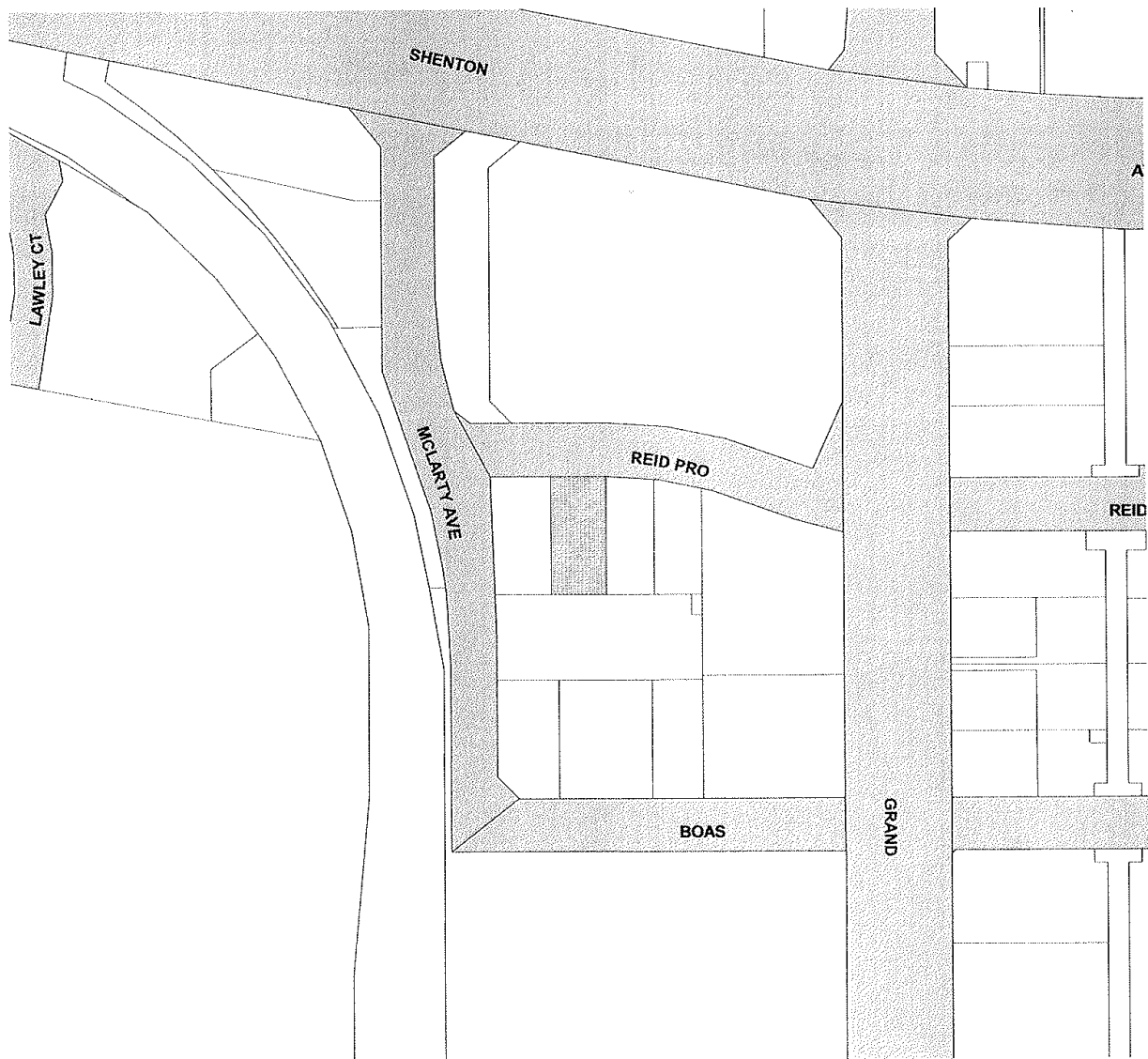
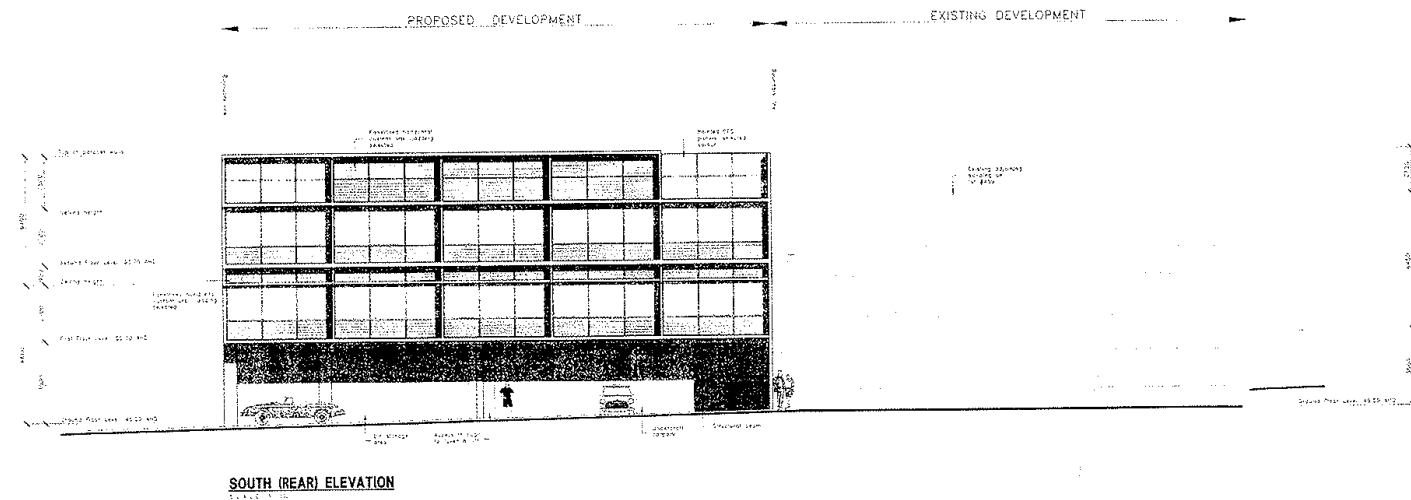
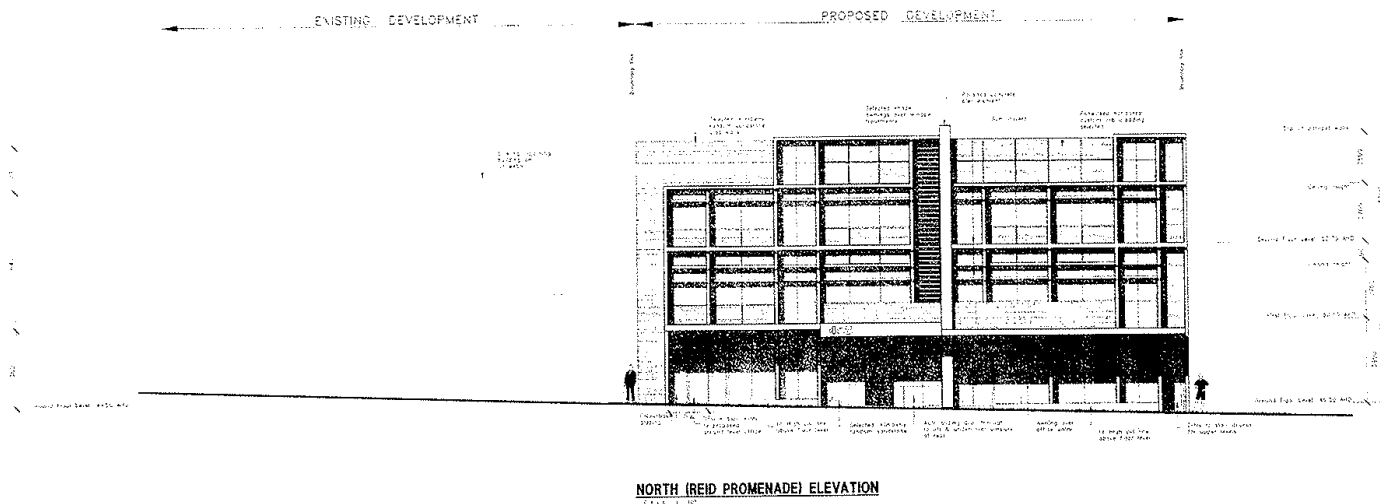






On Lot 458, Reid Promenade, Joondalup
For : The F3 Syndicate

MEYER SHIRCORE
ASSOCIATES
PUBLIC CONSULTANTS

Proposed Strata Titled Office Development

PROJECT No 6435

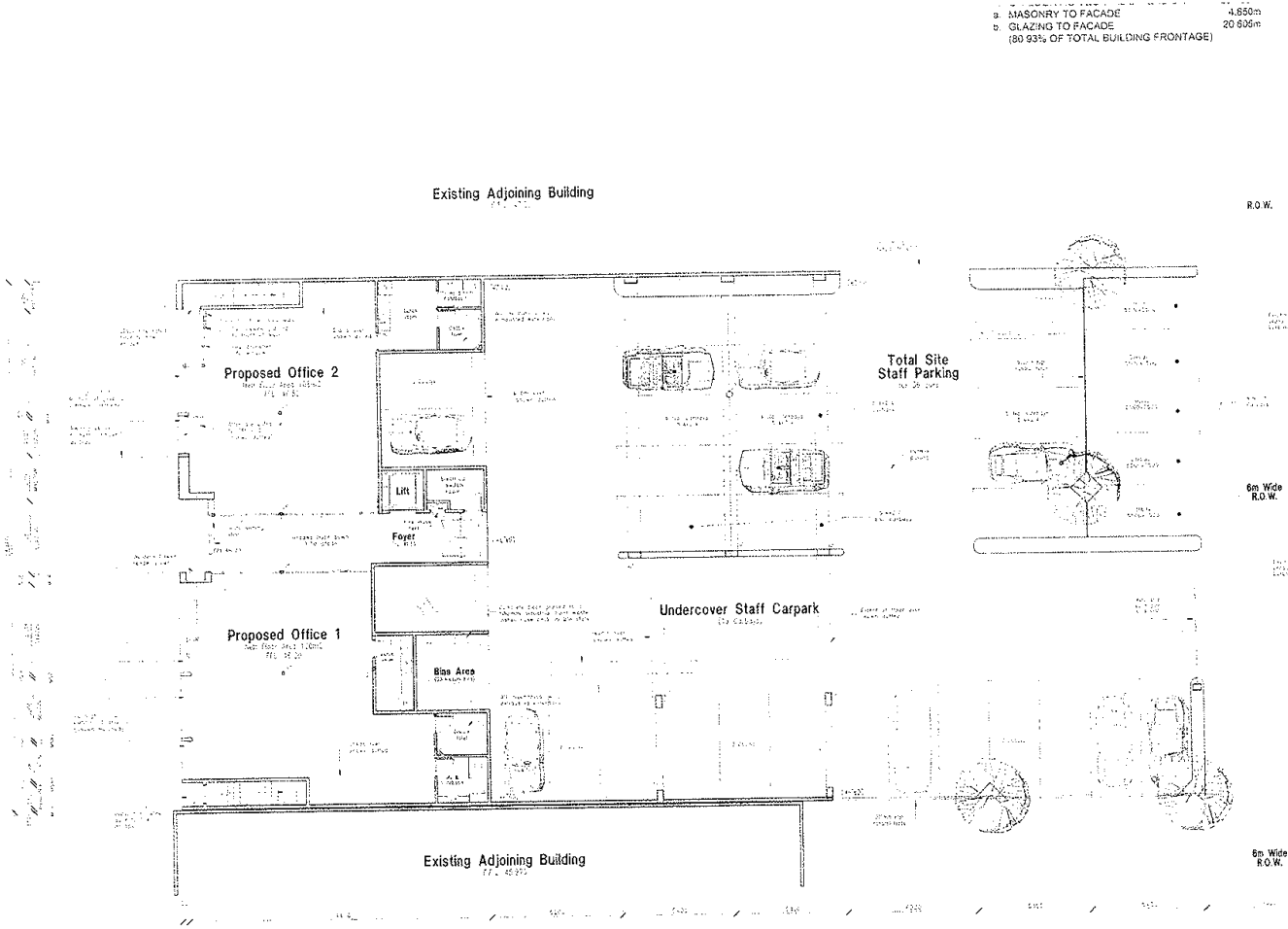
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Page 4 of 5

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April 200

13 Catherine, 18, Tabacco Western Australia 6308 Telephone 081 3781 8511 Email marionmargaret@compuserve.com Website <http://www.marionmargaret.com.au>
 < Mayer, Sherrere & Associates ACN 008 310 01



SITE & GROUND FLOOR PLAN

a. MASONRY TO FACADE 4.650m
b. GLAZING TO FACADE 20.609m
(80.93% OF TOTAL BUILDING FRONTAGE)

2 PROPOSED AREAS	
a. GROSS FLOOR AREA	1825m ²
b. NETT FLOOR AREA	1878m ²
c. NETT LETTABLE	1387m ² @ 730m ² 45.7m ²
(Excludes tea rooms & toilets)	

3 NETT LETTABLE AREAS	TEA & TOILET AREA	TOTAL
Office No		
Office #1	102m ²	18m ²
Office #2	91m ²	17m ²
Office #3	73m ²	4m ²
Office #4	57m ²	5m ²
Office #5	74m ²	4m ²
Office #6	81m ²	4m ²
Office #7	69m ²	4m ²
Office #8	57m ²	4m ²
Office #9	59m ²	4m ²
Office #10	51m ²	4m ²
Office #11	51m ²	4m ²
Office #12	86m ²	4m ²
Office #13	57m ²	6m ²
Office #14	74m ²	4m ²
Office #15	91m ²	4m ²
Office #16	89m ²	4m ²
Office #17	69m ²	4m ²
Office #18	59m ²	4m ²
Office #19	51m ²	4m ²
Office #20	61m ²	4m ²

TOTAL NLA 1387m²

4 TOTAL CARS REQUIRED 48 CARS

5 TOTAL CARS PROVIDED
a. 36 No. Staff Carparking on site
b. 9 No. cars cash in-hand (Visitor carways)
Total provided 45 CARS

NOTE: Parking calculations based on City of Joondalup district planning scheme No. 2 definitions
a. Carparking calculated on definition for "Net Lettable"

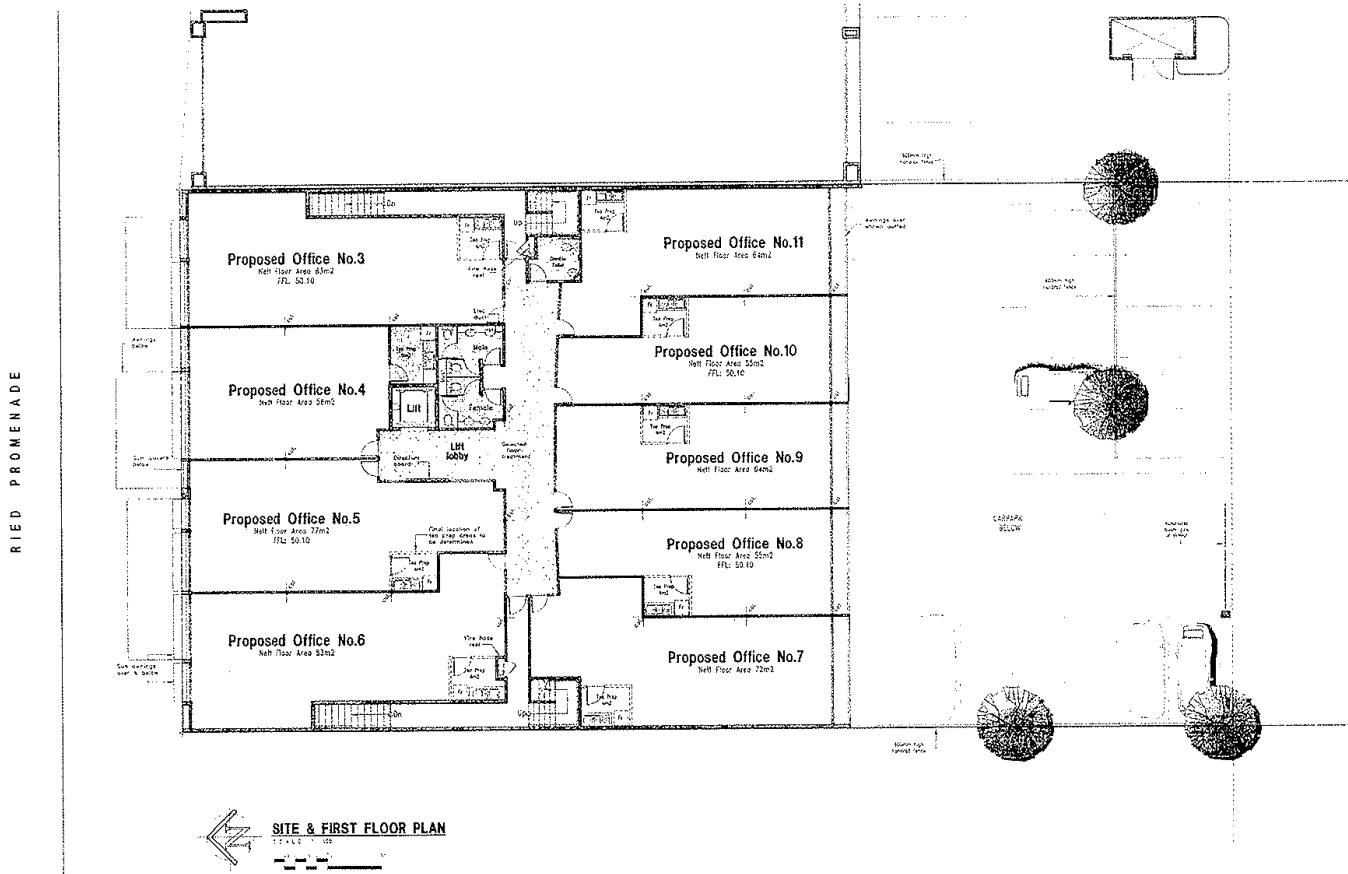
Public Carpark



On Lot 458, Reid Promenade, Joondalup
For : The F3 Syndicate
MEYER SHIRKORE
CONSULTANTS
DESIGN CONSULTANTS

Proposed Strata Titled Office Development

Project No: 6435 SK 04 1 of 5



GROSS FLOOR AREA
 A. Net Floor Area of the building as shown on the site plan.
 B. Gross Floor Area of the building as shown on the site plan.
 C. Gross Floor Area of the building as shown on the site plan.
 D. Gross Floor Area of the building as shown on the site plan.
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 Y. Gross Floor Area of the building as shown on the site plan.
 Z. Gross Floor Area of the building as shown on the site plan.



On Lot 458, Reid Promenade, Joondalup
 For : The F3 Syndicate

MEYER SHIRCORE
 ARCHITECTS
 100/101 STATION STREET
 JOONDALUP WA 6108

Proposed Strata Titled Office Development

PROJECT No. 6435

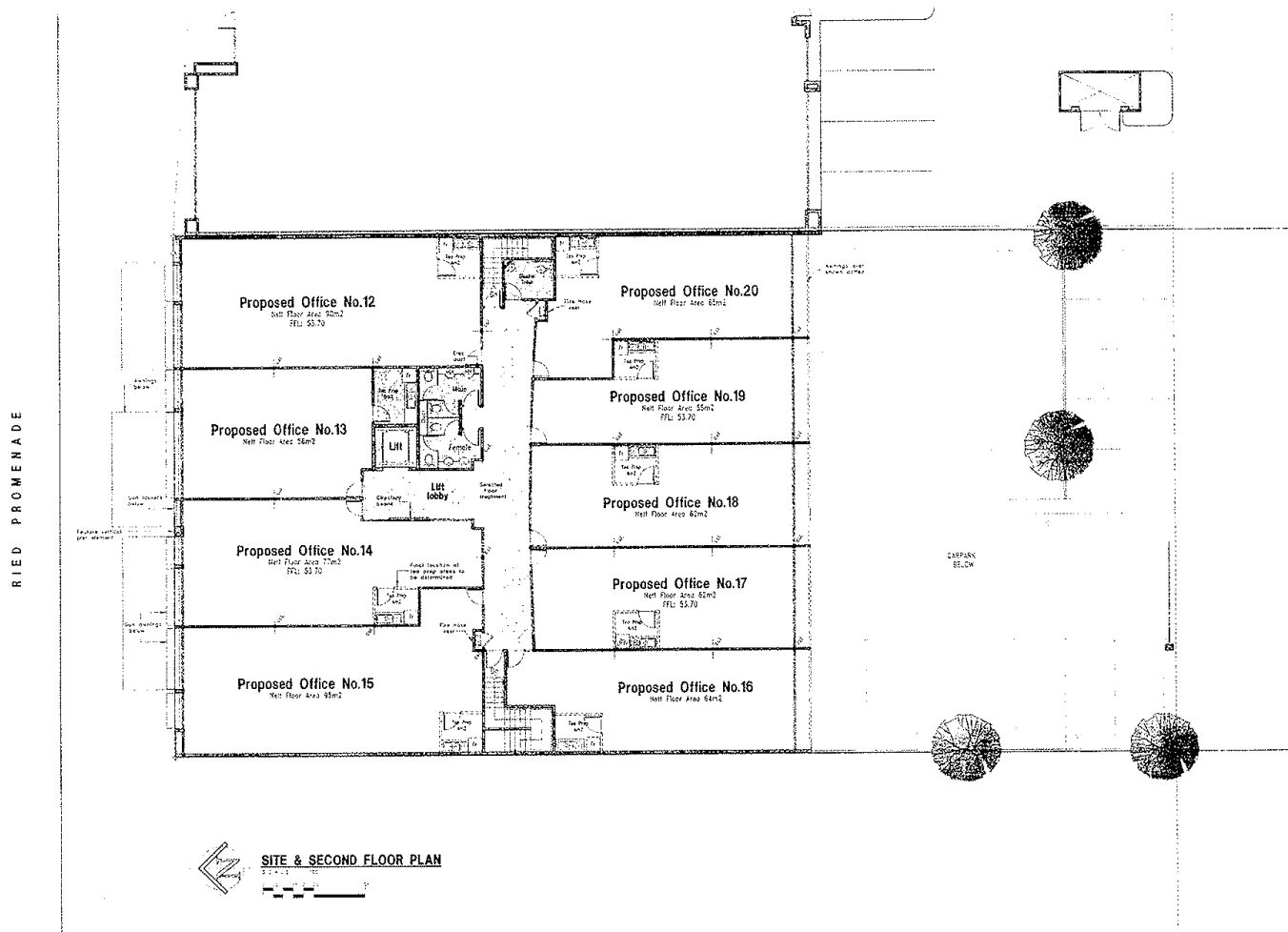
DATE No. SK 03

SHEET No. 2 of 5

REV No. a

April 2004

19 Catherine St. Suburbs Western Australia 6008 Telephone (08) 9381 8511 Email: msh@meyer-shircore.com.au Website: <http://www.meyer-shircore.com.au>
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GROSS FLOOR AREA

- A. **Any Floor Area** shall be shown as **GROSS FLOOR AREA** coverage notes after the **Floor Area**
- B. **Determine of Gross Floor Area** is defined as:
 - 1. **GROSS FLOOR AREA OF TENANT**
 - 2. **Gross Floor Area** of an individual building is defined as the area contained between the center line of basement below grade and the outside edge of exterior walls
 - 3. **GROSS FLOOR AREA of a Building**
 - 4. **Gross Floor Area of a Building** is defined as the total area contained between the outside edge of exterior walls

NET FLOOR AREA
A Net Floor Area of a building as the plan is defined as it exists between exterior air-tightness dividing walls.
B The area is exclusive of all items of the following and exclusive to the following:
 1. Stairs
 2. Elevators
 3. Mechanical rooms
 4. Janitor's closets
 5. Storage rooms
 6. Corridors
 7. Entrances
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