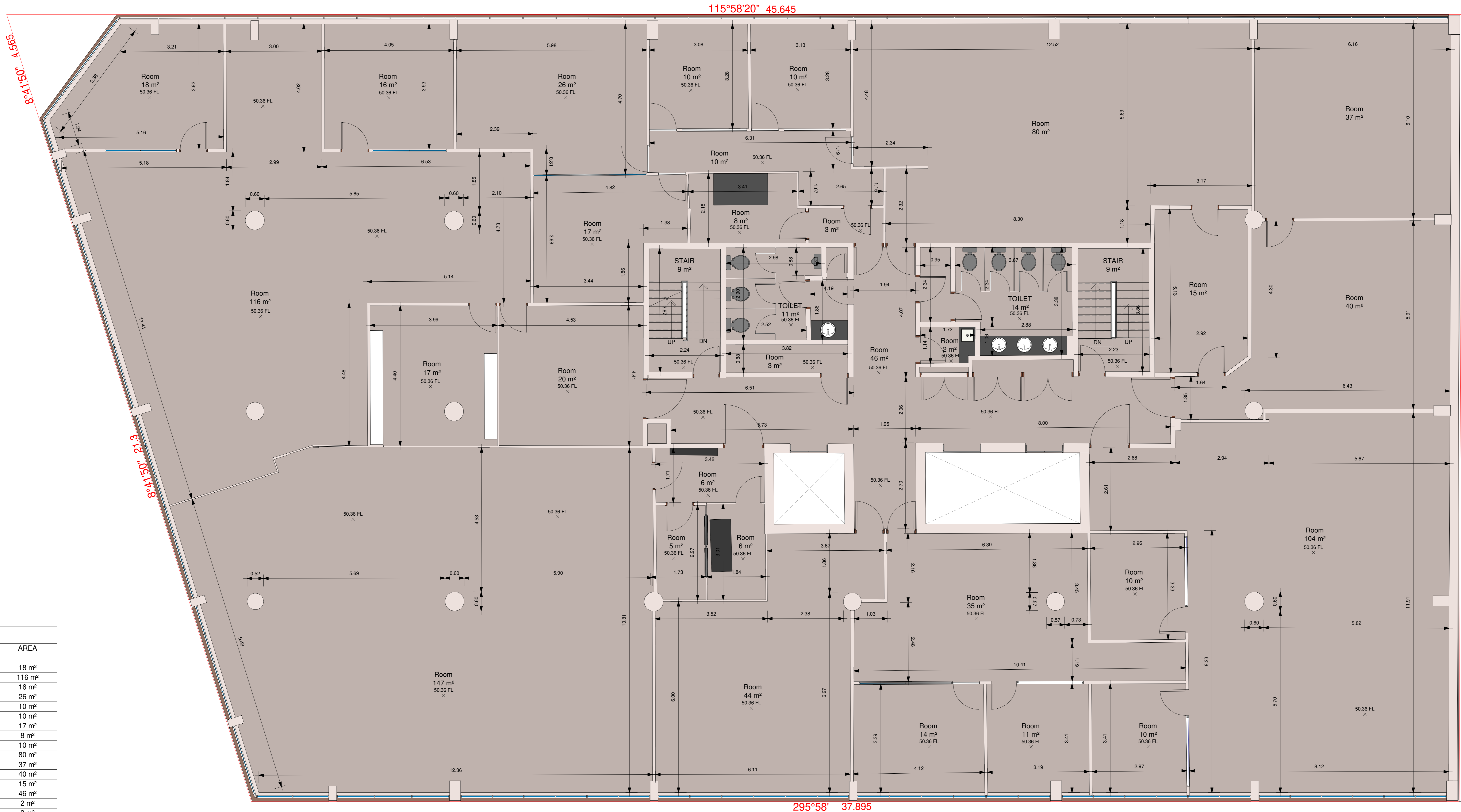
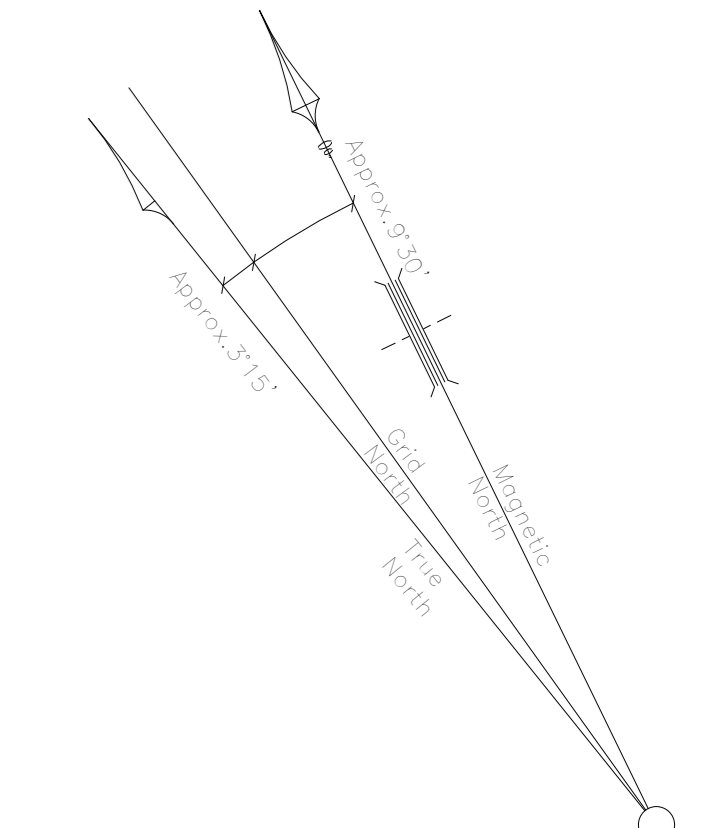
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT
8-24 KIPPAX STREET SURRY HILLS

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:	23 OF 34



LEVEL 9 AREA		
LEVEL	NAME	AREA
LEVEL 9	Room	18 m ²
LEVEL 9	Room	116 m ²
LEVEL 9	Room	16 m ²
LEVEL 9	Room	26 m ²
LEVEL 9	Room	10 m ²
LEVEL 9	Room	10 m ²
LEVEL 9	Room	17 m ²
LEVEL 9	Room	8 m ²
LEVEL 9	Room	10 m ²
LEVEL 9	Room	80 m ²
LEVEL 9	Room	37 m ²
LEVEL 9	Room	40 m ²
LEVEL 9	Room	15 m ²
LEVEL 9	Room	46 m ²
LEVEL 9	Room	2 m ²
LEVEL 9	Room	3 m ²
LEVEL 9	Room	20 m ²
LEVEL 9	Room	17 m ²
LEVEL 9	Room	147 m ²
LEVEL 9	Room	44 m ²
LEVEL 9	Room	6 m ²
LEVEL 9	Room	5 m ²
LEVEL 9	Room	6 m ²
LEVEL 9	Room	104 m ²
LEVEL 9	Room	10 m ²
LEVEL 9	Room	35 m ²
LEVEL 9	Room	14 m ²
LEVEL 9	Room	11 m ²
LEVEL 9	Room	10 m ²
LEVEL 9	Room	3 m ²
LEVEL 9	STAIR	9 m ²
LEVEL 9	STAIR	9 m ²
LEVEL 9	TOILET	14 m ²
LEVEL 9	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
DHIS	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 9 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
- LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M595704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 120389 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 132839 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) ORIGIN OF LEVELS: PM52093 RL 15.302 (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.

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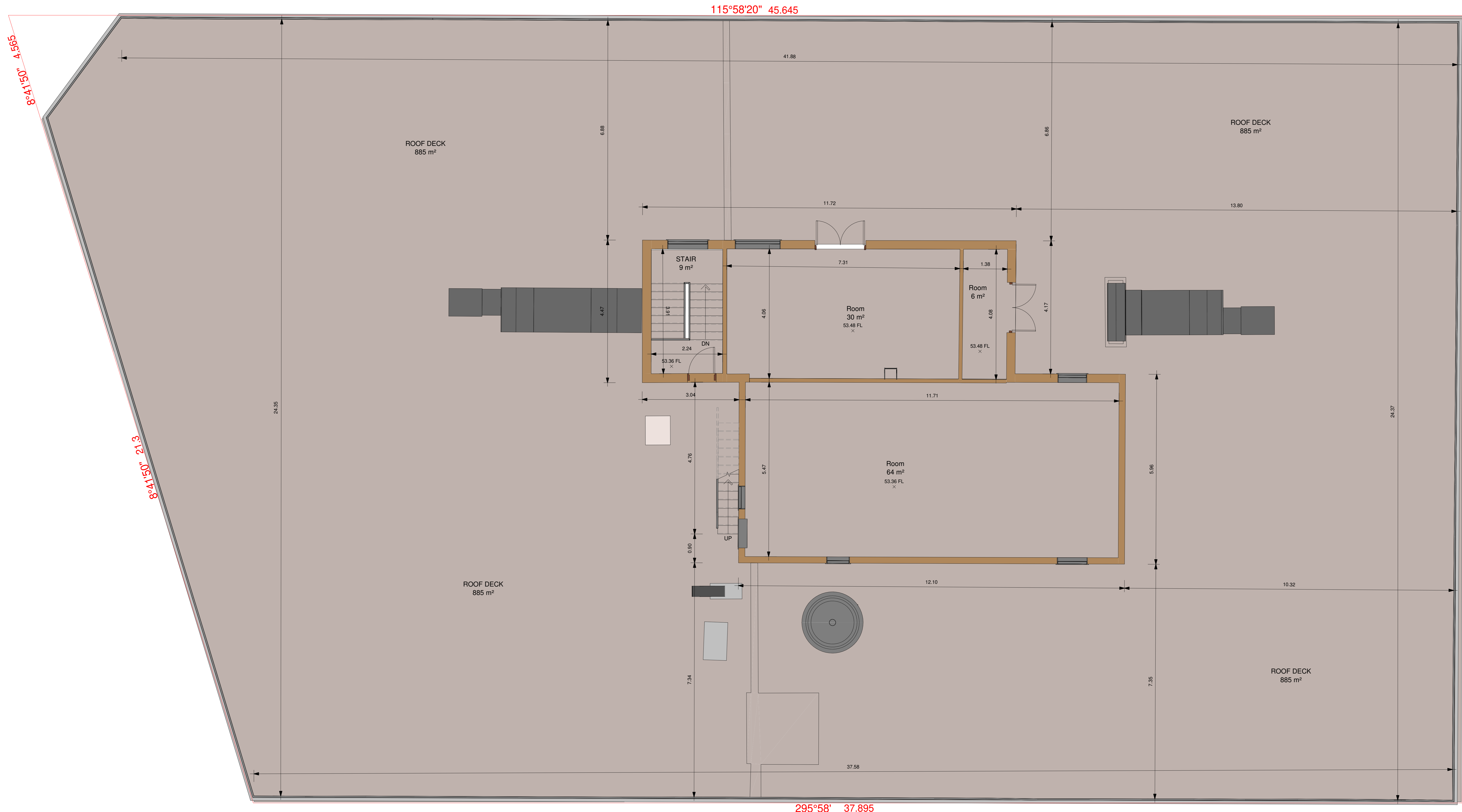
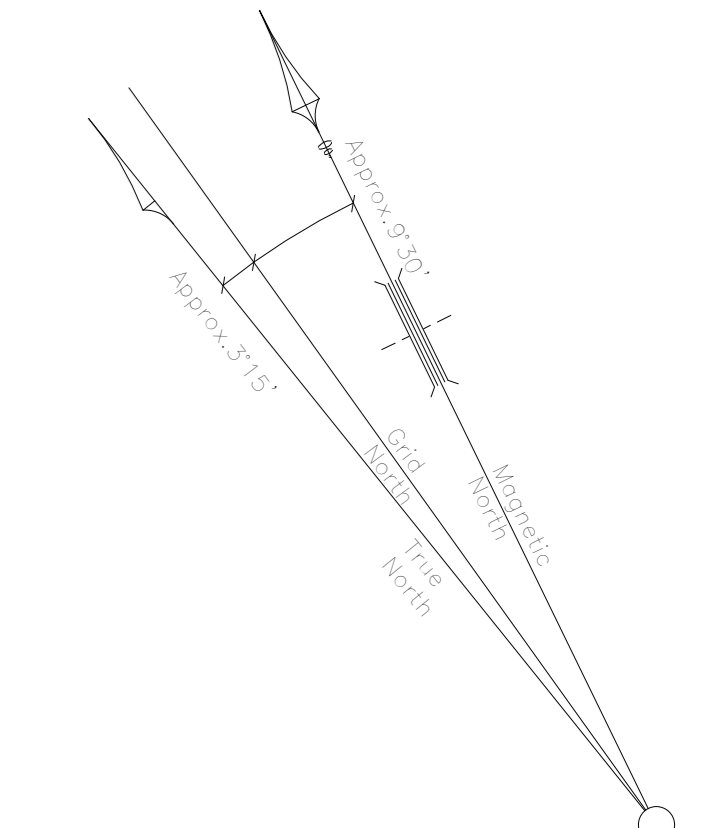
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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: 25 OF 34



1 ROOF FLOOR PLAN
1 : 50

ROOF AREA		
LEVEL	NAME	AREA
ROOF	ROOF DECK	885 m ²
ROOF	Room	30 m ²
ROOF	Room	6 m ²
ROOF	Room	64 m ²
ROOF	STAIR	9 m ²

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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

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
- 19259 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M59704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 19259 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 19259 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.

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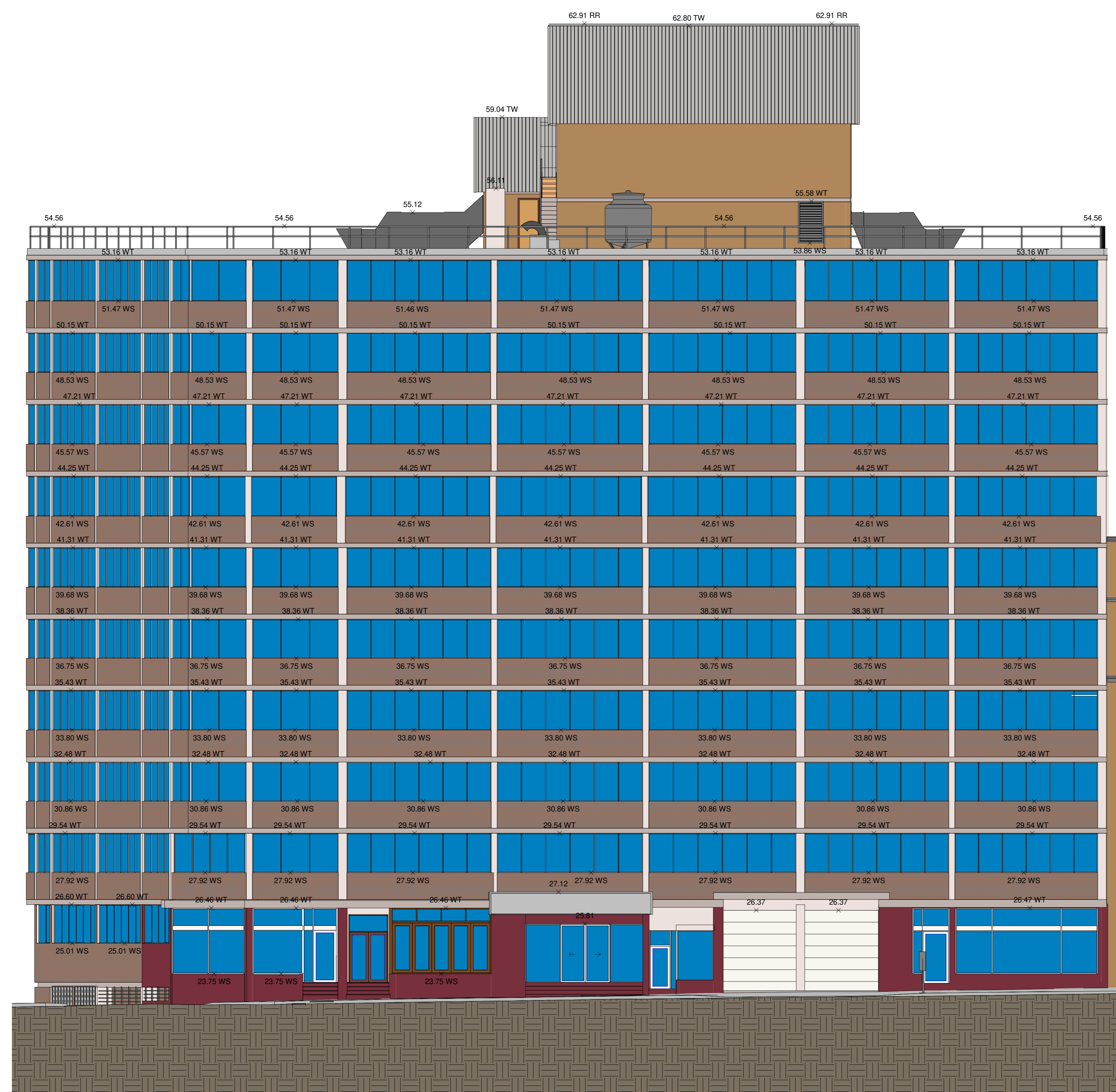
C & A SURVEYORS NSW P/L
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

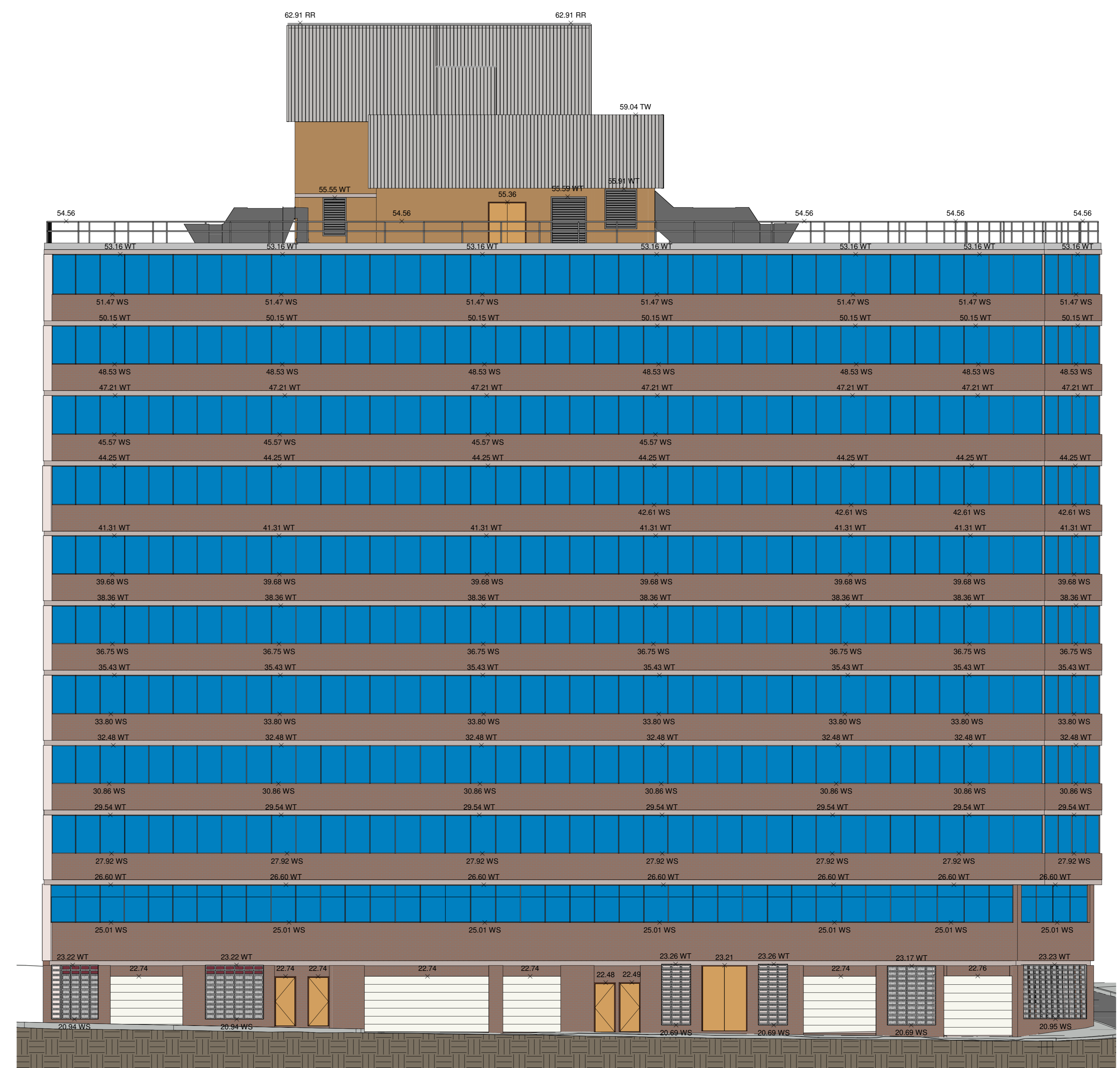
INSTRUCTING PARTY: 05/06/2023

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:	27 OF 34



1 24 KIPPAX STREET FRONT ELEVATION
1 : 100



2 24 KIPPAX STREET REAR ELEVATION
1 : 100

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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

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
- 128259 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M69764. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 128259 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 128259 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.

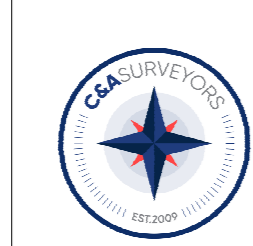
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

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

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

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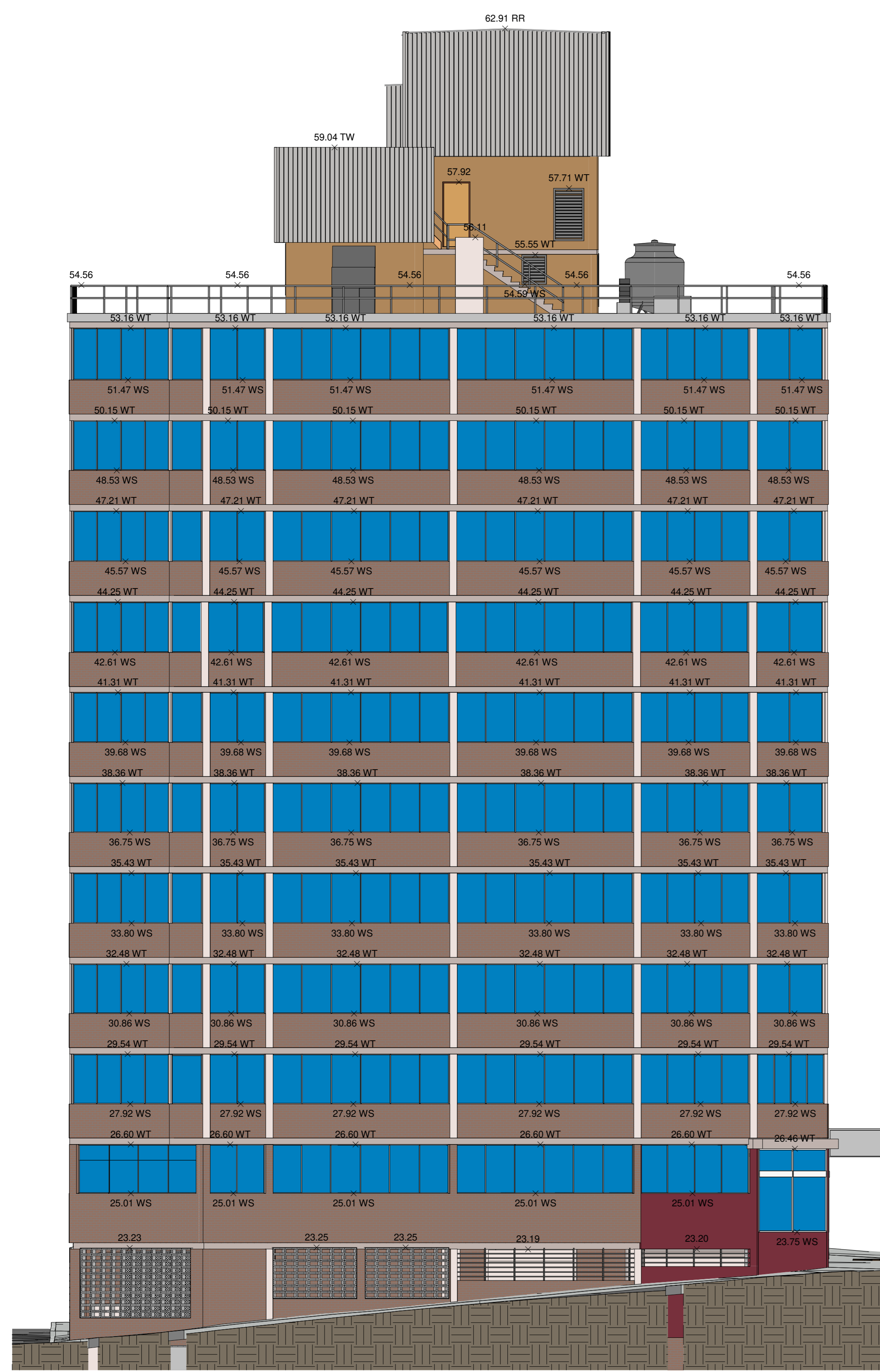
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

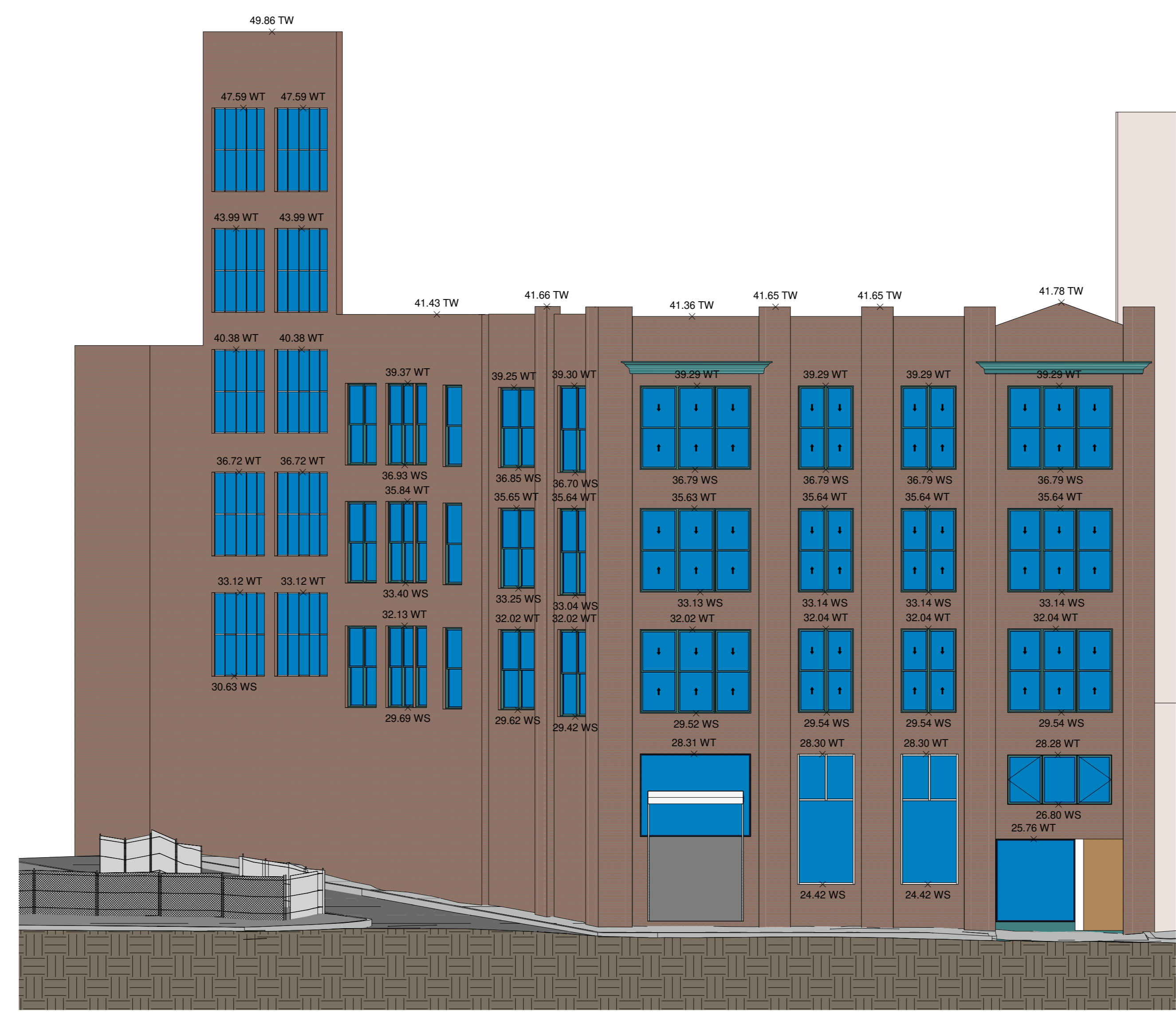
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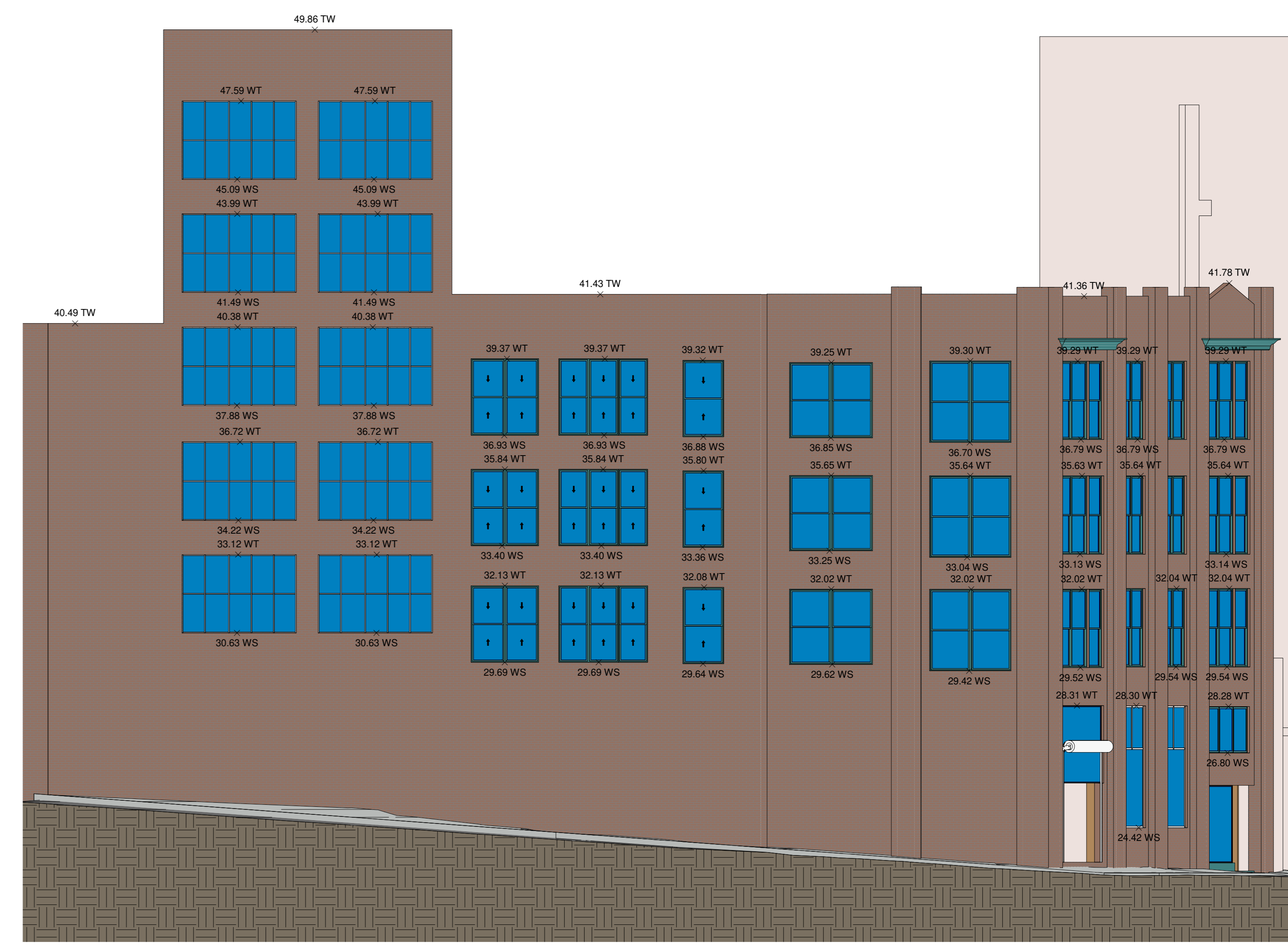
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DATE DRAWN:	29/04/2023	SCALE:	1 : 100@A0
REFERENCE:	24874-23	SHEET:	30 OF 34



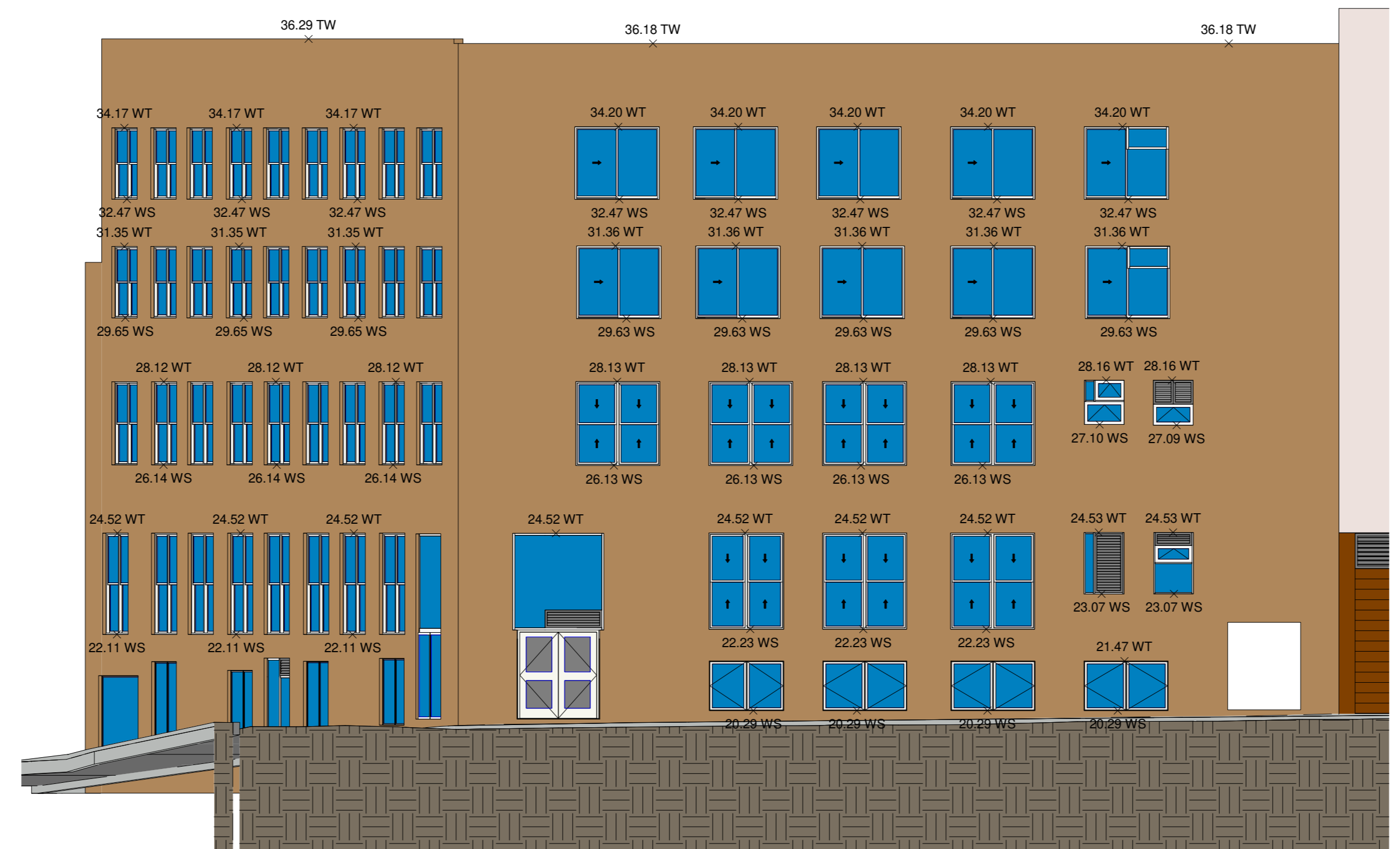
1 24 KIPPAX STREET LEFT ELEVATION
1 : 100



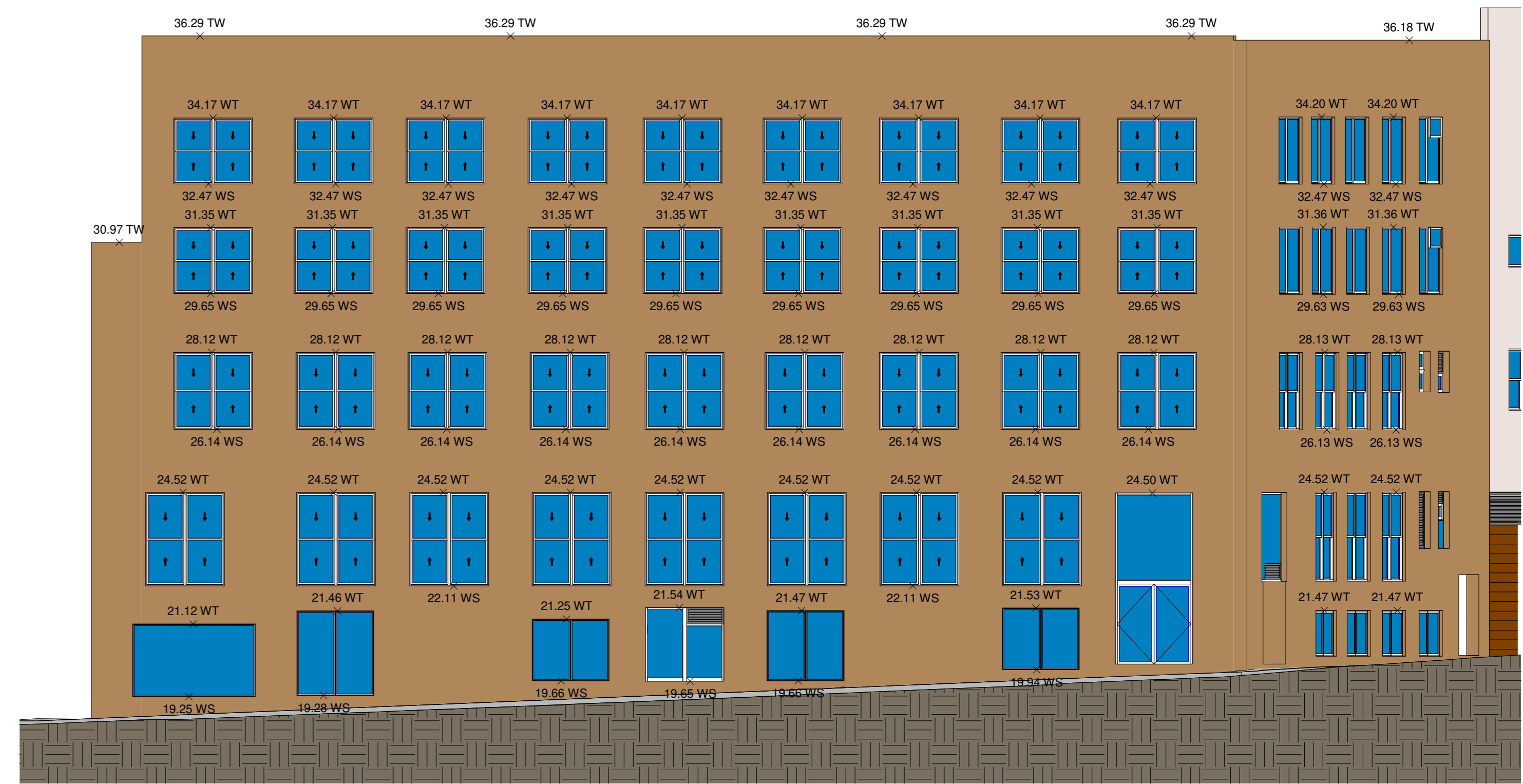
2 342 ELIZABETH STREET FRONT ELEVATION
1 : 100



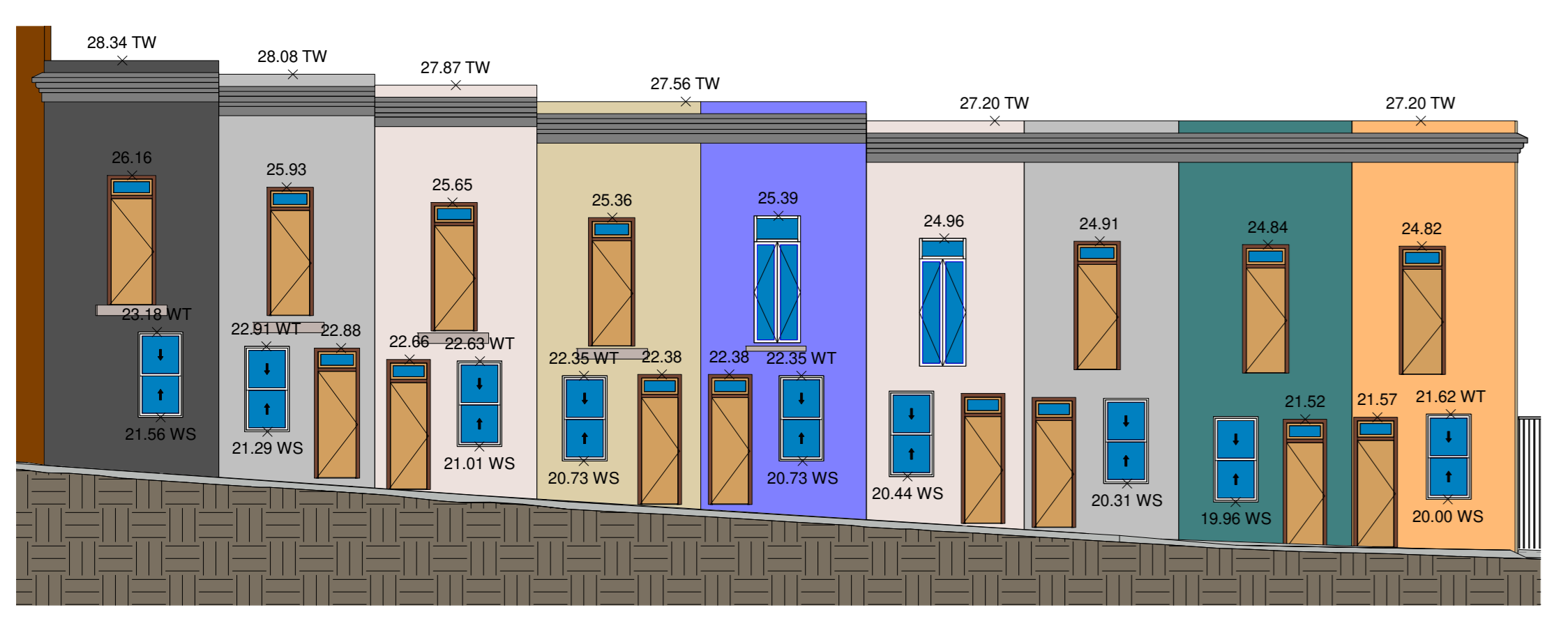
3 342 ELIZABETH STREET LEFT ELEVATION
1 : 100



4 17-51 FOVEAUX STREET REAR ELEVATION
1 : 100



5 17-51 FOVEAUX STREET RIGHT ELEVATION
1 : 100



6 17-29 TERRY STREET FRONT ELEVATION
1 : 100

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PIP	POWER POLE
SM	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

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

- SECOND SCHEDULE (4 NOTIFICATIONS) AS SEARCHED ON 24/04/2023**
- RESERVATIONS AND CONDITIONS IN THE CROWNING GRANT(S)
 - LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
 - PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
 - LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M55704, EXPIRES 31.8.2041
- AK971351 LEASE OF LEASE 132839 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 OPERATOR 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
- AK971571 CHANGE OF NAME AFFECTING LEASE 132839 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION
- NOTES:**
- 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.
 - DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
 - LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
 - ORIGIN OF LEVELS: PMS2003, RL 19.300 (AHD), CLASS LC
 - USE STATED DIMENSIONS. DO NOT SCALE.
 - THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
 - NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

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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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DATUM:	AHD	SURVEYED BY:	TS
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REFERENCE:	24874-23	SHEET:	31 OF 34



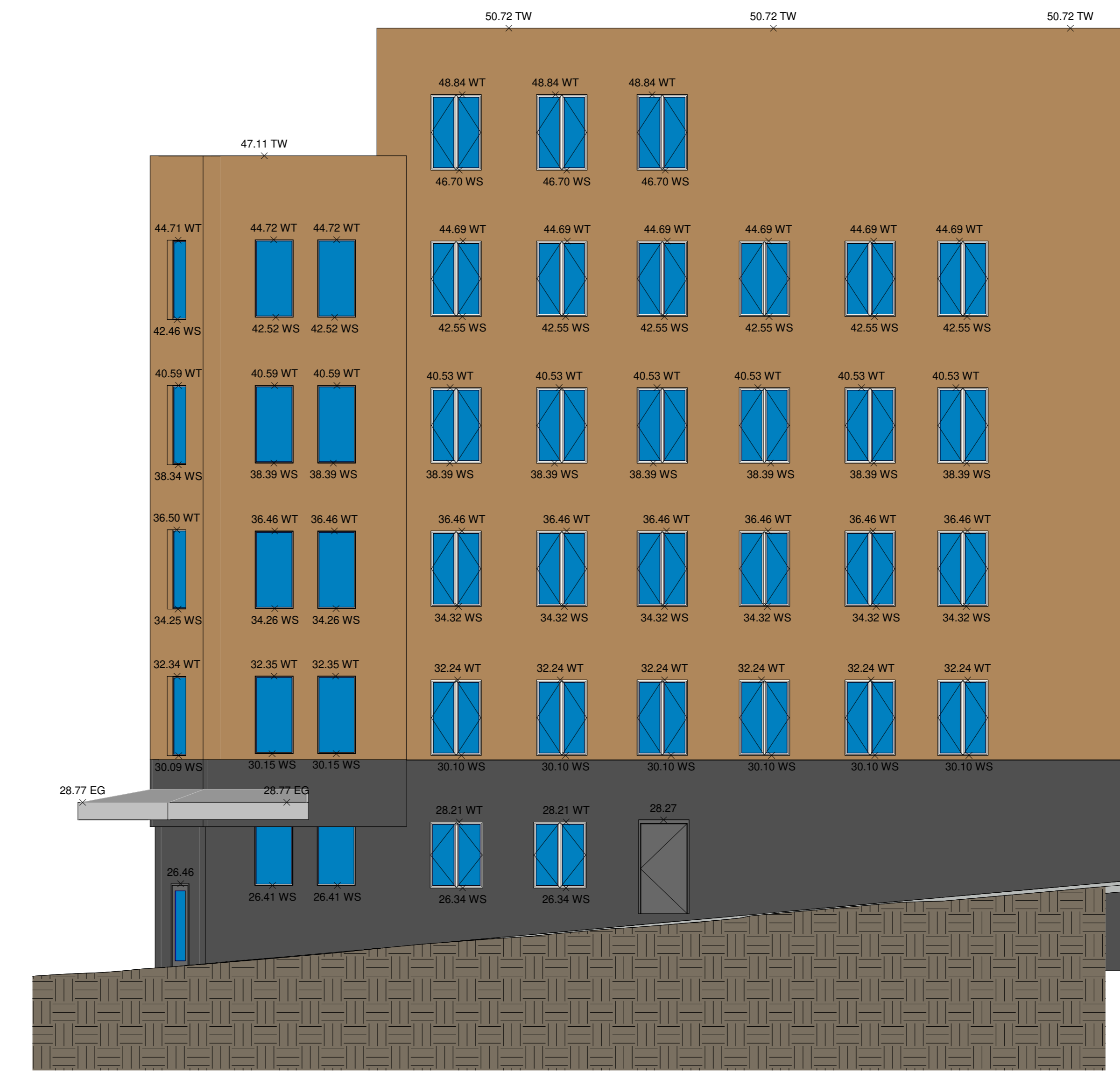
1 26-44 KIPPAX STREET FRONT ELEVATION
1 : 100



2 26-44 KIPPAX STREET REAR ELEVATION
1 : 100



3 61-81 KIPPAX STREET FRONT ELEVATION
1 : 100



4 61-81 KIPPAX STREET RIGHT ELEVATION
1 : 100

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PIP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	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

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 M55704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 02839 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 OPERATOR 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.

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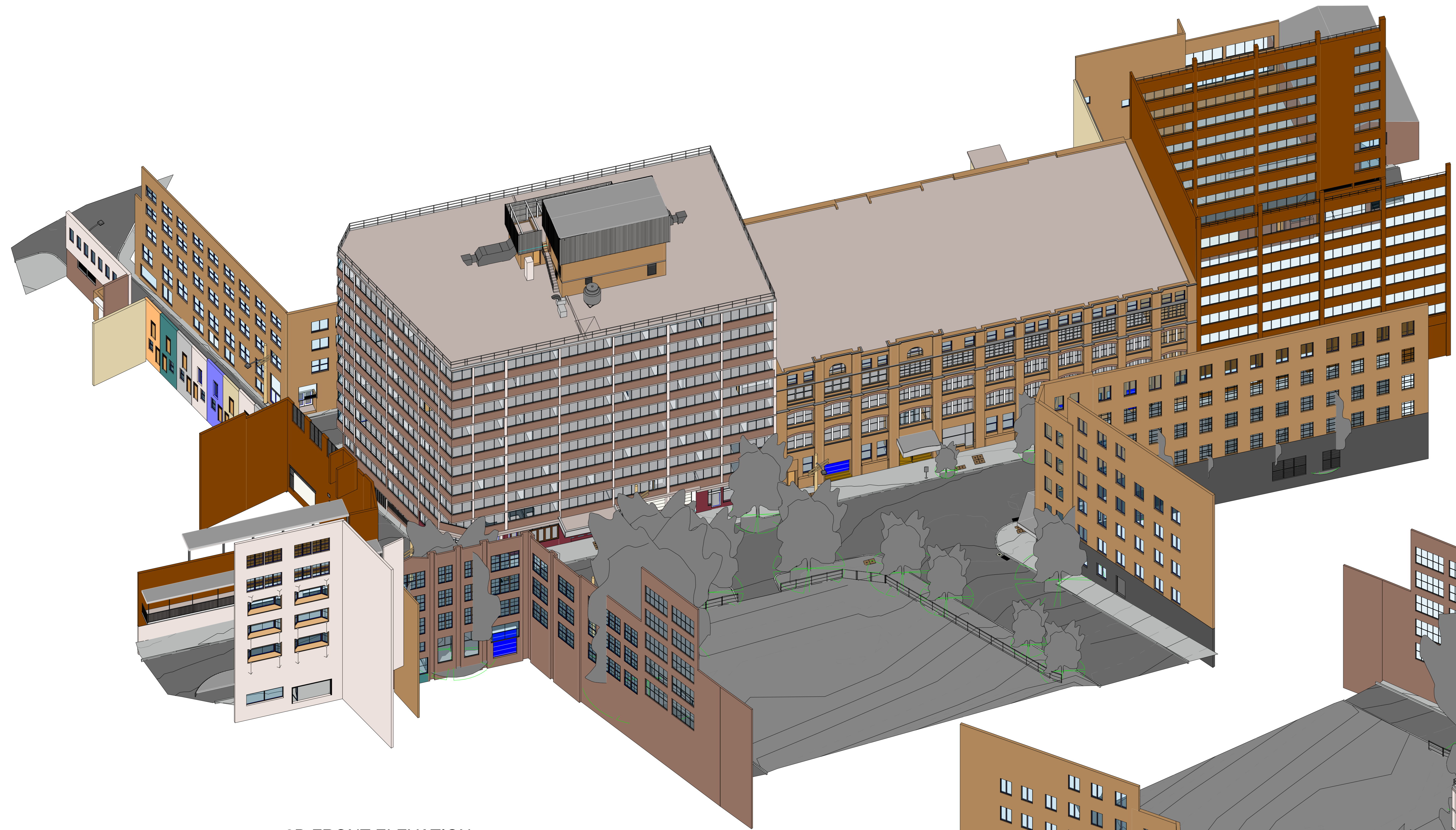
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

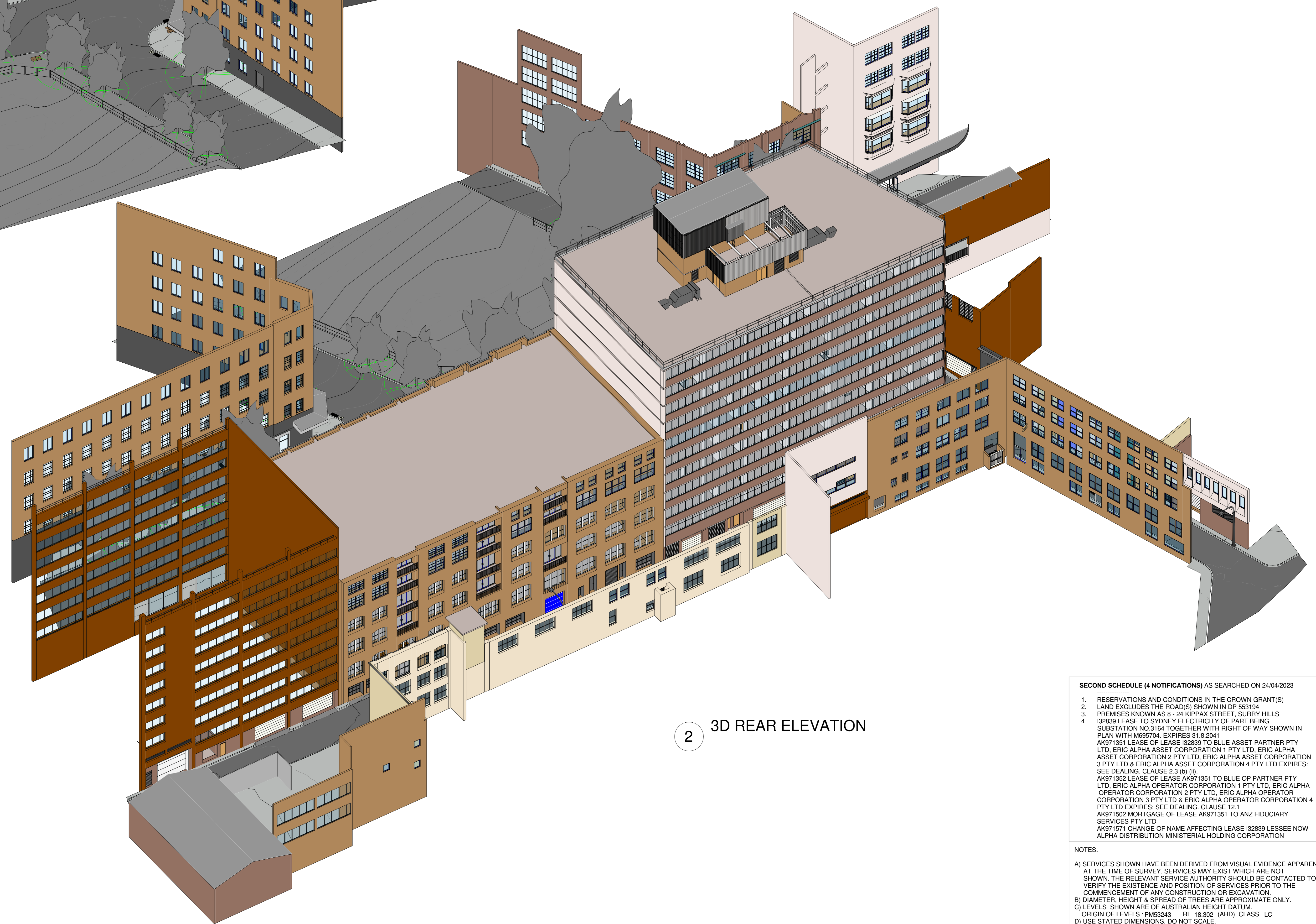
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01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
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REFERENCE:	24874-23	SHEET:	32 OF 34



1 3D FRONT ELEVATION



2 3D REAR ELEVATION

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
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FL	FLOOR LEVEL	TW	TOP OF WALL
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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
- 12259 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M59704. EXPIRES 31.8.2041

AK971351 LEASE OF LEASE 12259 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 12259 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

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INSTRUCTING PARTY: 05/06/2023

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