

**INSTRUMENT SETTING OUT TERMS OF EASEMENT INTENDED TO BE
CREATED PURSUANT TO SECTION 88 B CONVEYANCING ACT 1919**

Lengths are in metres

(Sheet 1 of 3 sheets)

Plan:

SP 56102

Strata Plan:

(being a subdivision of Lot 15 in
DP 270127 and herein referred to as
"the Plan")

Full name and address of
the proprietor of the land:

ABBOTSFORD BAY TRADING COMPANY PTY
LIMITED Suite 301, "The Bijou" 2A
Rowntree Street, Balmain NSW 2041

Full name and address of
Mortgagee of the land:

Macquarie Bank Limited
20 Bond Street, Sydney NSW 2000

PART 1

- | | |
|---|---|
| 1. Identity of easement to be created
and firstly referred to in the Plan: | Easement for Electricity Purposes
2 wide and variable. |
|---|---|

Schedule of Lots etc affected

Lots burdened

The common property
in the Plan which was
formerly part of Lot 15
in DP 270127

Lots benefited

Lot 1 in DP 270127

PART 2

1. Terms of Easement for Electricity Purposes 2 wide and variable.

A. The owner of the lot benefited may:

- (a) transmit electricity through each lot burdened, but only within the site of this easement, and
- (b) do anything reasonably necessary for that purpose, including:
 - (i) entering the lot burdened, and
 - (ii) taking anything on to the lot burdened, and
 - (iii) carrying out work, such as constructing, placing, repairing or maintaining wires, conduits and equipment.

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(Sheet 2 of 3 sheets)

Plan: SP56102

Strata Plan:
(being a subdivision of Lot 15 in
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"the Plan")

PART 2 (Continued)

1. Terms of Easement for Electricity Purposes 2 wide and variable.

B. In exercising those powers, the owner of the lot benefited must:

- (a) ensure all work is done properly, and
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened, and
- (c) cause as little damage as is practicable to the lot burdened and any improvement on it, and
- (d) restore the lot burdened as nearly as is practicable to its former condition, and
- (e) make good any collateral damage.

Name of authority empowered to release, vary or modify easement firstly referred to in the Plan:

Community Association DP 270127

The Common Seal of ABBOTSFORD BAY TRADING COMPANY PTY LIMITED was hereunto affixed in the presence of:



.....
[Signature]
 Director

[Signature]
 Secretary

MACQUARIE BANK LIMITED ACN 008 583 543
 By its Attorneys who hereby state that at the time of their executing this instrument they have no notice of the revocation of the power of attorney registered in the Land Titles Office Book 4142 No.421 under the authority of which they executed this instrument in the presence of:

.....
[Signature]
 Witness:

.....
[Signature]
 R. J. OLIPHANT

[Signature]
 M. J. SCHEEN

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**INSTRUMENT SETTING OUT TERMS OF EASEMENT INTENDED TO BE
CREATED PURSUANT TO SECTION 88 B CONVEYANCING ACT 1919**

Lengths are in metres

(Sheet 3 of 3 sheets)

Plan: SP56102

Strata Plan:
(being a subdivison of Lot 15 in
DP 270127 and herein referred to as
"THE PLAN")

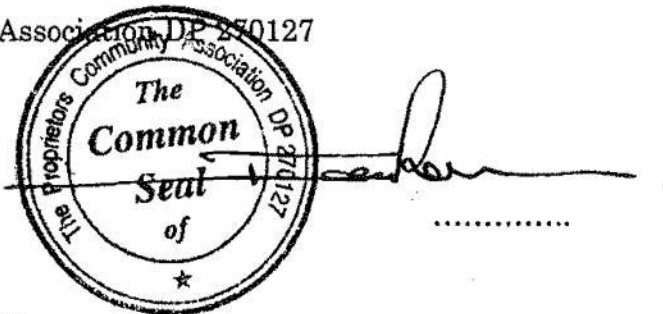
**COMMUNITY LAND DEVELOPMENT ACT 1989
CERTIFICATE OF COMMUNITY ASSOCIATION**

Approved Form

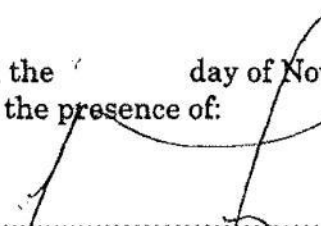
COMMUNITY ASSOCIATION DP 270127 HEREBY CERTIFIES THAT IT HAS
ACCEPTED THE EASEMENT REFERRED TO IN THE SECTION 88B
INSTRUMENT BURDENING THE COMMON PROPERTY IN THE PLAN WHICH
WAS FORMERLY PART OF LOT 15 IN DP 270127 AND BENEFITING
ASSOCIATION PROPERTY, BEING LOT 1 IN DP 270127

ATTESTATION

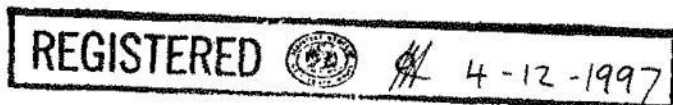
The common seal of the Community Association DP 270127
was hereunto affixed:



on the _____ day of November 1997
in the presence of:


.....
(William John Fry)

being the person authorised by section 8 of the
Community Land Management Act 1989
to attest the affixing of the seal.



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Strata Schemes (Freehold Development) Act 1973
Strata Schemes (Leasehold Development) Act 1986

COUNCIL'S CERTIFICATE

Drummoynes (Name of Council)
having satisfied itself that the requirements of the Strata Schemes (Freehold Development) Act 1973 or the Strata Schemes (Leasehold Development) Act 1986 or have been complied with, approves of the proposed:

- strata plan
- strata plan of subdivision

illustrated in the annexure to this certificate.

* The strata plan/strata plan of subdivision is part of a development scheme. The Council is satisfied that the plan is consistent with any conditions of any development consent and that the plan gives effect to the steps of the strata development contract to which it relates.

* Council does not object to the encroachment of the building beyond the alignment of

* This approval is given on the condition that the use of lot (s) (being utility lot /s) designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as a referred to in section 38 of the Strata Schemes (Freehold Development) Act 1973 or section 48 of the Strata Schemes (Leasehold Development) Act 1986.

Date: 27th November 1997

Subdivision No: 427

Clark
Council Manager/Authorised Person

* Complete, or delete if inapplicable

Strata Schemes (Freehold Development) Act 1973
Strata Schemes (Leasehold Development) Act 1986

SURVEYOR'S CERTIFICATE

NORMAN LAWRENCE HAYES

2/199 CONDOMINE ST, BALGOWLAH 2093

a surveyor registered under the Surveyors Act 1928, hereby certify that:

- (1) each applicable requirement of
 - * Schedule 1A to the Strata Schemes (Freehold Development) Act 1973
 - * Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986 has been met;
- (2) ~~(a) the building encroaches on a public place;~~
 - * (b) the building encroaches on land (other than a public place) in respect of which encroachment an appropriate easement:
 - * has been created by registered +
 - * is to be created under section 88B of the Conveyancing Act 1919.
- (3) the survey information recorded in the accompanying location plan is accurate.

Signature: 31/10/97

Date: Norman Lawrence Hayes

* Delete if inapplicable
* State whether doublet or plan, and quote registered number

This is sheet 1 of my Plan in 3 sheets.

PLAN OF SUBDIVISION OF LOT 15 IN D.P. 270127

STRATA PLAN 56102

Registered: 4-12-1997

CA: No 427 OF 27.11.1997.

Purpose: STRATA PLAN

Ref Map: U0952-74

Last Plan: DP 270127

L G A DRUMMOYNE Suburb/Locality: ABBOTSFORD

Parish : CONCORD County : CUMBERLAND

Reduction Ratio 1: 400 Lengths are in metres

Name of, and *address for service of notices on, the owners corporation
*Address required on original strata plan only.

THE OWNERS
S.P. NO. 56102
"OXLEY" NO. 1 BLACKWALL POINT RD,
ABBOTSFORD 2046

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.

PURSUANT TO SEC. 88B CONVEYANCING ACT 1919 AND SEC. 7(3) STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1977 IT IS INTENDED TO CREATE:
1. EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE & VAR.

The COMMON SEAL of ABBOTSFORD BAY TRADING COMPANY PTY LIMITED
A.C.N. 065 116 154
was affixed in accordance with its articles of association in the presence of:

[Signature] Director
[Signature] Secretary



MACQUARIE BANK LIMITED ACN 008 583 542 by

[Signature]
R. J. OLIPHANT N. J. SEHEEN

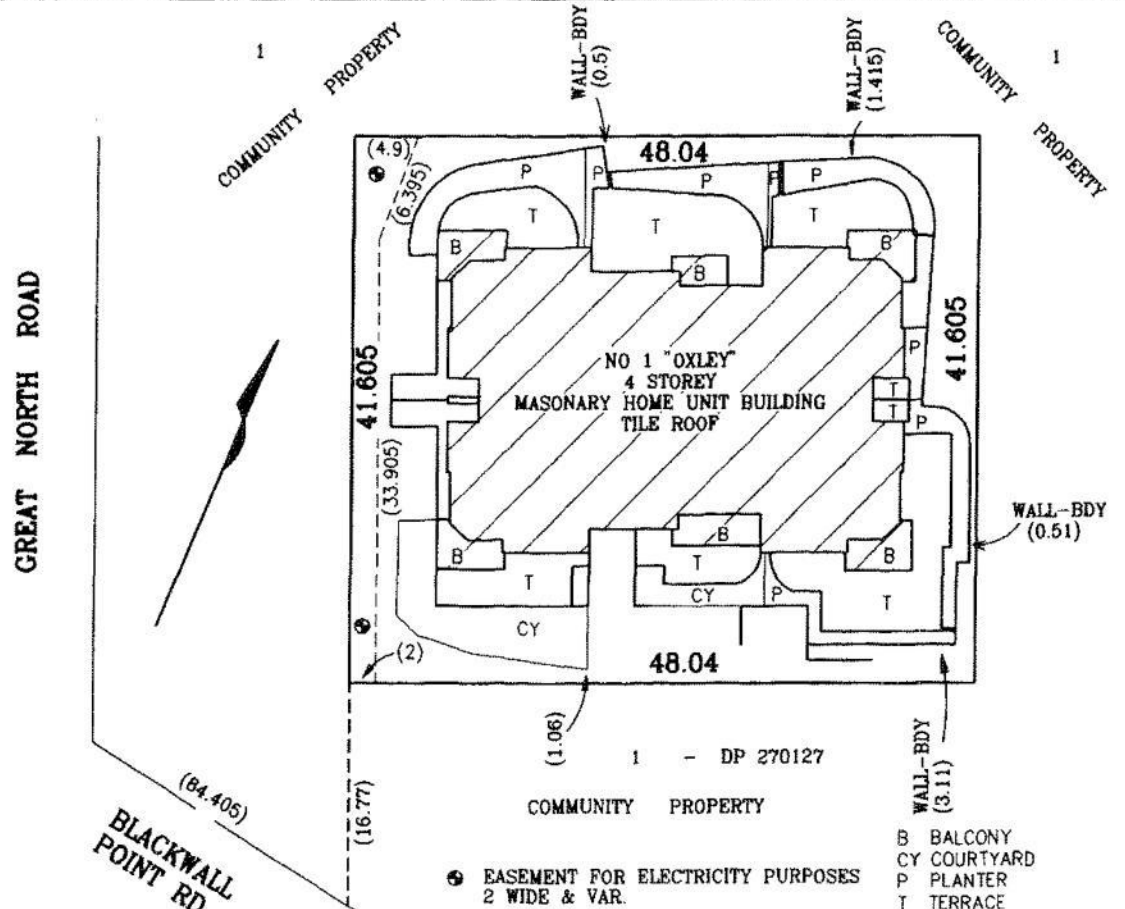
its Attorneys who hereby state that at the time of their executing this instrument they have no notice of the revocation of the Power of Attorney registered in Land Titles Office Book 4142 No. 421 under authority of which they execute this instrument.

[Signature]
WITNESS

* (insert type being adopted) Model By-laws adopted for this scheme
* Garbage Disposal: Option A/B Keeping of Animals: Option A/B/C
* Schedule of By-laws in _____ sheets filled with plan
* No By-laws apply.
* Strike out whichever is inapplicable

10	20	30	40	50	60	Table of mm	100	110	120	130	140	150	160
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SURVEYOR'S REFERENCE: 5929 (5000)



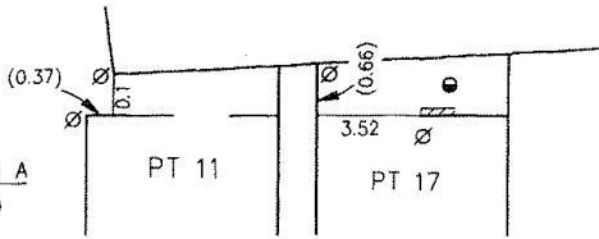
Plan Drawing only to appear in this space

56102

Plan Drawing only to appear in this space

Req: RP088799 / Doc: SP 0056102 P / Rev: 08-Dec-1997 / Sts: OK, OK / Prit: 26-Feb-2003 08:08 / Pgs: 3 / Ref: a / Src: F

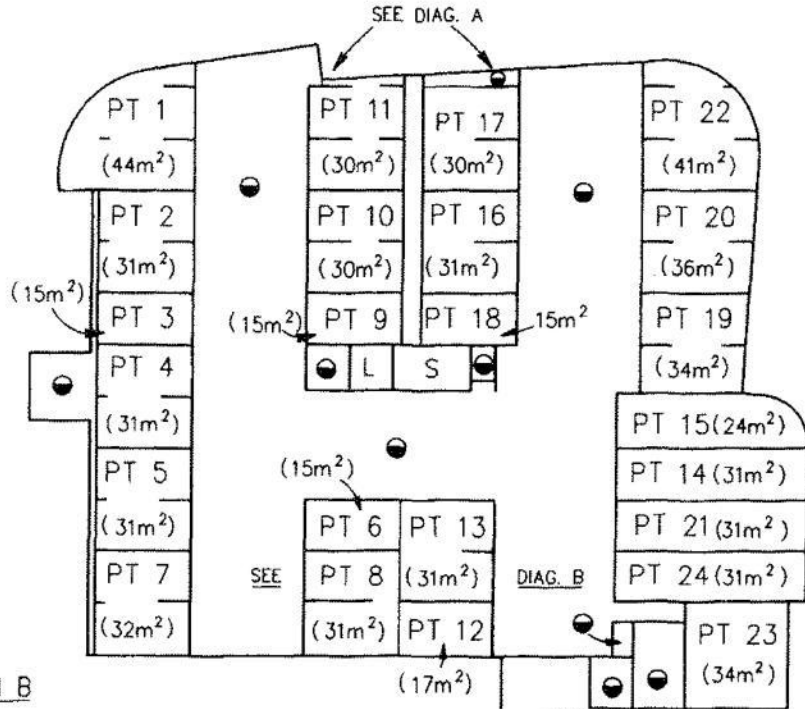
DIAGRAM A
(N.T.S.)



T TERRACE
CY COURTYARD
L LIFT (COMMON PROPERTY)
S STAIR (COMMON PROPERTY)
● COMMON PROPERTY
V VOID
P PLANTER

C CENTRE END WALL
∅ COR WALL
⊕ PROL'N CENTRELINE WALL
S PROL'N SOUTH FACE WALL
M CENTRE FACE COLUMN
⊥ RIGHT ANGLE

DIAGRAM B
(N.T.S.)



BASEMENT

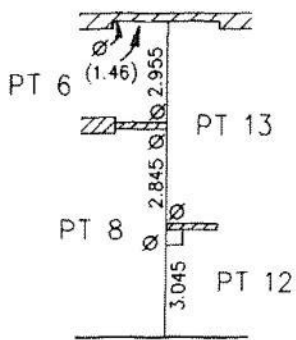
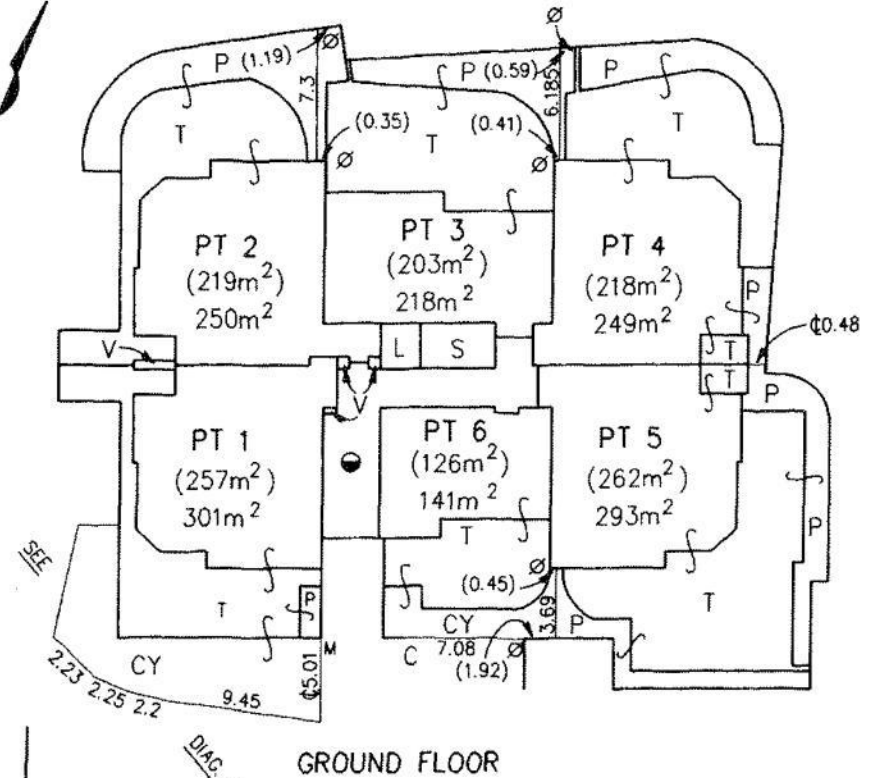
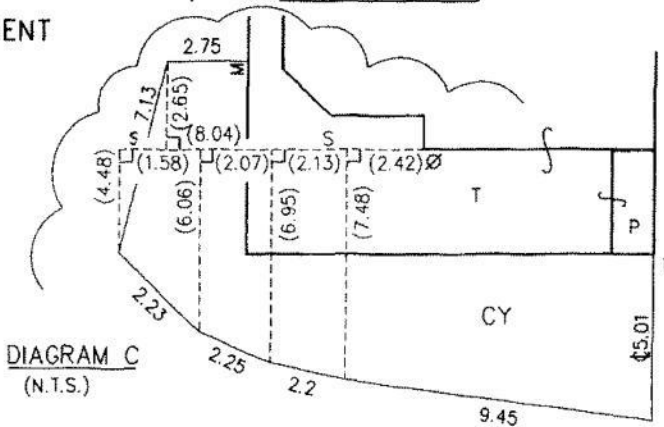


DIAGRAM C
(N.T.S.)



GROUND FLOOR

1. ALL AREAS ARE APPROXIMATE
2. COURTYARDS, TERRACES & PLANTERS WHERE NOT COVERED, PAVED OR ENCOMPASSED BY CONCRETE ROOF OF ADJOINING BASEMENT ARE RESTRICTED IN HEIGHT TO 2 BELOW AND 3 ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THEIR RESPECTIVE UNITS.

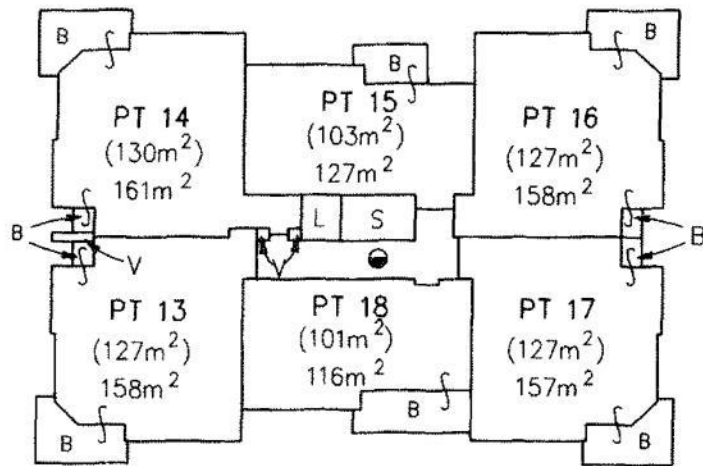
Reduction Ratio 1: 300

Lengths are in metres

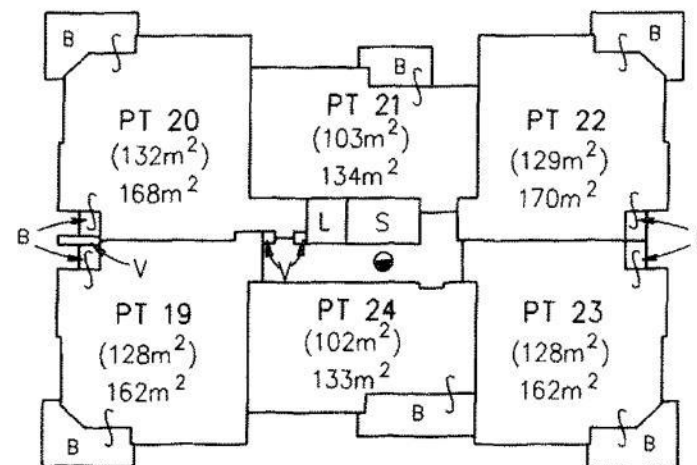
Norman J. Key
Surveyor Registered under Surveyors Act 1929

J. Park
General Manager/Authorised Person

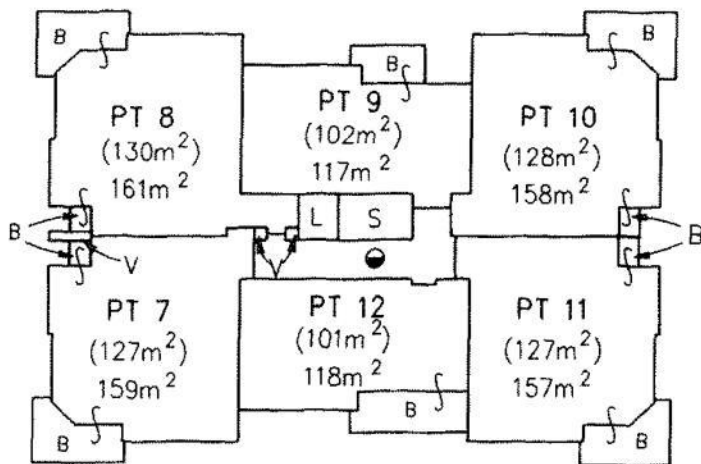
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SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

1. ALL AREAS ARE APPROXIMATE
2. BALCONIES WHERE NOT COVERED ARE RESTRICTED IN HEIGHT TO 3 ABOVE THEIR CONCRETE FLOORS.

- B BALCONY
- L LIFT (COMMON PROPERTY)
- S STAIR (COMMON PROPERTY)
- COMMON PROPERTY
- V VOID

UNIT ENTITLEMENT			
NO.	ENT.	NO.	ENT.
1	45	13	44
2	47	14	45
3	35	15	34
4	48	16	47
5	47	17	46
6	27	18	32
7	42	19	46
8	44	20	47
9	33	21	36
10	46	22	50
11	45	23	49
12	31	24	34
AGGREGATE 1000			

Reduction Ratio 1:300

Lengths are in metres

Norman J. Hays
 Surveyor Registered under Surveyors Act 1929

J. La.
 General Manager/Authorised Person

SURVEYOR'S REFERENCE: 5929 (5000)