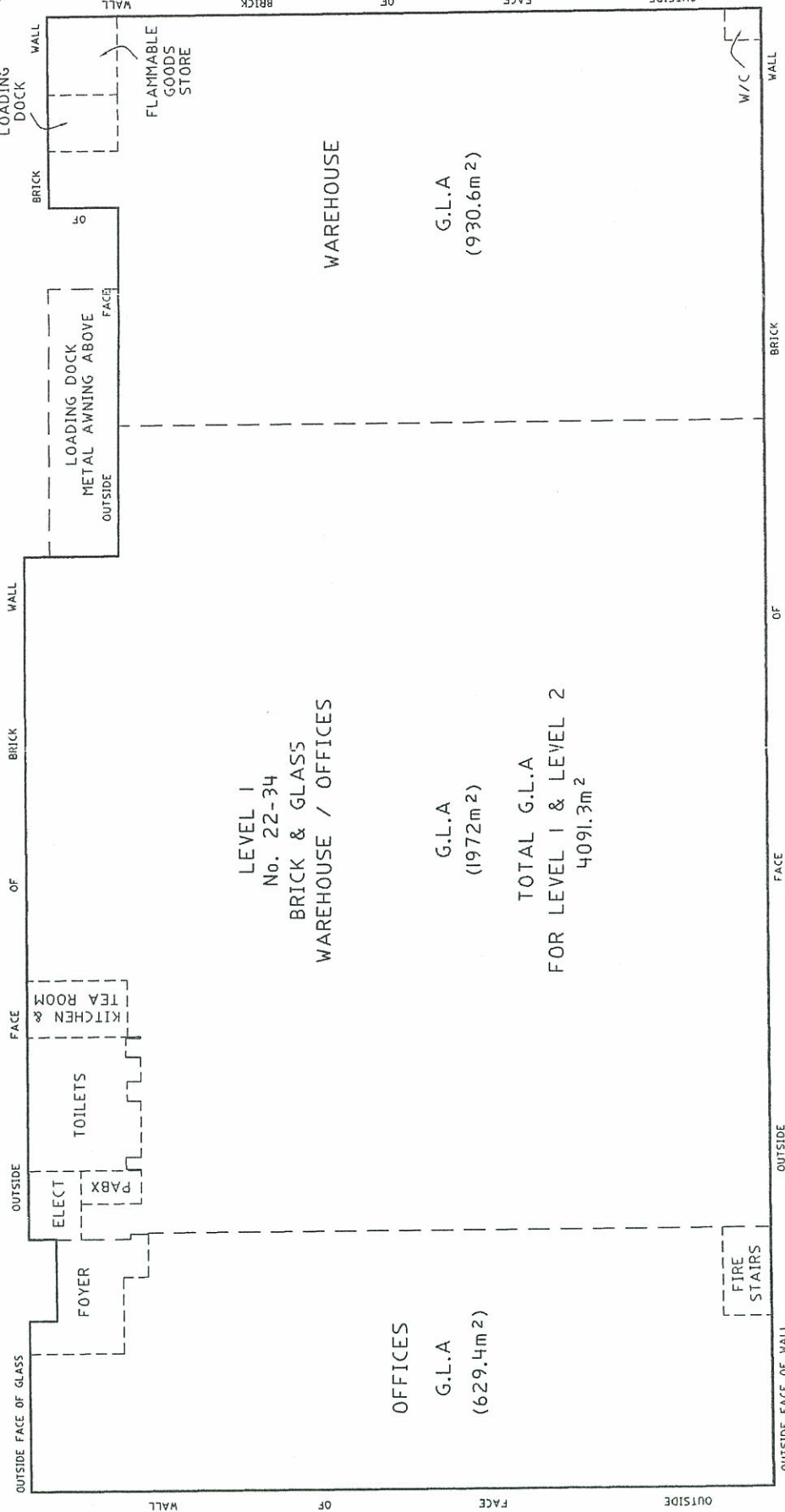


LEVEL 1

No. 22
"PLACARD"
BRICK & GLASS
OFFICES



NOTE: AREA CALCULATIONS ARE FOR A SINGLE TENANCY.

LEVEL 1 OCCUPIED BY "GEARHOUSE PRESENTATION SERVICES
WORLDWIDE" AND "G & G FURNITURE" AT DATE OF SURVEY.
LEVEL 2 OCCUPIED BY "DAS FLEET" AT DATE OF SURVEY.

No. 50
"ARTBANK"
CONCRETE & METAL
WAREHOUSES & OFFICES

PLAN TO ACCOMPANY OUR
REPORT 27918 OF 29.5.01

Philip Old

DEGOTARDI SMITH & PARTNERS



Degotardi, Smith & Partners

Consulting Surveyors
Established 1957

11/19-23 Bridge Street, Pymble NSW 2073 Telephone (02) 9440 1100 Fax (02) 9440 1055
DX 8720 Gordon Email: surveys@degotardi.com.au
Branch: 3 Wharf Street, Forster NSW 2428 Telephone (02) 6554 7429 Fax (02) 6554 9378
Branch: 21-23 Orient Road, Greendale NSW 2171 Telephone (02) 4774 8508



Your Ref: Our Ref: 27918 Date: 29 May 2001

Grosvenor Australia
Level 8
Underwood House
34-49 Pitt Street
SYDNEY NSW 2000

Attention: Phillip Dowling

Dear Sir,

RE: TENANCY AREA SURVEY
PROPERTY: 22-34 ROSEBERRY AVENUE, ROSEBERRY

As instructed, we have undertaken a tenancy area survey of level 1 and level 2 of the property, known as 22-34 Roseberry Avenue, Roseberry.

Our survey has been undertaken in accordance with and under our interpretation of the BOMA Method of Measurement (1989 Revision) Part 5 Gross Lettable Area as requested.

We draw your attention to the attached plan of tenancy area under survey and make the following comments:-

- The dominant portion of the tenancy boundaries was determined in accordance with the BOMA Guidelines.
- The limits of the tenancy area defined as the finished surface has been delineated within the bold lines and red edging as shown upon the attached sketch.

At the time of survey, the total Gross Lettable area was calculated to be 4091.3 square metres. The area of the void on level 2 was calculated to be 72.5 square metres.

Yours faithfully,
DEGOTARDI, SMITH & PARTNERS
MEMBERS INSTITUTION OF SURVEYORS AUST.

SURVEYOR REGISTERED UNDER SURVEYORS ACT, 1929



Incorporating Morrow & Young

PARTNERS: D.J. Groundwater & Associates Pty Ltd (ACN 001 611 913) P.A. Allis & Associates Pty Ltd (ACN 001 219 736),
D.L. MacLean & Associates Pty Ltd (ACN 050 040 572), T.J. Walker & Associates Pty Ltd (ACN 000 973 302),
SURVEYORS: T.J. Walker MIS Aust., P.A. Allis MIS Aust., D.J. Groundwater B.Surv. MIS Aust., D.L. MacLean B.Surv. MIS Aust.,
R.W. Young MIS Aust., B.A. Ludbury B.Surv. (Hons) MIS Aust., P.L. Garrett B.Surv. MIS Aust.,
D. Elford B. Eng. (Geomatics) Grad I.S. Aust., G. Scanlan B.Surv. (Hons) Grad I.S. Aust.

- Ⓐ OUTSIDE FACE OF GLASS
Ⓑ CENTRELINE OF WALL

LEVEL 2

