

SURVEY REPORT

Novati Constructions
99 Alexander Street
CROWS NEST NSW 2065

Date: 16 October 2019
Our Ref: 5975-FID
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Att: Albert Novati

RE: MANLY CIVIC CLUB, 2 WEST PROMENADE, MANLY

LAND at Manly in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland having frontages Eustace Street, Gilbert Street and West Promenade being Lot 1 in Deposited Plan 859455 and being the land comprised in Certificate of Title Folio Identifier 1/859455. Red edging delineates the boundaries of the subject land on the accompanying sketch.

FOLLOWING your instruction we have made a final survey of the new improvements erected by Novati Constructions upon the subject land. This report has been prepared for the exclusive use of Novati Constructions in obtaining building certification only and is not suitable for other purposes. Usher & Company Pty Ltd does not permit the further distribution of this report and extends no warranty to any third party for its unauthorized use.

UPON THIS LAND is a 6 storey concrete apartment building with concrete roof, together with an existing single storey brick heritage building. The property is known as 2 West Promenade, Manly. The position of the building relative to the boundaries is shown on the accompanying sketch.

TITLE IS HELD subject to Reservations and Conditions contained within the Crown Grant. Various dealings affect the subject Title, as follows:

- A covenant relating to a restriction on the use of land created by dealing Q744584
- A covenant relating to a building height restriction created by dealing F357714
- A caveat created by dealing AP319683
- A caveat created by dealing AP319684

FURTHER DETAILS are shown on the accompanying sketch, including sufficient information to identify the property.

Yours faithfully

Usher & Company Pty Limited



Stuart Hildebrand B.Surv UoN M.I.S. (NSW)
Surveyor Registered under the Surveying and Spatial Information Act, 2002

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USHER & COMPANY PTY LIMITED ABN 70 128 414 602

Date of Survey 15 October 2019

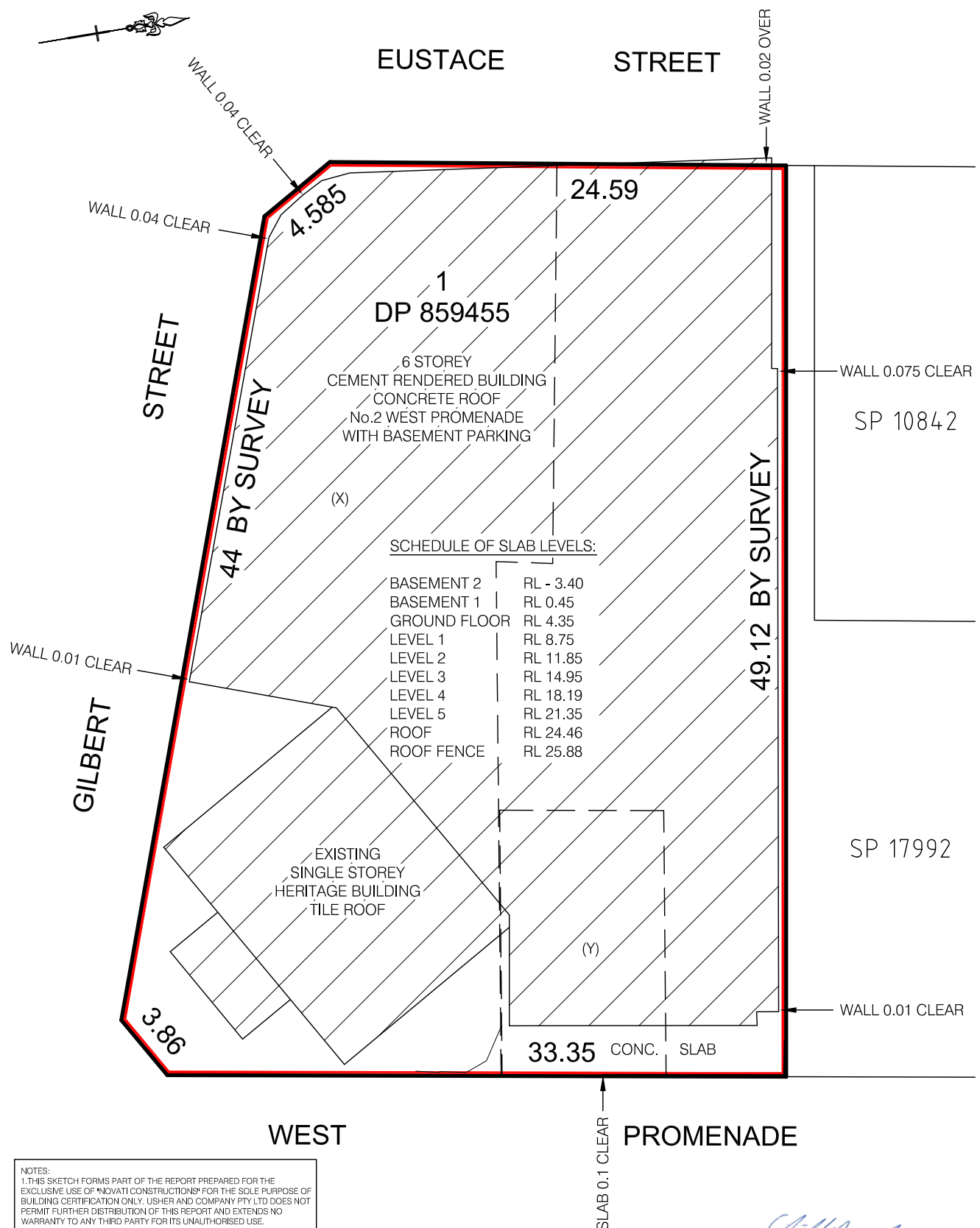
Our Reference: 5975-FID

Not to scale

SKETCH

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This is the sketch referred
to in our Survey Report
dated 16 October 2019



- (X) COVENANT RELATED TO RESTRICTION ON THE USE OF LAND (Q744584)
(Y) COVENANT RELATED TO BUILDING HEIGHT RESTRICTION (F357714)

ORIGIN OF LEVELS:
PM 895 RL 14.025 AHD, CLASS LB, ORDER L2, SCIMS 03/11/2017

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USHER & COMPANY
Surveying & Land Development Consultants

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