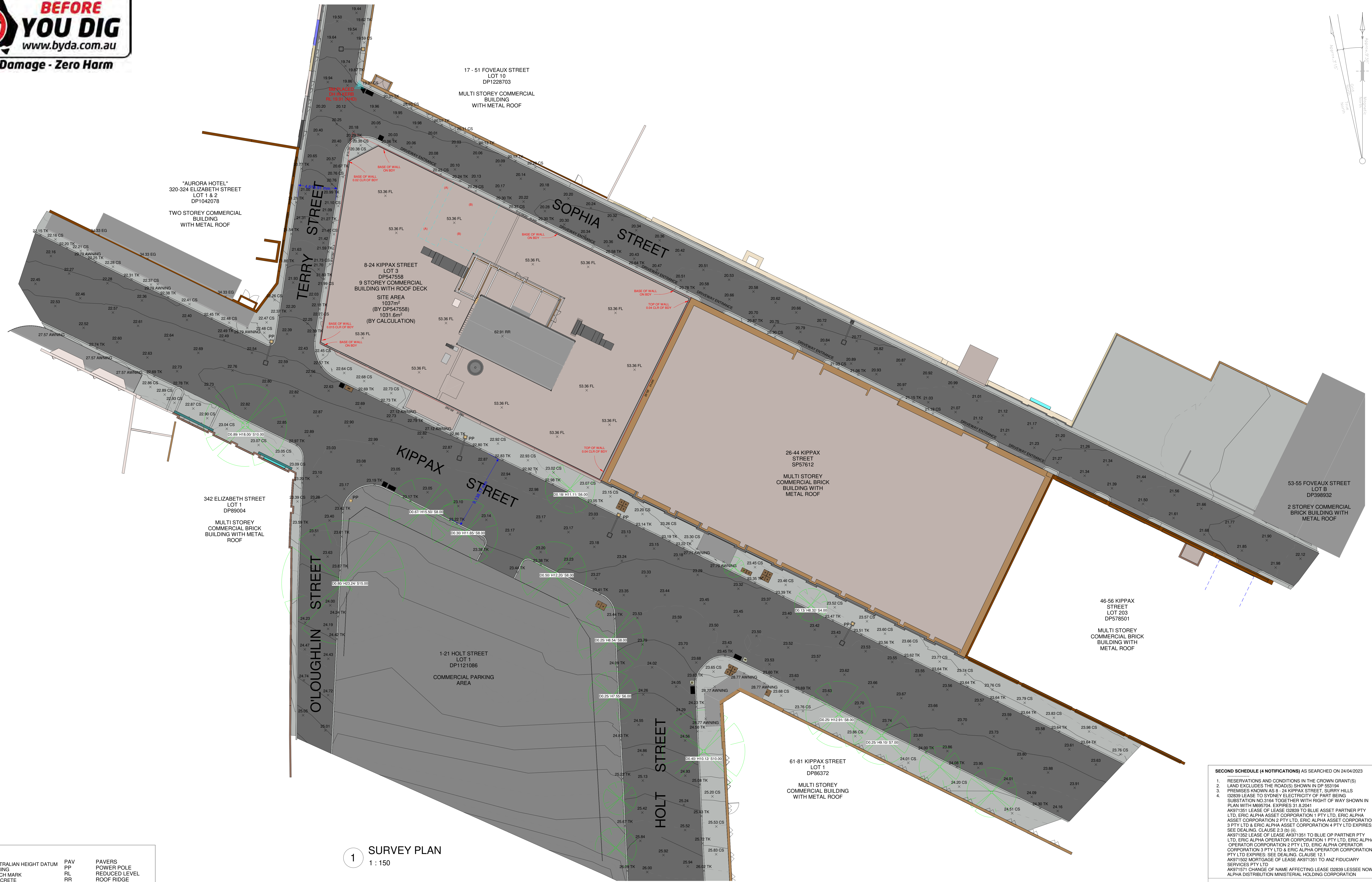
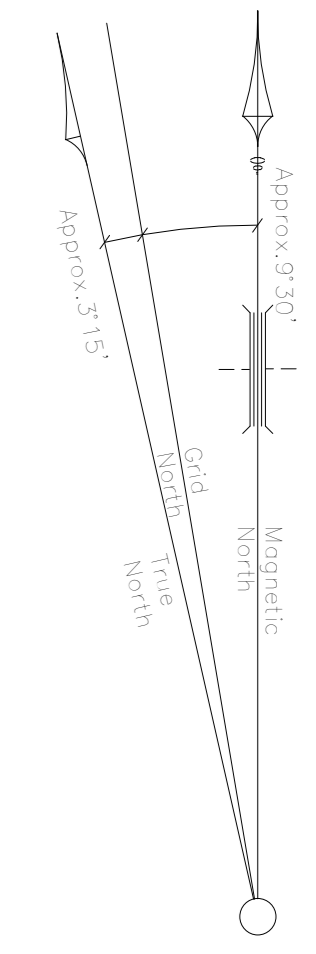


# **Attachment A5**

**Survey**





1 SURVEY PLAN  
1:150

**LEGEND:**

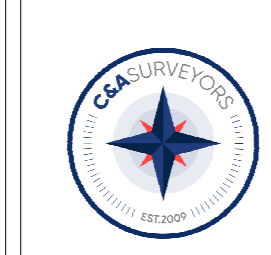
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
SM	BENCH MARK	RL	REDUCED LEVEL
CONC	CONCRETE	RR	ROOF RIDGE
CS	CONCRETE SURFACE	S	STAIRS
DHIS	DIAMETER/HEIGHT/SPREAD	SC	SERVICE COVER
D	DOOR	SV	STOP VALVE
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
FL	FLOOR LEVEL	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**
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. (2259) 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 (2259) 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 (2259) 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 15.202 (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.

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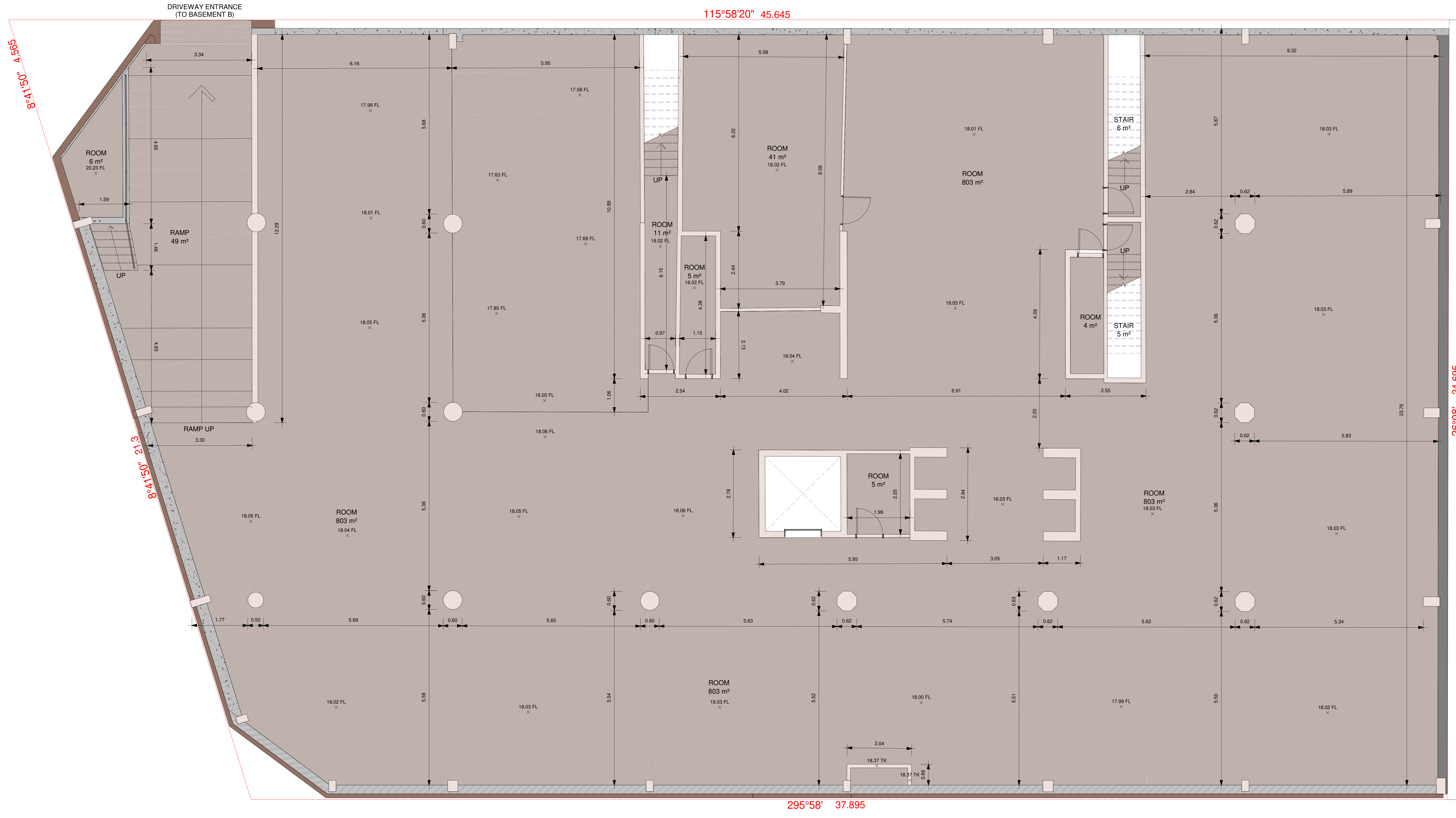
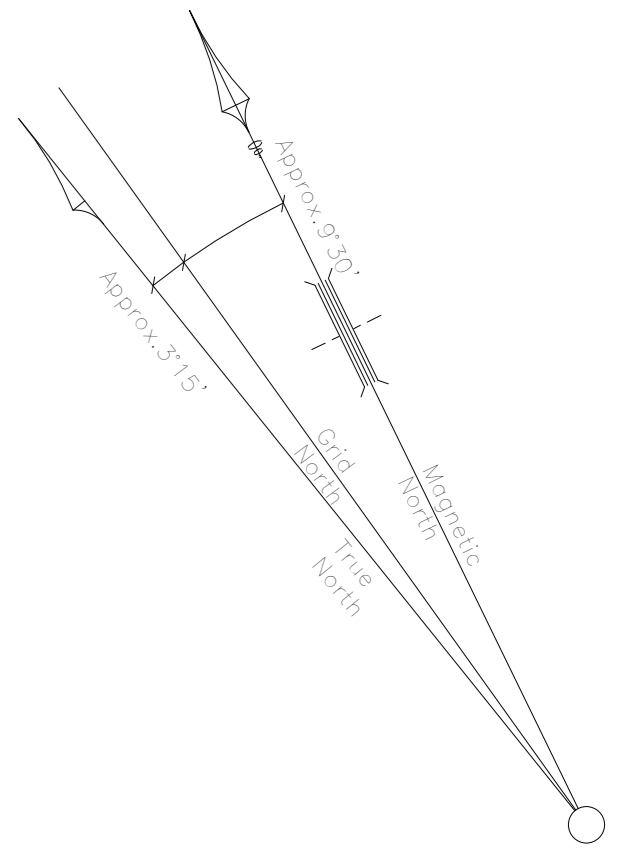
**DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS**

**INSTRUCTING PARTY: 05/06/2023**

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

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





1 BASEMENT B FLOOR PLAN  
1 : 50

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

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
- 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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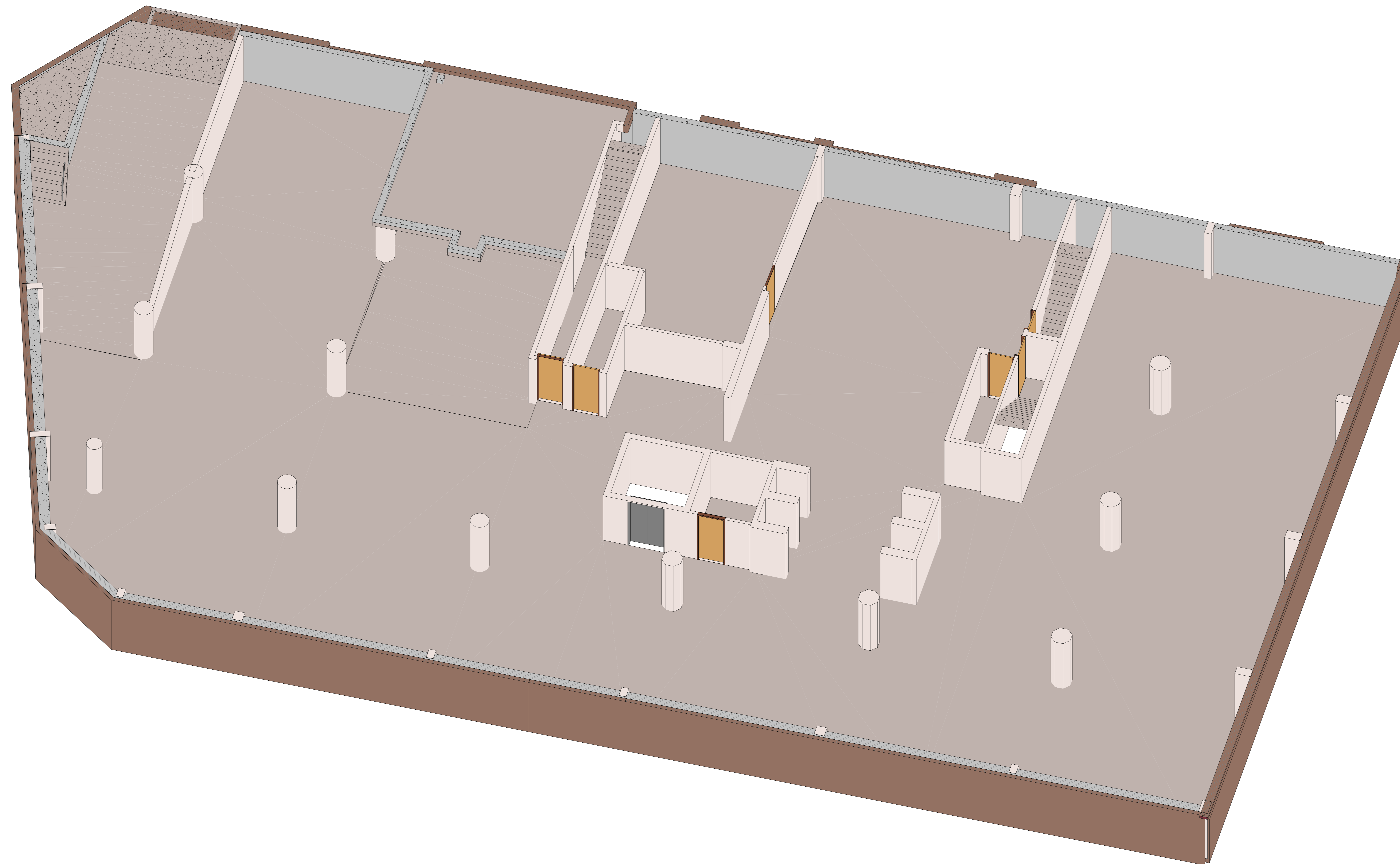
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www.candasurveyors.com.au

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		

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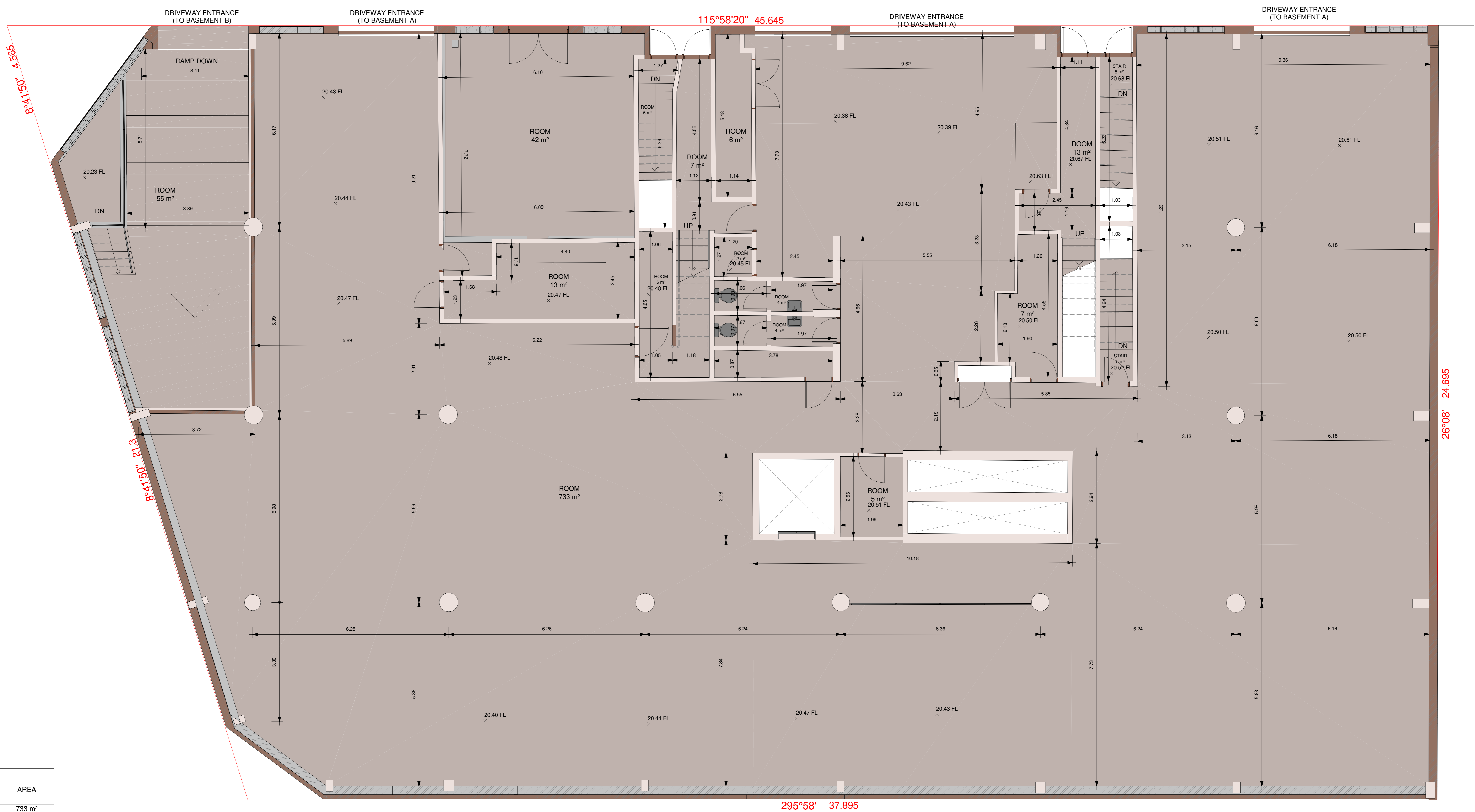
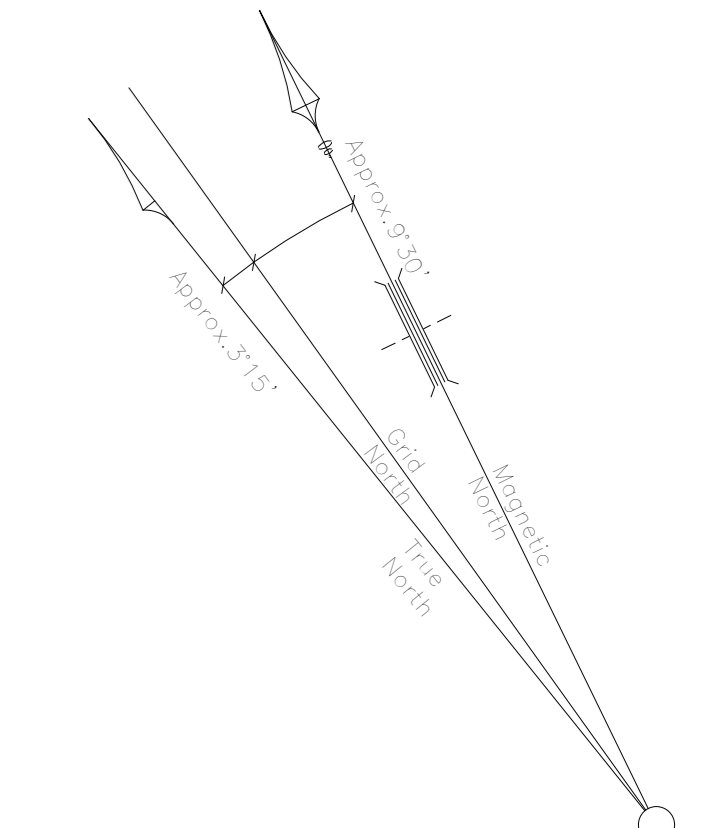
**DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS**

**INSTRUCTING PARTY: 05/06/2023**

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

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





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

1 BASEMENT A FLOOR PLAN  
1 : 50

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 35MM

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) (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 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. ORIGIN OF LEVELS: PMS2023 RL 19.202 (AHD) CLASS LC

D) USE STATED DIMENSIONS. DO NOT SCALE.

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

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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

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  - 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 M59704. 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:**

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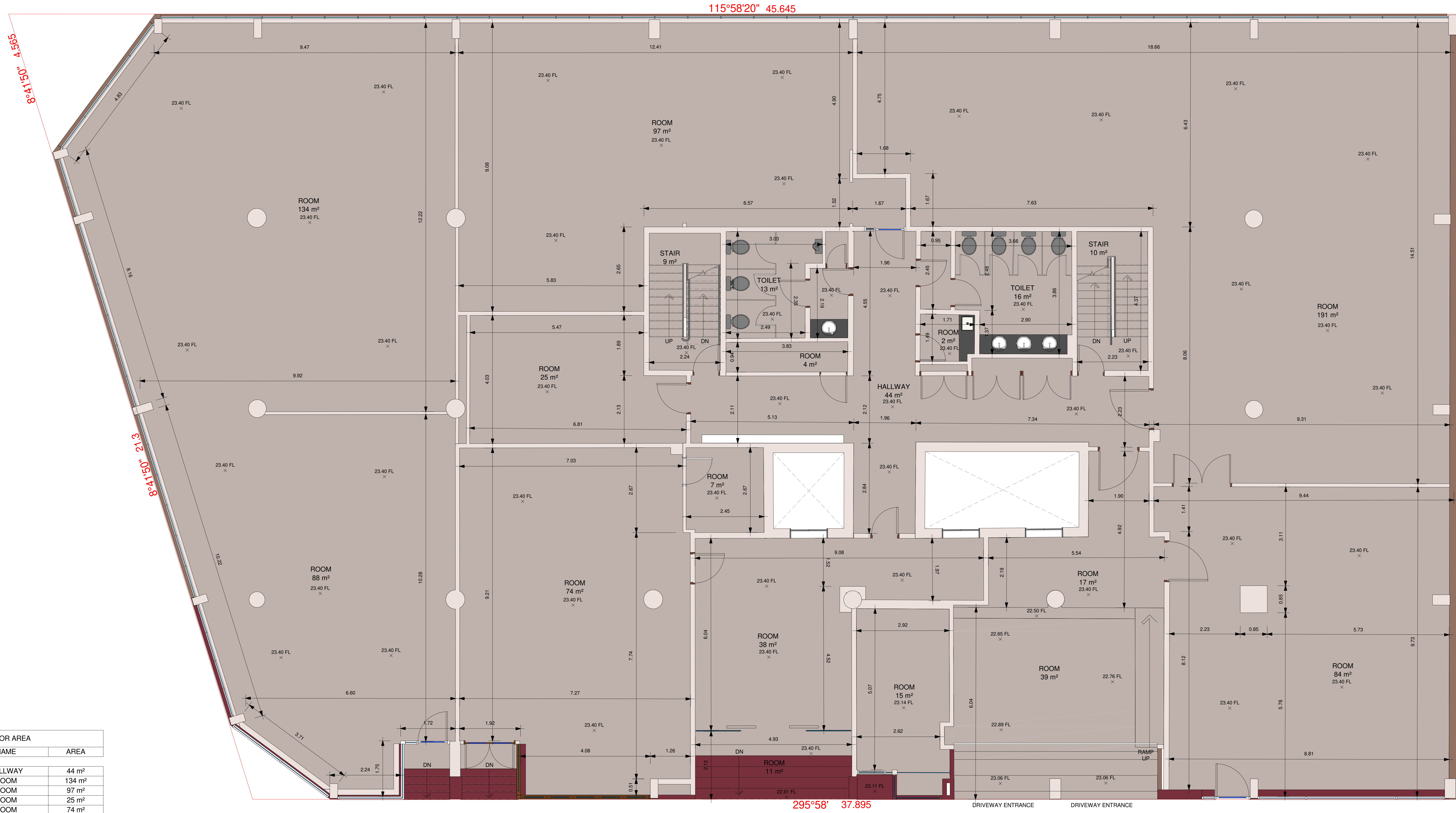
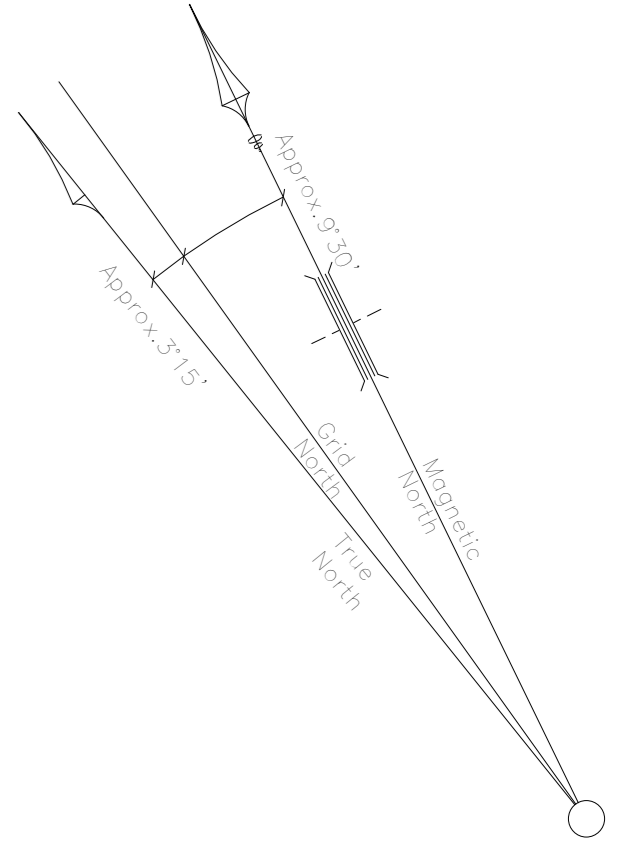
**DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS**

**INSTRUCTING PARTY: 05/06/2023**

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

<b>DATUM:</b>	AHD	<b>SURVEYED BY:</b>	TS
<b>SURVEY DATE:</b>	26/04/2023	<b>DRAWN BY:</b>	DT
<b>DATE DRAWN:</b>	29/04/2023	<b>SCALE:</b>	@A0
<b>REFERENCE:</b>	24874-23	<b>SHEET:</b>	6 OF 34





GROUND FLOOR AREA		
LEVEL	NAME	AREA
GROUND FLOOR	HALLWAY	44 m <sup>2</sup>
GROUND FLOOR	ROOM	134 m <sup>2</sup>
GROUND FLOOR	ROOM	97 m <sup>2</sup>
GROUND FLOOR	ROOM	25 m <sup>2</sup>
GROUND FLOOR	ROOM	74 m <sup>2</sup>
GROUND FLOOR	ROOM	38 m <sup>2</sup>
GROUND FLOOR	ROOM	11 m <sup>2</sup>
GROUND FLOOR	ROOM	15 m <sup>2</sup>
GROUND FLOOR	ROOM	39 m <sup>2</sup>
GROUND FLOOR	ROOM	17 m <sup>2</sup>
GROUND FLOOR	ROOM	84 m <sup>2</sup>
GROUND FLOOR	ROOM	191 m <sup>2</sup>
GROUND FLOOR	ROOM	7 m <sup>2</sup>
GROUND FLOOR	ROOM	4 m <sup>2</sup>
GROUND FLOOR	ROOM	88 m <sup>2</sup>
GROUND FLOOR	ROOM	74 m <sup>2</sup>
GROUND FLOOR	ROOM	36 m <sup>2</sup>
GROUND FLOOR	ROOM	11 m <sup>2</sup>
GROUND FLOOR	ROOM	15 m <sup>2</sup>
GROUND FLOOR	ROOM	23.14 m <sup>2</sup>
GROUND FLOOR	ROOM	39 m <sup>2</sup>
GROUND FLOOR	ROOM	54 m <sup>2</sup>
GROUND FLOOR	STAIR	9 m <sup>2</sup>
GROUND FLOOR	STAIR	10 m <sup>2</sup>
GROUND FLOOR	TOILET	16 m <sup>2</sup>
GROUND FLOOR	TOILET	13 m <sup>2</sup>

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:

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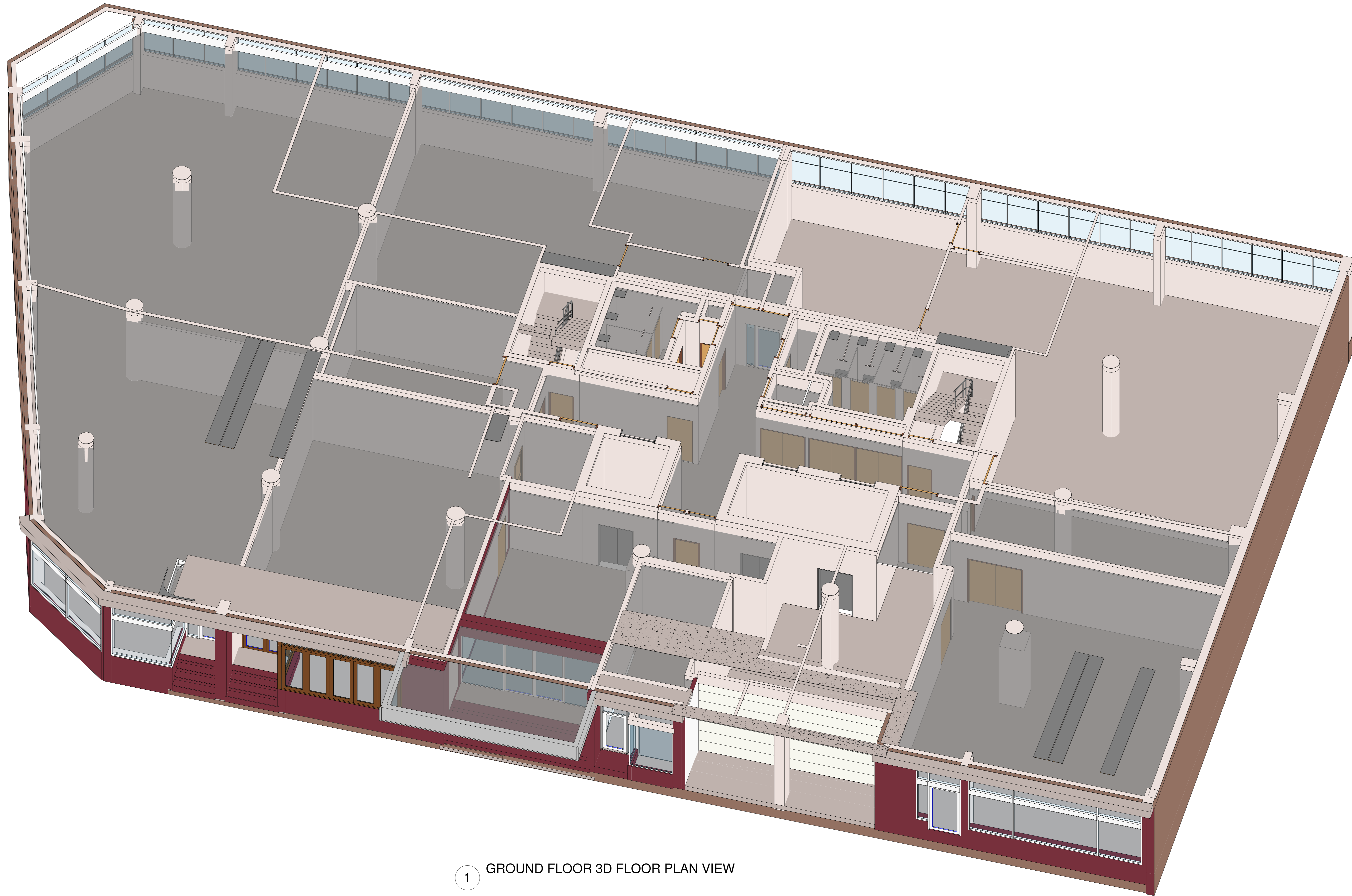
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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
  - 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.

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

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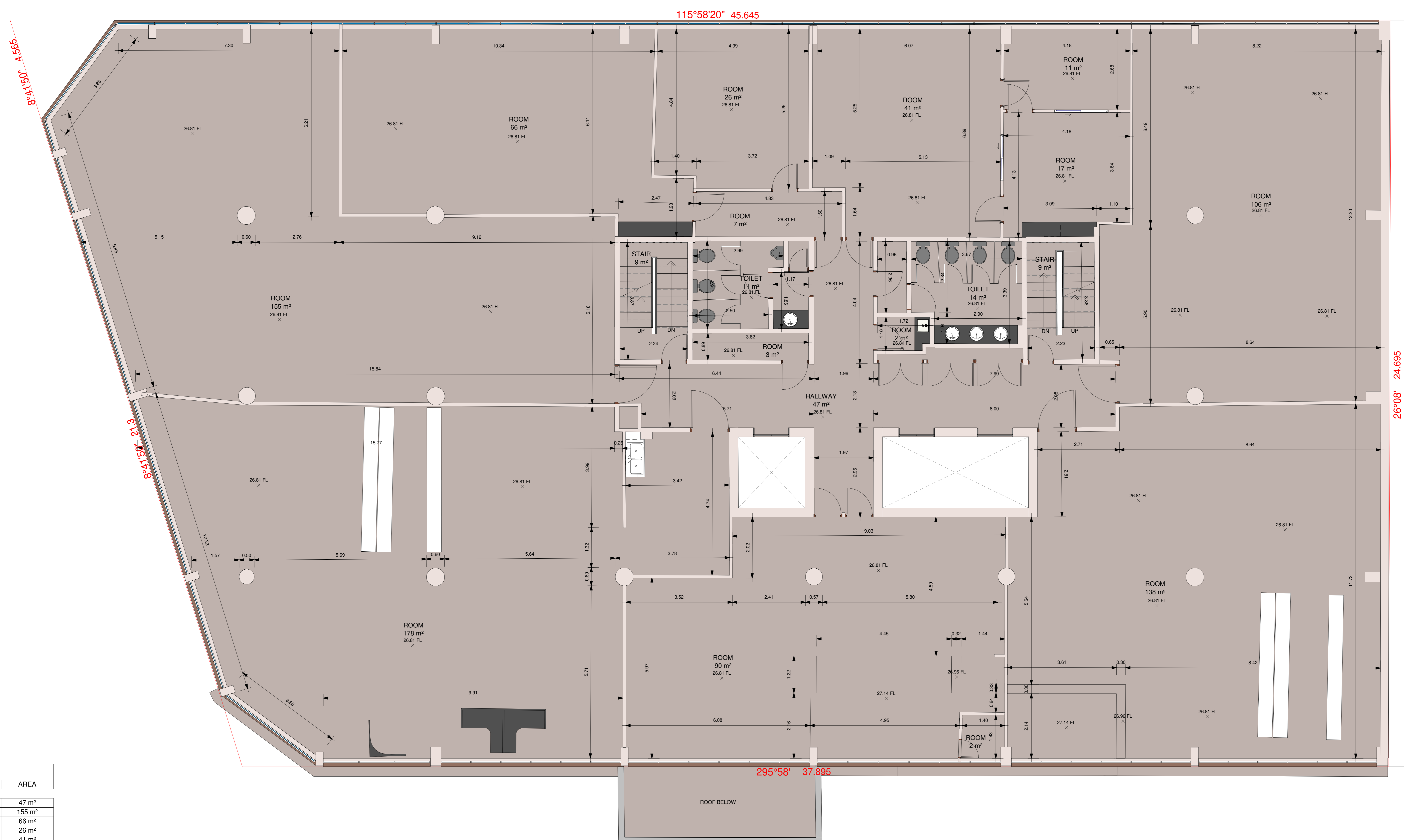
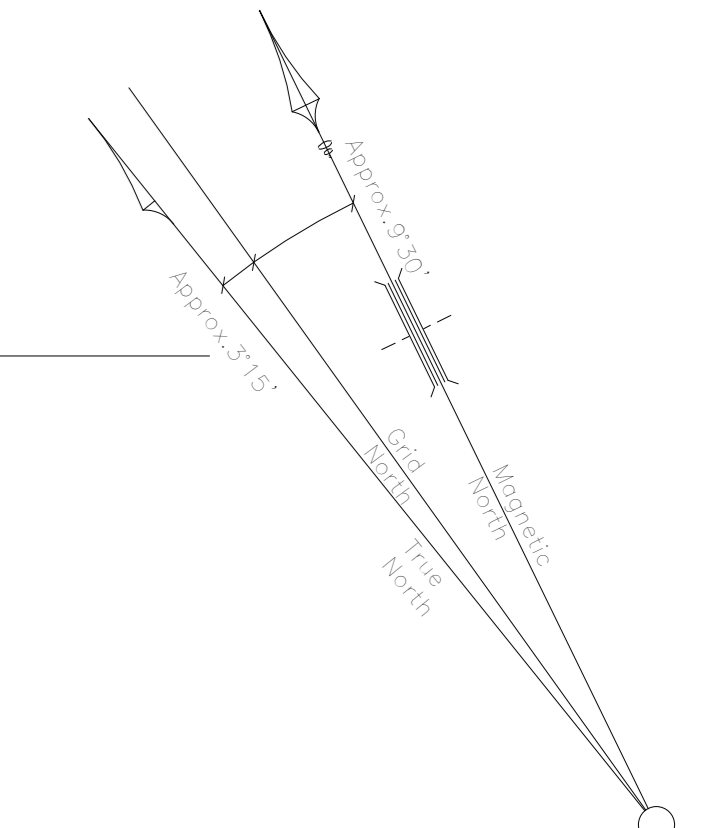
**DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS**

**INSTRUCTING PARTY: 05/06/2023**

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

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





1 LEVEL 1 FLOOR PLAN  
1 : 50

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

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

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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

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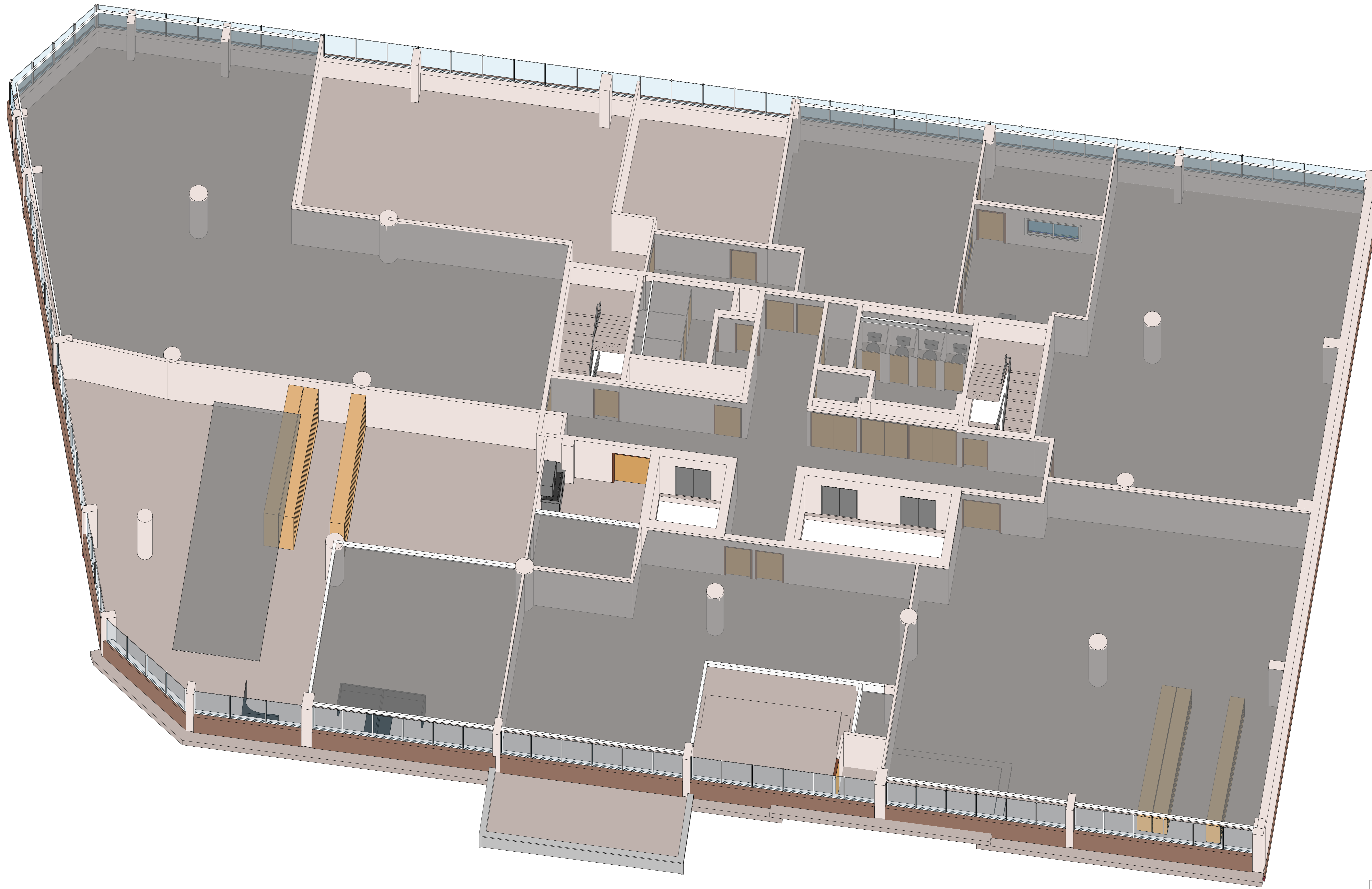
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INSTRUCTING PARTY: 05/06/2023

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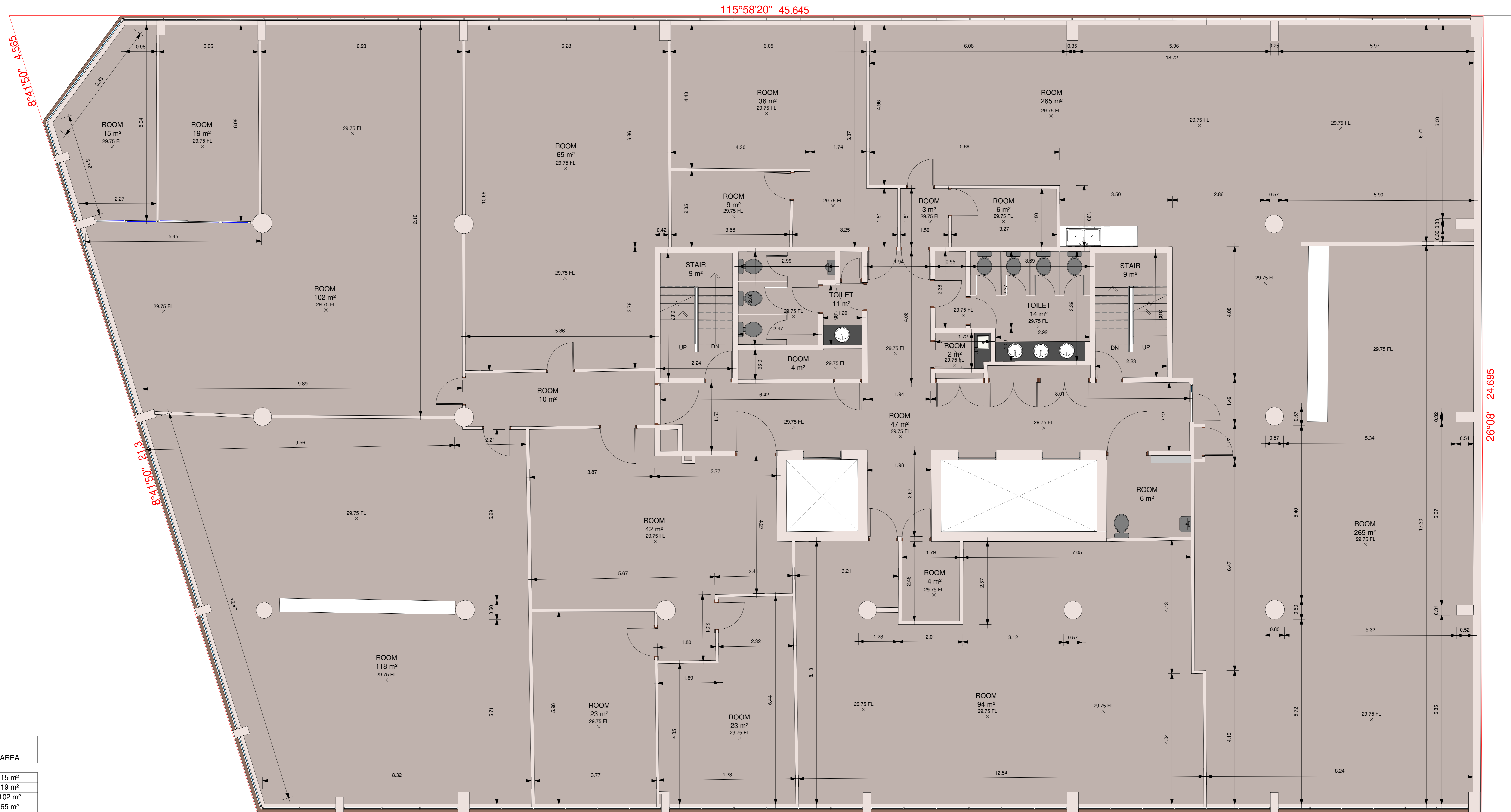
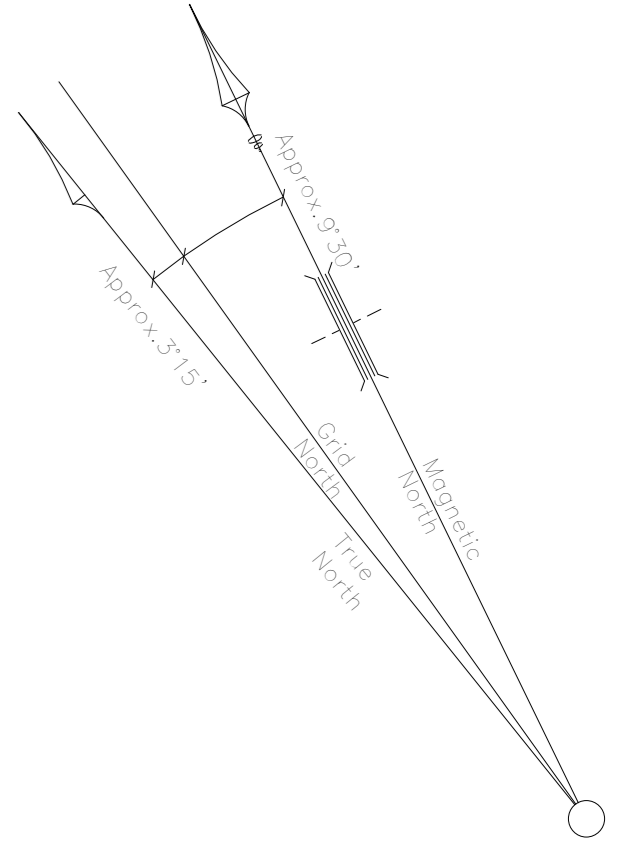
**DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS**

**INSTRUCTING PARTY: 05/06/2023**

Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
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03		
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<b>DATUM:</b>	AHD	<b>SURVEYED BY:</b>	TS
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<b>REFERENCE:</b>	24874-23	<b>SHEET:</b>	10 OF 34





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

LEGEND:			
AHD	AUSTRALIAN HEIGHT DATUM	PAV	PAVERS
AWN	AWNING	PP	POWER POLE
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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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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
- 132639 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 132639 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 132639 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.

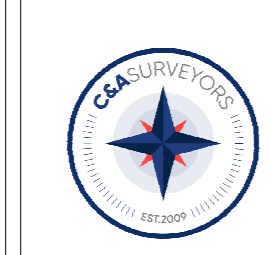
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

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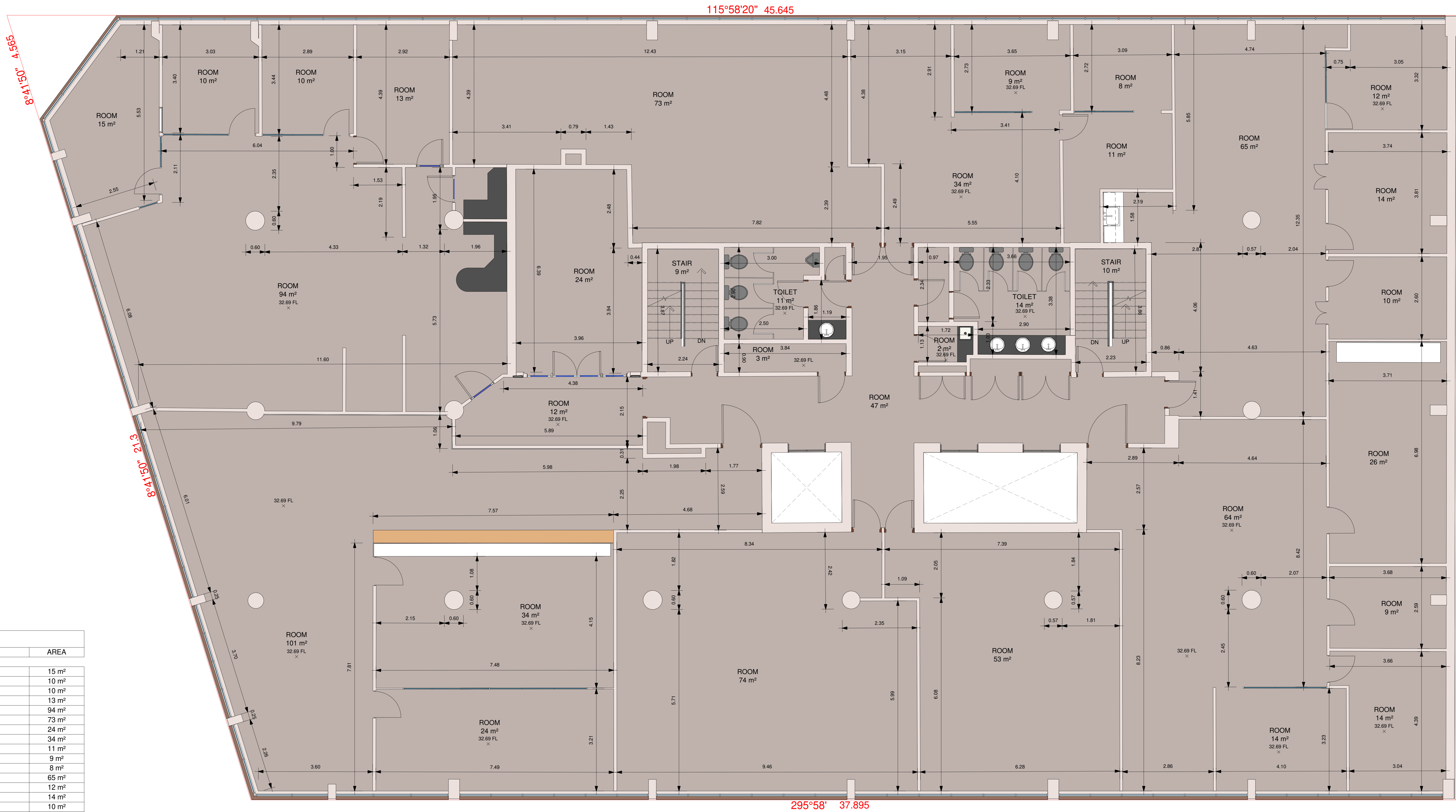
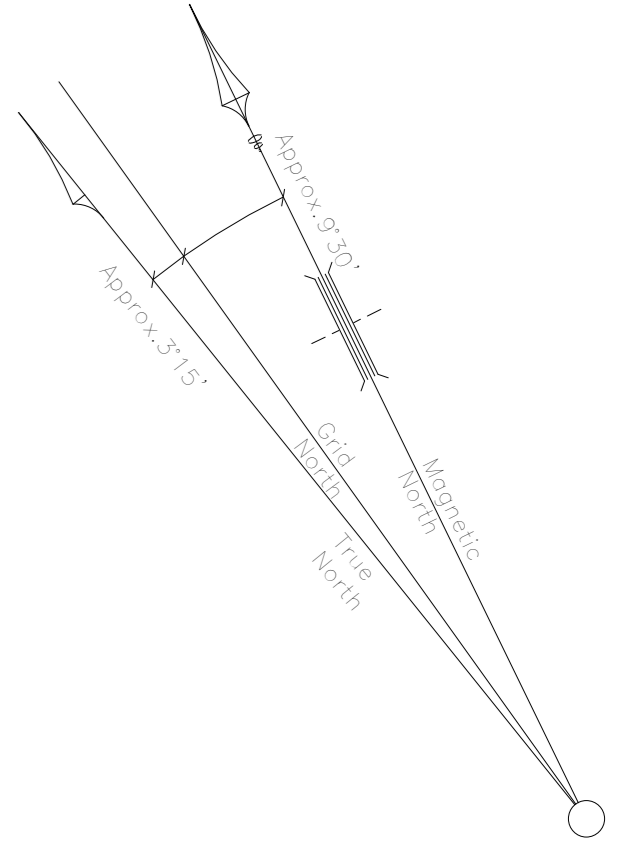
DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT  
8-24 KIPPAX STREET SURRY HILLS

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:	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 <sup>2</sup>
LEVEL 3	ROOM	10 m <sup>2</sup>
LEVEL 3	ROOM	10 m <sup>2</sup>
LEVEL 3	ROOM	13 m <sup>2</sup>
LEVEL 3	ROOM	94 m <sup>2</sup>
LEVEL 3	ROOM	73 m <sup>2</sup>
LEVEL 3	ROOM	24 m <sup>2</sup>
LEVEL 3	ROOM	34 m <sup>2</sup>
LEVEL 3	ROOM	11 m <sup>2</sup>
LEVEL 3	ROOM	9 m <sup>2</sup>
LEVEL 3	ROOM	8 m <sup>2</sup>
LEVEL 3	ROOM	65 m <sup>2</sup>
LEVEL 3	ROOM	12 m <sup>2</sup>
LEVEL 3	ROOM	14 m <sup>2</sup>
LEVEL 3	ROOM	10 m <sup>2</sup>
LEVEL 3	ROOM	26 m <sup>2</sup>
LEVEL 3	ROOM	64 m <sup>2</sup>
LEVEL 3	ROOM	9 m <sup>2</sup>
LEVEL 3	ROOM	14 m <sup>2</sup>
LEVEL 3	ROOM	14 m <sup>2</sup>
LEVEL 3	ROOM	53 m <sup>2</sup>
LEVEL 3	ROOM	74 m <sup>2</sup>
LEVEL 3	ROOM	34 m <sup>2</sup>
LEVEL 3	ROOM	24 m <sup>2</sup>
LEVEL 3	ROOM	101 m <sup>2</sup>
LEVEL 3	ROOM	12 m <sup>2</sup>
LEVEL 3	ROOM	47 m <sup>2</sup>
LEVEL 3	ROOM	2 m <sup>2</sup>
LEVEL 3	ROOM	3 m <sup>2</sup>
LEVEL 3	STAIR	9 m <sup>2</sup>
LEVEL 3	STAIR	10 m <sup>2</sup>
LEVEL 3	TOILET	14 m <sup>2</sup>
LEVEL 3	TOILET	11 m <sup>2</sup>

**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
EC	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 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
- 128259 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M656704. 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) ORIGIN OF LEVELS: PMS2003 RL 15.200 (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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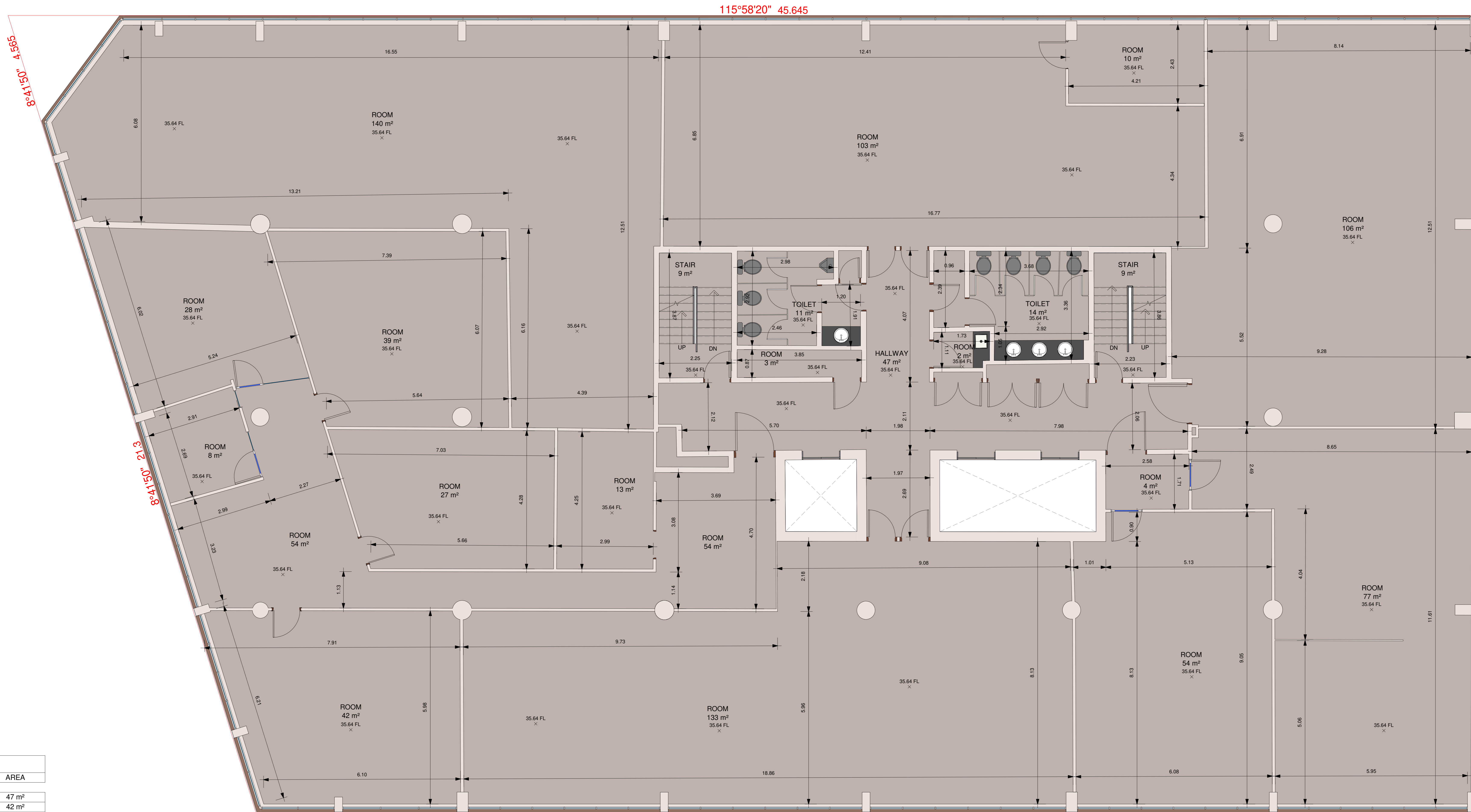
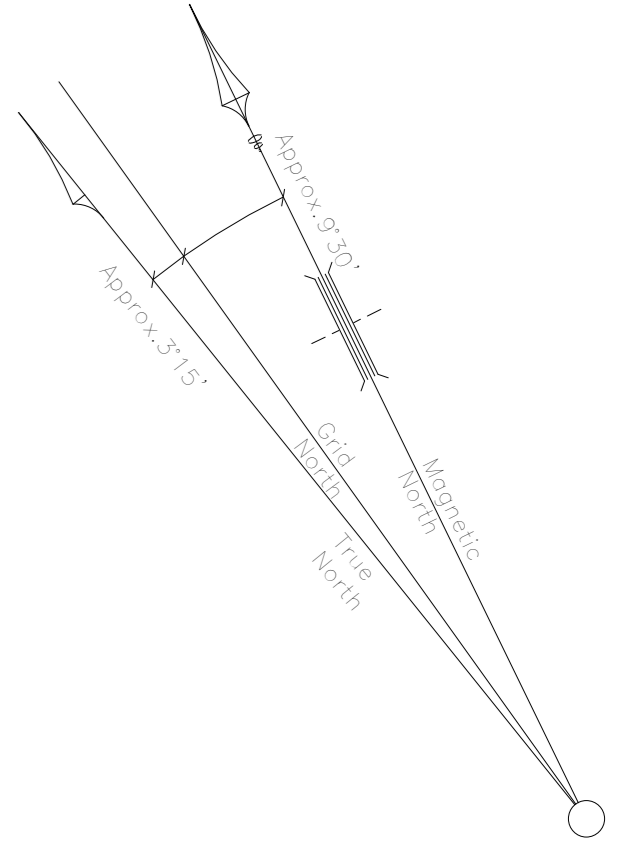
**DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS**

**INSTRUCTING PARTY: 05/06/2023**

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

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





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

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.

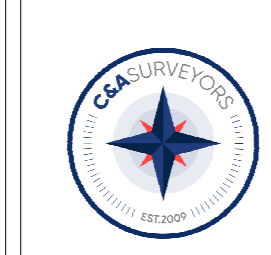
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM. ORIGIN OF LEVELS: PMS2003 RL 19.305 (AHD), CLASS LC

D) USE STATED DIMENSIONS. DO NOT SCALE.

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

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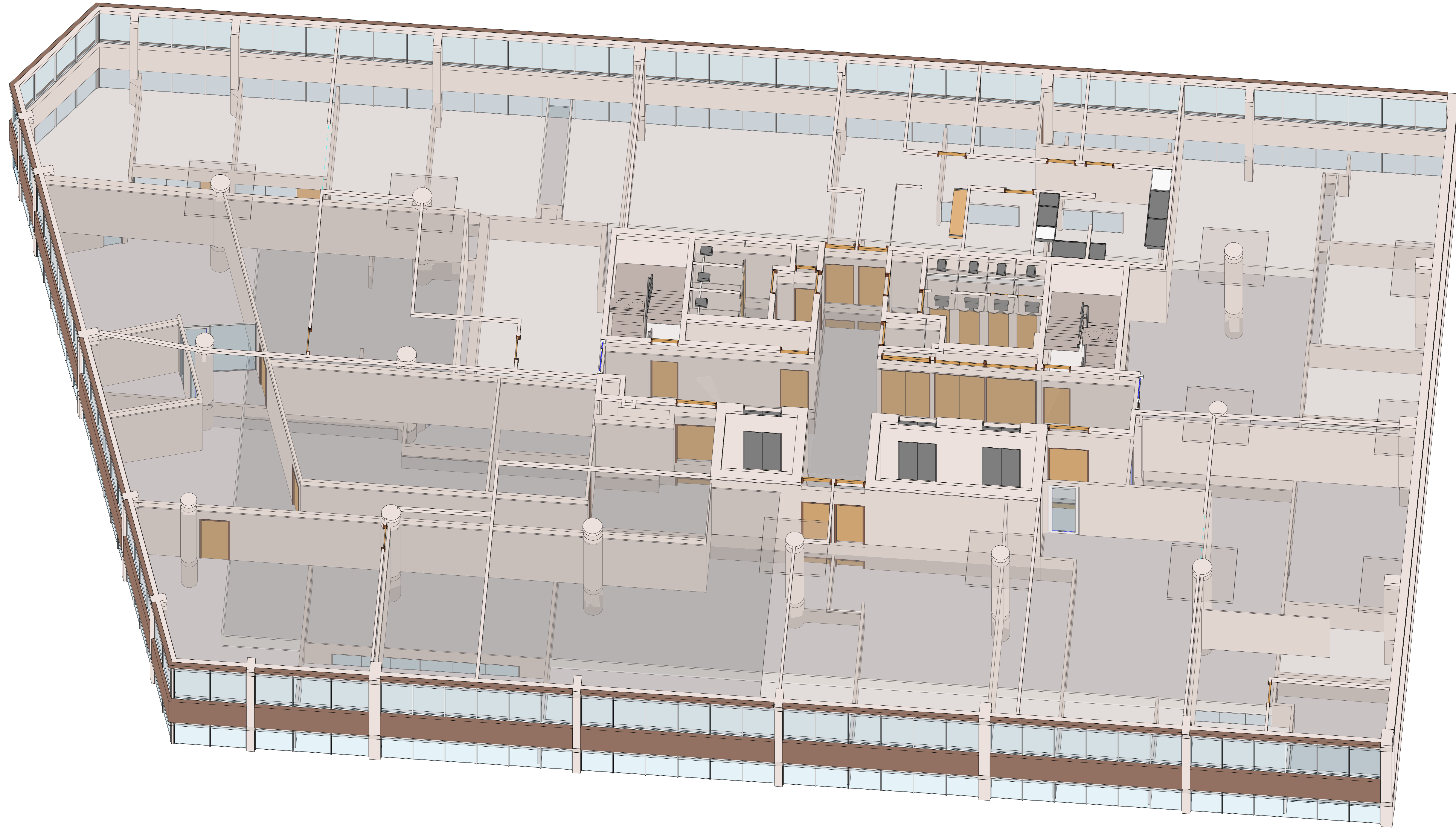
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	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
  - 12859 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 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) (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 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.

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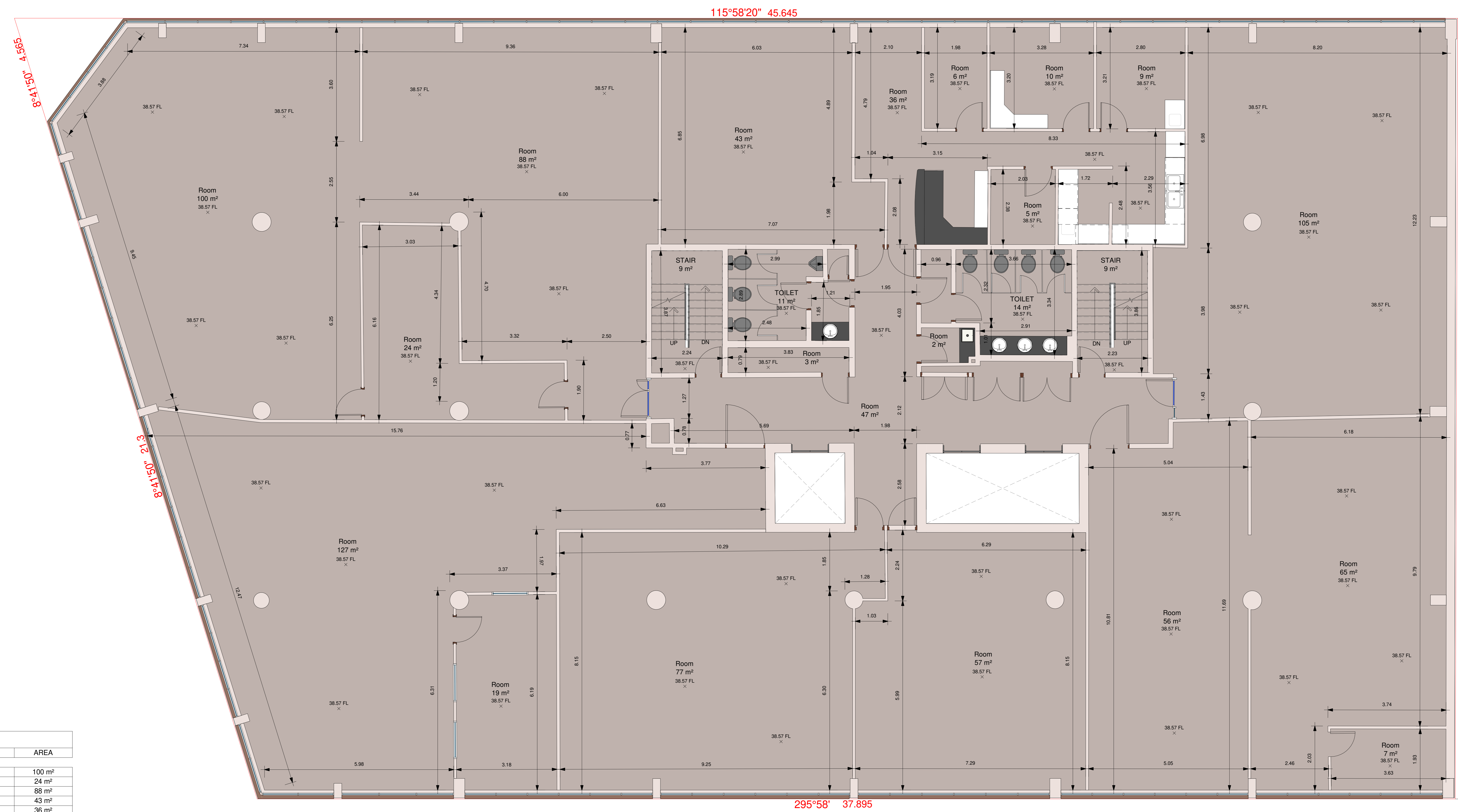
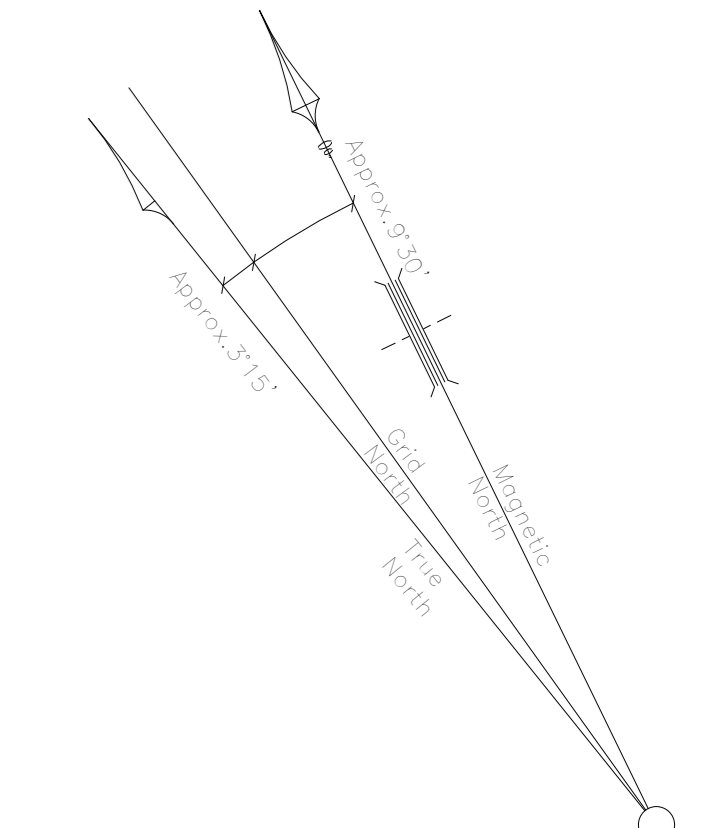
**DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS**

**INSTRUCTING PARTY: 05/06/2023**

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

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





1 LEVEL 5 FLOOR PLAN  
1 : 50

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

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
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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 M565704. 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

AK971502 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) 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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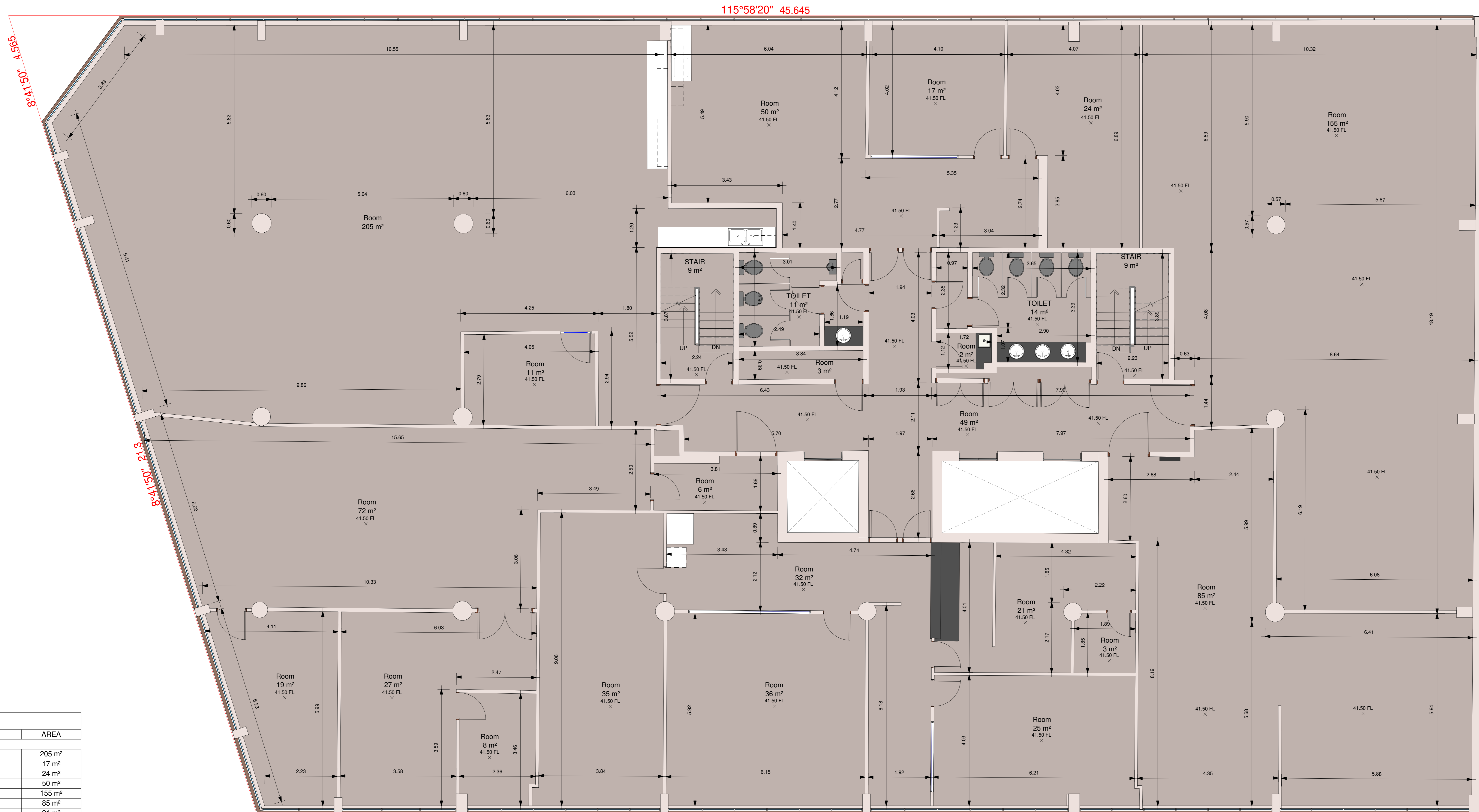
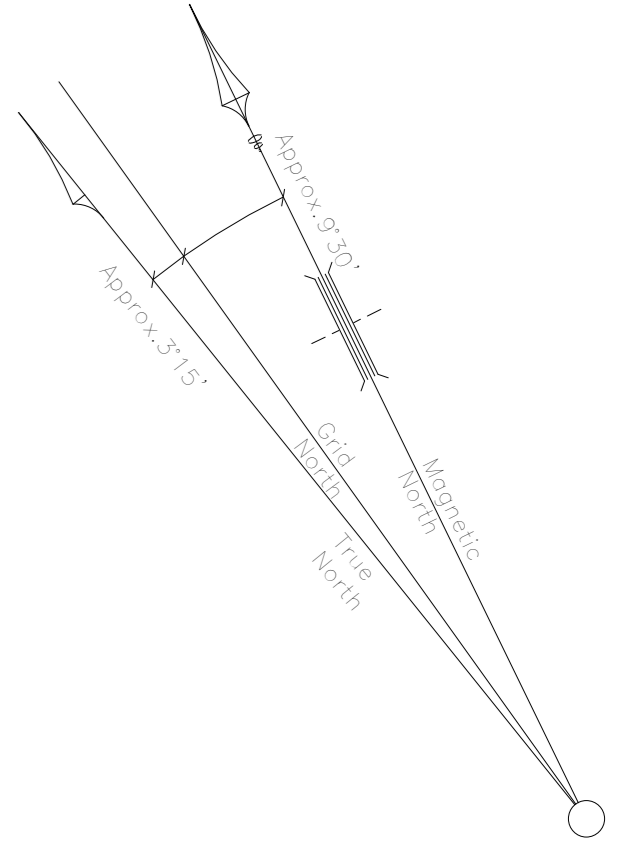
DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	17 OF 34





26'08" 24.695

115°58'20" 45.645

8°41'50" 4.565

8°41'50" 21.3

295°58' 37.895

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

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 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
- 19259 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTANTION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M56704. EXPIRES 31.8.2041

AK971551 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).

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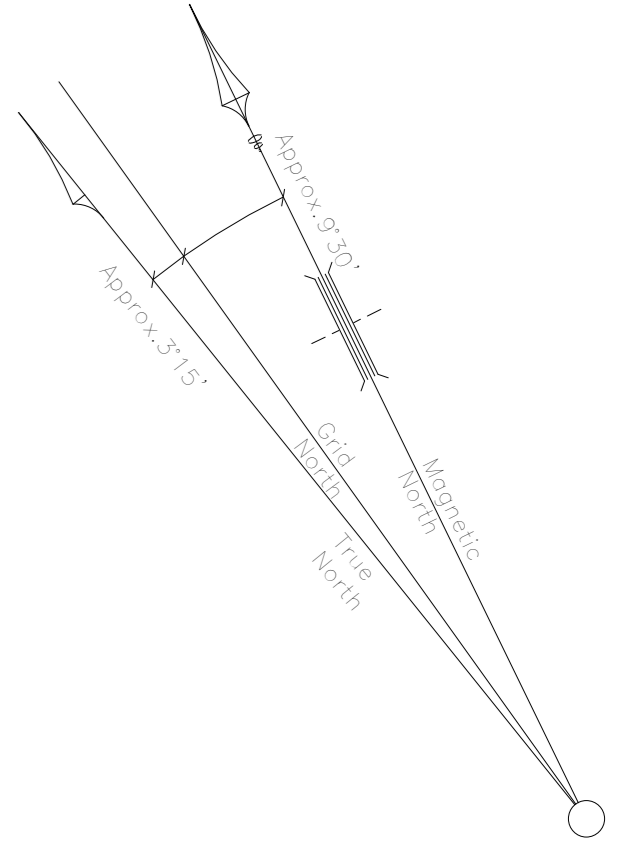
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

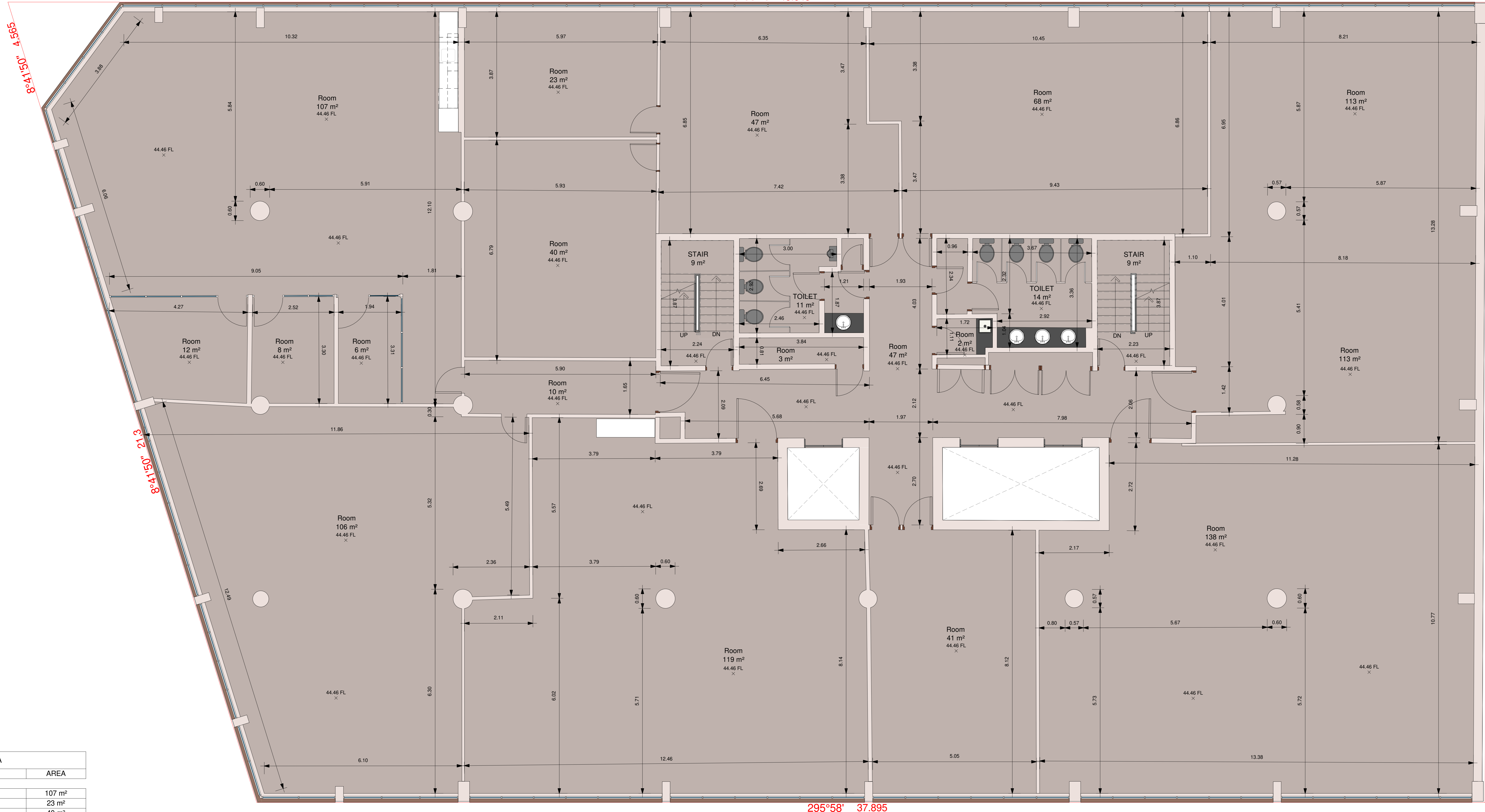
INSTRUCTING PARTY: 05/06/2023		
Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

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 m <sup>2</sup>
LEVEL 7	Room	23 m <sup>2</sup>
LEVEL 7	Room	40 m <sup>2</sup>
LEVEL 7	Room	6 m <sup>2</sup>
LEVEL 7	Room	8 m <sup>2</sup>
LEVEL 7	Room	12 m <sup>2</sup>
LEVEL 7	Room	106 m <sup>2</sup>
LEVEL 7	Room	47 m <sup>2</sup>
LEVEL 7	Room	68 m <sup>2</sup>
LEVEL 7	Room	113 m <sup>2</sup>
LEVEL 7	Room	138 m <sup>2</sup>
LEVEL 7	Room	41 m <sup>2</sup>
LEVEL 7	Room	119 m <sup>2</sup>
LEVEL 7	Room	10 m <sup>2</sup>
LEVEL 7	Room	47 m <sup>2</sup>
LEVEL 7	Room	2 m <sup>2</sup>
LEVEL 7	Room	3 m <sup>2</sup>
LEVEL 7	STAIR	9 m <sup>2</sup>
LEVEL 7	STAIR	9 m <sup>2</sup>
LEVEL 7	TOILET	11 m <sup>2</sup>
LEVEL 7	TOILET	14 m <sup>2</sup>

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 M89704. 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.

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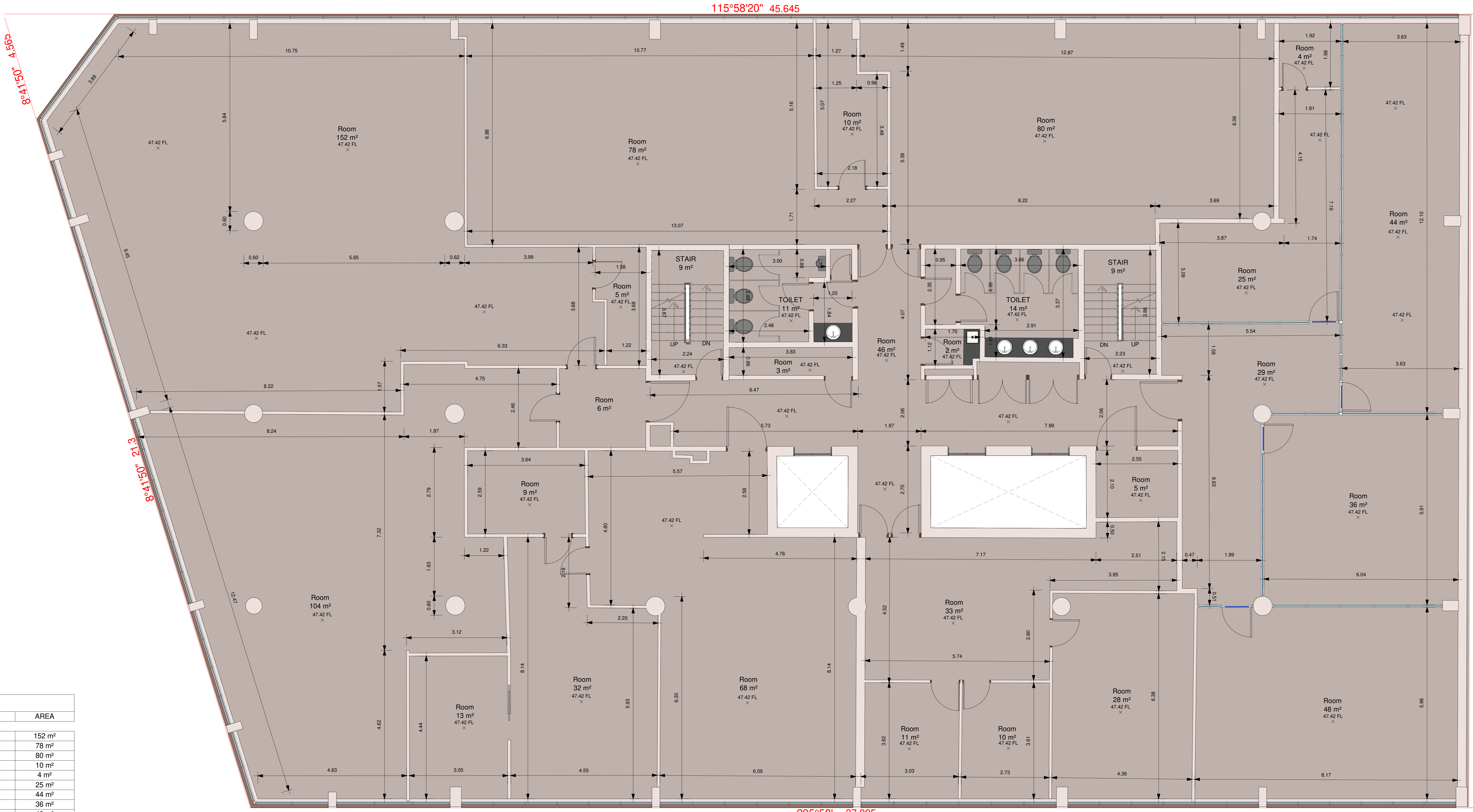
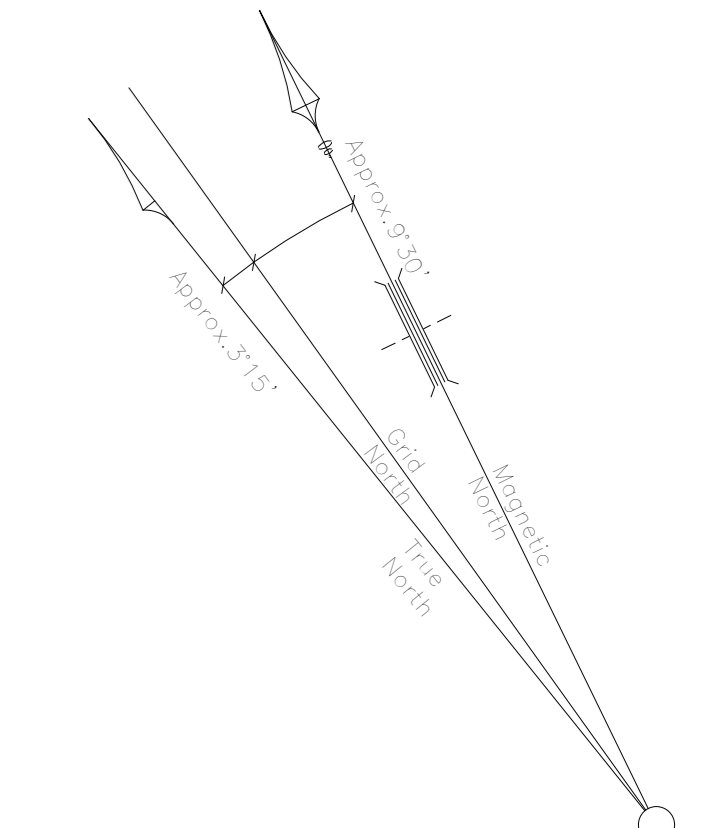
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	21 OF 34





115°58'20" 45.645

295°58' 37.895

26°08' 24.695

295°58' 37.895

LEVEL 8 AREA		
LEVEL	NAME	AREA
LEVEL 8	Room	152 m²
LEVEL 8	Room	78 m²
LEVEL 8	Room	80 m²
LEVEL 8	Room	10 m²
LEVEL 8	Room	4 m²
LEVEL 8	Room	25 m²
LEVEL 8	Room	44 m²
LEVEL 8	Room	36 m²
LEVEL 8	Room	48 m²
LEVEL 8	Room	29 m²
LEVEL 8	Room	28 m²
LEVEL 8	Room	10 m²
LEVEL 8	Room	11 m²
LEVEL 8	Room	33 m²
LEVEL 8	Room	68 m²
LEVEL 8	Room	32 m²
LEVEL 8	Room	13 m²
LEVEL 8	Room	104 m²
LEVEL 8	Room	9 m²
LEVEL 8	Room	6 m²
LEVEL 8	Room	46 m²
LEVEL 8	Room	5 m²
LEVEL 8	Room	3 m²
LEVEL 8	Room	2 m²
LEVEL 8	Room	5 m²
LEVEL 8	STAIR	9 m²
LEVEL 8	STAIR	9 m²
LEVEL 8	TOILET	11 m²
LEVEL 8	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
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 M56704. EXPIRES 31.8.2041

AK971551 LEASE OF LEASE 030389 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 032859 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.

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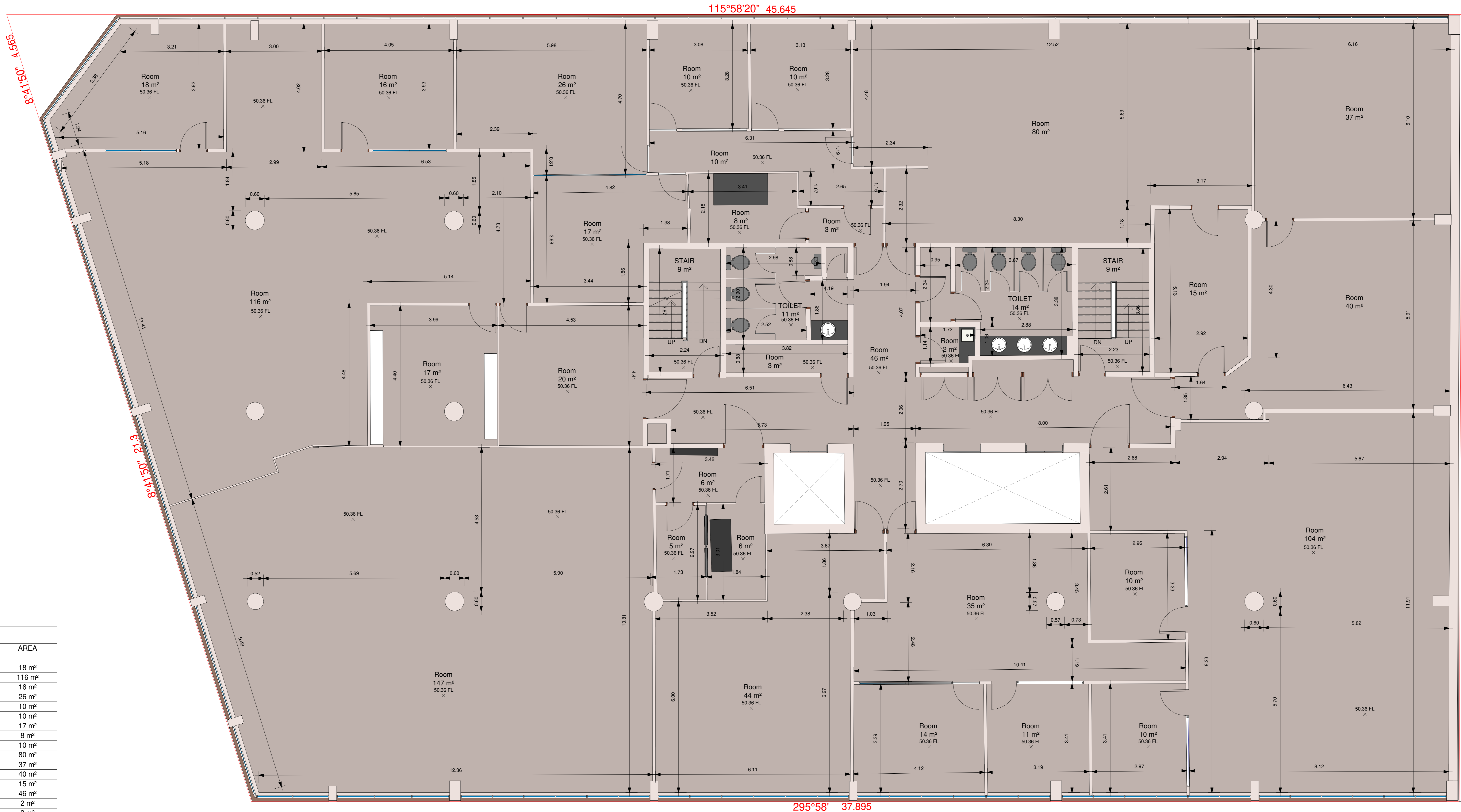
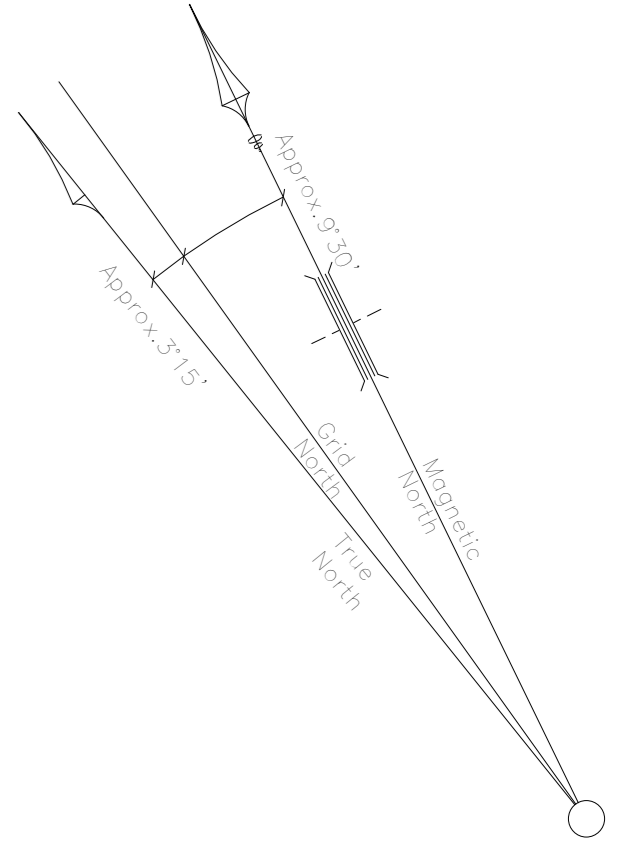
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT  
8-24 KIPPAX STREET SURRY HILLS

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:	23 OF 34





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

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

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. (S259) 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 120389 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 15.300 (AHD), CLASS LC

E) USE STATED DIMENSIONS. DO NOT SCALE.

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

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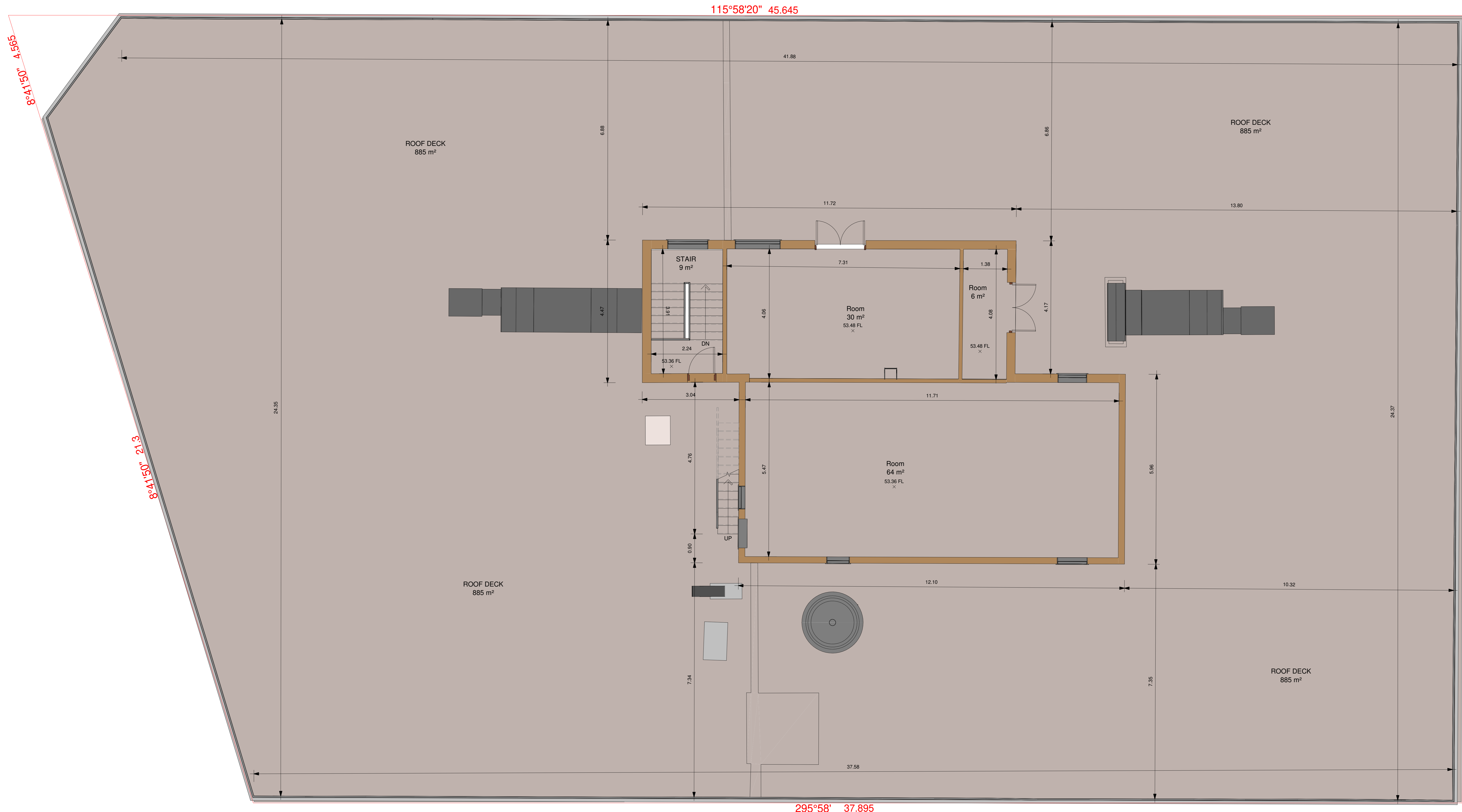
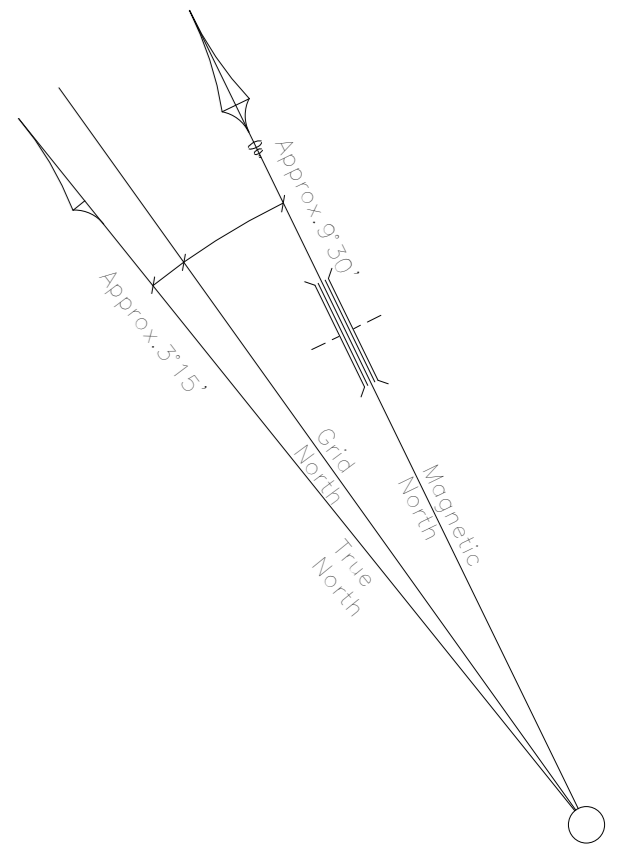
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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:	25 OF 34





**1 ROOF FLOOR PLAN**  
1 : 50

ROOF AREA		
LEVEL	NAME	AREA
ROOF	ROOF DECK	885 m <sup>2</sup>
ROOF	Room	30 m <sup>2</sup>
ROOF	Room	6 m <sup>2</sup>
ROOF	Room	64 m <sup>2</sup>
ROOF	STAIR	9 m <sup>2</sup>

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 M59764. 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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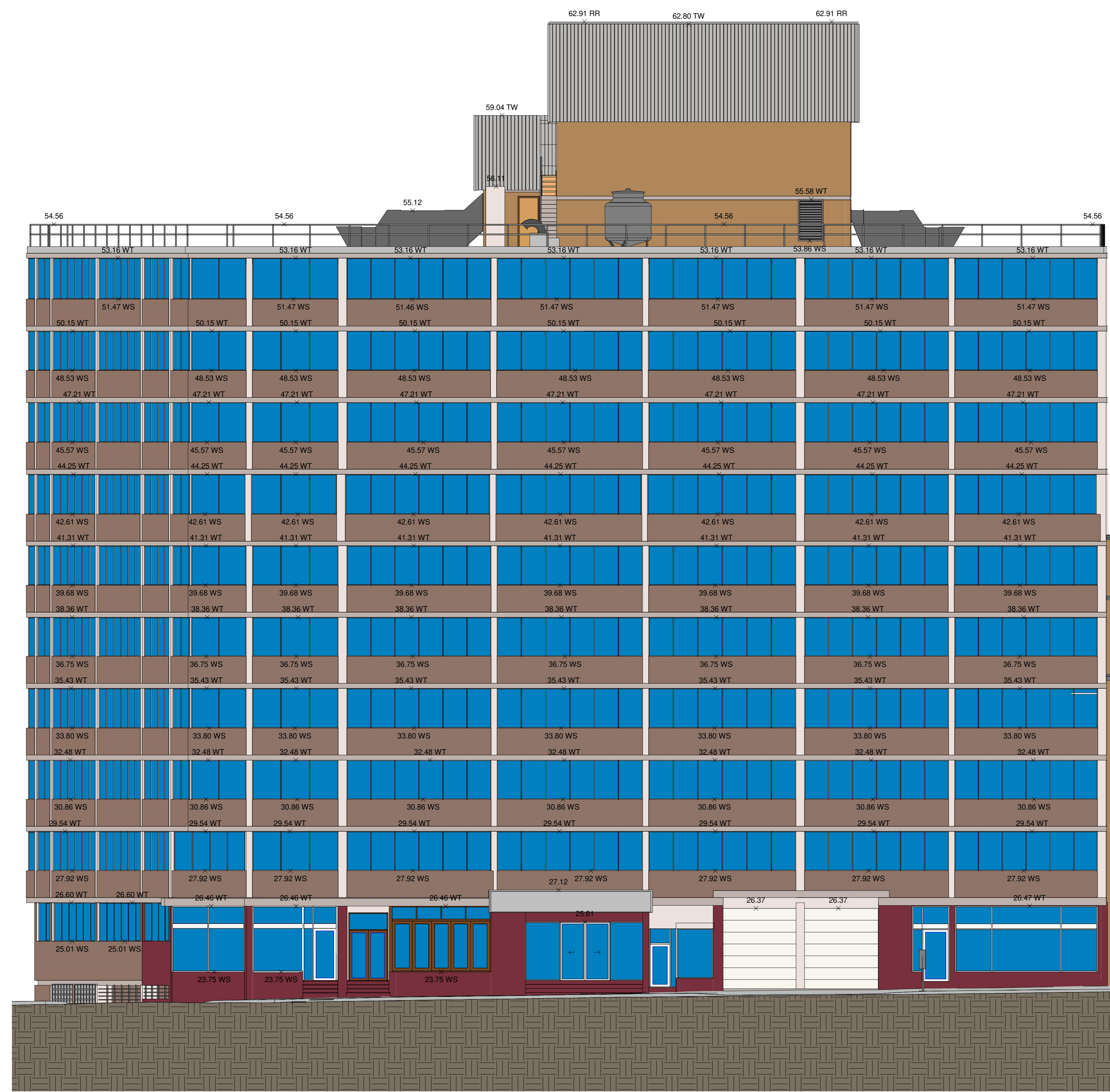
**DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS**

**INSTRUCTING PARTY: 05/06/2023**

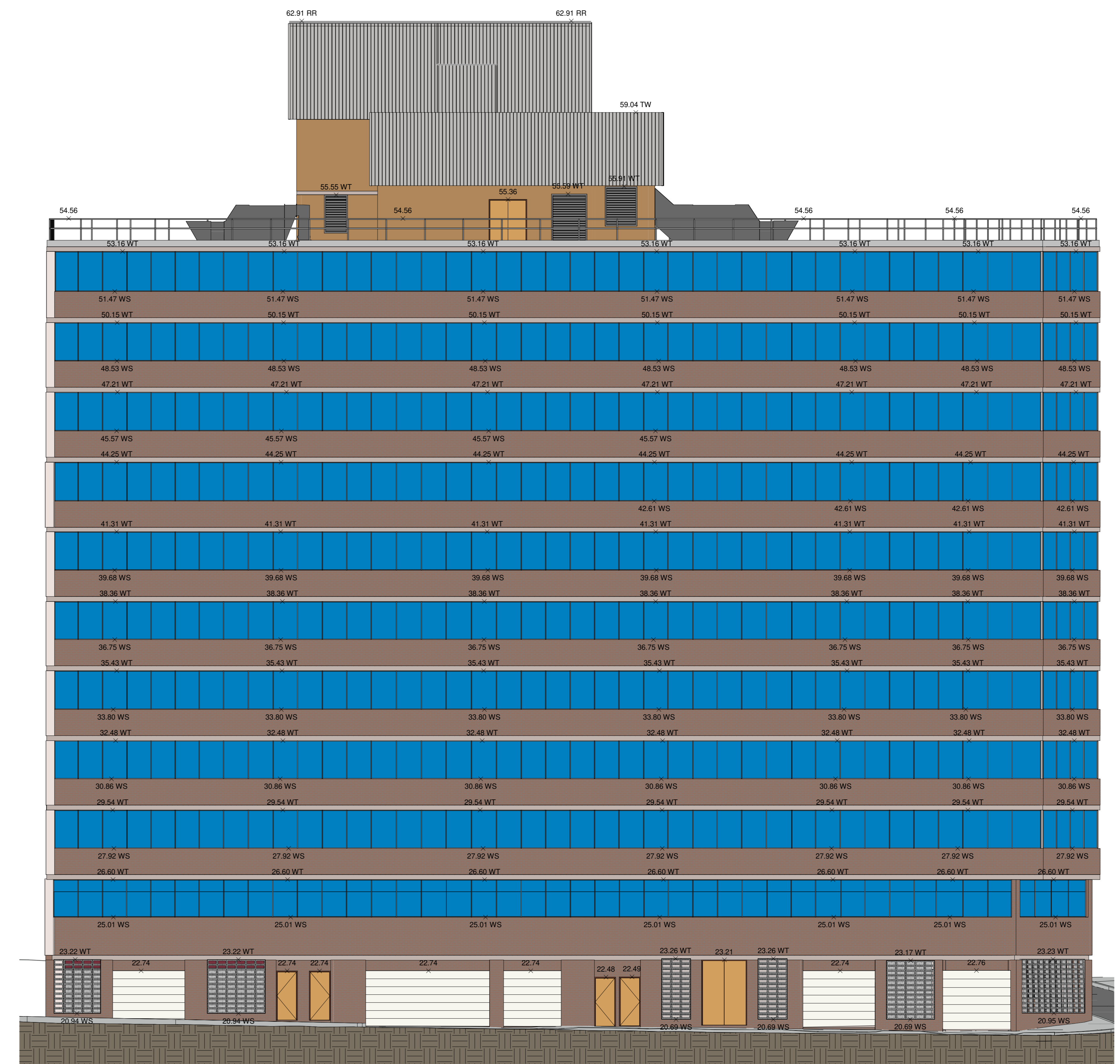
Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

<b>DATUM:</b>	AHD	<b>SURVEYED BY:</b>	TS
<b>SURVEY DATE:</b>	26/04/2023	<b>DRAWN BY:</b>	DT
<b>DATE DRAWN:</b>	29/04/2023	<b>SCALE:</b>	1 : 50@A0
<b>REFERENCE:</b>	24874-23	<b>SHEET:</b>	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 M65704. 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) (ii).

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.

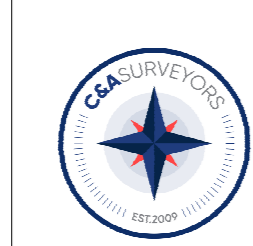
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) USE STATED DIMENSIONS. DO NOT SCALE.

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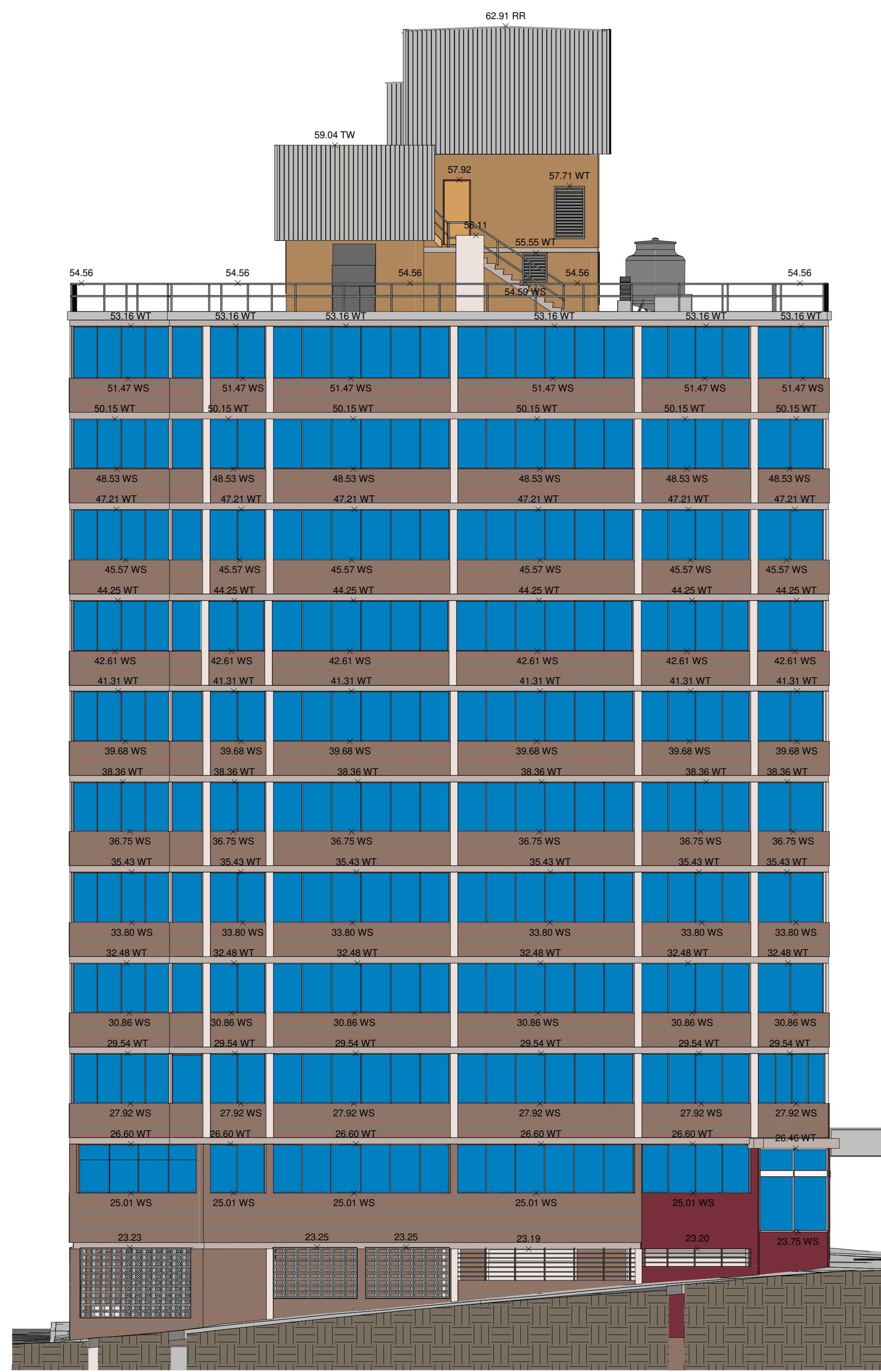
**DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS**

**INSTRUCTING PARTY: 05/06/2023**

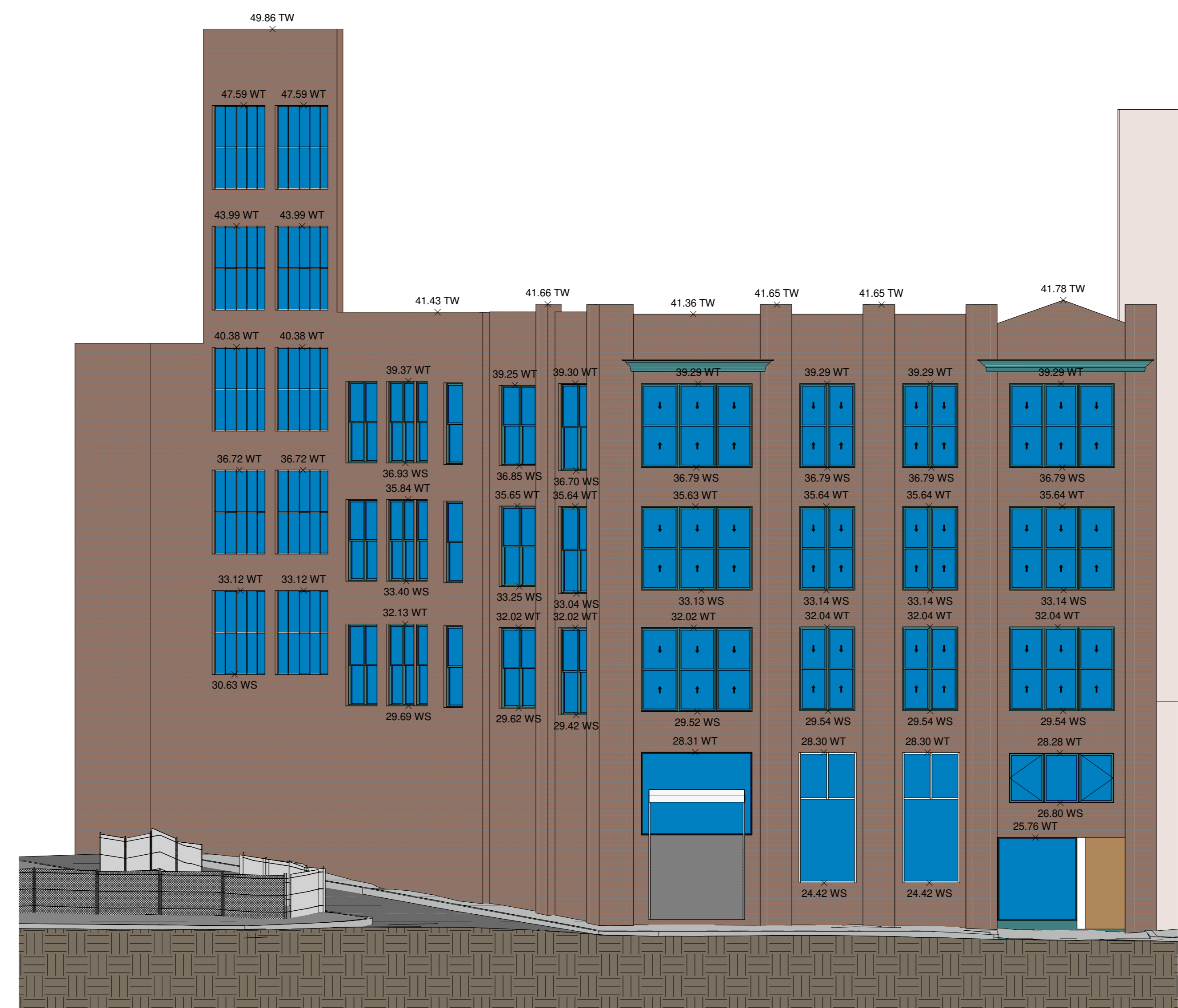
Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

<b>DATUM:</b>	AHD	<b>SURVEYED BY:</b>	TS
<b>SURVEY DATE:</b>	26/04/2023	<b>DRAWN BY:</b>	DT
<b>DATE DRAWN:</b>	29/04/2023	<b>SCALE:</b>	1 : 100@A0
<b>REFERENCE:</b>	24874-23	<b>SHEET:</b>	30 OF 34





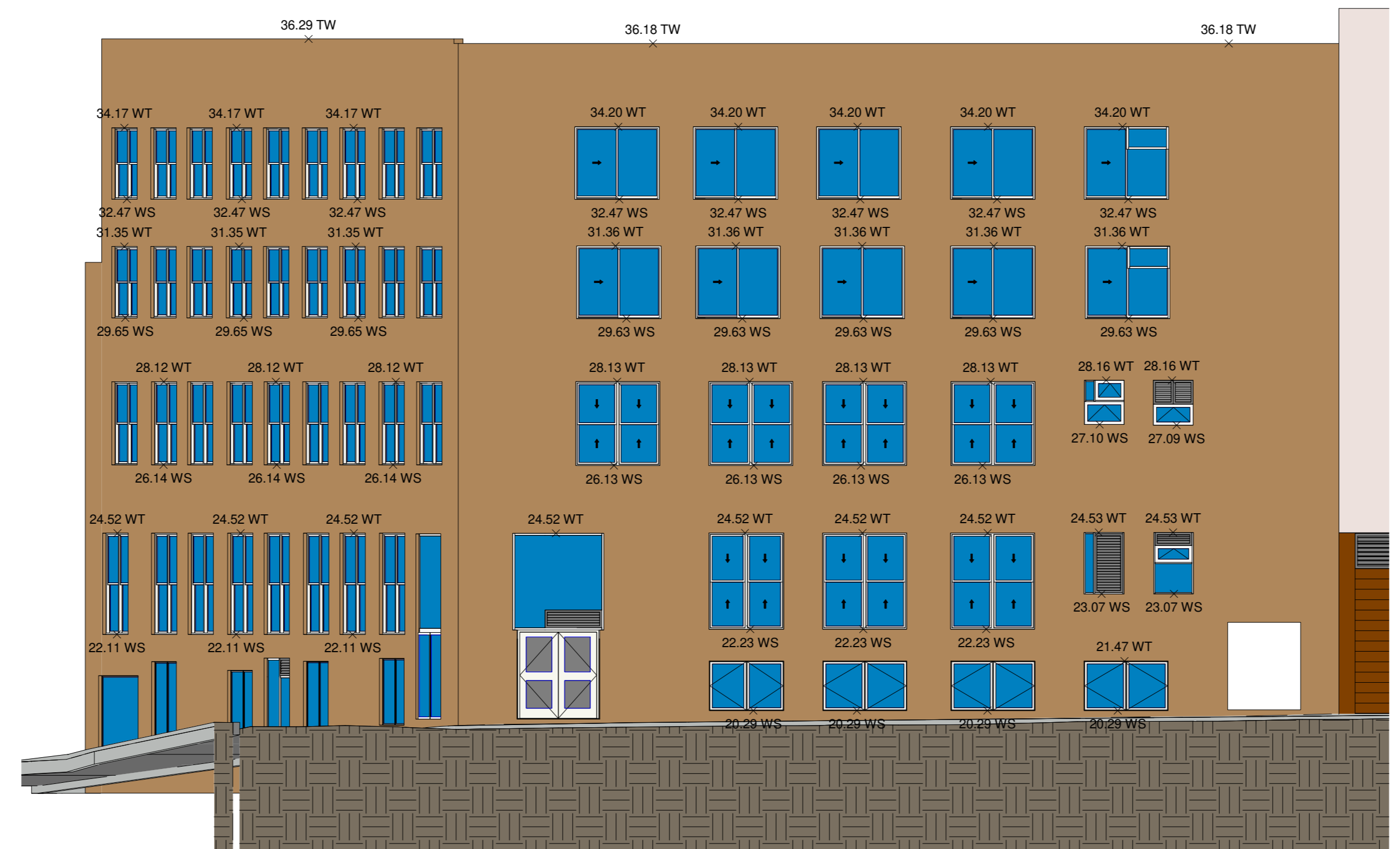
1 24 KIPPAX STREET LEFT ELEVATION  
1 : 100



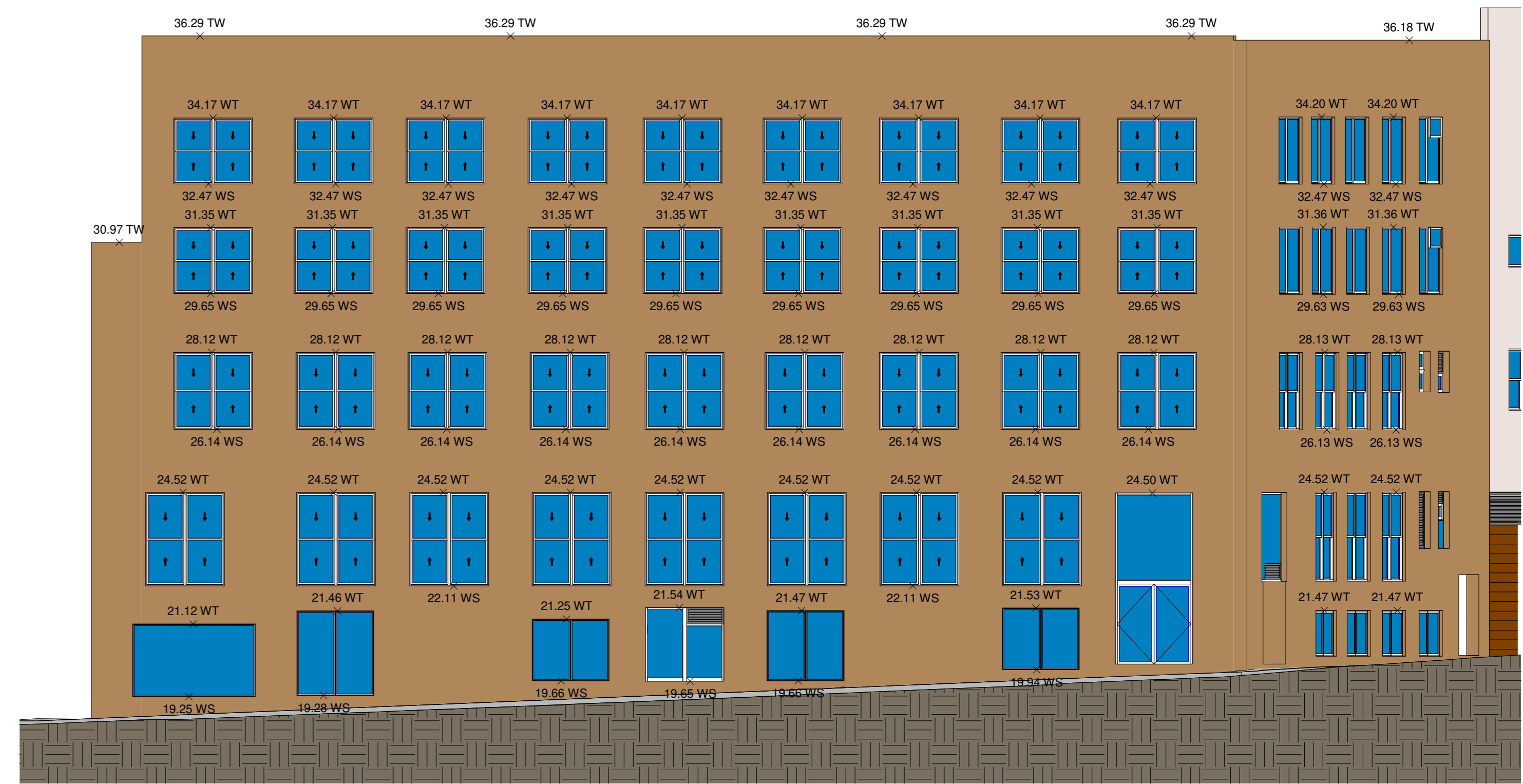
2 342 ELIZABETH STREET FRONT ELEVATION  
1 : 100



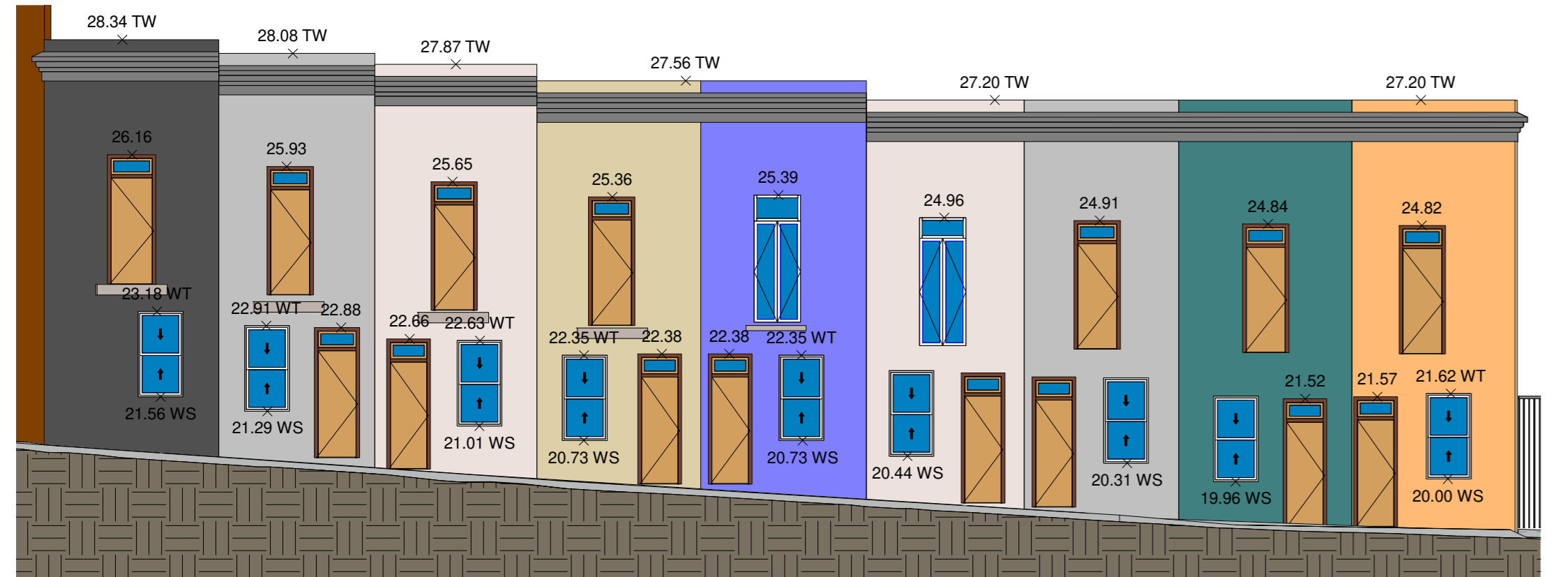
3 342 ELIZABETH STREET LEFT ELEVATION  
1 : 100



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
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 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 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 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 032839 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

**NOTES:**

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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		

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





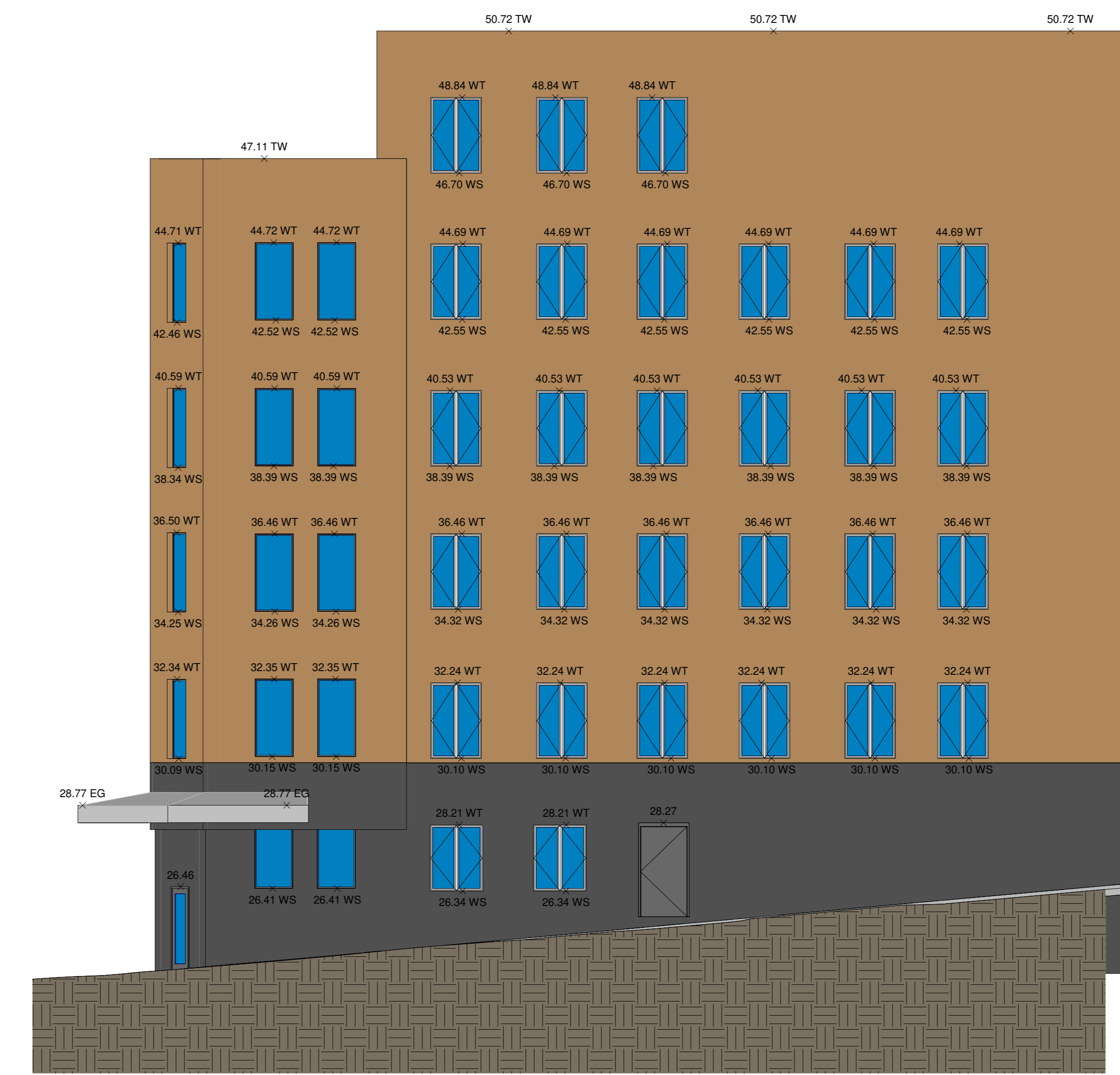
1 26-44 KIPPAX STREET FRONT ELEVATION  
1 : 100



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
- 192559 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 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 02839 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

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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**

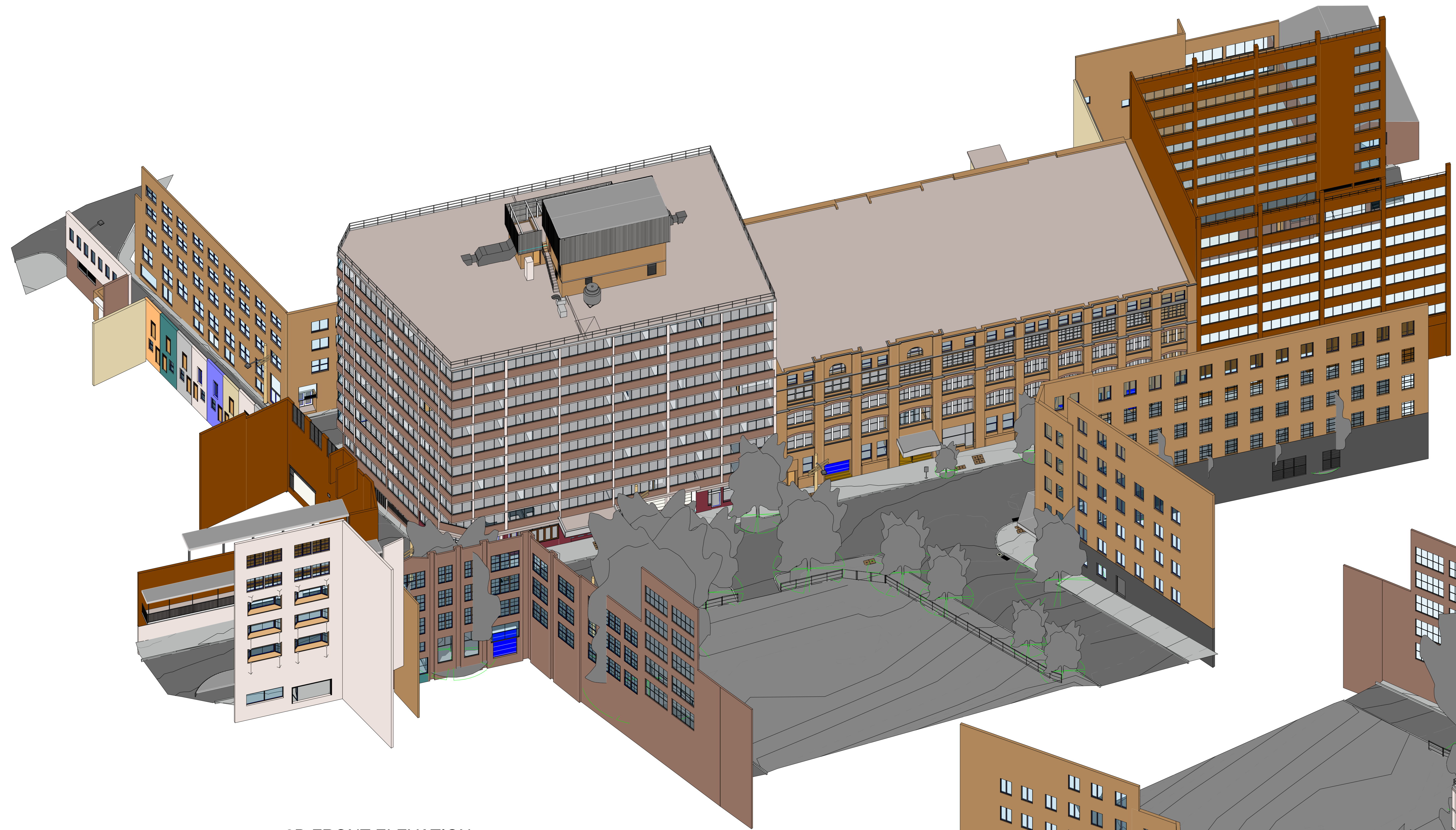
Revision No.	Description	Date
01	DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL	09/05/2023
02		
03		
04		

<b>DATUM:</b>	AHD	<b>SURVEYED BY:</b>	TS
<b>SURVEY DATE:</b>	26/04/2023	<b>DRAWN BY:</b>	DT
<b>DATE DRAWN:</b>	29/04/2023	<b>SCALE:</b>	1 : 100@A0
<b>REFERENCE:</b>	24874-23	<b>SHEET:</b>	32 OF 34

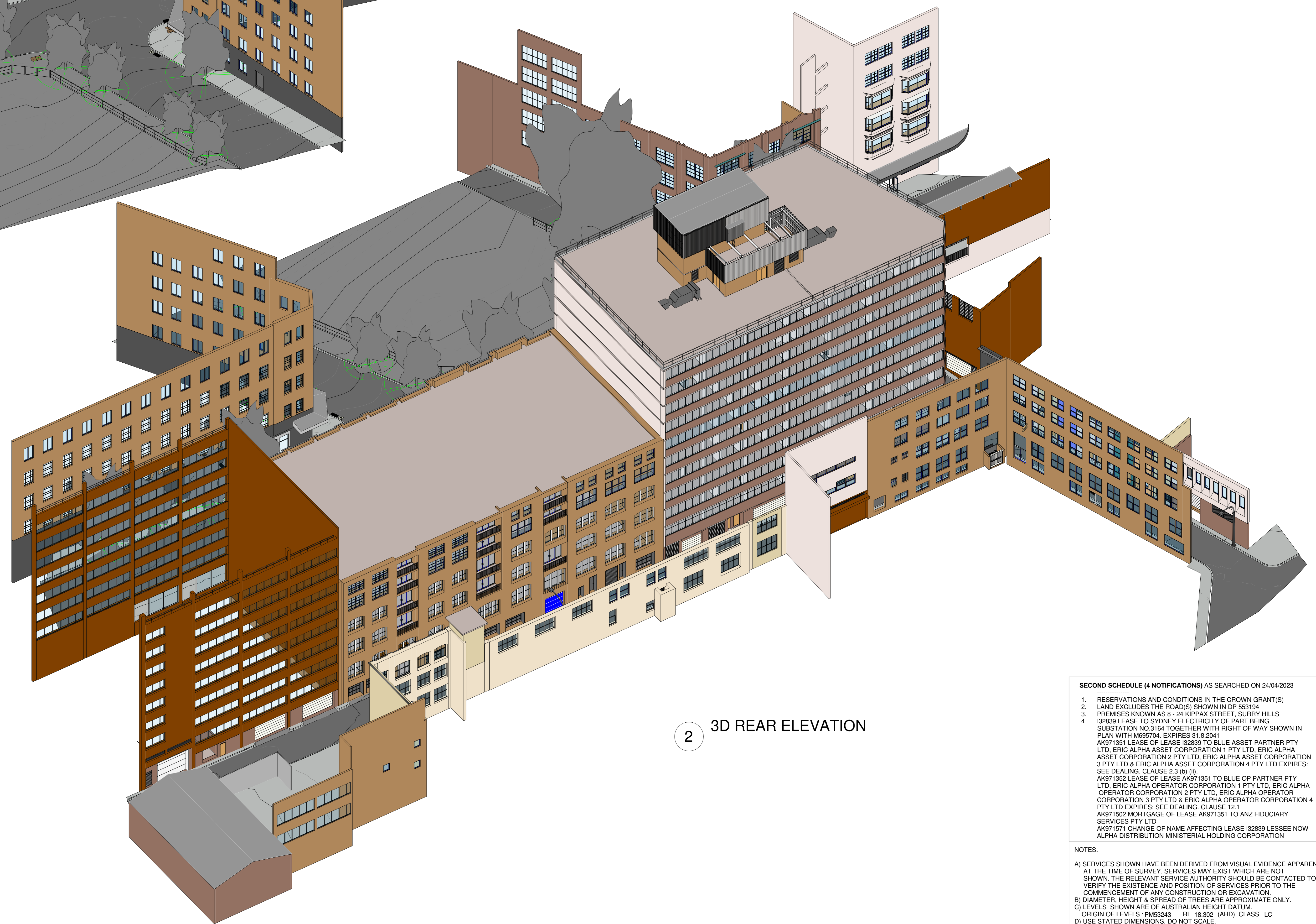








1 3D FRONT ELEVATION



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
EC	EDGE OF CONCRETE	TEL	TELSTRA PIT
EG	EAVE & GUTTER	TK	TOP OF KERB
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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

**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

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.

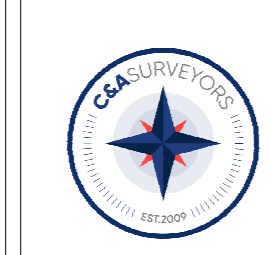
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

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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**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		

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