

Michelle Houtman
45 Park Avenue
AVALON BEACH 2107

Date: 20/10/2020
Ref: 10188-ident

Dear Madam,

SURVEYOR'S REPORT
RE: 45 PARK AVENUE, AVALON BEACH

We thank you for your instructions to survey the above property. We now provide our report for use associated with your particular transaction.

The subject property is Lot No. 55 in Deposited Plan No.13325, being the land comprised in Certificate of Title Folio Identifier 55/13325, having frontage to Park Avenue, situated at Avalon Beach, Local Government Area of Northern Beaches, Parish of Narrabeen and County of Cumberland.

Upon the land stands a two storey weatherboard dwelling with a metal roof, together with a fibrous cement shed with a metal roof, being known as 45 Park Avenue, Avalon Beach.

Distances from some walls in relation to boundaries are as indicated in the sketch.

Boundary occupations have not been located. If further development is considered it is essential that the boundaries be marked.

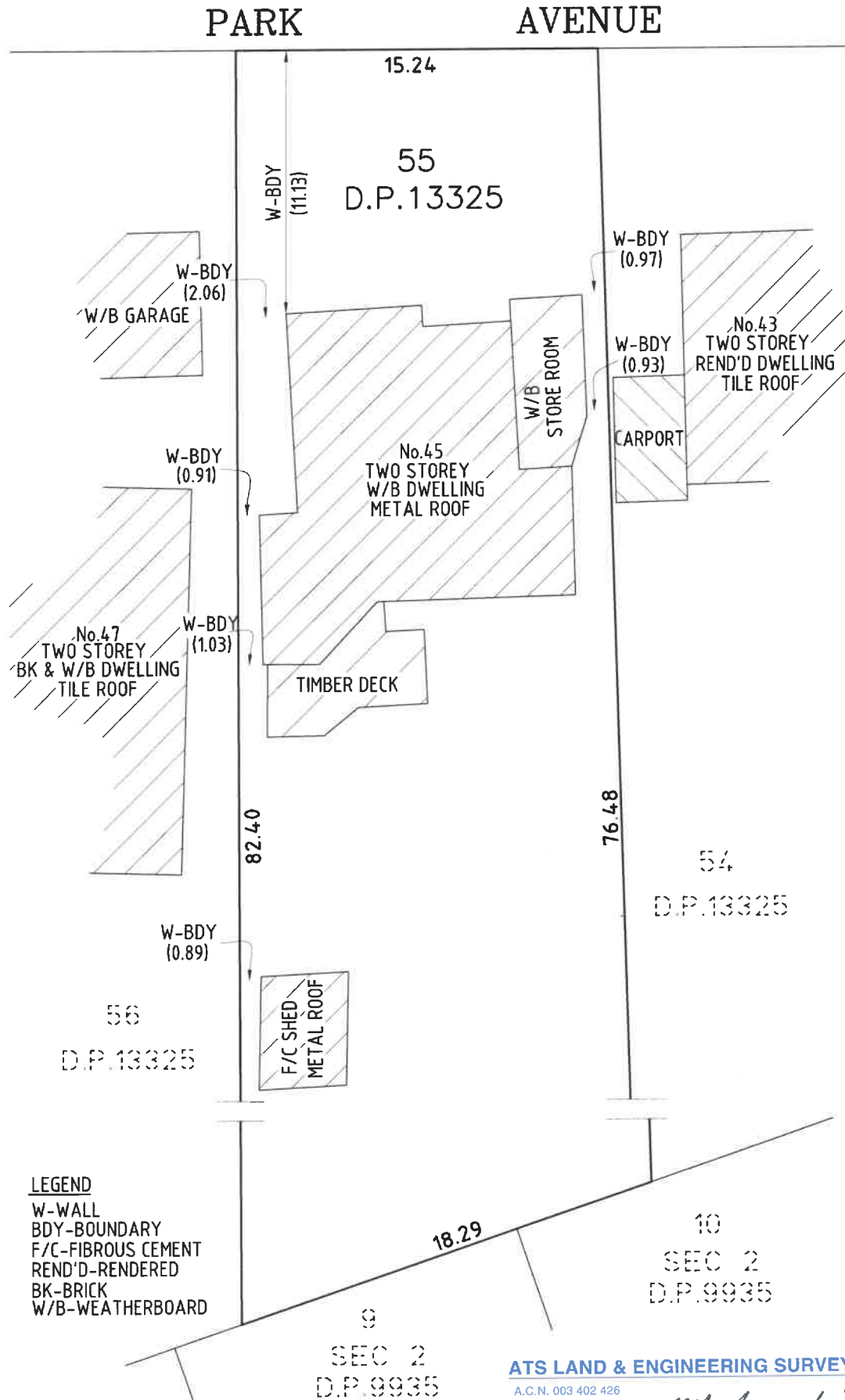
Yours faithfully,

A handwritten signature in black ink, appearing to read 'R K Cambridge'.

ROLF K CAMBRIDGE
Surveyor Registered Under
Surveying and Spatial
Information Act

SKETCH

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CAUTION

This sketch is to be used for identification purposes only
and in conjunction with the written report.

ATS LAND & ENGINEERING SURVEYORS PTY. LTD.
A.C.N. 003 402 426

per

RK Cambridge

REGISTERED SURVEYOR