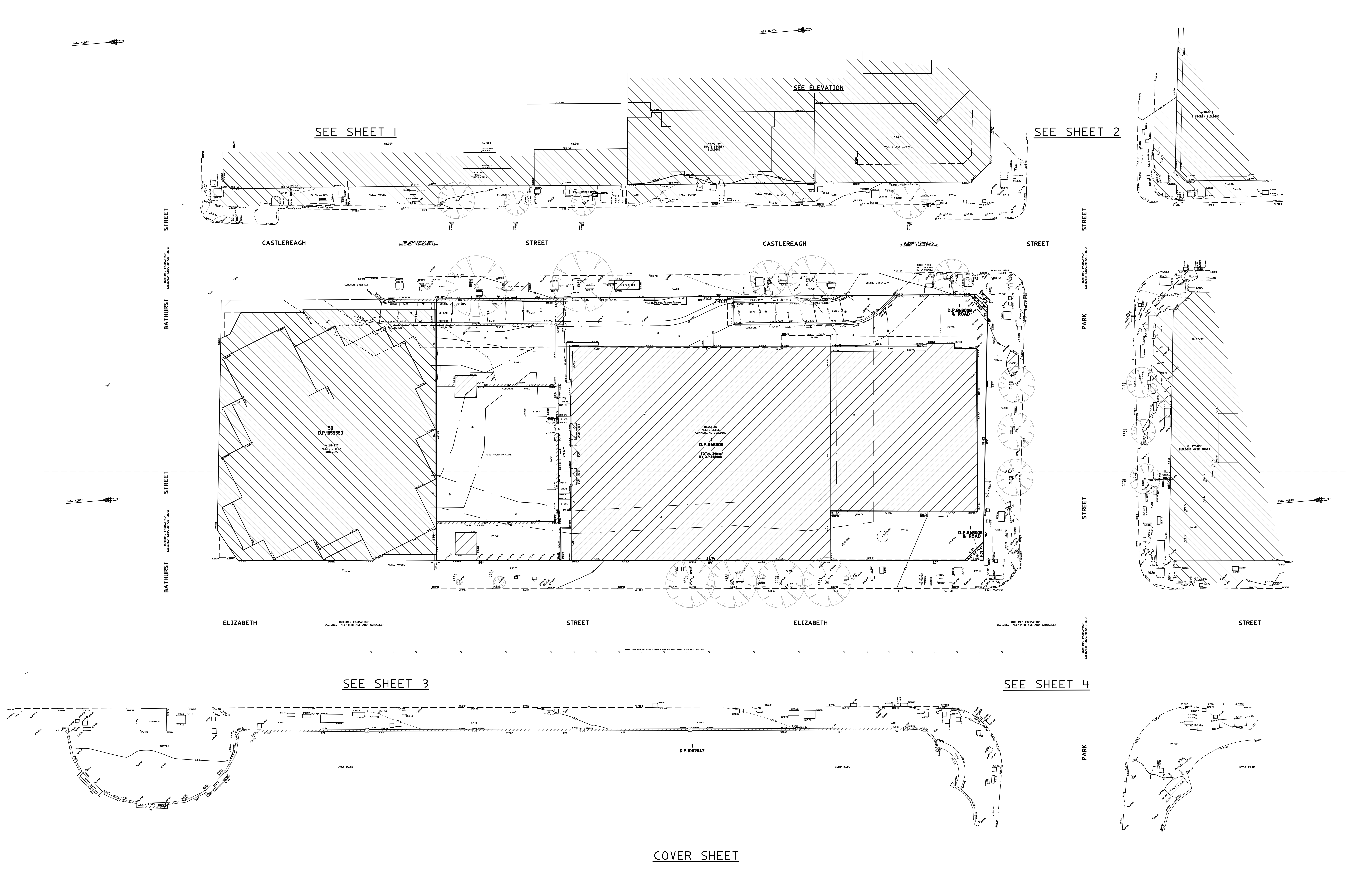




		HORIZONTAL DATUM:		VERTICAL DATUM:		CLIENT:		SURVEY PLAN		 C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 1/32 Campbell Avenue, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsgsurveyors.com.au		<table><tr><td>SURVEYED</td><td>DRAWN</td><td>CHECKED</td><td>APPROVED</td></tr><tr><td>PB,CL</td><td>ABS</td><td>PB</td><td>MJ</td></tr><tr><td>SURVEY INSTRUCTION</td><td>SCALE</td><td>DATE OF SURVEY</td><td></td></tr><tr><td>122398</td><td>1:500 @ A0</td><td>18/01/16</td><td></td></tr><tr><td colspan="3">DRAWING NAME</td><td>SHEET</td></tr><tr><td colspan="3">122398detail</td><td>1 OF 5</td></tr><tr><td colspan="3">CAD FILE</td><td>ISSUE</td></tr><tr><td colspan="3">122398detail 1.dwg</td><td>1</td></tr></table>	SURVEYED	DRAWN	CHECKED	APPROVED	PB,CL	ABS	PB	MJ	SURVEY INSTRUCTION	SCALE	DATE OF SURVEY		122398	1:500 @ A0	18/01/16		DRAWING NAME			SHEET	122398detail			1 OF 5	CAD FILE			ISSUE	122398detail 1.dwg			1
SURVEYED	DRAWN	CHECKED	APPROVED																																									
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		CO-ORDINATE SYSTEM: MGA	DATUM: AUSTRALIAN HEIGHT DATUM (AHD)	DEXUS FUNDS MANAGEMENT		SHOWING DETAIL & LEVELS		OVER LOT 1 IN D.P.868008 & SURROUNDS																																				
		MARKS ADOPTED: PM 147506	B.M. ADOPTED: PM 147506	C/-LEVEL 25,264 GEORGE STREET		No.201-217 ELIZABETH STREET		SYDNEY NSW 2000																																				
I	FIRST ISSUE	22/01/16	L.G.A. SYDNEY	SYDNEY NSW 2000		SYDNEY NSW 2000		SYDNEY NSW 2000																																				
				SOURCE: S.C.I.M.S.																																								

MGA NORTH

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STREET

CASTLEREAGH

(BITUMEN FORMATION)
(ALIGNED 3.66-10.975-3.66)

STREET

SHEET 3 ADJOINS

- ✦ DENOTES LOT 1 IN D.P.868008 IS LIMITED IN HEIGHT TO 25.64m A.H.D. AND UNLIMITED IN DEPTH AND ROAD LIMITED IN DEPTH TO RL 25.64m A.H.D. AND UNLIMITED IN HEIGHT
- ✧ DENOTES LOT 1 IN D.P.868008 IS LIMITED IN HEIGHT TO 24.85m A.H.D. AND UNLIMITED IN DEPTH AND ROAD LIMITED IN DEPTH TO RL 24.85m A.H.D. AND UNLIMITED IN HEIGHT
- DENOTES EXTENTS OF EASEMENT SHOWN AS EASEMENT LIMITED IN STRATUM AS SHOWN ON DP 604452
- DENOTES EXTENTS OF EASEMENT SHOWN AS EASEMENT LIMITED IN STRATUM AS SHOWN ON DP 868008

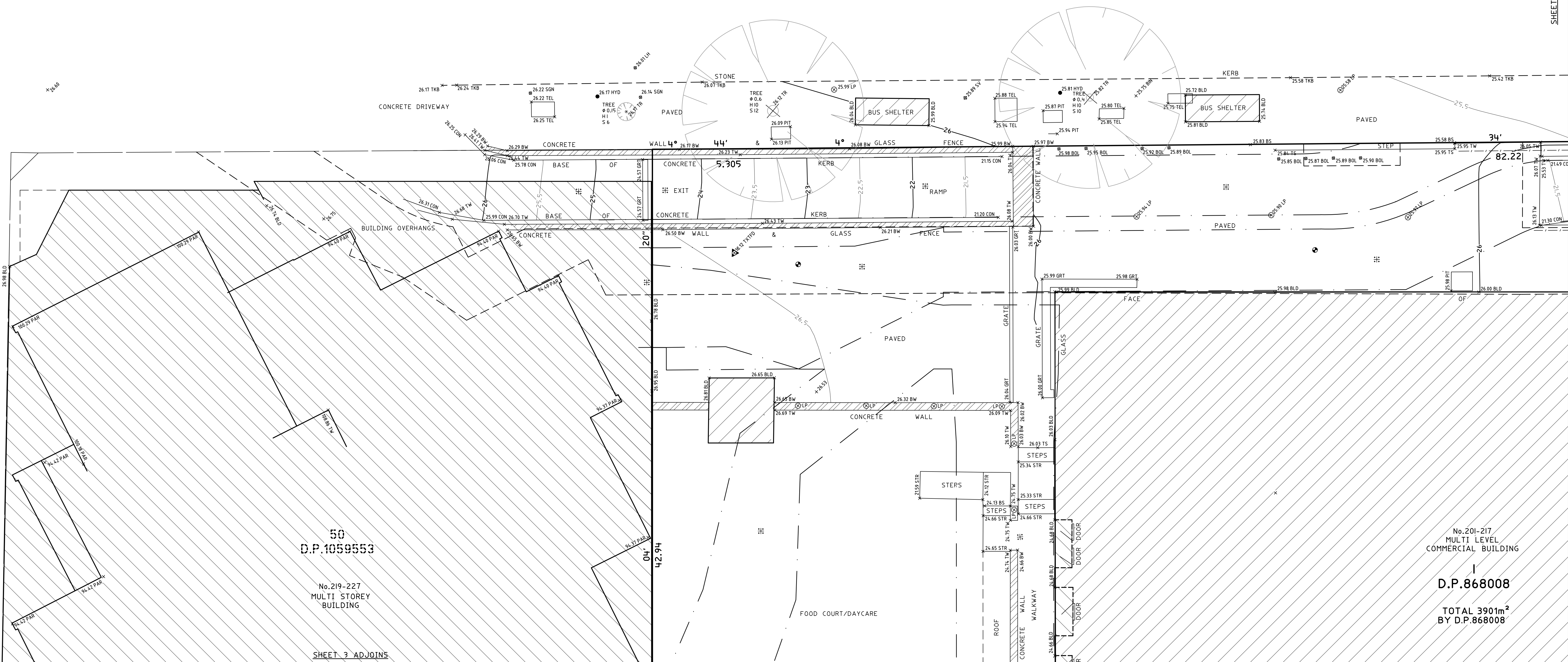
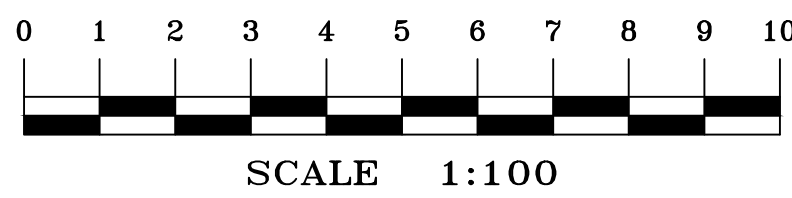
TITLE INDICATES THAT LOT 1 IN D.P.868008 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- R76478 RIGHT OF CARRIAGEWAY (LIMITED IN STRATUM) AFFECTING THE PART SHOWN SO BURDENED IN DP604452
- R76479 RIGHT OF CARRIAGEWAY (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN SO BURDENED IN DP604452
- DP848008 RIGHT OF FOOTWAY 3.66 METRES WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- X202717 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION NOS. 3751 & 3752 CONTROL POINT NO.798 & CABLE JOINTING ROOM TOGETHER WITH EASEMENTS MORE FULLY SET OUT IN X202717 AFFECTING ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN DP604452
- R76478 RIGHT OF CARRIAGEWAY (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN SO BURDENED IN DP604452

BATHURST

LEGEND:

- BW = BOTTOM WALL
- FCE = FENCE
- AW = AWNING
- BIT = BITUMEN
- BOL = BOLLARD
- BS = BOTTOM OF STEP
- BW = BOTTOM WALL
- BLO = EXTERNAL BUILDING
- COM = COMMUNICATIONS PIT
- CON = CONCRETE
- ELP = ELECTRICITY
- EPI = ELECTRICITY PIT LEVEL
- ESL = ELECTRICITY SLA
- FP = FLAG POLE
- GP = GAS PLACQUE
- GV = GAS VALVE
- GRT = GRATE
- HYD = HYDRANT
- LH = LAMP HOLE
- LP = LIGHT POLE
- PAR = PARAPET
- PAV = PAVING
- PBX = POST BOX
- RF = TOP OF ROOF
- SIP = SEWER INSPECTION PIT
- SHD = SHED
- SGN = SIGN
- STR = STAIRS
- RET = RETAINING
- SV = STOP VALVE
- TWO = TOP OF KERB
- TS = TOP STEPS
- TW = TOP WALL
- TL = TRAFFIC LIGHT
- TSP = TRAFFIC SIGNAL PIT
- TR = TREE
- WV = WATER VALVE
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		HORIZONTAL DATUM:		VERTICAL DATUM:		CLIENT:		SURVEY PLAN		C.M.S. Surveyors		SURVEYED		DRAWN		CHECKED		APPROVED	
		CO-ORDINATE SYSTEM: MGA		DATUM: AUSTRALIAN HEIGHT DATUM (AHD)		DEXUS FUNDS MANAGEMENT		SHOWING DETAIL & LEVELS		Pty Limited		PB, CL		ABS		PB		MJ	
		MARKS ADOPTED: PM 147506		B.M. ADOPTED: PM 147506		C/-LEVEL 25,264 GEORGE STREET		OVER LOT 1 IN D.P.868008 & SURROUNDS		PO Box 463 Dee Why NSW 2099		122739		1:100		18/01/16		DATE OF SURVEY	
				R.L. 24.677 (ORDER 2)		SYDNEY NSW 2000		No.201-217 ELIZABETH STREET		1/32 Campbell Avenue, Dee Why NSW 2099		DRAWING NAME		SCALE		SHEET		ISSUE	
				SOURCE: S.C.I.M.S.				SYDNEY NSW 2000		ACN: 096 240 201		122739detail		2 of 5		1			
1		FIRST ISSUE		22/01/16		L.G.A. SYDNEY				E-mail: info@cmsurveyors.com.au		CAD FILE							
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MGA NORTH

SEE ELEVATION

CASTLEREAGH

(BITUMEN FORMATION)
(ALIGNED 9.66-10.975-9.66)

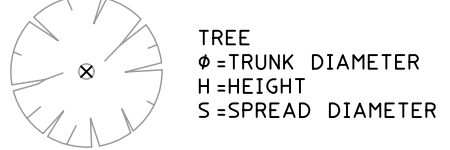
STREET

(BITUMEN FORMATION)
(ALIGNED 4.875-20.425-4.875)

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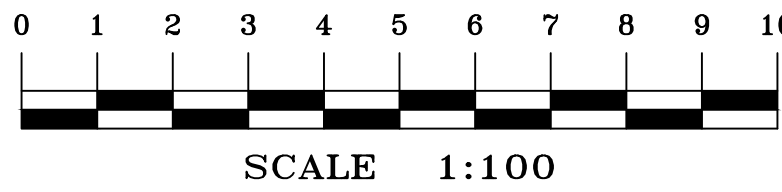
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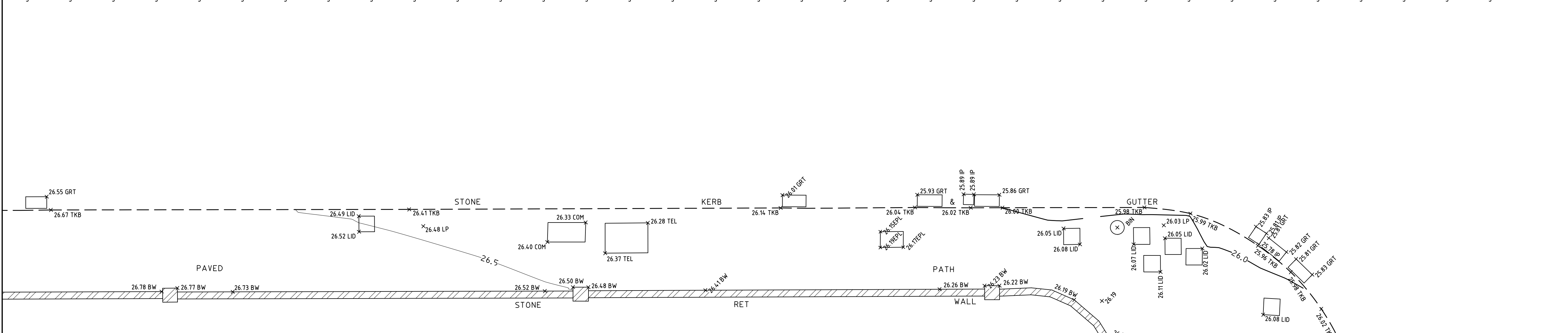
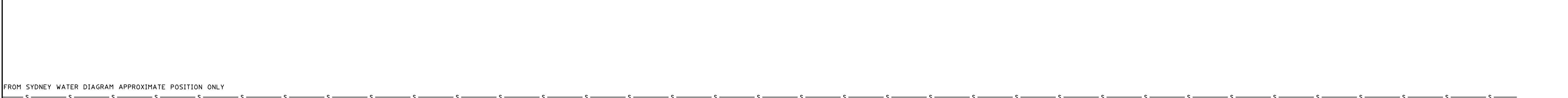
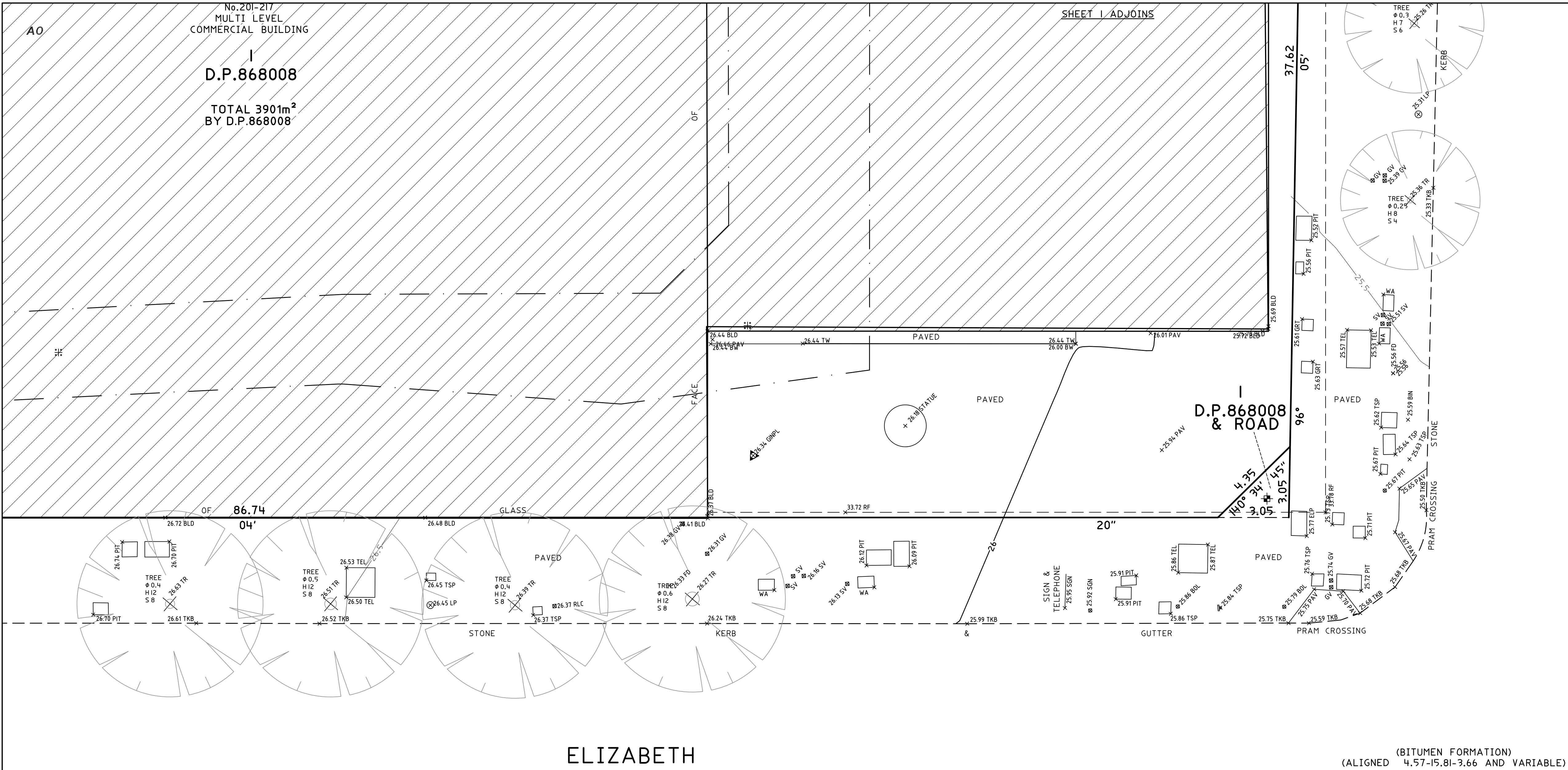


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		HORIZONTAL DATUM:		VERTICAL DATUM:		CLIENT:		SURVEY PLAN		C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 1/32 Campbell Avenue, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsgsurveyors.com.au	SURVEYED PB,CL		DRAWN ABS		CHECKED PB		APPROVED MJ	
		CO-ORDINATE SYSTEM: MGA		DATUM: AUSTRALIAN HEIGHT DATUM (AHD)		DEXUS FUNDS MANAGEMENT		SHOWING DETAIL & LEVELS			SURVEY INSTRUCTION 122338		SCALE 1:100 @ A0		DATE OF SURVEY 18/01/16			
		MARKS ADOPTED: PM 147506		B.M. ADOPTED: PM 147506		C/-LEVEL 25,264 GEORGE STREET		OVER LOT 1 IN D.P.868008 & SURROUNDS			DRAWING NAME 122338detail				SHEET 3 of 5		ISSUE 1	
				R.L. 24.637 (ORDER 2)		SYDNEY NSW 2000		No.201-217 ELIZABETH STREET			CAD FILE 122338detail.dwg							
I FIRST ISSUE		22/01/16		L.G.A. SYDNEY		SYDNEY NSW 2000		SYDNEY NSW 2000										
				SOURCE: S.C.I.M.S.														

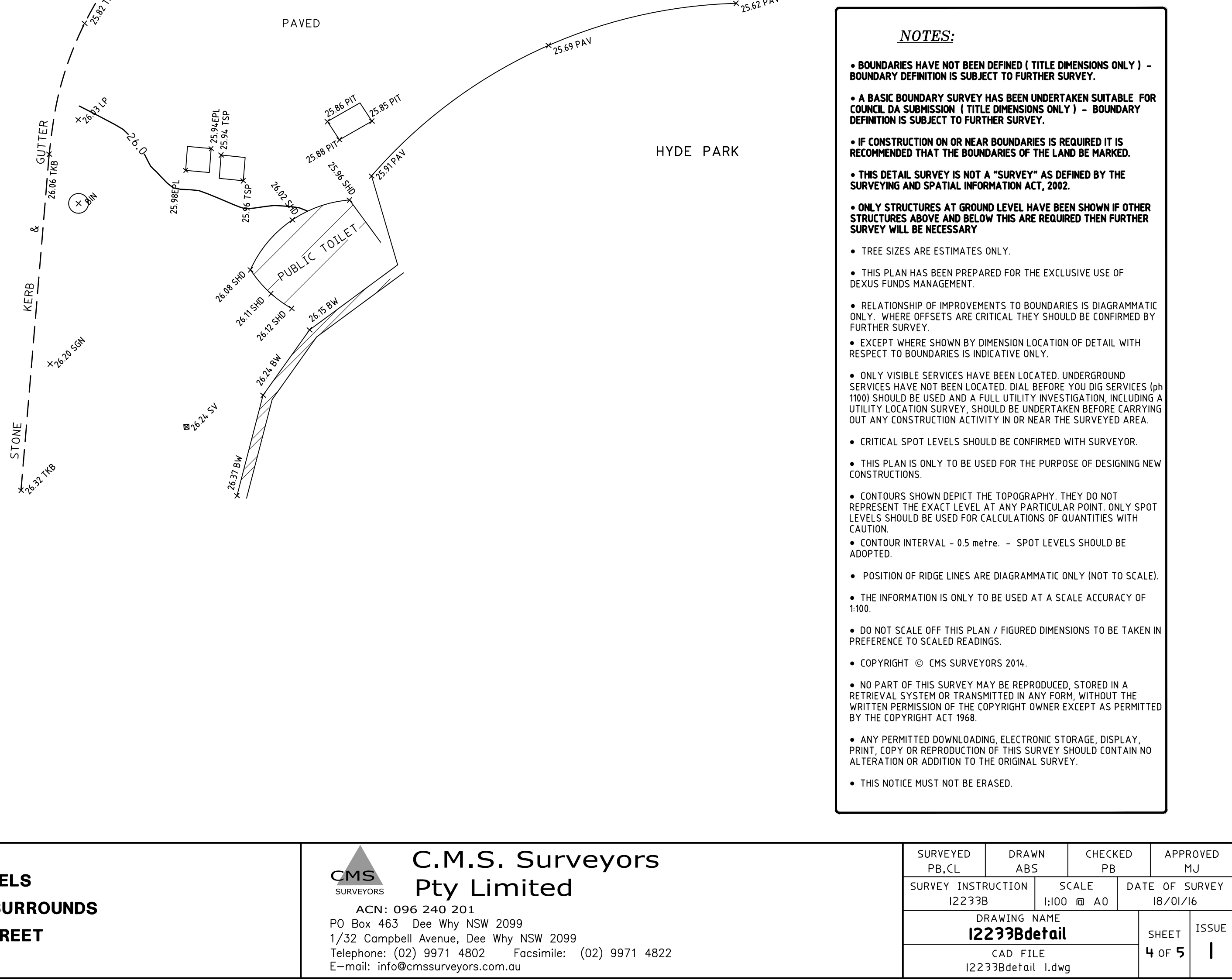
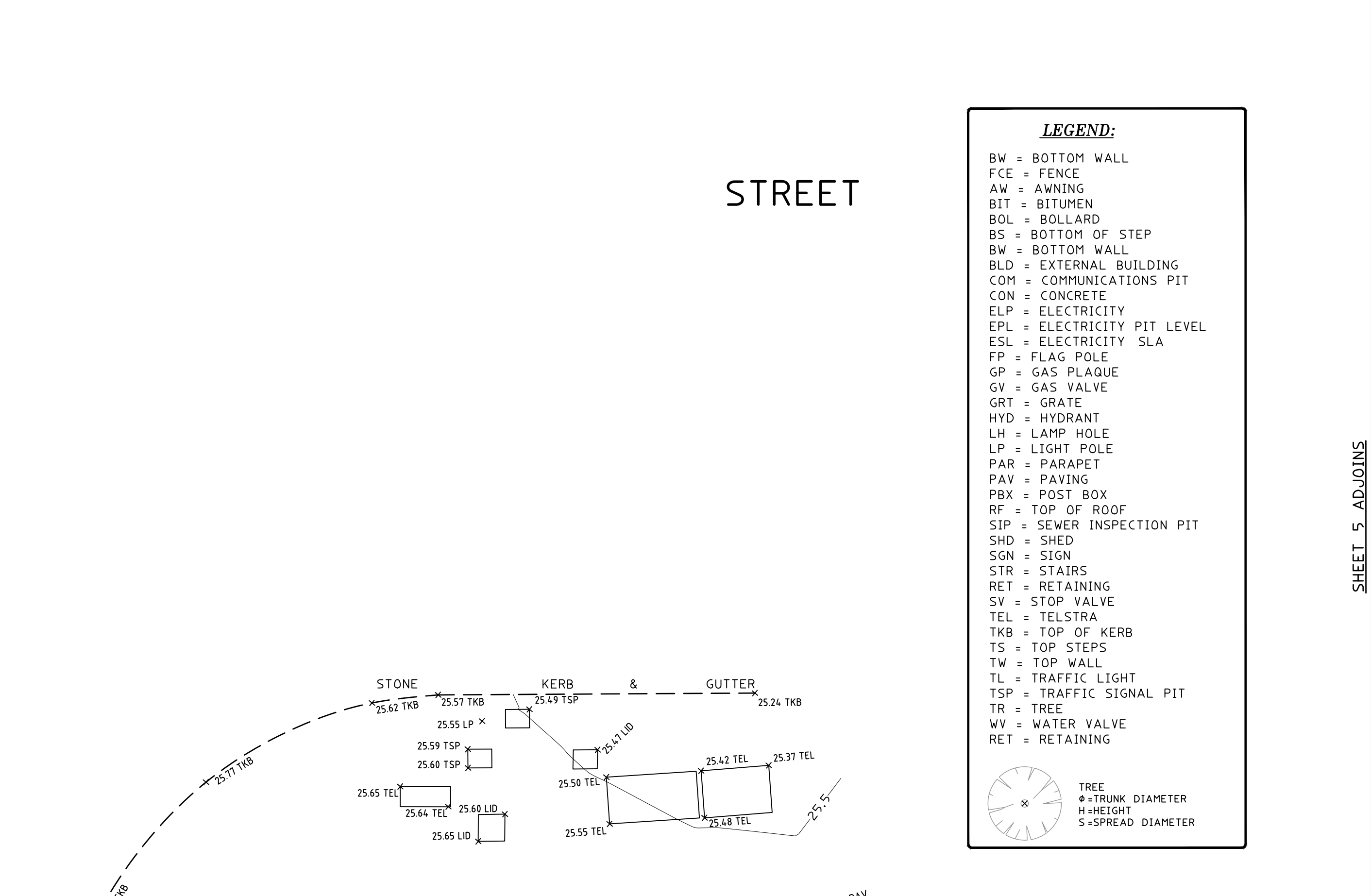
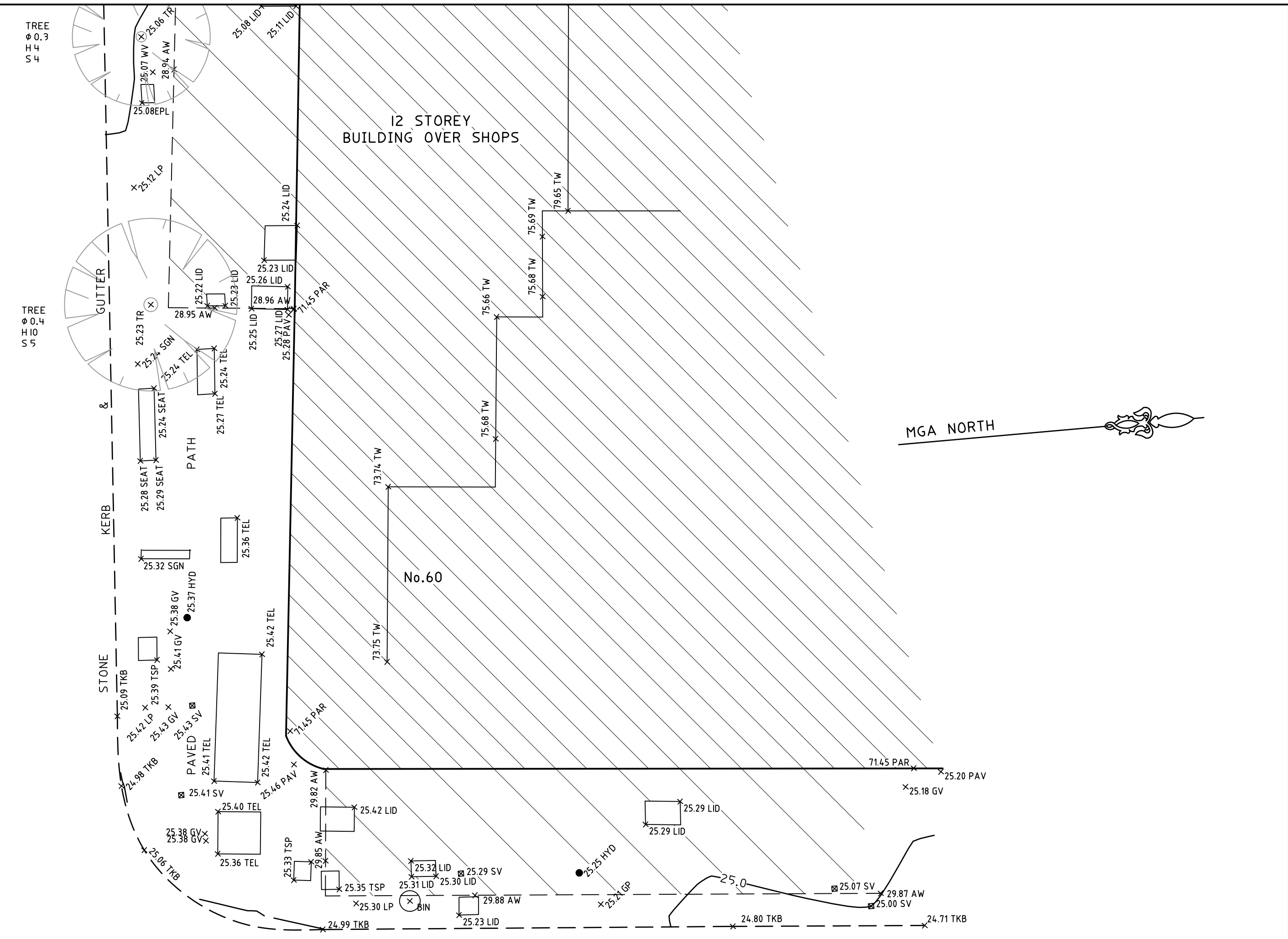


012345678910 SCALE 1:100																			
			HORIZONTAL DATUM:			VERTICAL DATUM:			CLIENT:										
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1 FIRST ISSUE			22/01/16			L.G.A. SYDNEY													

STREET

(BITUMEN FORMATION)
(ALIGNED 4.675-5.207/25-1.875)

PARK



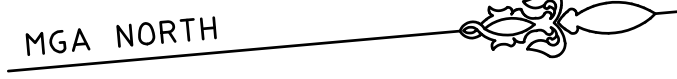
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- ✚ DENOTES LOT 1 IN D.P.868008 IS LIMITED IN HEIGHT TO 25.64m A.H.D. AND UNLIMITED IN DEPTH AND ROAD LIMITED IN DEPTH TO RL 25.64m A.H.D. AND UNLIMITED IN HEIGHT
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- DENOTES EXTENTS OF EASEMENT SHOWN
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TITLE INDICATES THAT LOT 1 IN D.P.868008 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS)
- R376478 RIGHT OF CARRIAGEWAY (LIMITED IN STRUTUM) AFFECTING THE PART SHOWN SO BURDENED IN DP868008
- R376479 RIGHT OF CARRIAGEWAY (LIMITED IN STRUTUM) APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN SO BURDENED IN DP868008
- DP868008 RIGHT OF FOOTWAY 3.66 METRES WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- X202717 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION NOS. 375 & 3752 CONTROL POINT NO.778 & CABLE JOINTING ROOM TOGETHER WITH EASEMENTS MORE FULLY SET OUT IN X202717 AFFECTING ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN DP868008, EXPIRES: 30/02/2031 (THE LOCATION OF THIS LEASE AND ASSOCIATED HAS NOT BEEN INVESTIGATED - FURTHER SEARCHING IS NEEDED TO ASCERTAIN ITS LOCATION)

STREET

(BITUMEN FORMATION)
(ALIGNED 4.875-20.725-4.875)

BATHURST

ELIZABETH

(BITUMEN FORMATION)
(ALIGNED 4.57-15.81-3.66 AND VARIABLE)

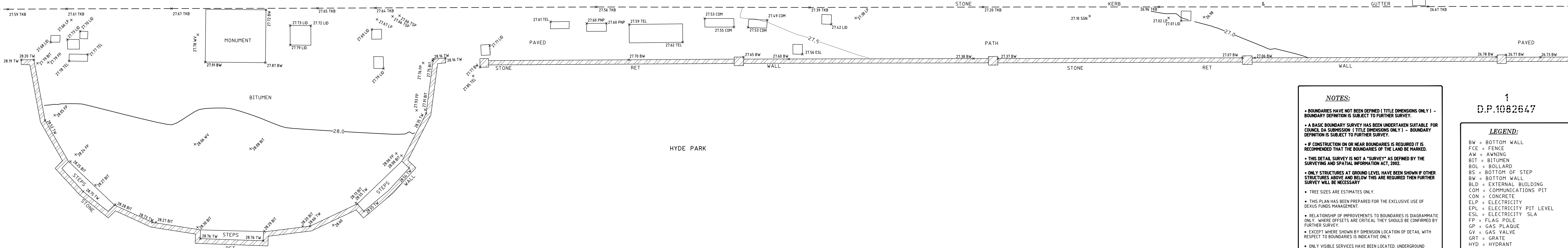
STREET

No.201-217
MULTI LEVEL
COMMERCIAL BUILDING

D.P.868008

TOTAL 3901m²
BY D.P.868008

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY



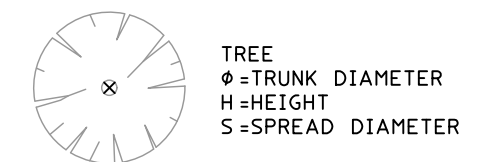
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- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF DEXUS FUNDS MANAGEMENT.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DAL BEFORE YOU DIG SERVICES (BY 1980) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
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D.P.1082647

LEGEND:

BW = BOTTOM WALL
FCE = FENCE
AW = AWNING
BIT = BITUMEN
BOL = BOLLARD
BS = BOTTOM OF STEP
BW = BOTTOM WALL
BLD = EXTERNAL BUILDING
COM = COMMUNICATIONS PIT
CON = CONCRETE
ELP = ELECTRICITY
EPL = ELECTRICITY PIT LEVEL
ESL = ELECTRICITY SLA
GP = GAS PLAGUE
GV = GAS VALVE
GRT = GRATE
HYD = HYDROANT
LH = LAMP HOLE
LP = LIGHT POLE
PAR = PARADEIT
PAV = PAVING
PBX = POST BOX
RF = TOP OF ROOF
SIP = SEWER INSPECTION PIT
SHD = SHED
SGN = SIGN
STR = STAIRS
RET = RETAINING
SV = STOP VALVE
TEL = TELSTRA
TKB = TOP OF KERB
TS = TOP STEPS
TW = TOP WALL
TL = TRAFFIC LIGHT
TSP = TRAFFIC SIGNAL PIT
TR = TREE
WV = WATER VALVE
RET = RETAINING



HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: MGA
MARKS ADOPTED: PM 147506

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT
DATUM (AHD)
B.M. ADOPTED: PM 147506
R.L. 24.677 (ORDER 2)
SOURCE: S.C.I.M.S.

CLIENT:

DEXUS FUNDS MANAGEMENT
C/-LEVEL 25,264 GEORGE STREET
SYDNEY NSW 2000

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 1 IN D.P.868008 & SURROUNDS
No.201-217 ELIZABETH STREET
SYDNEY NSW 2000



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SURVEYED	DRAWN	CHECKED	APPROVED
PB, CL	ABS	PB	MJ
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
122398	1:100	18/01/16	
DRAWING NAME	SHEET	ISSUE	
122398detail	5 of 5	1	
CAD FILE			
122398detail.dwg			