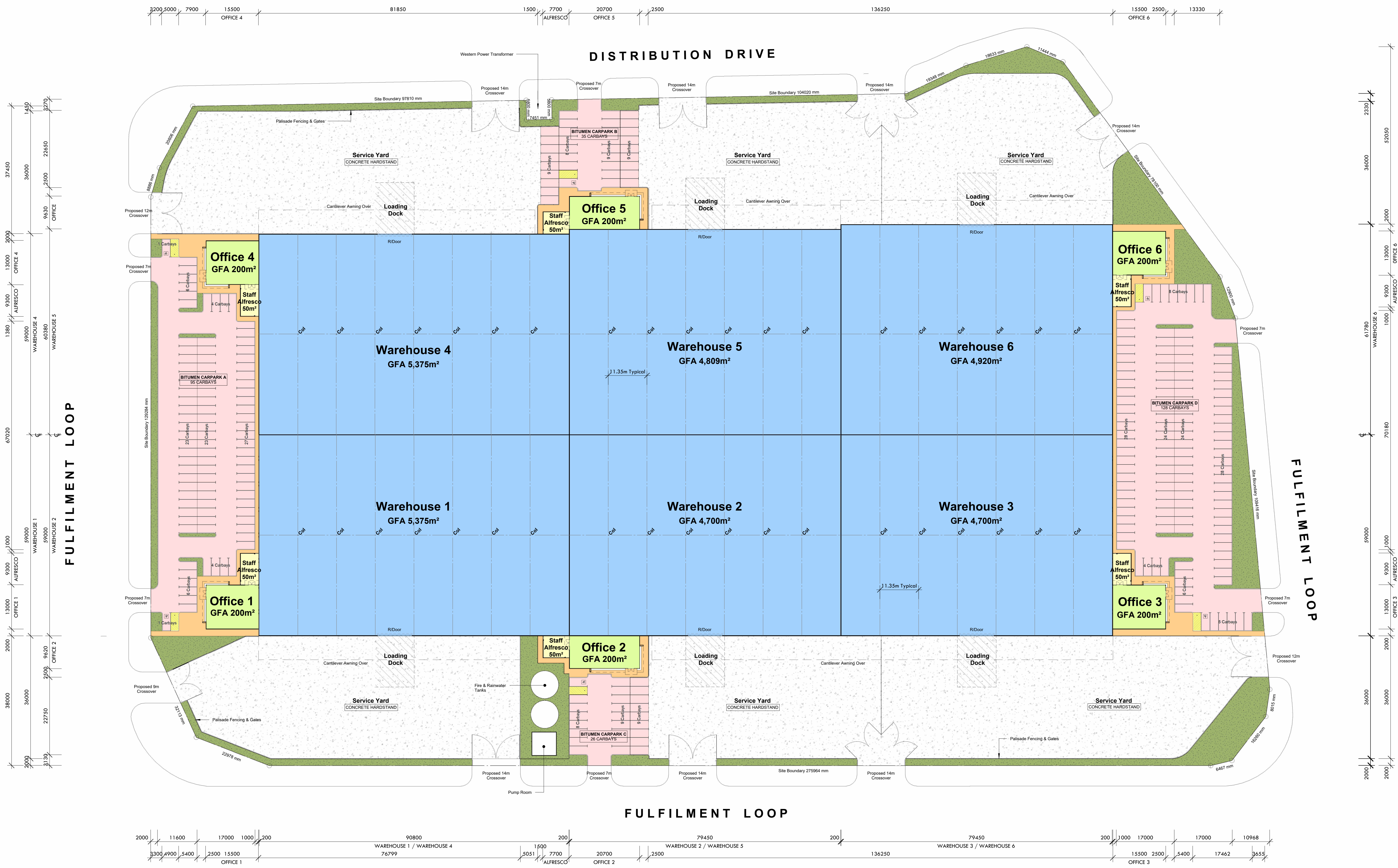


**SITE CRITERIA**

|                                                                                                                                                                    |                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| 1. Site Area                                                                                                                                                       | 61,433m²                                          |
| 2. Landscaping                                                                                                                                                     |                                                   |
| a. Required                                                                                                                                                        |                                                   |
| 10% Soft Landscaping Required                                                                                                                                      | 3,072m²                                           |
| - If Verge Landscaped Only 5% Required                                                                                                                             |                                                   |
| b. Provided                                                                                                                                                        |                                                   |
| i. Hard                                                                                                                                                            | 980m²                                             |
| ii. Soft                                                                                                                                                           | 3,186m²                                           |
| Total                                                                                                                                                              | 4,175m²                                           |
| 3. Floor Area (GFA)                                                                                                                                                |                                                   |
| a. Office                                                                                                                                                          | 1,200m²                                           |
| b. Warehouse                                                                                                                                                       | 28,736m²                                          |
| Total                                                                                                                                                              | 30,936m²                                          |
| 4. Carparking                                                                                                                                                      |                                                   |
| i. Cars Required                                                                                                                                                   | 30,033m² @ 1/100m²                                |
| Carparks                                                                                                                                                           | 300                                               |
| i. Cars Provided                                                                                                                                                   |                                                   |
| a. Carpark A                                                                                                                                                       | 95                                                |
| b. Carpark B                                                                                                                                                       | 35                                                |
| c. Carpark C                                                                                                                                                       | 26                                                |
| d. Carpark D                                                                                                                                                       | 128                                               |
| Total                                                                                                                                                              | 284                                               |
| Landscaping                                                                                                                                                        |                                                   |
| A. Hard Landscaping                                                                                                                                                | Defined as paved walkways either open or covered. |
| B. Soft Landscaping                                                                                                                                                | Defined as vegetative landscaping.                |
| Gross Floor Area: GFA                                                                                                                                              |                                                   |
| A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.                                                                                                     |                                                   |
| Unless otherwise noted as Net Floor Area                                                                                                                           |                                                   |
| B. Definition of Gross Floor Area is defined as:                                                                                                                   |                                                   |
| i. GROSS FLOOR AREA OF TENANCY:                                                                                                                                    |                                                   |
| Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls. |                                                   |
| ii. GROSS FLOOR AREA OF A BUILDING:                                                                                                                                |                                                   |
| Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls                                                   |                                                   |
| Net Floor Area: NFA                                                                                                                                                |                                                   |
| A. Net Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.                                                     |                                                   |
| B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.                                                                                  |                                                   |