

Our Ref: 12391-1
Date: 15 December 2022

Malissa & Stevce Josevski

Dear Sir/Madam,

Survey Report
21 Nicholson Street, North Manly

In accordance with your instruction, we have made a survey of the land comprised in Folio Identifier 2/B/2154, being Lot 2 Section B in Deposited Plan 2154 at North Manly in the Local Government Area of Northern Beaches, Parish of Manly Cove and County of Cumberland having a frontage to Nicholson Street and shown edged red on the attached sketch.

This survey report is to be used as a requirement to obtain an occupation certificate only and for use by Malissa & Stevce Josevski and relevant parties in connection with the abovementioned matter. This report must not be used for any other matter or purpose or for construction set out. No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein.

The date of the survey was 6 December 2022, and this report is based upon Folio Identifier search issued by NSW Land Registry Services, dated 5 September 2022.

The property is known as 21 Nicholson Street, North Manly. Upon the land and wholly within the boundaries thereof stands a one storey fibrous residence with tile roof.

Guttering attached to the timber carport built on Lot 3 Section B Deposited Plan 2154 overhangs the common boundary by up to 0.07 metres as shown on the attached sketch.

The adjoining one storey cladded residence on Lot 3 Section B Deposited Plan 2154 stands over the common boundary by up to 0.03 metres as shown on the attached sketch. Overhang attached to the residence overhangs the common boundary by up to 0.04 metres as shown on the attached sketch.

Overhang attached to the fibrous shed built on Lot 1 Section B Deposited Plan 2154 overhangs the common boundary by up to 0.075 metres as shown on the attached sketch.

The position of the boundaries shown in this report are my opinion only and are based upon plans registered with NSW Land Registry Services.

In my opinion, other than stated above, there are no other visible encroachments by or upon the subject land.

The Folio Identifier notes

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AR716135 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

The above notations on Title have not been investigated by us.

Yours Faithfully
United Surveyors

A handwritten signature in blue ink, appearing to read 'Joe Frasca'.

Joe Frasca | Director
B Surv(HONS)(UNSW)MISNSW
Registered Land Surveyor