

CARLTON AND UNITED BREWERIES (NSW) PTY LIMITED
LAND HOLDINGS
BROADWAY, CHIPPENDALE
KENT BREWERY SITE

SURVEYORS REPORT



Degotardi, Smith & Partners

Consulting Surveyors
Established 1957

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benchmark
IN QUALITY
AS/NZS ISO 9001

Your Ref:

Our Ref:

308263

Date:

3 July 2006

Carlton and United Breweries (NSW) Pty Limited
c/- Cox Richardson
Level 2, 204 Clarence Street
SYDNEY

Attention: Michael Grave

RE: CARLTON AND UNITED BREWERIES (NSW) PTY LTD
PROPERTY: LAND HOLDINGS - BROADWAY, CHIPPENDALE
KENT BREWERY SITE

As instructed by you we have surveyed the land as tabulated in Annexure A, being the whole of the land contained within 29 titles as fully set out in Annexure A. The location of each title is shown on Drawing Number 30826A05.dwg Issue A accompanying. The registered proprietor of each parcel of the subject land is recorded as Carlton and United Breweries (N.S.W.) Pty Ltd. The subject land has frontages to Broadway, Kensington Street, Wellington Street, Dwyer Street, Outram Street, Gould Street, Balfour Street, O'Connor Street, Carlton Street, Irving Lane and Abercrombie Street, Chippendale in the Local Government Area of Sydney City, Parish of Alexandria, County of Cumberland.

We find erected thereon numerous brick and concrete buildings, brick warehouses and offices together with 17 residential terraces and four hotels, known generally as the Kent Brewery site. The local building number of each building within the site is shown in Drawing Number 30826A04.dwg.

Distances of walls from the boundaries are shown by red figures on the accompanying Identification Survey Plan. Refer to Drawing Number 30826A06.dwg, Issue A.

Various walls, attachments, overhangs, rainheads, downpipes, air conditioners, satellite dish, pipe works, lights and architectural embellishments stand clear and over the boundaries as shown on the accompanying plan. The boundaries are fenced as shown on the plan.

The following deposited plans show boundaries of the subject land passing through the centre of "party walls". Their titles of the properties bounded by the party walls show no notation that cross easements for support have been created, however those easements may be created on transfer to separate proprietors.

1. Part of the northern boundary of Lot 1 DP 87874
2. Part of the southern boundary of Lot 1 DP101611 (now demolished)
3. Part of the northern boundary of Lot 2 DP33953
4. Part of the southern boundary of Lot 5 DP33953



PARTNERS: D.J.Groundwater & Associates Pty Ltd, P.A.Alldis & Associates Pty Ltd, D.L.MacLean & Associates Pty Ltd,
Paul Garrett, D.A. Elford & Associates Pty Ltd, G.B.Glynn Pty Ltd, G & L Scanlan Pty Ltd
SURVEYORS: P.A.Alldis MIS Aust., D.J.Groundwater B.Surv.MIS Aust., D.L. MacLean B.Surv.MIS Aust., G.Glynn Assoc. Dip. Surv.
P.L.Garrett B.Surv. MIS Aust., D.Elford B.Eng.(Geomatics) MIS Aust., G.Scanlan B.Surv (Hons) MIS Aust.
G.Vlahakis Assoc.Dip.Surv., J.Salmon B.E.(Surv. & SIS), M.Power B.Surv.



Parts of the subject land are affected by Easements, Right of Carriageway and Covenants more fully set out in Annexure A and shown on the accompanying plan.

Title and available dimensions are indicated on the plan and other than as shown or stated and fencing irregularities we find no visible encroachments by or upon the property. This survey is based on a title search dated 28th June, 2006.

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

Douglas MacLean
SURVEYOR REGISTERED UNDER SURVEYORS ACT, 1929

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LAND HOLDINGS
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KENT BREWERY SITE

ANNEXURE "A"