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23323-32928
11 May 2010

Henlia No.3 Pty Ltd
 c/- Payce Consolidation Limited
 Level 37, Chifley Tower
 2 Chifley Square
 SYDNEY NSW 2000

Dear Robert

RE: 'THE WATERFRONT' & 'HARBOURSIDE' - BENNELONG ROAD, HOMEBUSH BAY - PRECINCT 'F'

Further to your instruction we have undertaken a review of the "floor space areas"(FSA) of all buildings that have been development constructed, developments approved but not constructed, development applications lodged but not approved and future development contained within Precinct F, as detailed hereunder.

We hereby certify that we have measured the floor space areas as defined by the Homebush Bay DCP, from the relevant Plans, as detailed hereunder.

THE WATERFRONT - HOMEBUSH BAY- CALCULATION OF GFA

(in accordance with DCP Homebush Bay West Development Control Plan - PRECINCT 'F')

<u>BUILDING NAME</u>	<u>LOT NO.</u>	<u>DP</u>	<u>FLOOR SPACE AREA (Residential) m2</u>	<u>FLOOR SPACE AREA (Commercial/Retail) m2</u>
DEVELOPMENT CONSTRUCTED				
Mykonos	3	270320	5803	
Capri	4	270320	5627	
Portofino	5	270320	2541	441
Santorini	6	270320	2538	468
Corfu	7	270320	5229	
Quarterdeck	8	270320		1112
Torino	19	270320	5273	
Napoli	16	270320	7086	
Bellagio	14	270113	10212	1316
Positano	12	270320	6394	
Monaco	13	270320	2274	
Monte Carlo	14	270320	1149	
Paros	17	270320	10661	
Sorrento	18	270320	10709	
Valencia	23	270320	16438	
Palermo	19	270113	22440	384
SUB-TOTAL			114374	3721

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Registered Surveyors NSW
 Member of the Institution of Surveyors Australia
 Member of the Association of Consulting Surveyors NSW
 Member of the Property Council of Australia
 Member of the Urban Development Institute of Australia

<u>BUILDING NAME</u>	<u>LOT NO.</u>	<u>DP</u>	<u>FLOOR SPACE AREA (Residential) m2</u>	<u>FLOOR SPACE AREA (Commercial/Retail) m2</u>
DEVELOPMENTS APPROVED BUT NOT CONSTRUCTED				
Messina	25	270113	14040	
Corsica	24	270113	17184	
Catania	26	270113	23987	
St Tropez	24	270320	12421	
SUB-TOTAL			67632	0
FUTURE DEVELOPMENT				
McPhee	3	776611	45500	
	21	1044874		
SUB-TOTAL			45500	
TOTAL (FSA)			227506	3721

(in accordance with DCP Homebush Bay West Development Control Plan – PRECINCT 'C')

<u>BUILDING NAME</u>	<u>LOT NO.</u>	<u>DP</u>	<u>FLOOR SPACE AREA (Residential) m2</u>	<u>FLOOR SPACE AREA (Commercial/Retail) m2</u>
DEVELOPMENTS APPROVED BUT NOT CONSTRUCTED				
Lot 9	9	776611	50424	
Transfer from Precinct F			8994	

Please don't hesitate to contact me should you require further information.

Yours faithfully
 LOCKLEY LAND TITLE SOLUTIONS



Michael R Lockley BappSc(Surv), M.I.S.(Aust)
 REGISTERED SURVEYOR