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23 June 2020

CLARENDON HOMES (AUST) PTY LTD

PO BOX 7105
BAULKHAM HILLS BC NSW 2153

Our Ref: 21/1052754/304452

Your Ref: Gock/29914188

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 22/270907, being Lot 22 in Community Plan Deposited Plan Number 270907, situated with a frontage to Baz Retreat at Warriewood, in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1052754/304452.
2. The survey undertaken is based on Title details dated 23 March 2020, obtained from New South Wales Land Registry Services.
3. The survey undertaken is with regard to the retaining wall and vent only and no other improvements have been located.
4. The relationship of the retaining wall and vent surveyed to the boundaries are as shown on the attached sketch.
5. The subject land is affected by:
 - An easement for sewerage purposes 5 metres wide created by 6390790
 - Positive covenant created by Deposited Plan Number 1206507
 - Restriction(s) on the use of land created by Deposited Plan Number 270907.

With regards to the retaining wall, vent and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s).

6. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
7. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely



David Burton B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.