

EXHIBIT "AS-3"

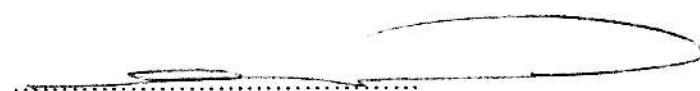
COURT DETAILS

Court SUPREME COURT OF NEW SOUTH WALES
Division COMMON LAW DIVISION
List POSSESSION LIST
Registry SYDNEY
Case number

TITLE OF PROCEEDINGS

First plaintiff Perpetual Limited, formerly known as Perpetual Trustees Australia Limited
[ACN 000 431 827]
Number of plaintiffs 1
First defendant Fiona Caroline Cristian
Number of defendants 1

This is the exhibit marked "AS-3" referred to in the affidavit of Amanda Sherwood sworn before me
on 19 July 2006.


Solicitor of the Supreme Court of New South Wales

Form: 05M
Licence: 03-10-173
Licensee: Galilee & Associates

MORTGAGE
New South Wales
Real Property Act 1900



18

AB812274F

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises required by this form for the establishment and maintenance of the Real Property Act Register that the Register is made available to any person for search upon payment of a fee, if any.

Office of State Revenue
Client No: 1000000000000000
Duty: 1000000000000000
Asst duty: 1000000000000000
Reason: 1000000000000000
SY 24
1000000000000000
1000000000000000
1000000000000000

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Folio Identifier 54/755903

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODE
629W	LLPN: 123828 D Reference (optional): NZ:ET:354394:PAR	M

(C) MORTGAGOR

Fiona Caroline Cristian

(D)

mortgages to the mortgagee all the mortgagor's estate and interest in the land specified above, and covenants with the mortgagee that the provisions set out in Memorandum No. 2477234 filed in the Department of Lands, Land and Property Information Division (LPI) are incorporated in this mortgage.

(E)

Encumbrances (if applicable) 1. 2. 3.

(F) MORTGAGEE

Perpetual Trustees Australia Limited ACN 000 431 827 Level 7, 1 Castlereagh Street, Sydney NSW 2000	NEW SOUTH WALES DUTY 16-01-2006 0002990062-002 REFINANCE NEW AMOUNT \$ ***664,000.00 5220 CONCESSION AMT \$***620,000.00 DUTY \$ *****176.00
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(G)

TENANCY:

DATE

20/9/2005

(H) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the mortgagor.

Signature of mortgagor:

Signature of witness:

John Edward Armstrong no. 126565

Name of witness:

JOHN EDWARD ARMSTRONG

Address of witness:

1120 KAMBARRAVALEY RD KAREEMO VALLEY
NSW 2577

Fiona Cristian

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: Ralph O Galilee
Signatory's capacity: Solicitor for Mortgagee

Niki Belogianni
Solicitor