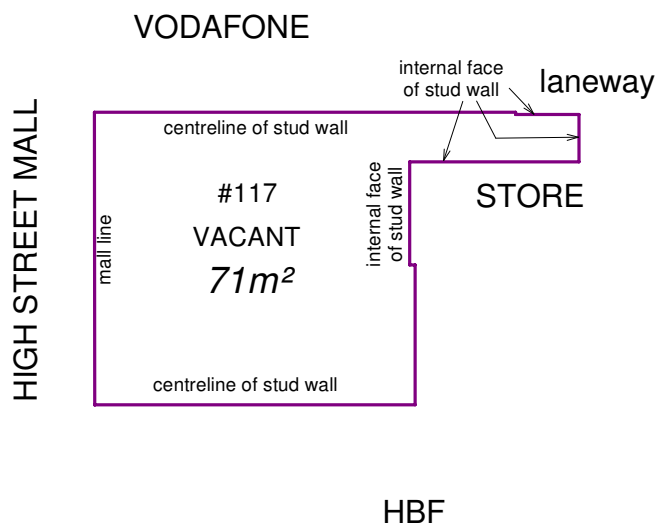


PROPERTY COUNCIL OF AUSTRALIA (GLAR) - LEASE SURVEY



IMPORTANT NOTE:

* All areas were calculated in accordance with the Property Council of Australia, Method of Measurement for Lettable Area (March 1997).

* The area of the building is based on the measurement guidelines for the Gross Lettable Area Retail, (G.L.A.R.) of a multiple tenant building.

* This note forms an integral part of this plan.