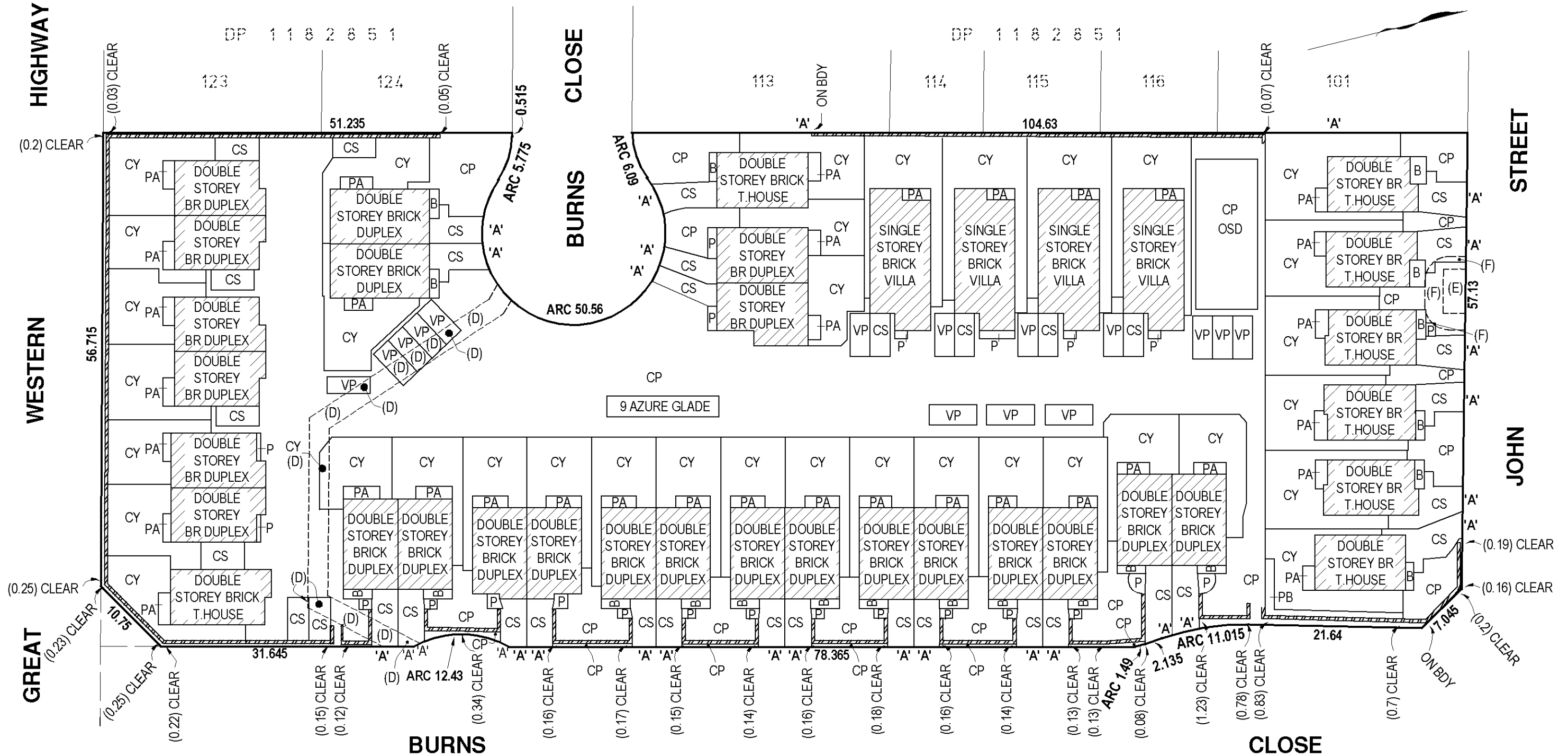


LOCATION PLAN



(D) EASEMENT FOR DRAINAGE OF WATER 2.5 WIDE (DP 1250381)
 (E) EASEMENT FOR PADMOUNT SUBSTATION 2.77 WIDE (DP 1250381)
 (F) RESTRICTION ON THE USE OF LAND (DP 1250381)

LOT BOUNDARIES DENOTED 'A' ARE
 COINCIDENT WITH PARCEL BOUNDARIES

CP - COMMON PROPERTY
 B - BALCONY
 CS - CAR SPACE
 CY - COURTYARD
 OSD - ON SITE DETENTION
 P - PORCH
 PA - PATIO
 PB - PLANTER BOX
 VP - VISITOR PARKING (CP)

Surveyor:
 MICHAEL DARK
 Date of Survey: 07/02/2019
 Surveyor's Ref: 6587

PLAN OF SUBDIVISION OF LOT 11 IN DP 1250381

LGA: BLACKTOWN
 Locality: ROOTY HILL
 Reduction Ratio 1:500
 Lengths are in metres.

REGISTERED



27.6.2019

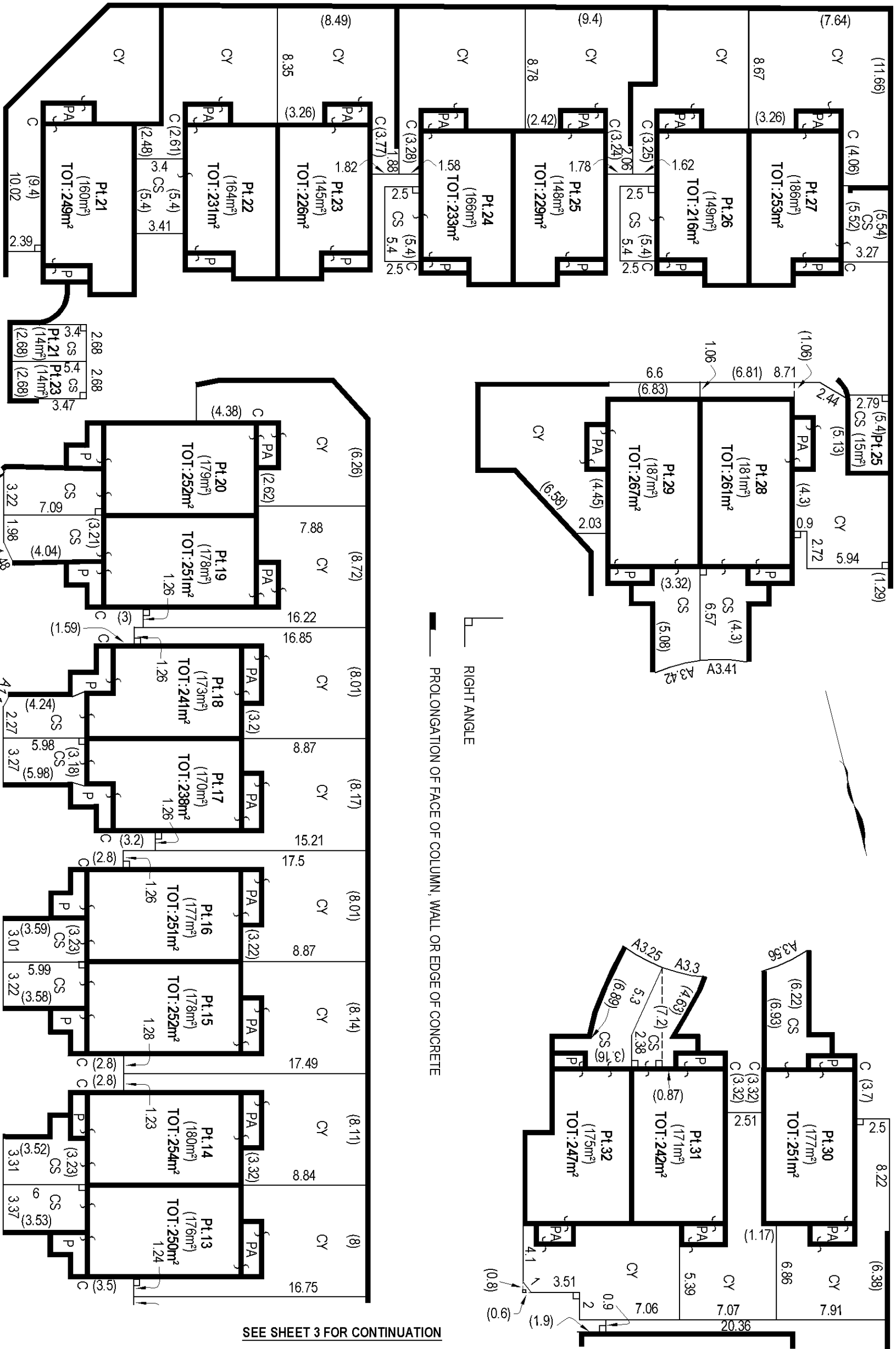
SP96356

Req: R577646 / Doc: SP 0096356 P / Rev: 27-Jun-2019 / Sts: SC.OK / Pgs: ALL / Prt: 28-Jun-2019 03:34 / Seq: 1 of 10
 Ref: lrs:eplan-eplan FOR SURVEYORS USE ONLY / Src: W

- C - VISIBLE BUILDING CORNER
- CS - CAR SPACE
- CY - COURTYARD
- P - PORCH
- PA - PATIO

NOTES:-

1. THE UPPER LIMIT OF THE STRATUM OF EACH PATIO OR PORCH IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR WHERE NOT COVERED WITHIN THIS LIMIT.
2. THE LIMIT OF THE STRATUM OF EACH COURTYARD IS 2.5 BELOW AND 5 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE GROUND FLOOR LIVING AREA OF THEIR RESPECTIVE DWELLING EXCEPT WHERE COVERED WITHIN THIS LIMIT.
3. THE LOWER LIMIT OF THE STRATUM OF ALL CAR SPACES WHERE NOT COVERED BY CONCRETE IS 2 BELOW THE UPPER SURFACE OF ITS RESPECTIVE CONCRETE FLOOR. THE UPPER LIMIT OF THE STRATUM OF THE CAR SPACES IS 5 ABOVE ITS CONCRETE FLOOR EXCEPT WHERE COVERED WITHIN THIS LIMIT. THE STRUCTURE OF THE CONCRETE WITHIN THE CAR SPACES OF ALL LOTS IS COMMON PROPERTY.
4. THE STRUCTURE OF ALL FENCING, RETAINING WALLS AND AWNINGS WITHIN ALL LOTS IS COMMON PROPERTY.
5. CONCRETE PATHS WITHIN THE COURTYARDS ARE COMMON PROPERTY
6. ANY SERVICE LINE WITHIN ONE LOT SERVING ANY OTHER LOT IS COMMON PROPERTY.
7. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES DEVELOPMENT ACT 2015.
8. FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.



SEE SHEET 3 FOR CONTINUATION

GROUND FLOOR PLAN

PLAN OF SUBDIVISION OF LOT 11 IN DP 1250381

Surveyor: MICHAEL DARK
 Date of Survey: 07/02/2019
 Surveyor's Ref: 6587

L.G.A.: BLACKTOWN
 Locality: ROOTY HILL
 Reduction Ratio: 1:300
 Lengths are in metres.



REGISTERED
 27.6.2019

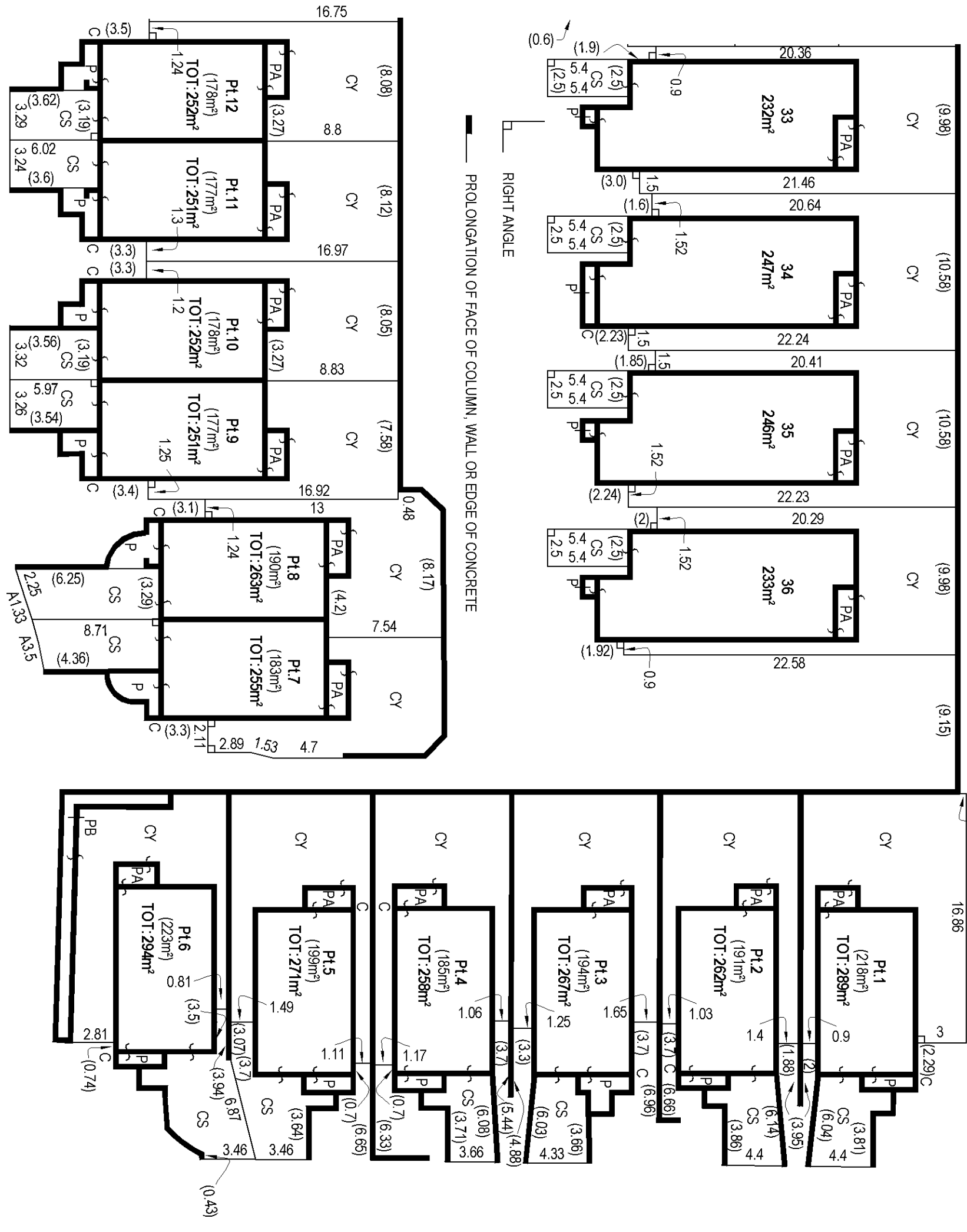
SP96356

- C - VISIBLE BUILDING CORNER
- CS - CAR SPACE
- CY - COURTYARD
- P - PORCH
- PA - PATIO
- PB - PLANTER BOX

NOTES:-

1. THE UPPER LIMIT OF THE STRATUM OF EACH PATIO OR PORCH IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR WHERE NOT COVERED WITHIN THIS LIMIT.
2. THE LIMIT OF THE STRATUM OF EACH COURTYARD AND PLANTER BOX IS 2.5 BELOW AND 5 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE GROUND FLOOR LIVING AREA OF THEIR RESPECTIVE DWELLING EXCEPT WHERE COVERED WITHIN THIS LIMIT.
3. THE LOWER LIMIT OF THE STRATUM OF ALL CAR SPACES WHERE NOT COVERED BY CONCRETE IS 2 BELOW THE UPPER SURFACE OF ITS RESPECTIVE CONCRETE FLOOR. THE UPPER LIMIT OF THE STRATUM OF THE CAR SPACES IS 5 ABOVE ITS CONCRETE FLOOR EXCEPT WHERE COVERED WITHIN THIS LIMIT. THE STRUCTURE OF THE CONCRETE WITHIN THE CAR SPACES OF ALL LOTS IS COMMON PROPERTY.
4. THE STRUCTURE OF ALL FENCING, RETAINING WALLS AND AWNINGS WITHIN ALL LOTS IS COMMON PROPERTY.
5. CONCRETE PATHS WITHIN THE COURTYARDS ARE COMMON PROPERTY
6. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY.
7. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES DEVELOPMENT ACT 2015.
8. FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

SEE SHEET 2 FOR CONTINUATION



GROUND FLOOR PLAN

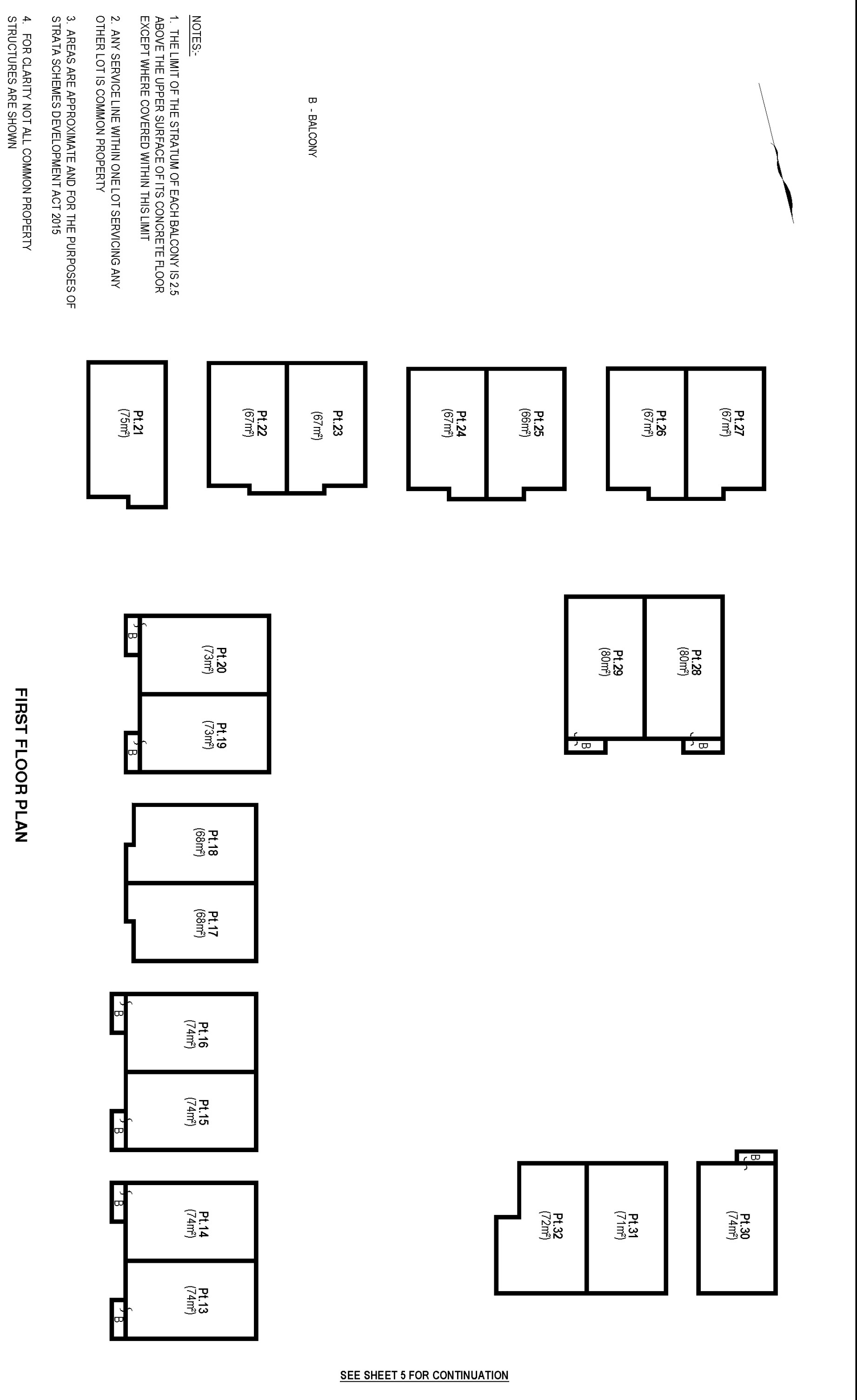
PLAN OF SUBDIVISION OF LOT 11 IN DP 1250381

Surveyor: MICHAEL DARK
 Date of Survey: 07/02/2019
 Surveyor's Ref: 6587

L.G.A.: BLACKTOWN
 Locality: ROOPLY HILL
 Reduction Ratio 1:300
 Lengths are in metres.

REGISTERED
 27.6.2019

SP96356



B - BALCONY

SEE SHEET 5 FOR CONTINUATION

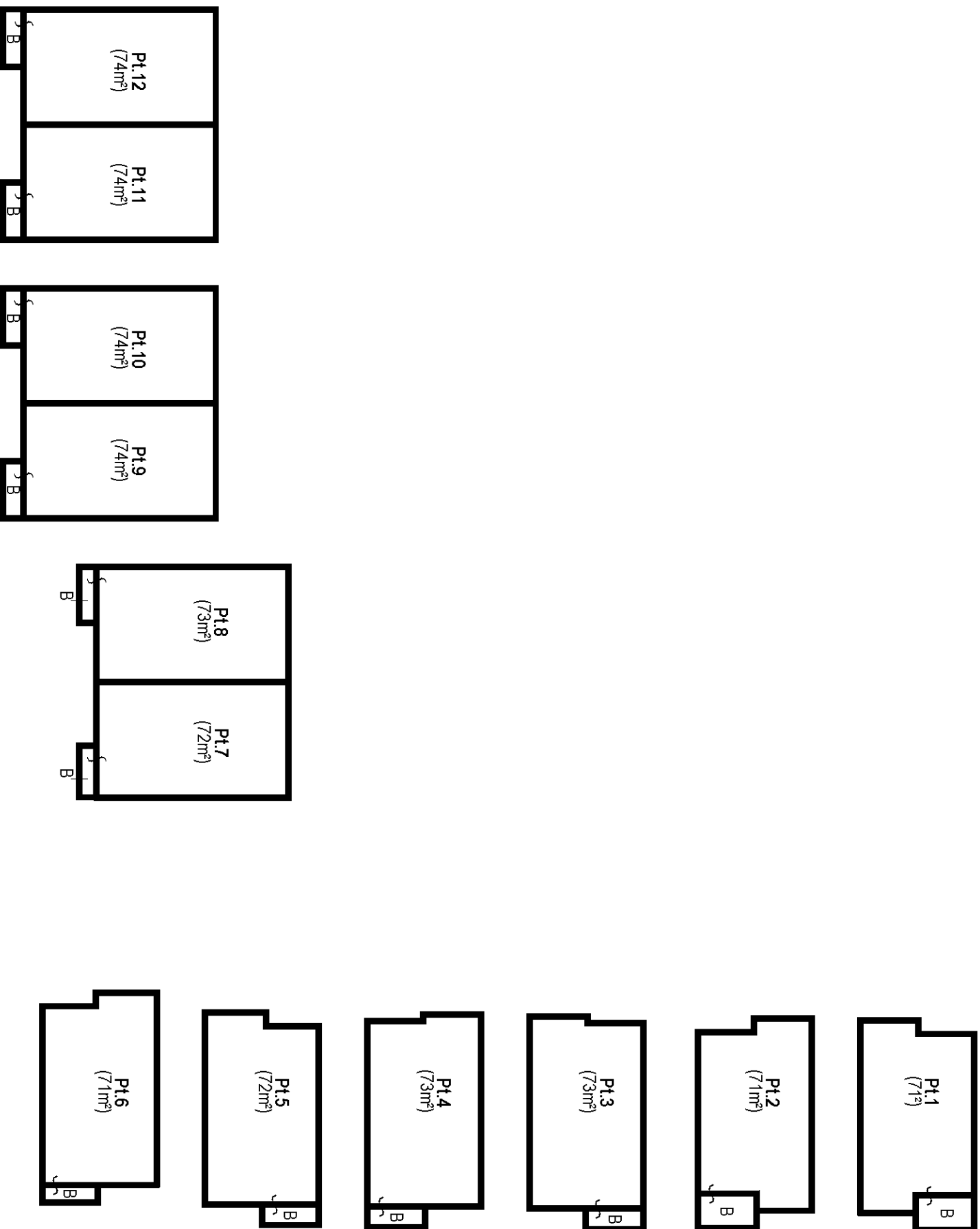
- NOTES:-**
1. THE LIMIT OF THE STRATUM OF EACH BALCONY IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR EXCEPT WHERE COVERED WITHIN THIS LIMIT
 2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
 3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES DEVELOPMENT ACT 2015
 4. FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN

FIRST FLOOR PLAN

Surveyor: MICHAEL DARK Date of Survey: 07/02/2019 Surveyor's Ref: 6587	PLAN OF SUBDIVISION OF LOT 11 IN DP 1250381	L.G.A.: BLACKTOWN Locality: ROOTY HILL Reduction Ratio 1:300 Lengths are in metres.	REGISTERED 27.6.2019 	SP96356
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B - BALCONY


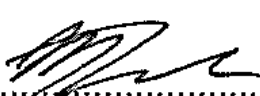
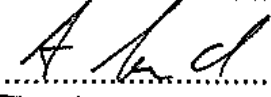
SEE SHEET 4 FOR CONTINUATION




- NOTES:-**
1. THE LIMIT OF THE STRATUM OF EACH BALCONY IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR EXCEPT WHERE COVERED WITHIN THIS LIMIT
 2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
 3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES DEVELOPMENT ACT 2015
 4. FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN

FIRST FLOOR PLAN

Surveyor: MICHAEL DARK Date of Survey: 07/02/2019 Surveyor's Ref: 6587	PLAN OF SUBDIVISION OF LOT 11 IN DP 1250381	L.G.A.: BLACKTOWN Locality: ROOTY HILL Reduction Ratio 1:300 Lengths are in metres.	REGISTERED 27.6.2019	SP96356
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SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 5 sheets
Office Use Only	Office Use Only	
Registered:  27.6.2019	SP96356	
PLAN OF SUBDIVISION OF: LOT 11 IN DP 1250381	LGA: BLACKTOWN Locality: ROOTY HILL Parish: ROOTY HILL County: CUMBERLAND	
This is a FREEHOLD Strata Scheme		
Address for Service of Documents 9 AZURE GLADE ROOTY HILL NSW 2766 Provide an Australian postal address including a postcode	The by-laws adopted for the scheme are: * Model by-laws for residential strata schemes together with: Keeping of animals: Option *A/*B Smoke penetration: Option *A/*B (see Schedule 3 Strata Schemes Management Regulation 2016) * The strata by-laws lodged with the plan.	
<p style="text-align: center;">Surveyor's Certificate</p> I, MICHAEL DARK of SDG Land Development Solutions Suite 1, 3 Railway Street Baulkham Hills NSW 2153, being a land surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the <i>Strata Schemes Development Act 2015</i> has been met. *The building encroaches on: *(a) a public place *(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^	<p style="text-align: center;">Strata Certificate (Accredited Certifier)</p> I Andrew Symonds being an Accredited Certifier, accreditation number BPB 1837, certify that in regards to the proposed strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 <i>Strata Schemes Development Regulation 2016</i> and the relevant parts of Section 58 <i>Strata Schemes Development Act 2015</i> . *(a) This plan is part of a development scheme. *(b) The building encroaches on a public place and in accordance with section 62(3) <i>Strata Schemes Development Act 2015</i> the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment. *(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^ will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i>.	
Signature:  Date: 07-02-2019 Surveyor ID: 8949 Surveyor's Reference: 6587 ^ Insert the deposited plan number or dealing number of the instrument that created the easement	Certificate Reference: 15391 Relevant Planning Approval No.: CBC 15390 issued by: ANDREW SYMONDS Signature:  Date: 7 JUNE 2019 ^ Insert lot numbers of proposed utility lots.	
* Strike through if inapplicable		

SP FORM 3.07	STRATA PLAN ADMINISTRATION SHEET	Sheet 2 of 5 sheet(s)
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Office Use Only	Office Use Only
Registered:  27.6.2019	SP96356


VALUER'S CERTIFICATE

I, Paul Michael Woodbury, FAPI, Membership No 68091 of woodburyAU Pty Ltd being a qualified valuer, as defined in the *Strata Schemes Development Act 2015*, certify that the unit entitlements shown in the schedule herewith are apportioned in accordance with Schedule 2 *Strata Schemes Development Act 2015*

Signature: *PM Woodbury* Date: *4 March 2019*

SCHEDULE OF UNIT ENTITLEMENT

Lot No.	Unit Entitlement	Lot No.	Unit Entitlement
1	272	19	280
2	276	20	280
3	276	21	285
4	276	22	276
5	272	23	276
6	268	24	276
7	280	25	276
8	280	26	276
9	280	27	276
10	280	28	290
11	280	29	290
12	280	30	281
13	280	31	277
14	280	32	273
15	280	33	272
16	280	34	276
17	276	35	272
18	276	36	276
		AGGREGATE	10000


SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 5 sheets
Office Use Only Registered:  27.6.2019	<h1 style="margin: 0;">SP96356</h1>	

This sheet is for the provision of the following information as required:

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

LOT No.	Address Number	Road Name	Road Type	Locality Name
CP	9	Azure	Glade	Rooty Hill
1	7	John	Street	Rooty Hill
2	5	John	Street	Rooty Hill
3	3A	John	Street	Rooty Hill
4	3	John	Street	Rooty Hill
5	1A	John	Street	Rooty Hill
6	1	John	Street	Rooty Hill
7	Not Available	Burns	Close	Rooty Hill
8	Not Available	Burns	Close	Rooty Hill
9	Not Available	Burns	Close	Rooty Hill
10	Not Available	Burns	Close	Rooty Hill
11	Not Available	Burns	Close	Rooty Hill
12	Not Available	Burns	Close	Rooty Hill
13	Not Available	Burns	Close	Rooty Hill
14	Not Available	Burns	Close	Rooty Hill
15	Not Available	Burns	Close	Rooty Hill
16	Not Available	Burns	Close	Rooty Hill
17	Not Available	Burns	Close	Rooty Hill
18	Not Available	Burns	Close	Rooty Hill
19	Not Available	Burns	Close	Rooty Hill
20	Not Available	Burns	Close	Rooty Hill
21	14	Cyan	Glade	Rooty Hill
22	12	Cyan	Glade	Rooty Hill
23	10	Cyan	Glade	Rooty Hill
24	8	Cyan	Glade	Rooty Hill
25	6	Cyan	Glade	Rooty Hill
26	4	Cyan	Glade	Rooty Hill
27	2	Cyan	Glade	Rooty Hill
28	26	Burns	Close	Rooty Hill
29	28	Burns	Close	Rooty Hill
30	21	Burns	Close	Rooty Hill
31	23	Burns	Close	Rooty Hill
32	25	Burns	Close	Rooty Hill
33	1	Azure	Glade	Rooty Hill
34	3	Azure	Glade	Rooty Hill
35	5	Azure	Glade	Rooty Hill
36	7	Azure	Glade	Rooty Hill

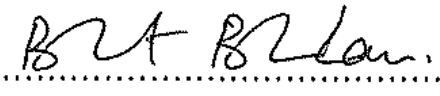
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This sheet is for the provision of the following information as required:

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*


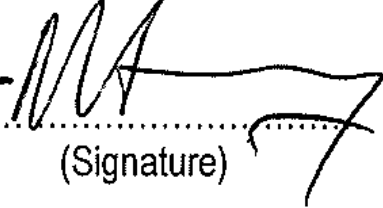
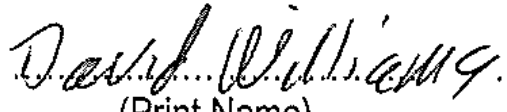
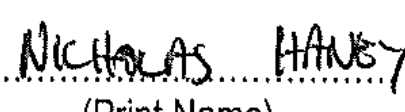
EXECUTED by
 UPG 11 PTY LTD
 ACN 603 449 770
 in accordance with s127 of
 the Corporations Act 2001




Bhart Bhushan
 Sole Director/Secretary

Consent of Mortgagee

EXECUTED by
 Shakespeare Haney Securities
 Limited
 ACN 087 435 783
 in accordance with s127 of
 the Corporations Act 2001

 (Signature)	 (Signature)
 (Print Name) Director	 (Print Name) Director/Secretary

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 5 of 5 sheets
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<p style="text-align: right;">Office Use Only</p> <p>Registered:  27.6.2019</p>	<p style="text-align: right;">Office Use Only</p> <p style="text-align: center; font-size: 2em;">SP96356</p>
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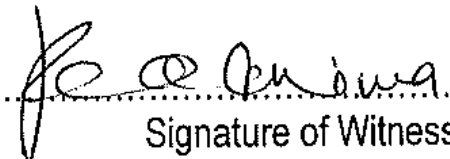
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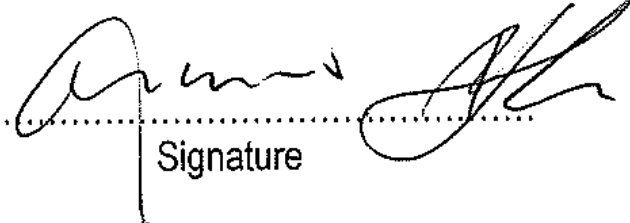
- Any information which cannot fit in the appropriate panel of any previous administration sheets
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

Consent of Mortgagee

SIGNED by the Attorney of *Australian Executor Trustees (SA) Pty Ltd (ACN 007 870 644)* pursuant to Power of Attorney registered Book 4735 No. 208 and I certify that the said attorney, with whom I am personally acquainted signed this consent in my presence:

Signed for and on behalf of *Australian Executor Trustees (SA) Pty Ltd (ACN 007 870 644)* by the said attorney.


.....
Signature of Witness


.....
Signature

POORNIMA MARCHAREDDI

Glenn White ~~Pina Spathis~~

.....
Name of Witness

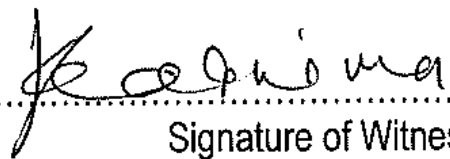
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Print Name


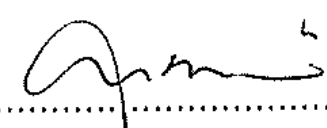
201 KENT STREET, SYDNEY 2000

.....
Address of Witness

SIGNED by the Attorney of *Australian Executor Trustees (SA) Pty Ltd (ACN 007 870 644)* pursuant to Power of Attorney registered Book 4735 No. 208 and I certify that the said attorney, with whom I am personally acquainted signed this consent in my presence:

Signed for and on behalf of *Australian Executor Trustees (SA) Pty Ltd (ACN 007 870 644)* by the said attorney.


.....
Signature of Witness

 
.....
Signature

POORNIMA MARCHAREDDI

Pina Spathis

Glenn White

.....
Name of Witness

.....
Print Name

201 KENT STREET, SYDNEY 2000

.....
Address of Witness