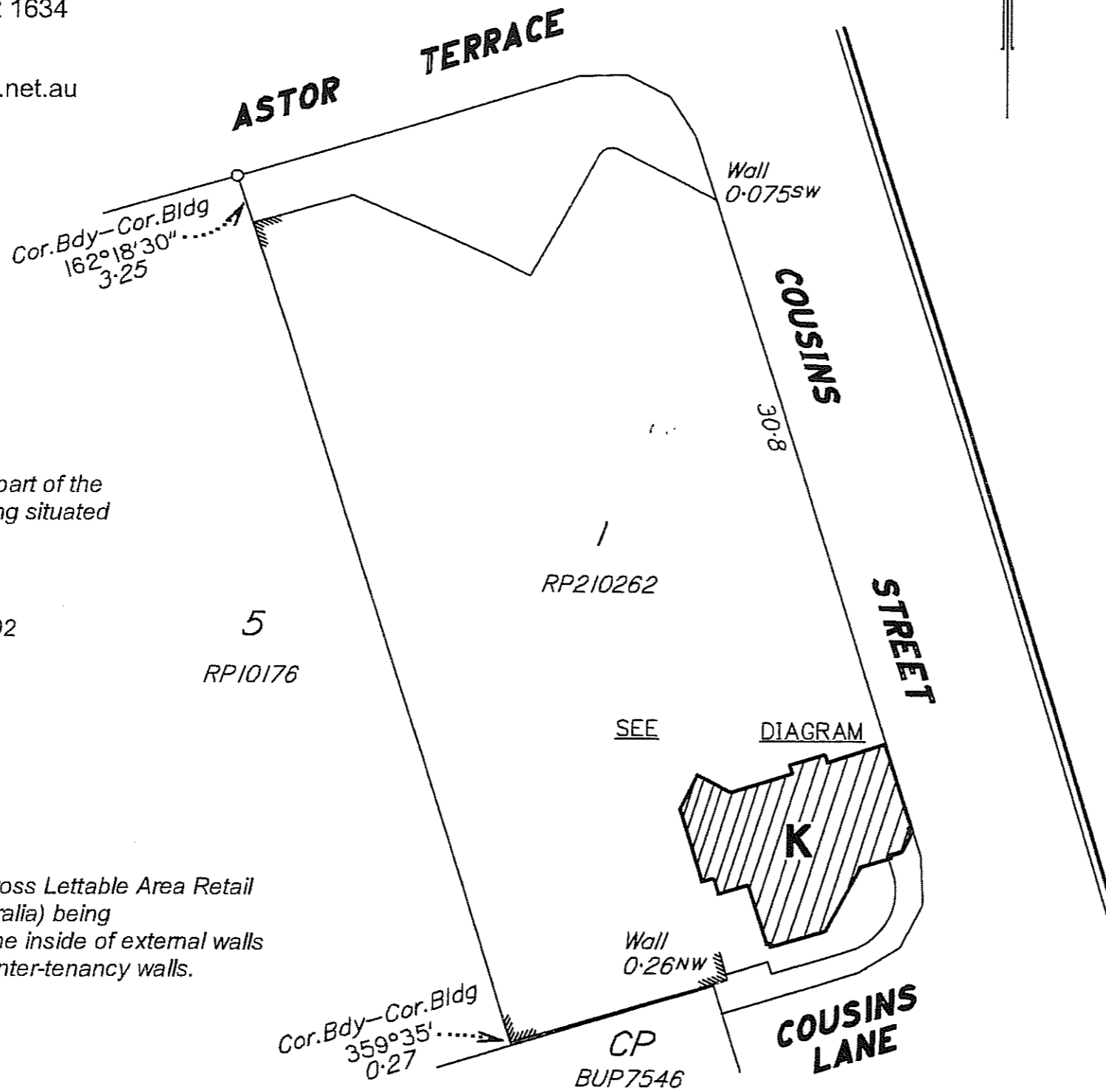


Prepared by:

JOHN DEE & ASSOCIATES PTY LTD

Consulting Surveyors ACN 010 272 090
50 Prospect Street, Fortitude Valley
Ph: 3252 3777 3852 1634
Mobile: 0418 722 305
Fax: 3252 1291
Email: jdass@acenet.net.au



Plan Showing:

Area to be leased being part of the ground floor of the building situated on Lot 1 on RP210262
Parish of North Brisbane
County of Stanley
Title Reference: 17528092

Note:

Area calculated as per Gross Lettable Area Retail (Property Council of Australia) being measurements taken to the inside of external walls and glass and midline of inter-tenancy walls.

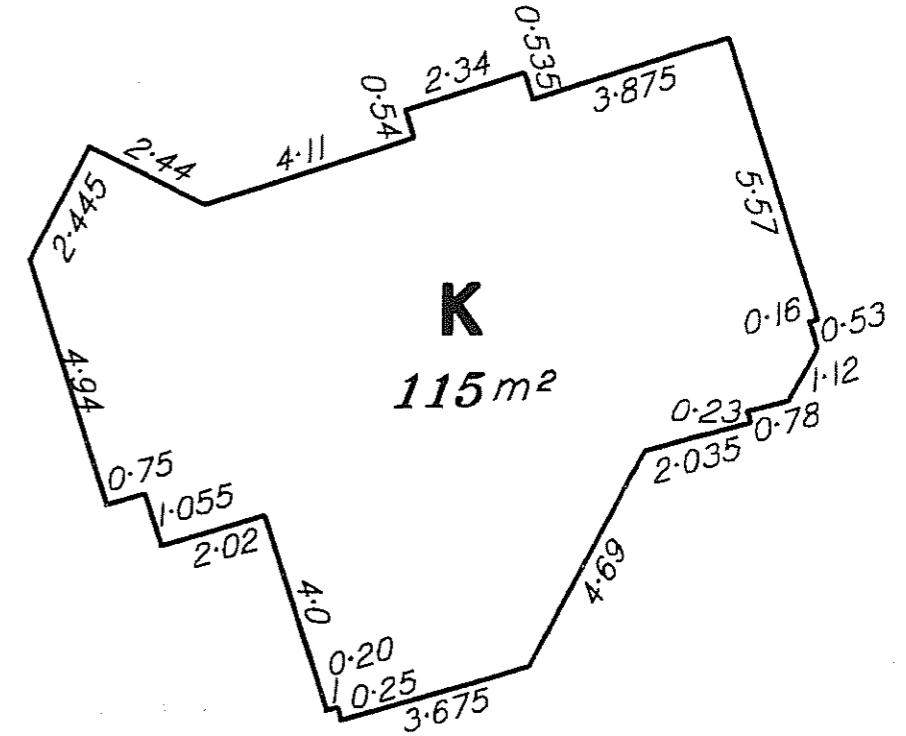


DIAGRAM
Scale 1:200

I, Justin William Davis, Registered Surveyor Land, hereby certify that the details shown on this sketch plan are correct.

JWD
Registered Surveyor Land

17/6/05
Date

P45, 20704K.dwg
207/04

