



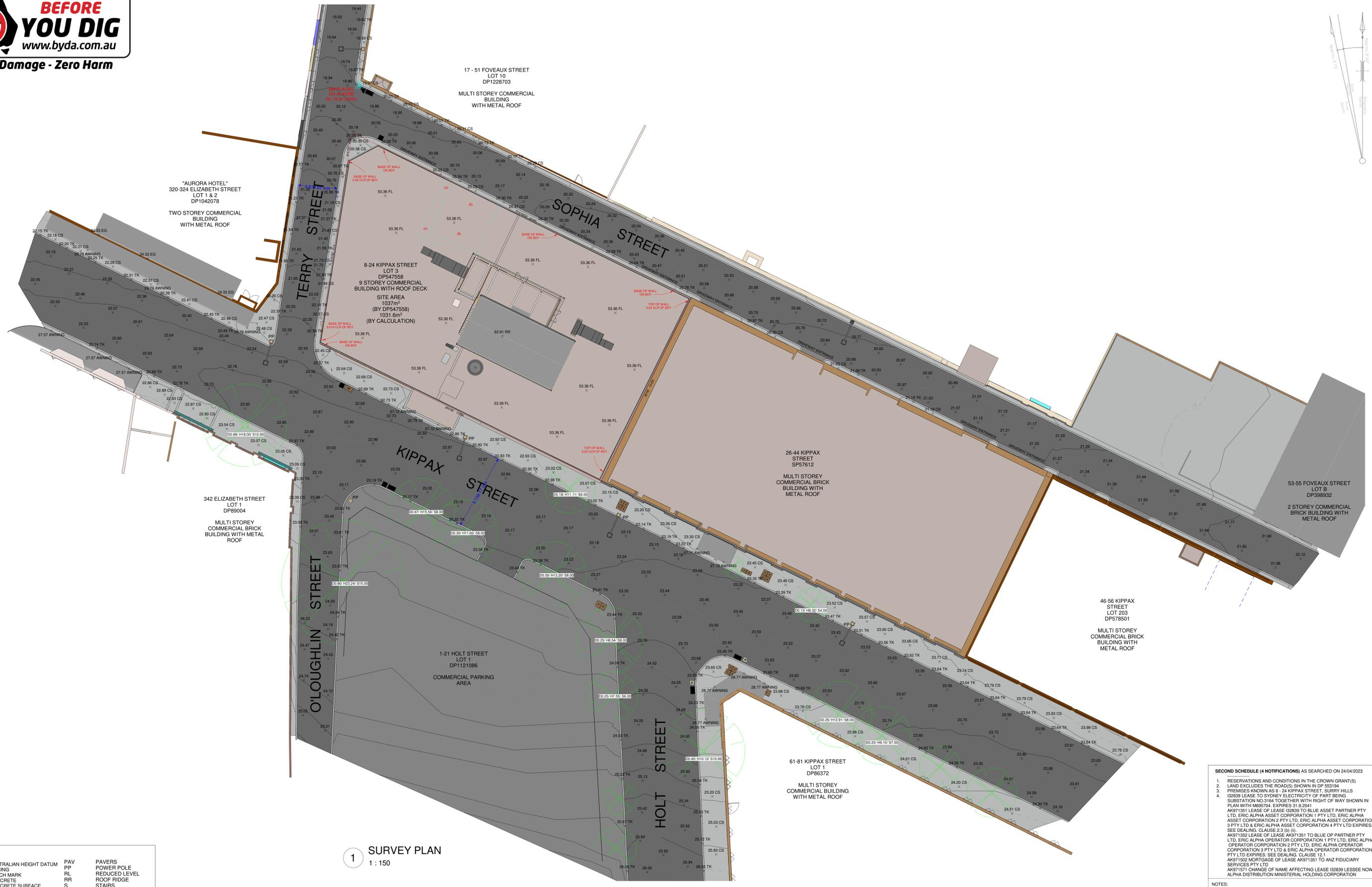
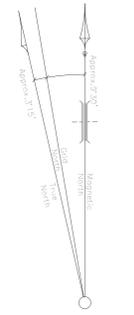
C&A SURVEYORS

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W: candasurveyors.com.au

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



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



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 CROWNING GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN DP 553194
 3. PREMISES KNOWN AS 8 - 24 KIPPAX STREET, SURRY HILLS
 4. (28259 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 (28259) 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 (32859) LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION
- NOTES:**
- A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
 - B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
 - C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
 - D) USE STATED DIMENSIONS. DO NOT SCALE.
 - E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
 - F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

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

THIS PLAN AND THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF C & A SURVEYORS NSW PTY LTD. IT MUST NOT BE COPIED IN WHOLE OR PART, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR THAT WHICH IT HAS BEEN PREPARED. WITHOUT WRITTEN CONSENT OF C & A SURVEYORS NSW PTY LTD. THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE INSTRUCTING PARTY



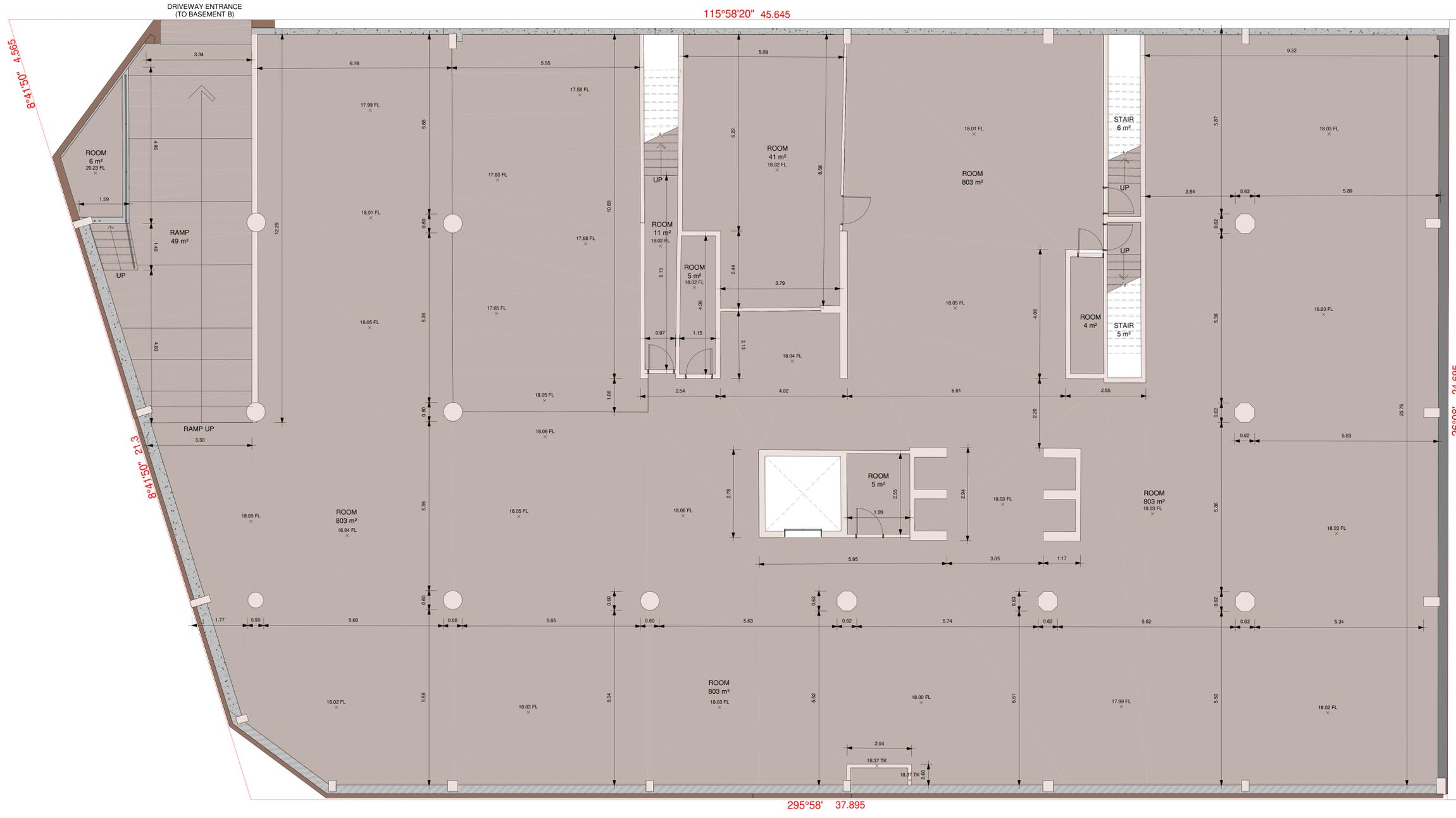
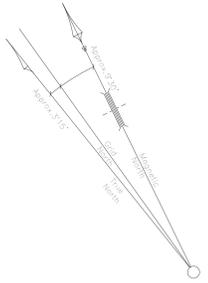
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PARRAMATTA NSW 2151
info@candasurveyors.com.au
www.candasurveyors.com.au

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: | 1:150@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.

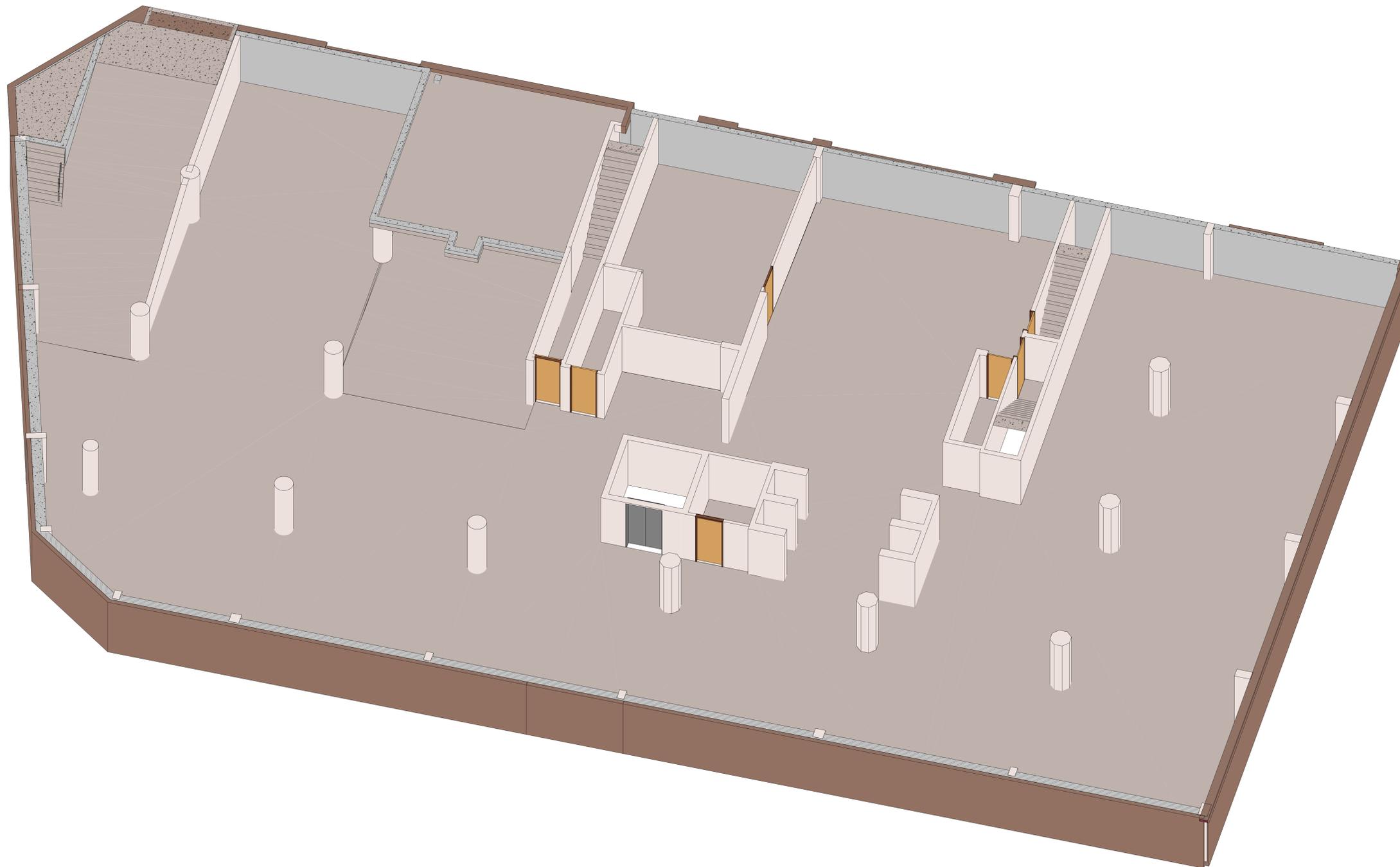
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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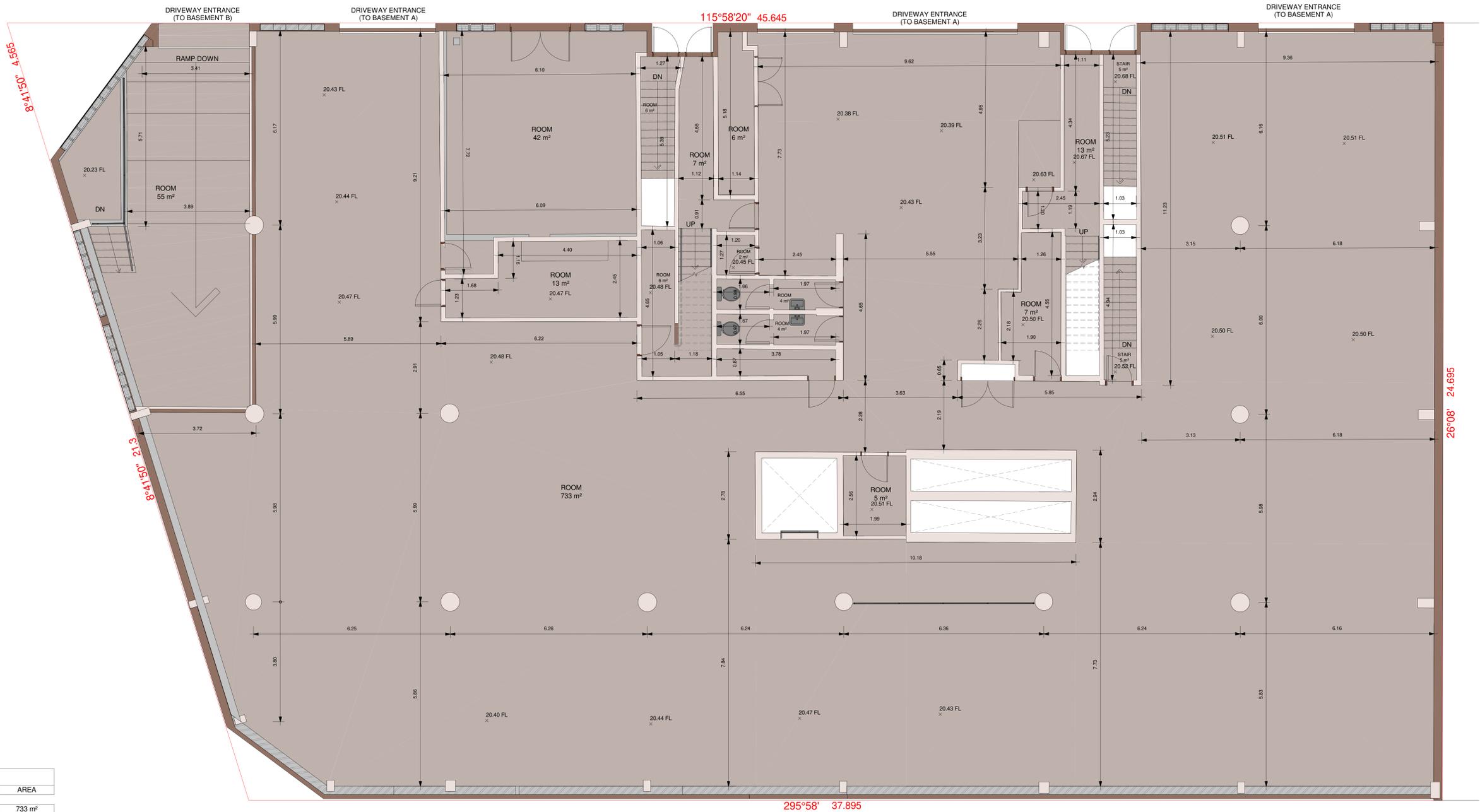
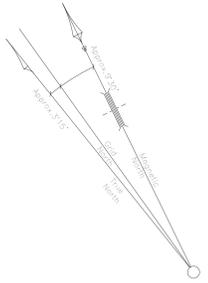
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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 |
| 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

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
- 132539 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 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. ORIGIN OF LEVELS: PM52049 RL 15.300 (AHD) CLASS LC

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



1 BASEMENT A 3D FLOOR PLAN VIEW

LEGEND:

| | | | |
|------|-------------------------|-----|------------------|
| AHD | AUSTRALIAN HEIGHT DATUM | PAV | 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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| GDN | GARDEN | V | SERVICE VALVE |
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| IL | INVERT LEVEL | WM | WATER METER |
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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.

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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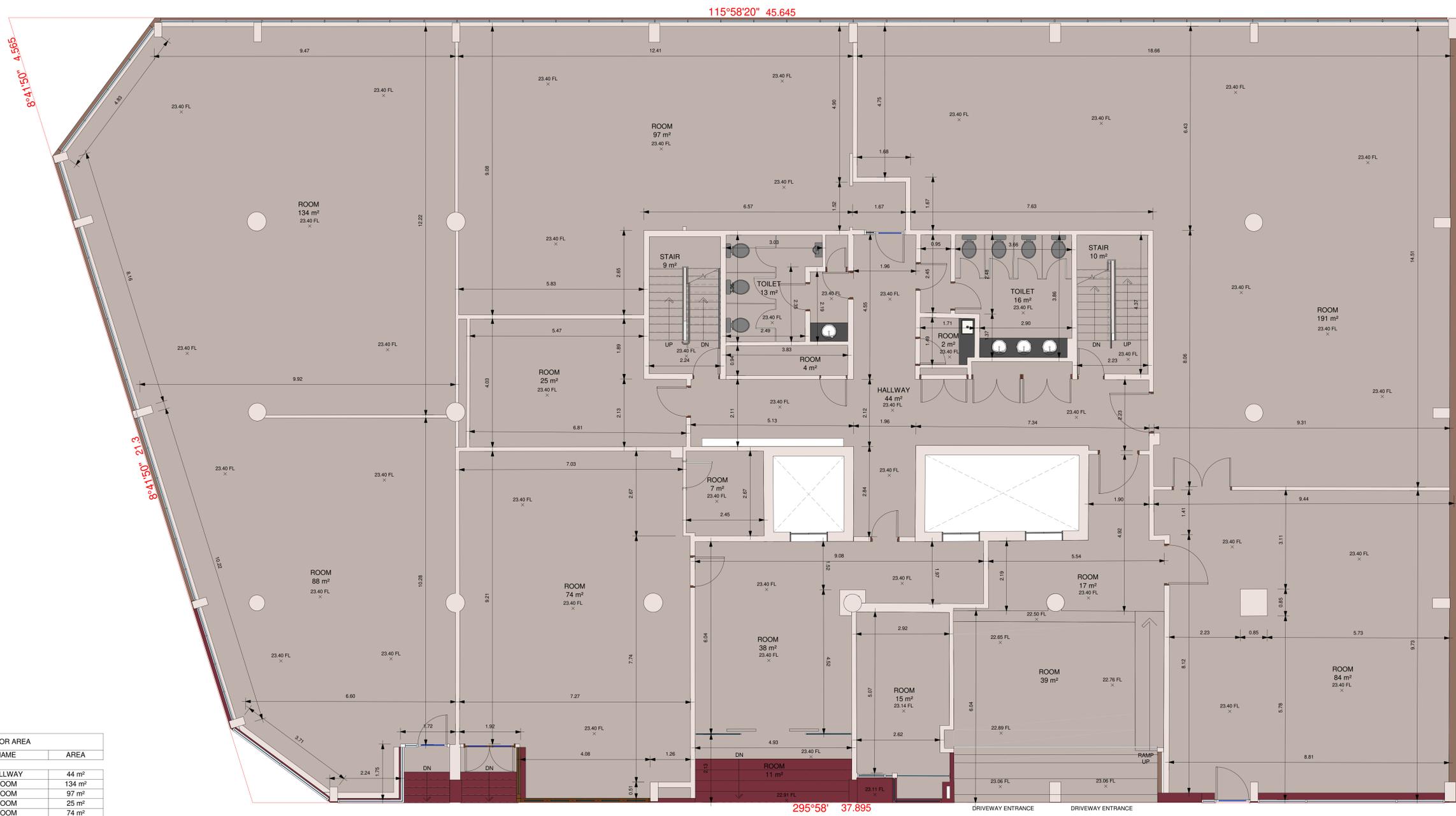
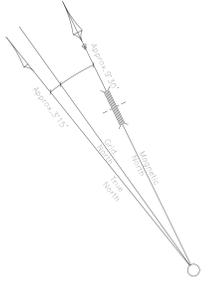
C & A SURVEYORS NSW P/L
 Ph: 9630 9299 Fax: 9638 1199
 30 GROSE STREET,
 PARRAMATTA NSW 2151
 info@candasurveyors.com.au
 www.candasurveyors.com.au

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: | @A0 |
| REFERENCE: | 24874-23 | SHEET: | 6 OF 34 |



| GROUND FLOOR AREA | | |
|-------------------|---------|--------|
| LEVEL | NAME | AREA |
| GROUND FLOOR | HALLWAY | 44 m² |
| GROUND FLOOR | ROOM | 134 m² |
| GROUND FLOOR | ROOM | 97 m² |
| GROUND FLOOR | ROOM | 25 m² |
| GROUND FLOOR | ROOM | 74 m² |
| GROUND FLOOR | ROOM | 38 m² |
| GROUND FLOOR | ROOM | 11 m² |
| GROUND FLOOR | ROOM | 15 m² |
| GROUND FLOOR | ROOM | 39 m² |
| GROUND FLOOR | ROOM | 17 m² |
| GROUND FLOOR | ROOM | 84 m² |
| GROUND FLOOR | ROOM | 191 m² |
| GROUND FLOOR | ROOM | 2 m² |
| GROUND FLOOR | ROOM | 4 m² |
| GROUND FLOOR | ROOM | 88 m² |
| GROUND FLOOR | STAIR | 9 m² |
| GROUND FLOOR | STAIR | 10 m² |
| GROUND FLOOR | TOILET | 16 m² |
| GROUND FLOOR | TOILET | 13 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 GROUND FLOOR PLAN
1 : 50

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

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LAND EXCLUDES THE ROAD(S) SHOWN IN DP 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: FMS2003 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.

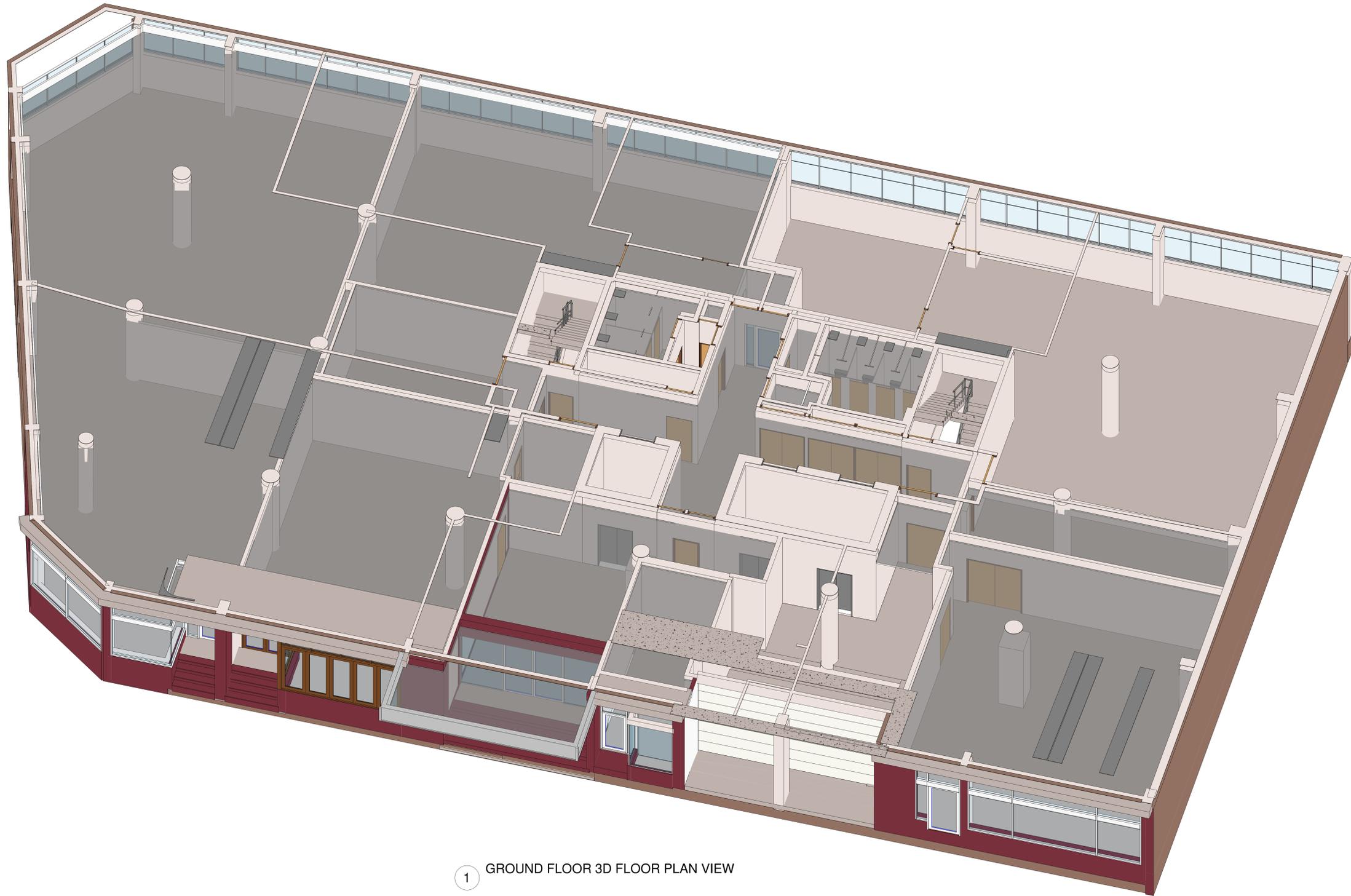
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

| 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
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. 02859 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 02859 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 02859 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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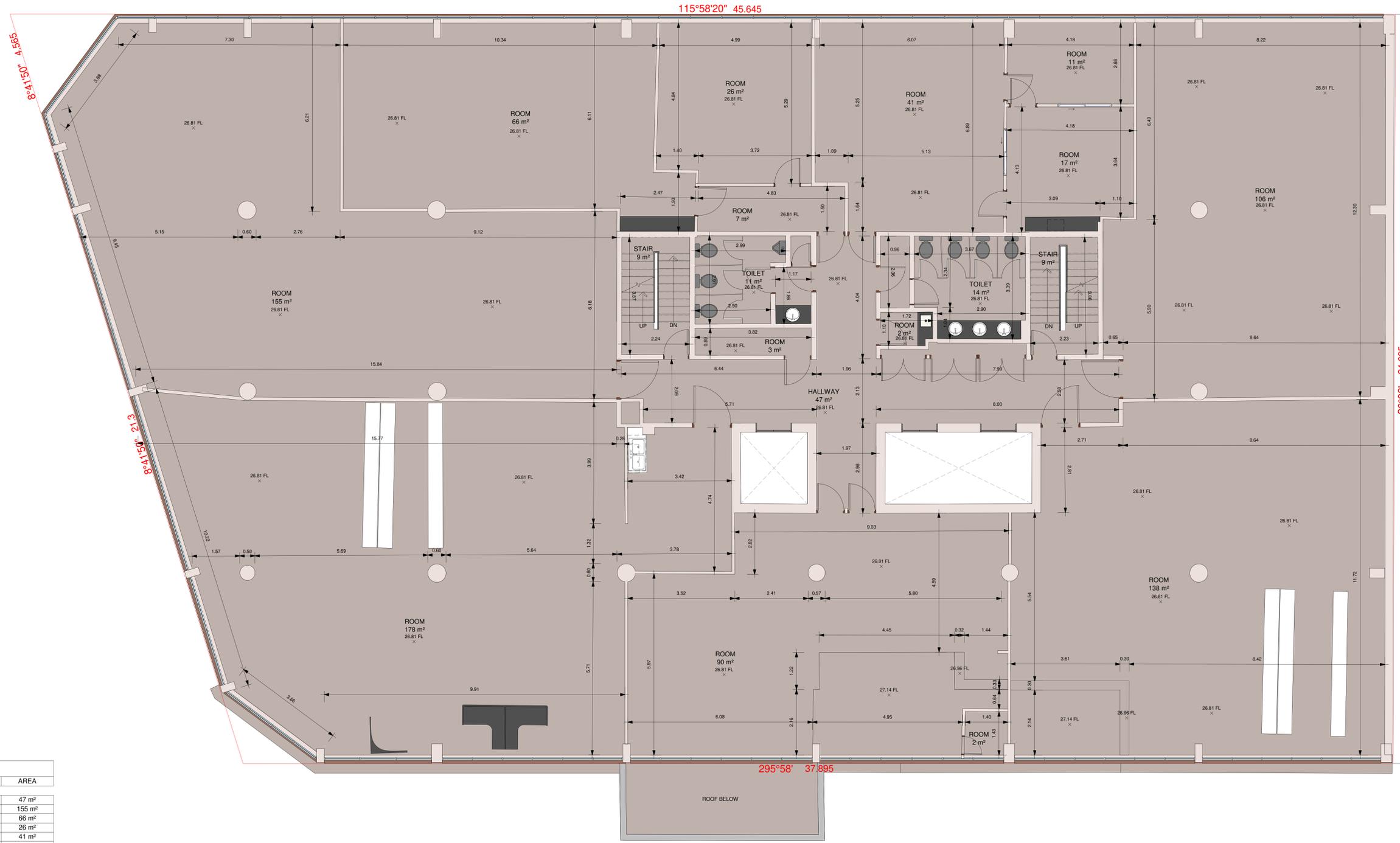
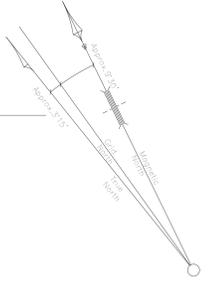
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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 1 AREA | | |
|--------------|---------|--------------------|
| 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 |
| 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

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 M65704. 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 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 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.

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C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) USE STATED DIMENSIONS. DO NOT SCALE.

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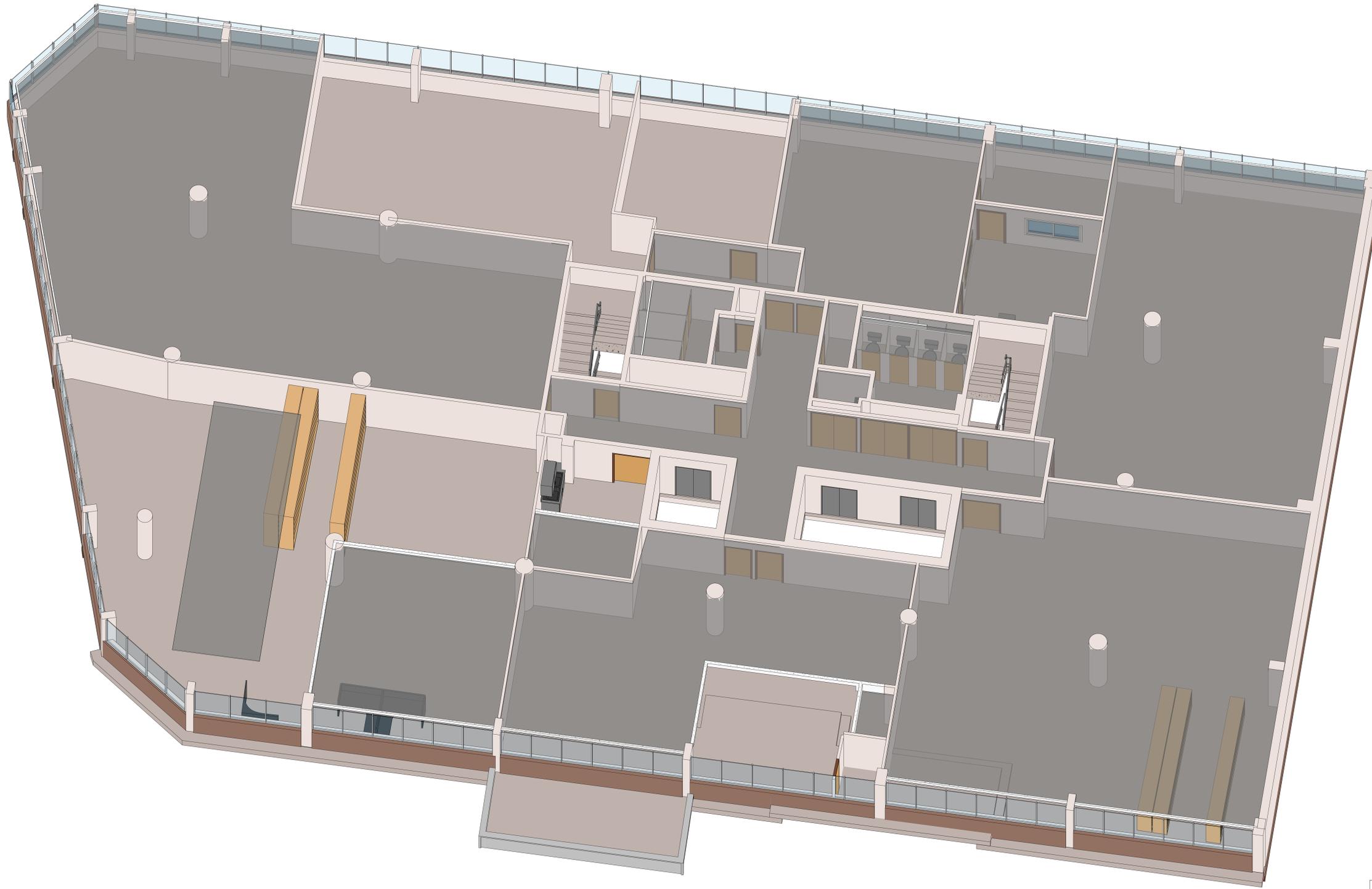
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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: | 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 |
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| 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 M89704. 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 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 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.

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D) USE STATED DIMENSIONS. DO NOT SCALE.

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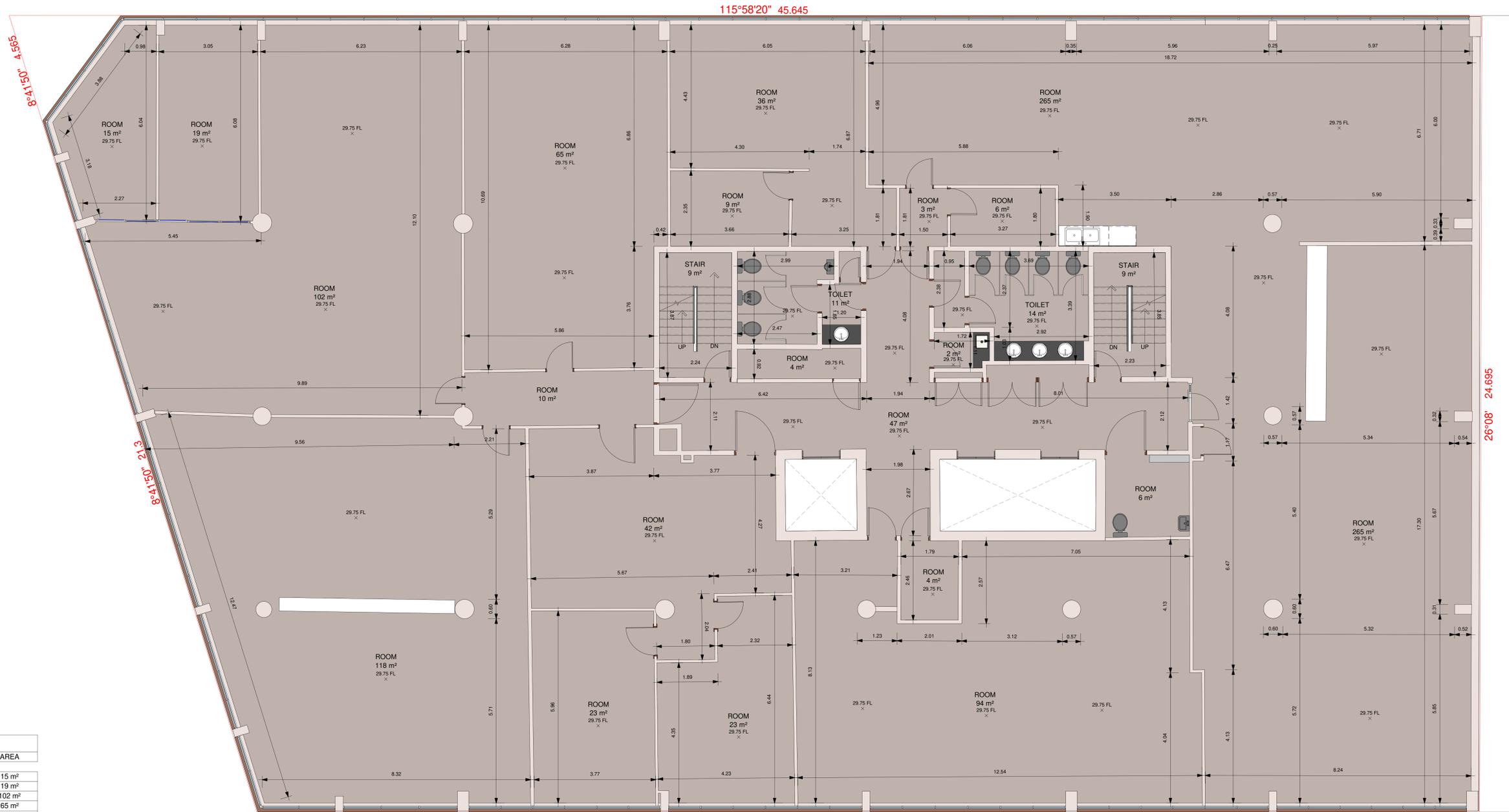
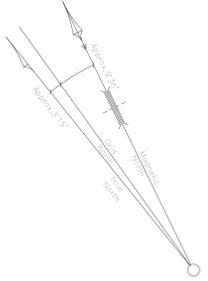
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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 |
| DHIS | DIAMETER/HEIGHT/SPREAD | SC SERVICE COVER |
| D | 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 M695704. 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 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) ORIGIN OF LEVELS: PMS2003 RL 19.200 (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.

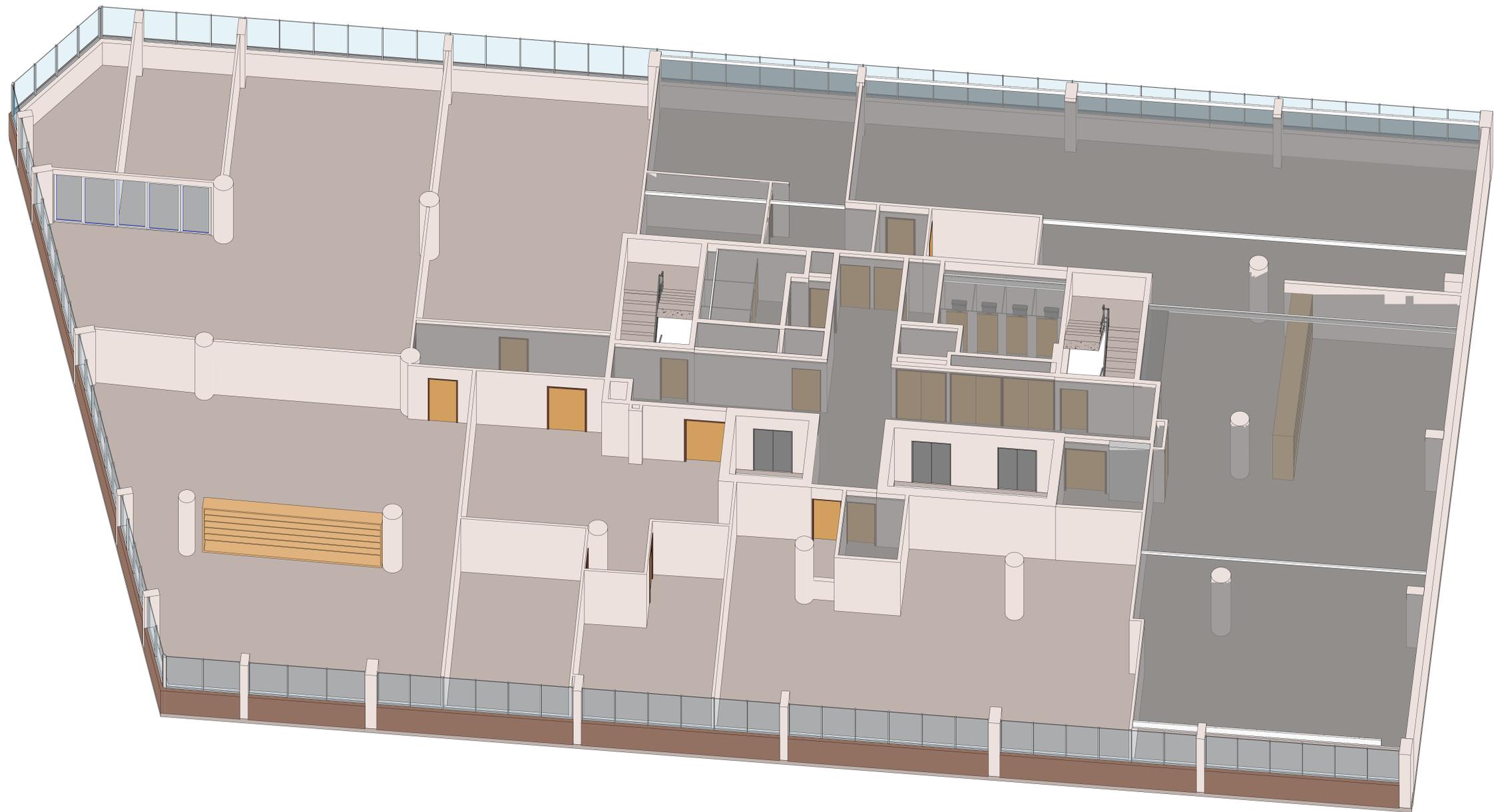
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www.candasurveyors.com.au

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: | 11 OF 34 |



1 LEVEL 2 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
- 32859 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 32859 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).

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

AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD

AK971571 CHANGE OF NAME AFFECTING LEASE 32859 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT 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.

THIS PLAN AND THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF C & A SURVEYORS NSW PTY LTD. IT MUST NOT BE COPIED IN WHOLE OR PART, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR THAT WHICH IT HAS BEEN PREPARED. WITHOUT WRITTEN CONSENT OF C & A SURVEYORS NSW PTY LTD. THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE INSTRUCTING PARTY



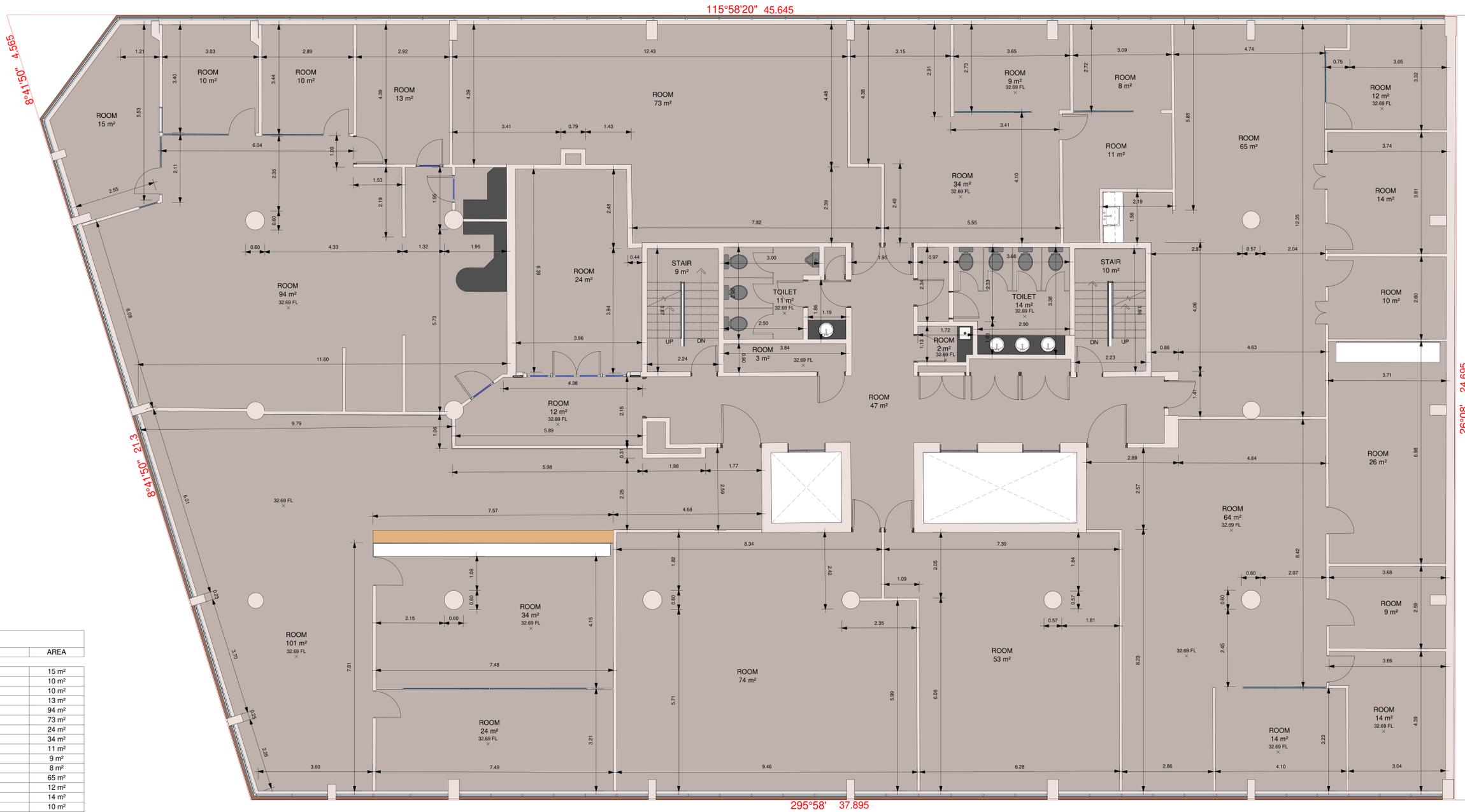
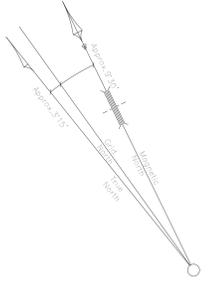
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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: | 12 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 |
| 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 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
- 122559 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M65704. EXPIRES 31.8.2041

AK971551 LEASE OF LEASE 122559 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (i).

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 122559 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

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

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.

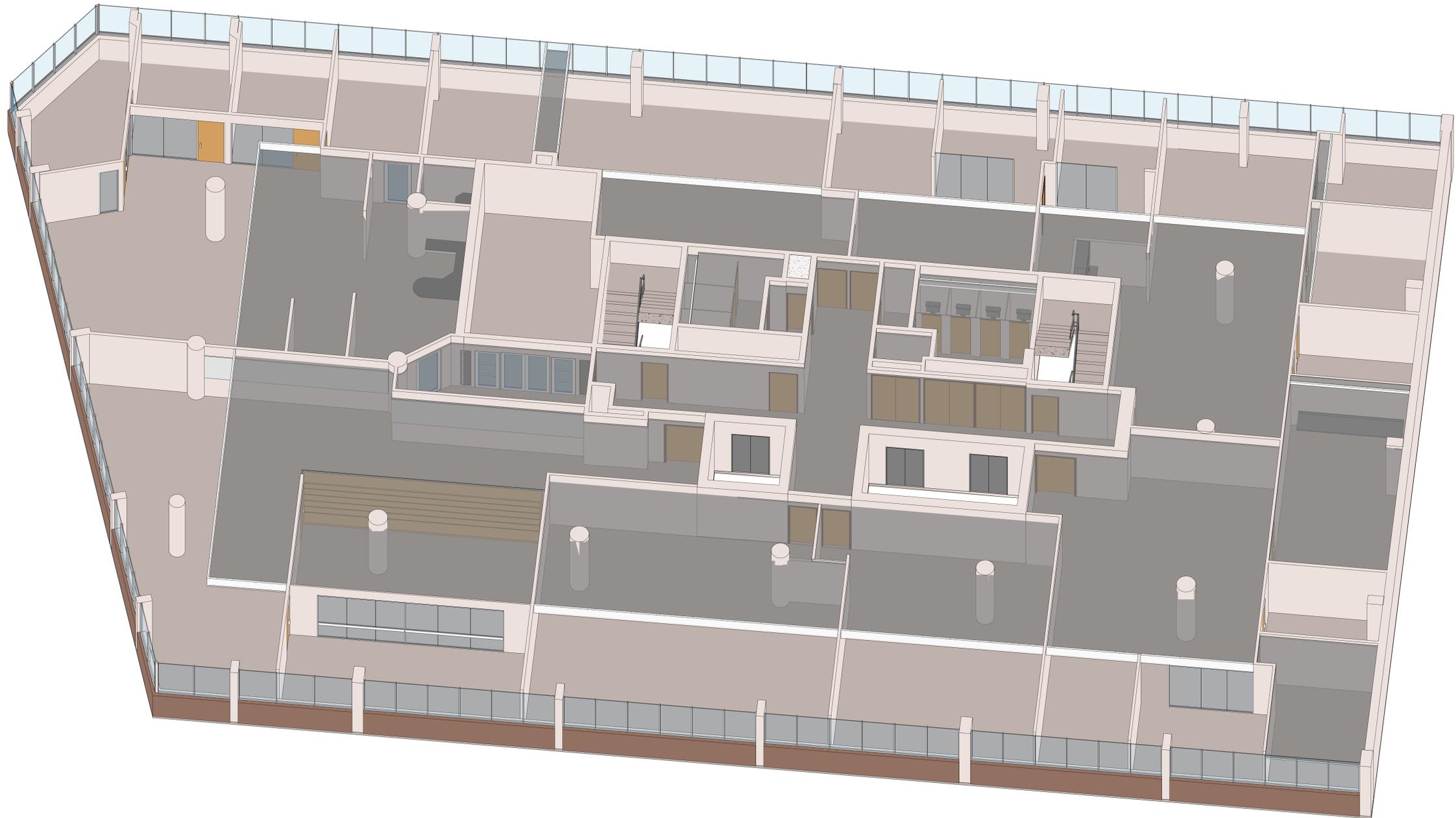
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

| 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 |



1 LEVEL 3 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
 - 128259 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 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 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 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.

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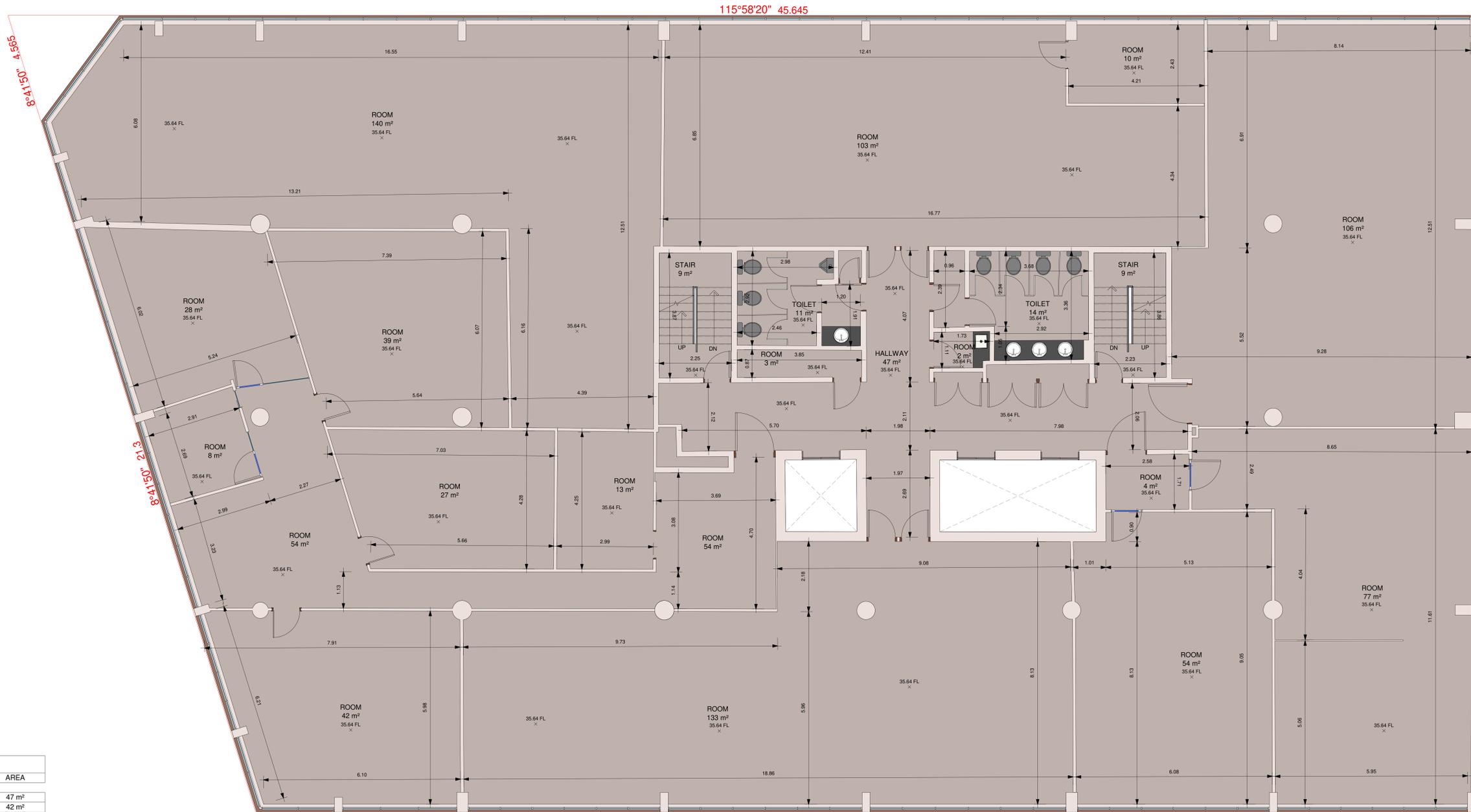
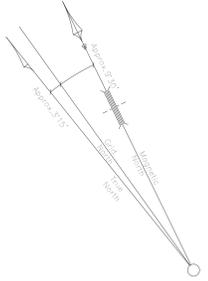
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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: | 14 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 | 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

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.

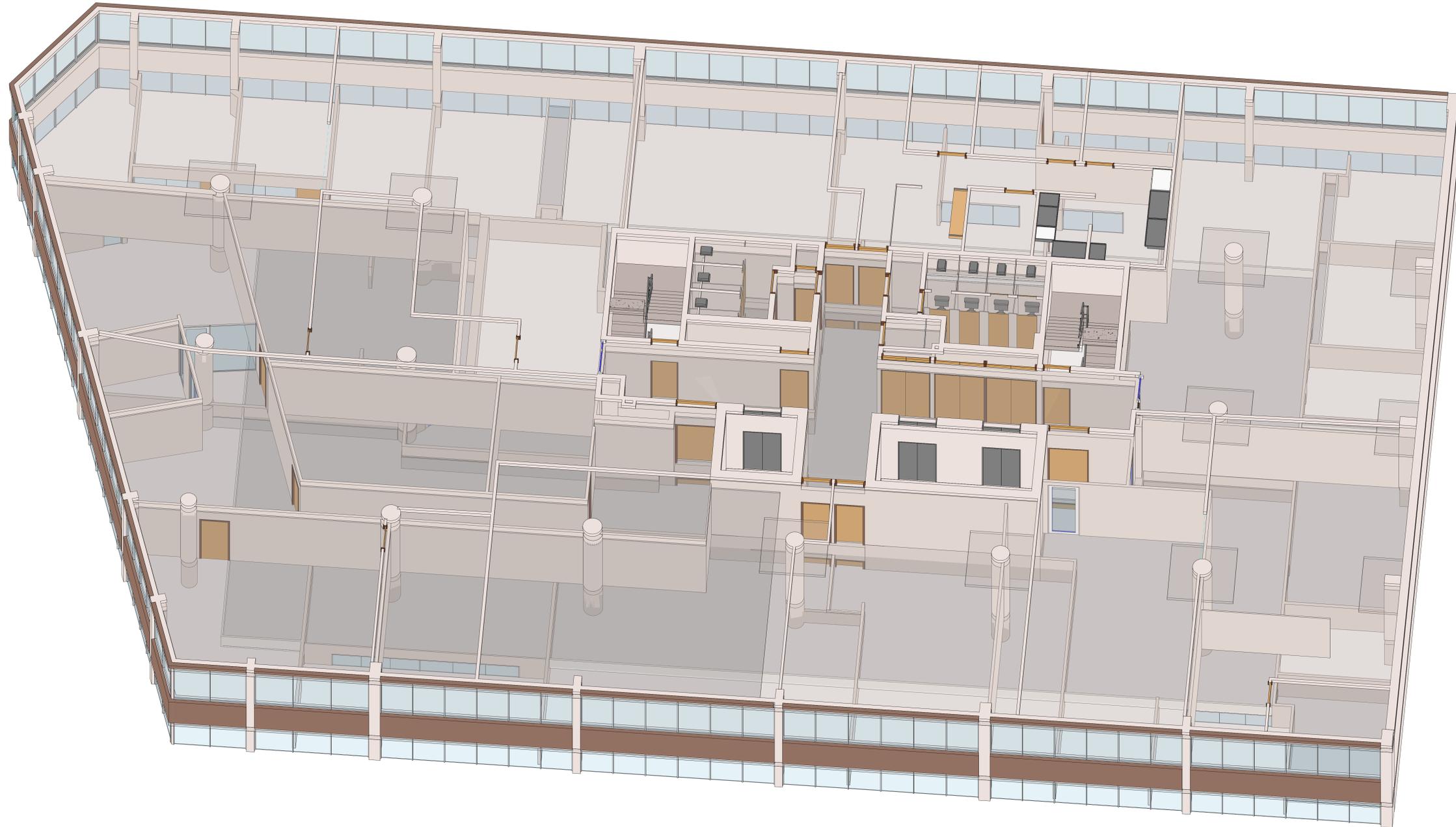
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www.candasurveyors.com.au

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: | 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.

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.

THIS PLAN AND THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF C & A SURVEYORS NSW PTY LTD. IT MUST NOT BE COPIED IN WHOLE OR PART, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR THAT WHICH IT HAS BEEN PREPARED. WITHOUT WRITTEN CONSENT OF C & A SURVEYORS NSW PTY LTD. THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE INSTRUCTING PARTY



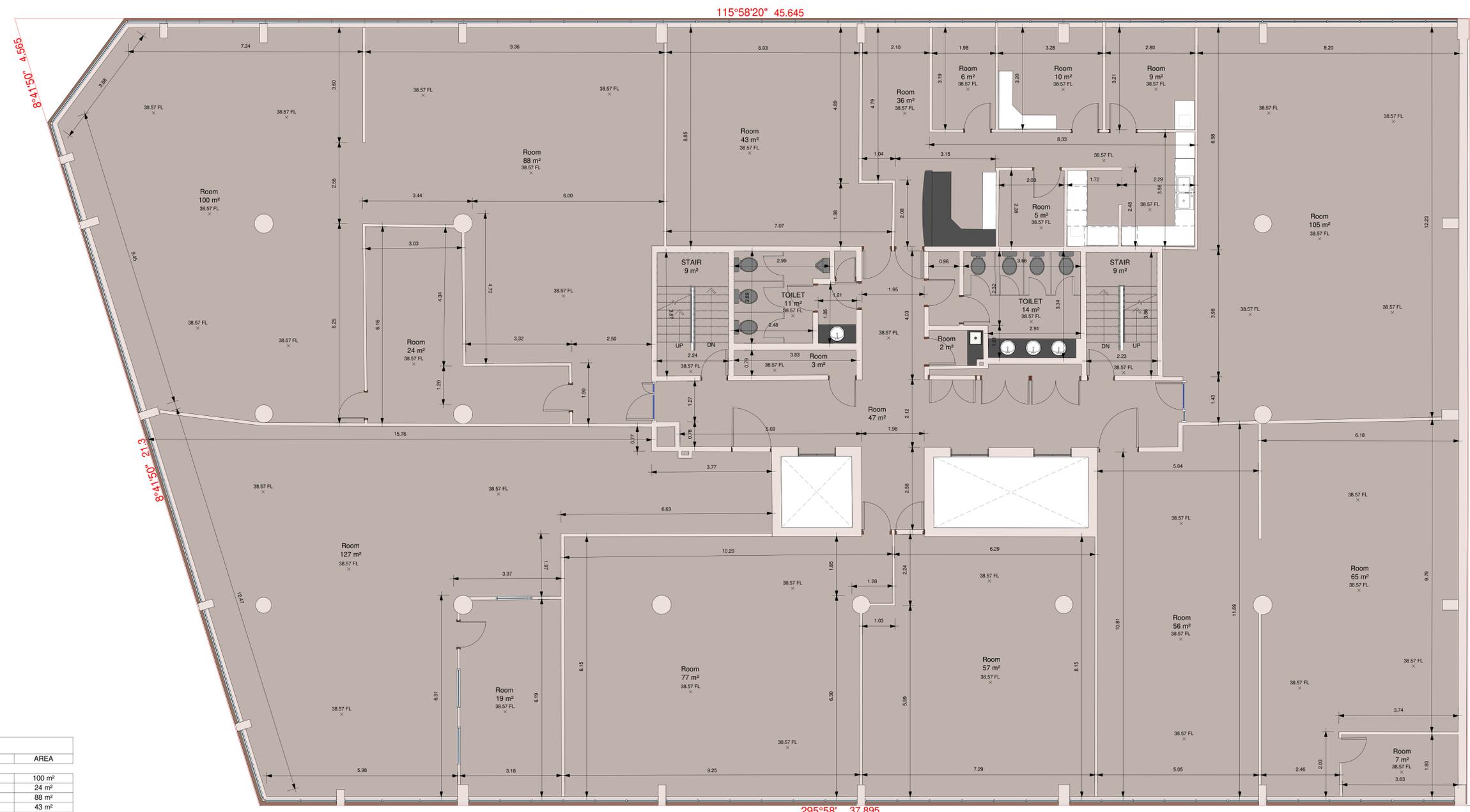
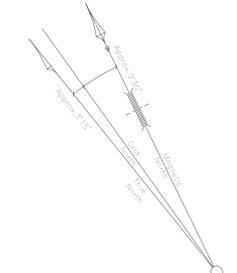
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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 | STAIR | 9 m ² |
| LEVEL 5 | STAIR | 9 m ² |
| LEVEL 5 | TOILET | 11 m ² |
| LEVEL 5 | TOILET | 14 m ² |

1 LEVEL 5 FLOOR PLAN
1 : 50

| 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 M656704. 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 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 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.

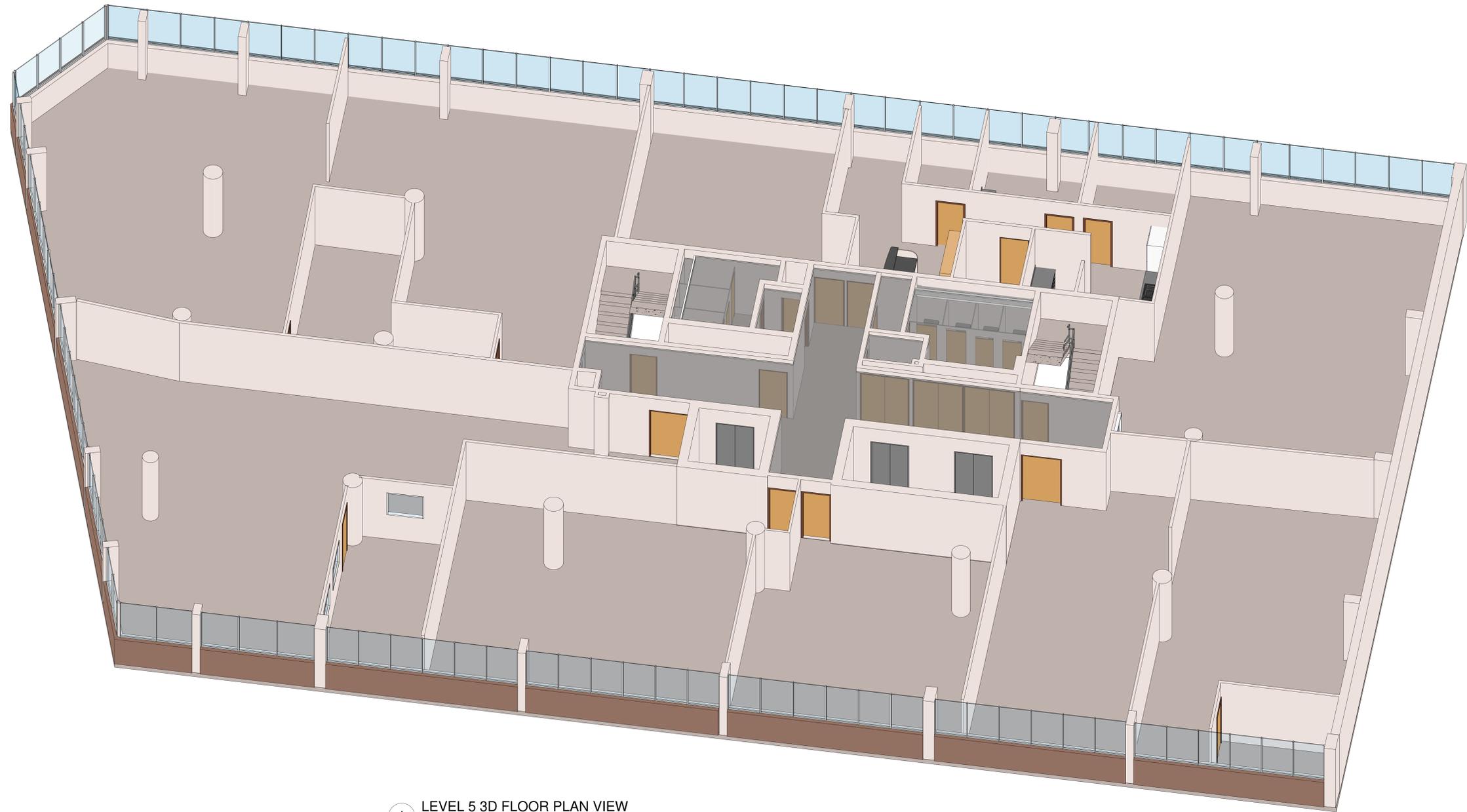
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

| 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 |



1 LEVEL 5 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 M95704. 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.

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

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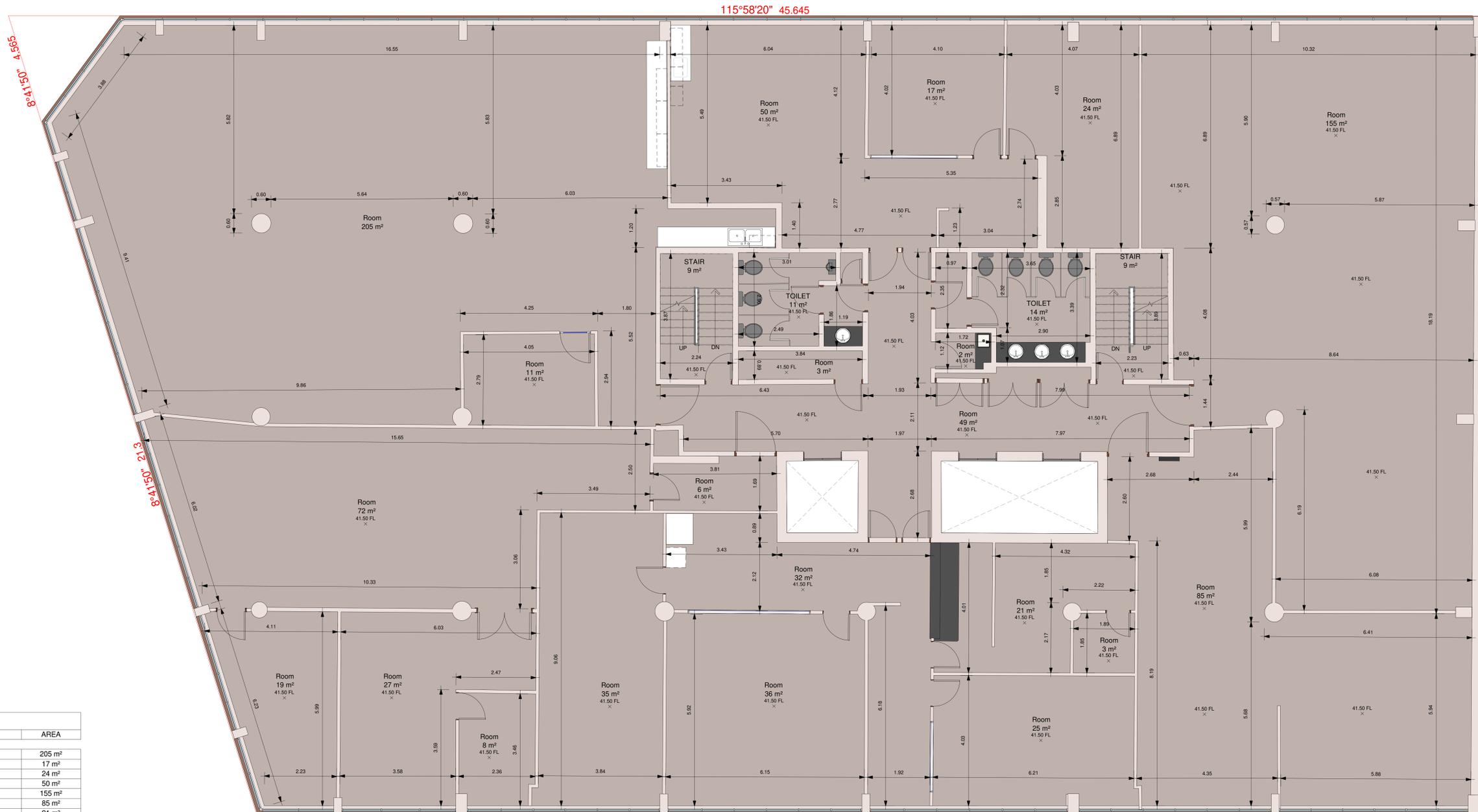
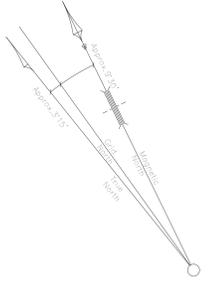
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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: | 18 OF 34 |



26'08" 24.695

115°58'20" 45.645

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 |
| 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 6 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 M565704. 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

AK971552 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 19.200 (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 |
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| | | | |
|--------------|------------|--------------|-----------|
| DATUM: | AHD | SURVEYED BY: | TS |
| SURVEY DATE: | 26/04/2023 | DRAWN BY: | DT |
| DATE DRAWN: | 29/04/2023 | SCALE: | 1 : 50@A0 |
| REFERENCE: | 24874-23 | SHEET: | 19 OF 34 |



1 LEVEL 6 3D FLOOR PLAN VIEW

LEGEND:

| | | | |
|------|-------------------------|-----|------------------|
| AHD | AUSTRALIAN HEIGHT DATUM | PAV | 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
 - 32859 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89704. EXPIRES 31.8.2041
- AK971351 LEASE OF LEASE 32859 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING, CLAUSE 2.3 (b) (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 32859 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

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

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

C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

D) USE STATED DIMENSIONS. DO NOT SCALE.

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

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

THIS PLAN AND THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF C & A SURVEYORS NSW PTY LTD. IT MUST NOT BE COPIED IN WHOLE OR PART, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR THAT WHICH IT HAS BEEN PREPARED. WITHOUT WRITTEN CONSENT OF C & A SURVEYORS NSW PTY LTD. THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE INSTRUCTING PARTY



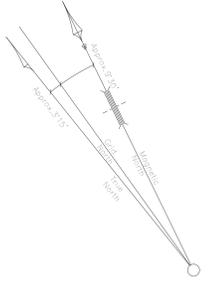
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 info@candasurveyors.com.au
 www.candasurveyors.com.au

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

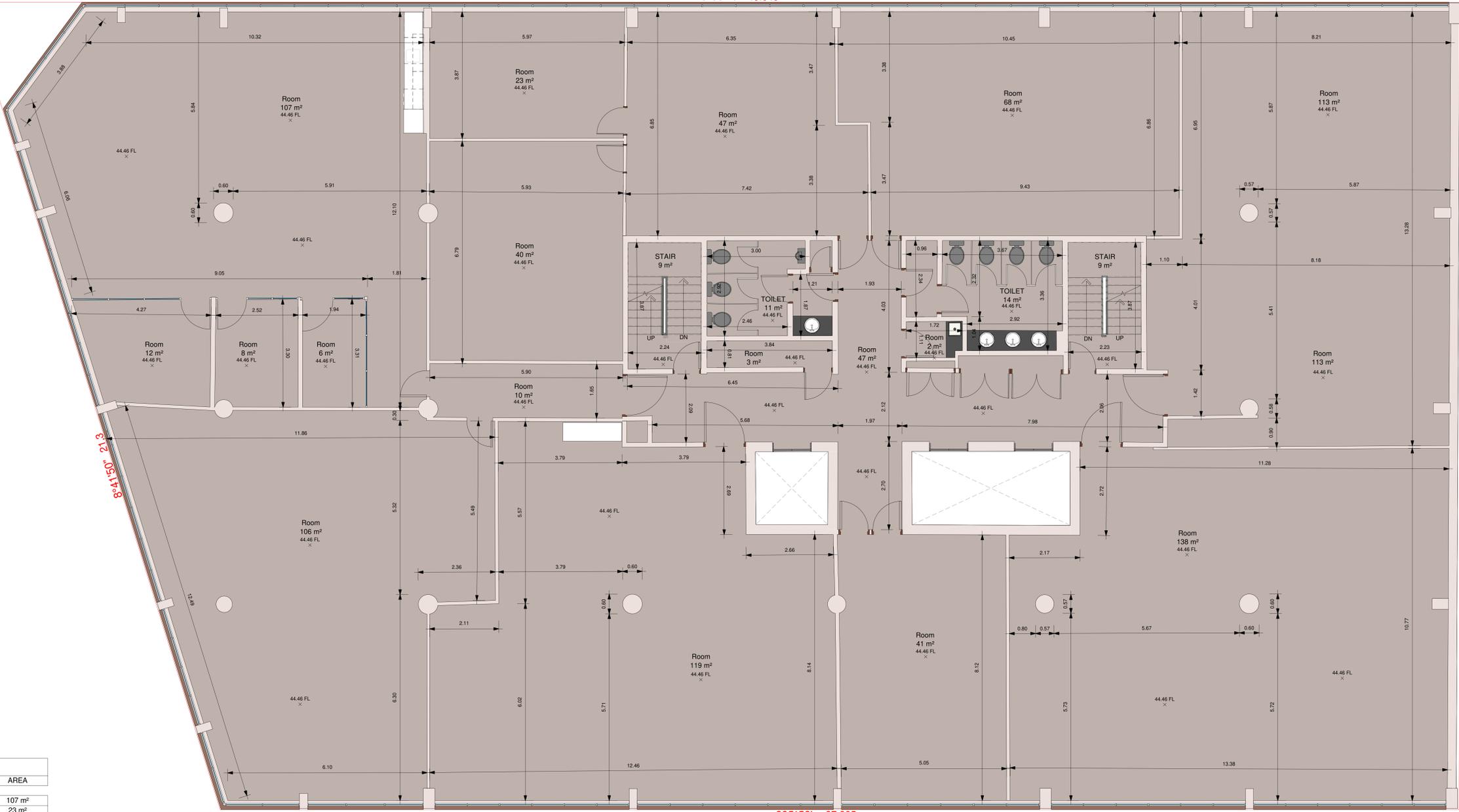
| Revision No. | Description | Date |
|--------------|---|------------|
| 01 | DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL | 09/05/2023 |
| 02 | | |
| 03 | | |
| 04 | | |

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



115°58'20" 45.645

88° 41' 50" 4.565



26°08' 24.695

295°58' 37.895

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

| LEGEND: | | | |
|---------|-------------------------|-----|------------------|
| AHD | AUSTRALIAN HEIGHT DATUM | PAV | PAVERS |
| AWN | AWNING | PP | POWER POLE |
| BM | BENCH MARK | RL | REDUCED LEVEL |
| CONC | CONCRETE | RR | ROOF RIDGE |
| CS | CONCRETE SURFACE | S | STAIRS |
| 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 M85704. 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
- AK971552 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) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
E) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

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PARRAMATTA NSW 2151
info@candasurveyors.com.au
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: | 21 OF 34 |



1 LEVEL 7 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.

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

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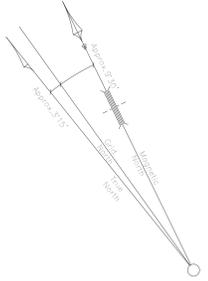
C & A SURVEYORS NSW P/L
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 30 GROSE STREET,
 PARRAMATTA NSW 2151
 info@candasurveyors.com.au
 www.candasurveyors.com.au

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

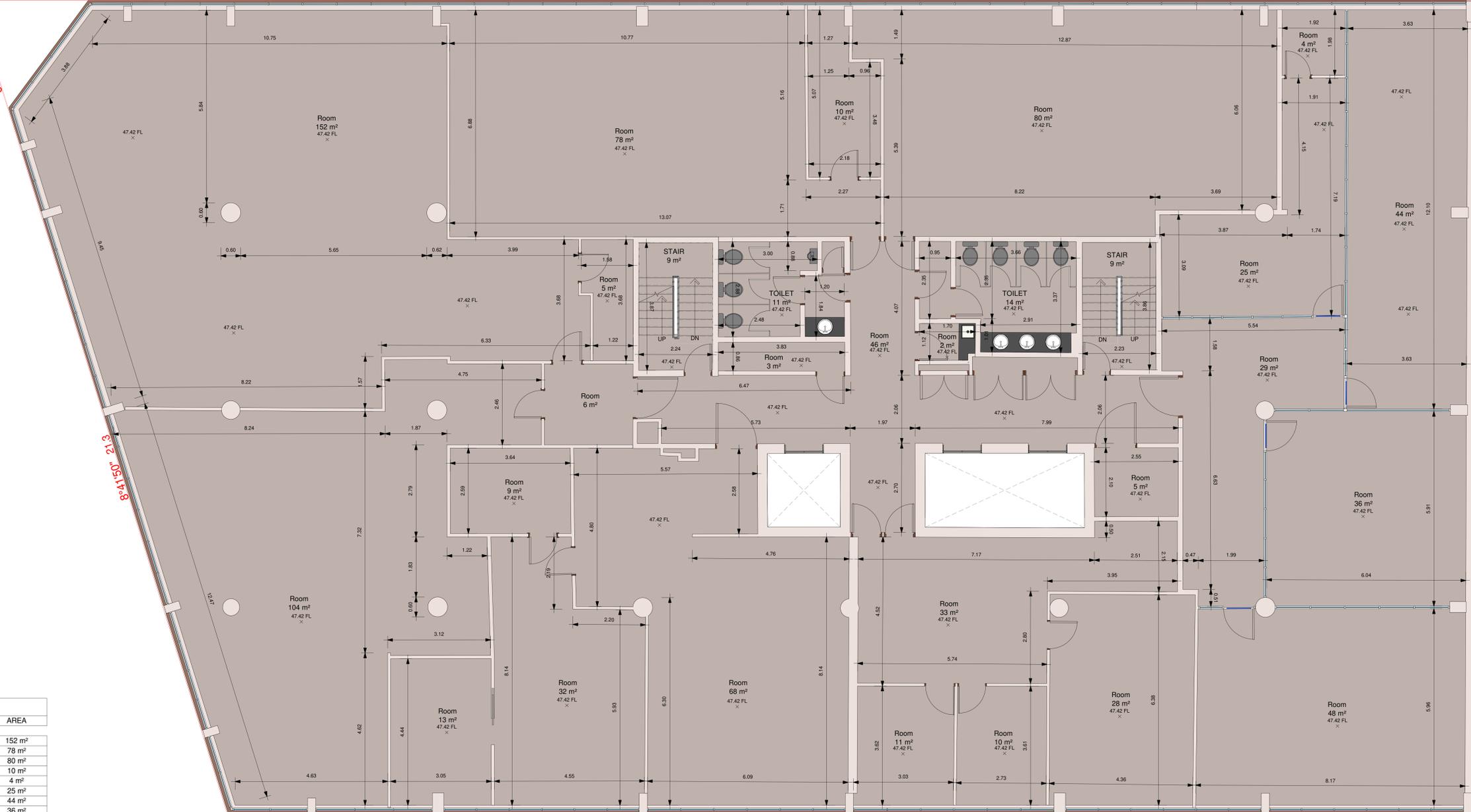
| Revision No. | Description | Date |
|--------------|---|------------|
| 01 | DETAIL/IDENT SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL | 09/05/2023 |
| 02 | | |
| 03 | | |
| 04 | | |

| | | | |
|---------------------|-------------------|---------------------|-----------------|
| DATUM: | AHD | SURVEYED BY: | TS |
| SURVEY DATE: | 26/04/2023 | DRAWN BY: | DT |
| DATE DRAWN: | 29/04/2023 | SCALE: | @A0 |
| REFERENCE: | 24874-23 | SHEET: | 22 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 M856704. 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. ORIGIN OF LEVELS: PMS2003 RL 19.200 (AHD), CLASS LC

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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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: | 23 OF 34 |



1 LEVEL 8 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
 - 128259 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 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 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 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.

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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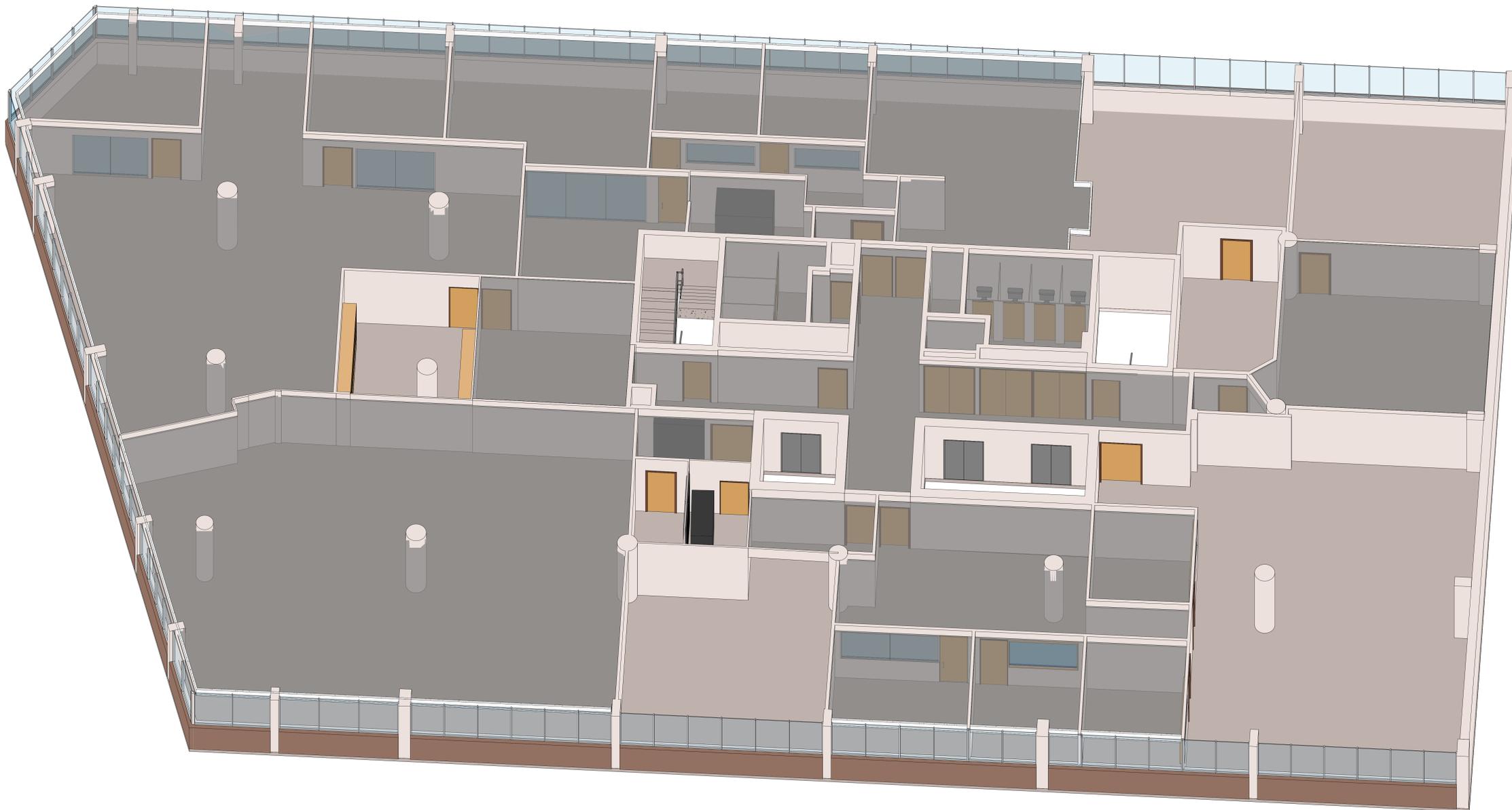
C & A SURVEYORS NSW P/L
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 PARRAMATTA NSW 2151
 info@candasurveyors.com.au
 www.candasurveyors.com.au

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: | @A0 |
| REFERENCE: | 24874-23 | SHEET: | 24 OF 34 |



1 LEVEL 9 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 M55704. 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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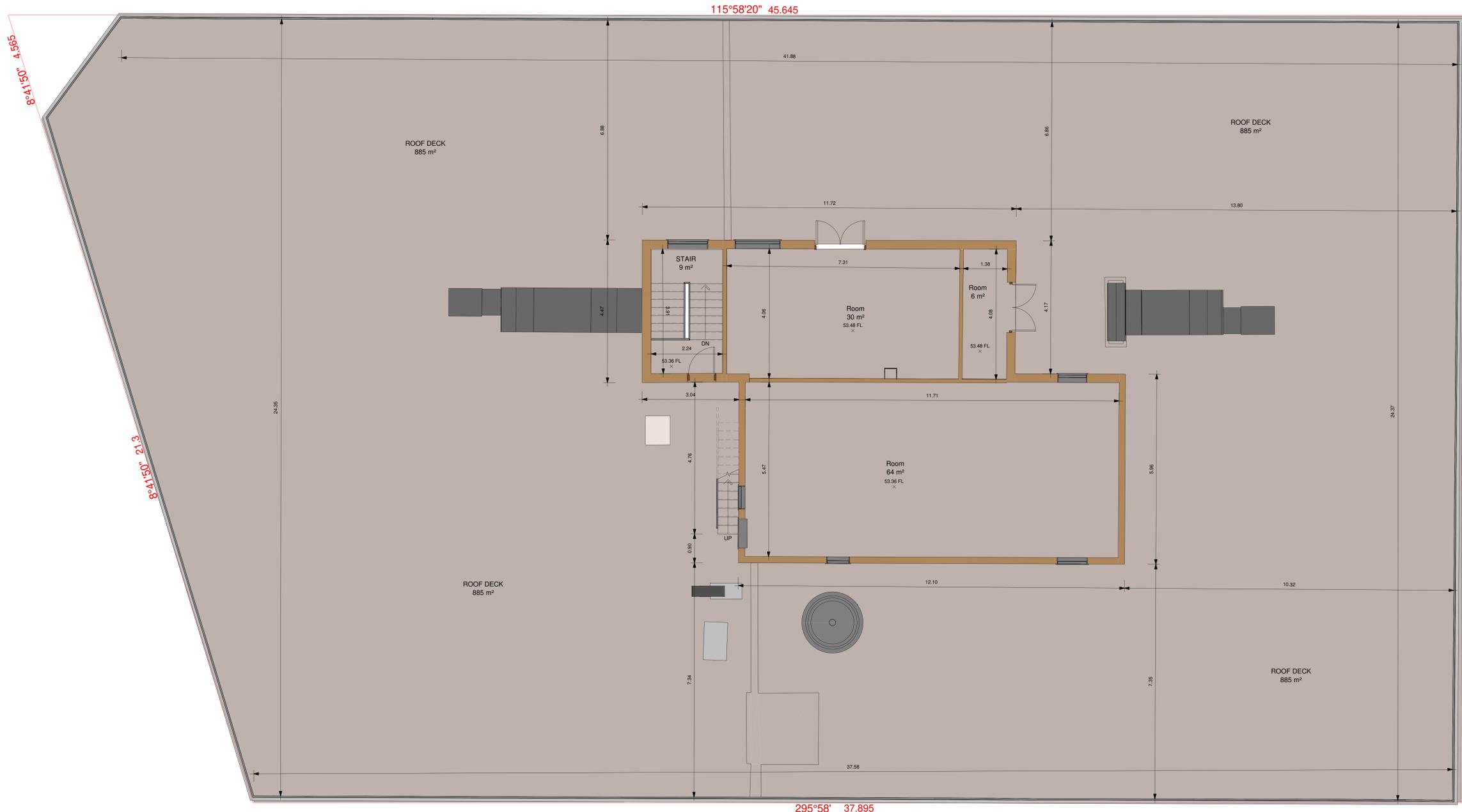
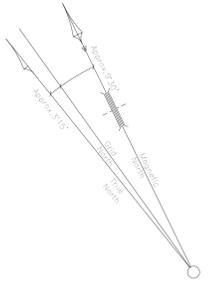
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

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: | 26 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
- 192539 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 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.

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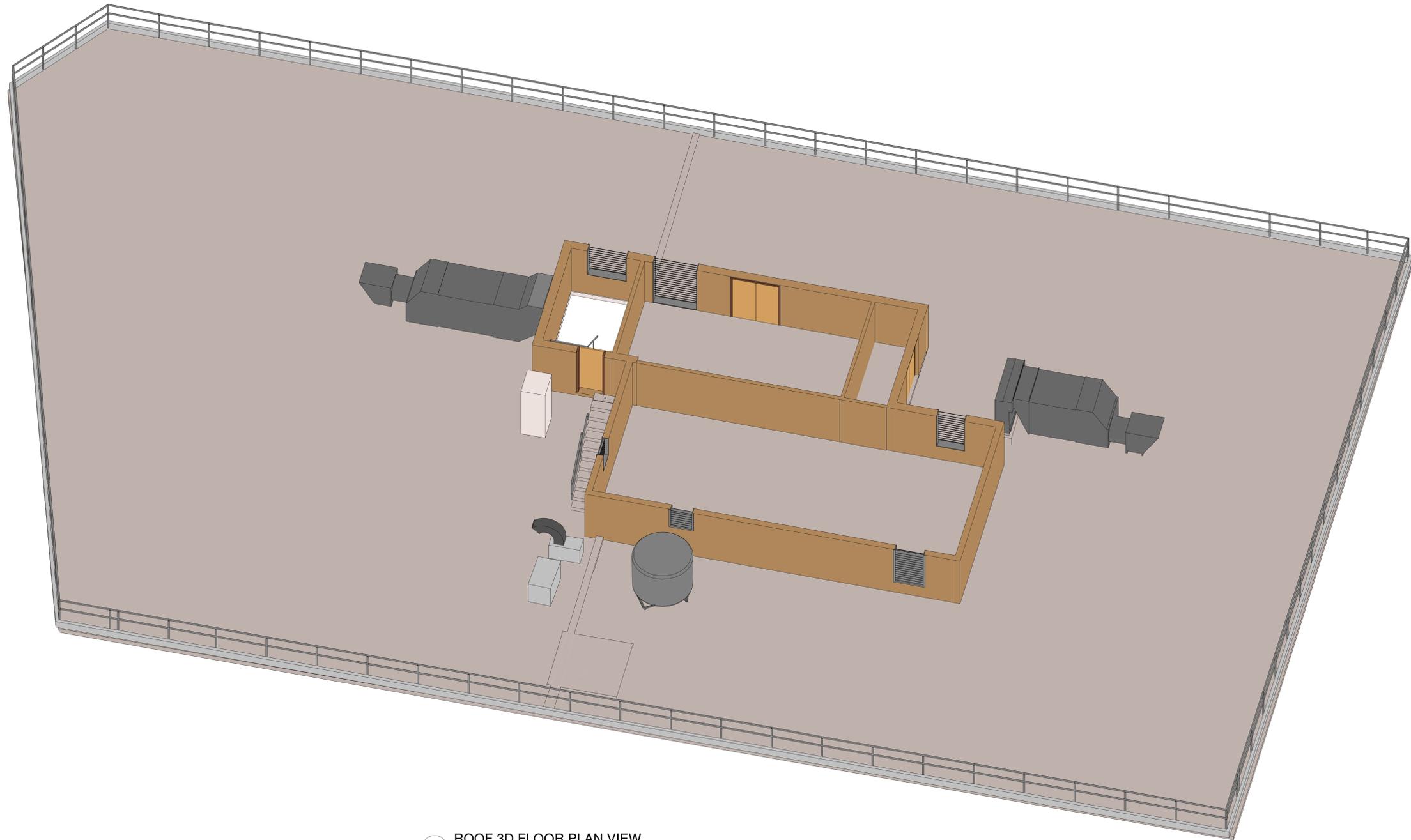
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www.candasurveyors.com.au

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: | 27 OF 34 |



1 ROOF 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**
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. 12859 LEASE TO SYDNEY ELECTRICITY OF PART BEING SUBSTATION NO.3164 TOGETHER WITH RIGHT OF WAY SHOWN IN PLAN WITH M89764. 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.

D) USE STATED DIMENSIONS. DO NOT SCALE.

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

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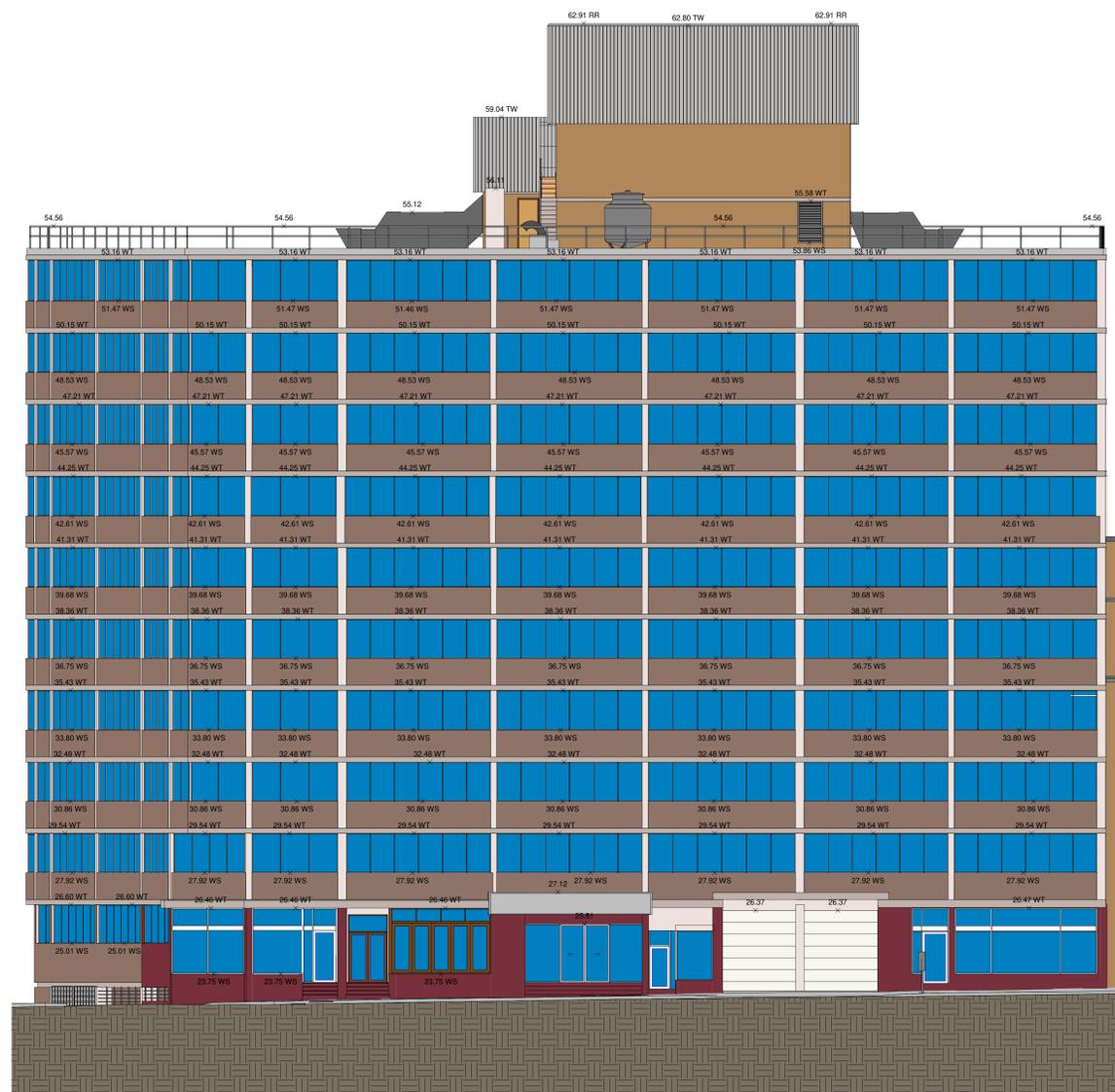
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

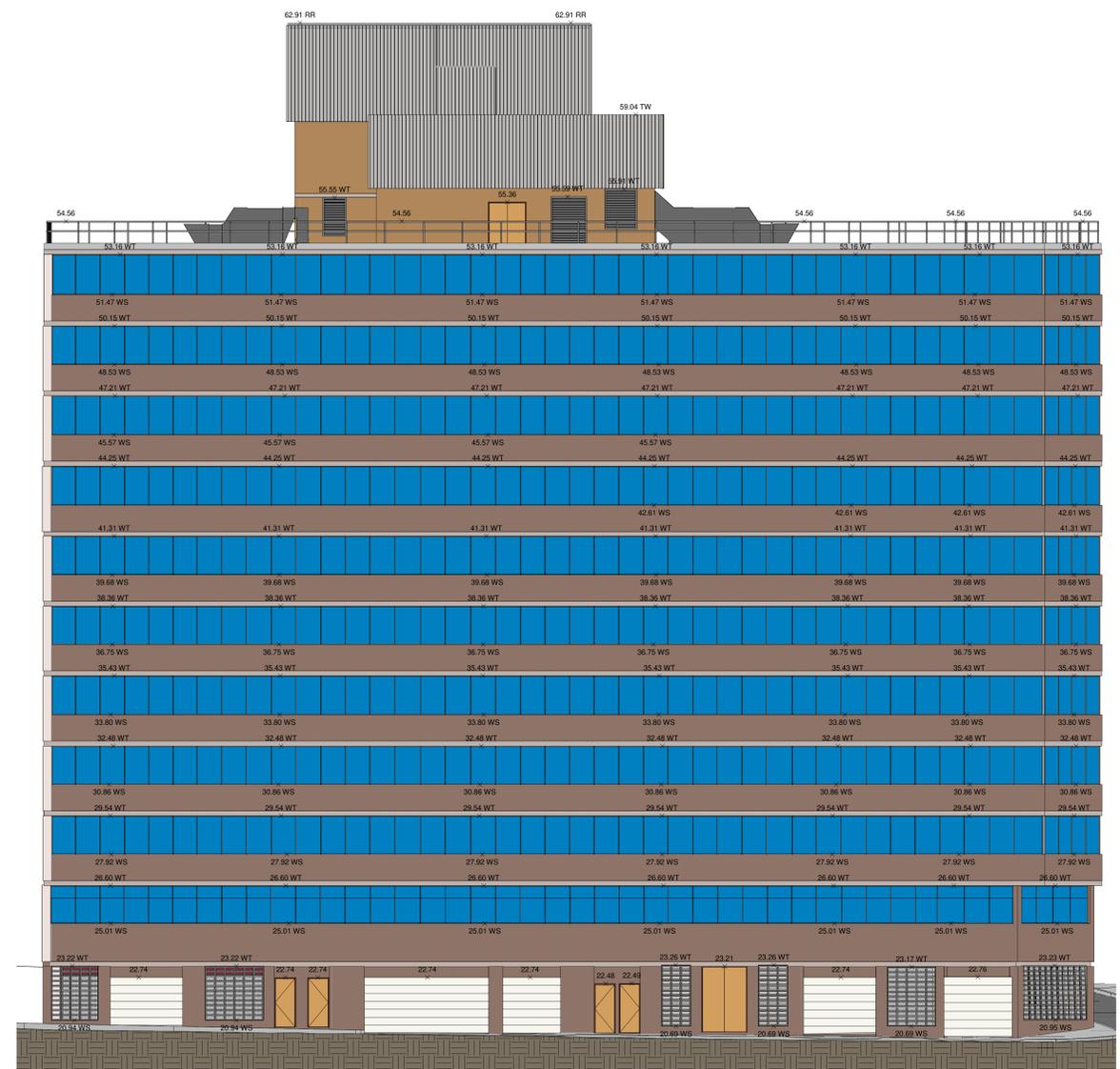
INSTRUCTING PARTY: 05/06/2023

| 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: | 28 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 |
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| 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 M85764. 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.

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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 : 100@A0
REFERENCE: 24874-23
SHEET: 30 OF 34



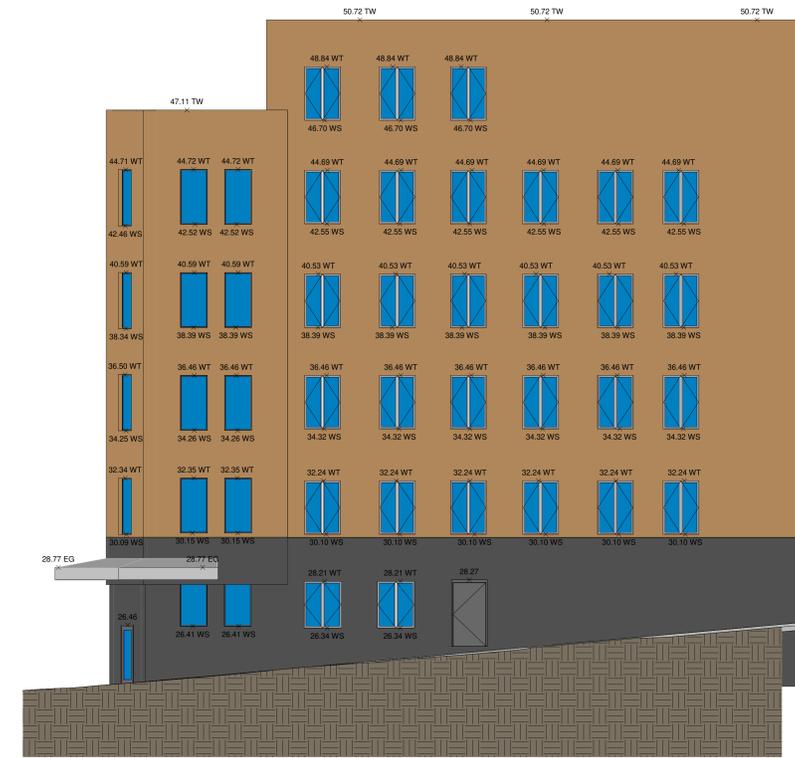
1 26-44 KIPPAX STREET FRONT ELEVATION
1 : 100



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 |
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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 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 02839 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDINGS CORPORATION

NOTES:

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

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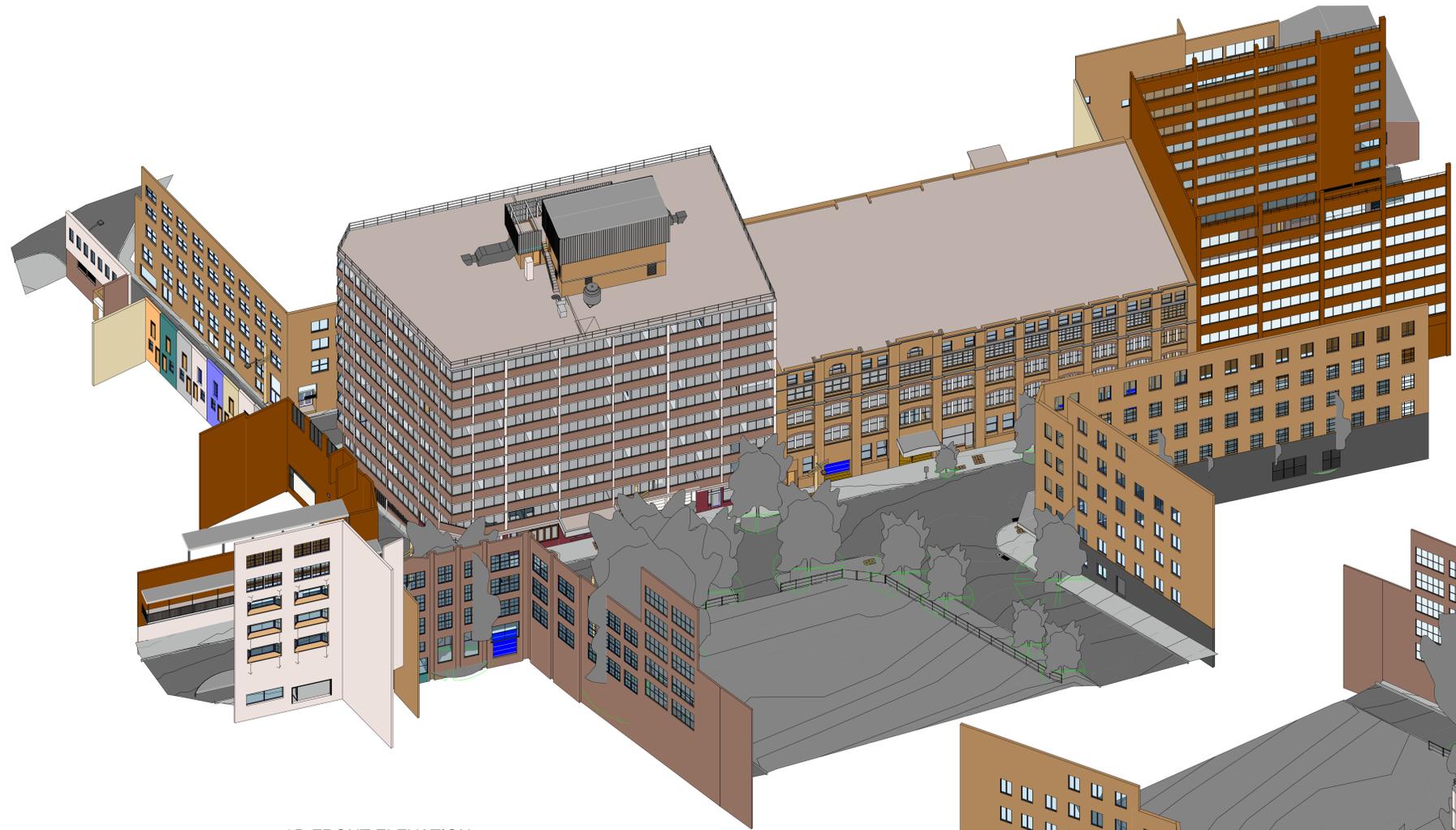
C & A SURVEYORS NSW P/L
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DETAIL AND IDENTIFICATION SURVEY, FLOOR PLANS, ELEVATIONS & 3D MODEL OF LOT 3 ON DP547558 AT 8-24 KIPPAX STREET SURRY HILLS

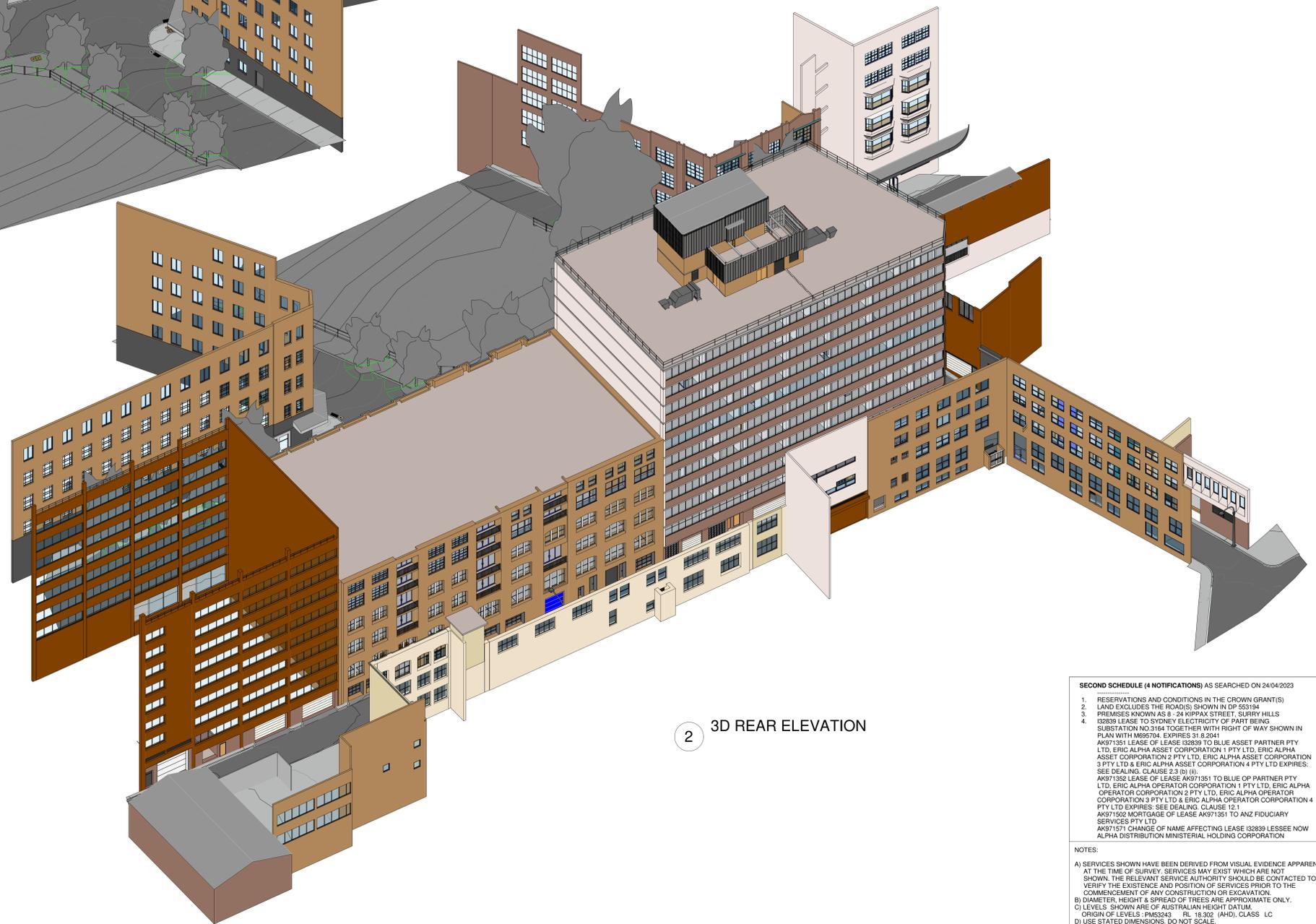
INSTRUCTING PARTY: 05/06/2023

| 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 : 100@A0 |
| 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 |
| 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
- 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.

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INSTRUCTING PARTY: 05/06/2023

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