

21 October 2023

Client : Jepelach Pty Ltd

Reference : 303-ACE

DETAIL & IDENTIFICATION SURVEY REPORT

As per instructions we have made a survey on the land being Lot 6 in Deposited Plan 192755. It is located at Mona Vale in the Local Government Area of Northern Beaches Parish of Narrabeen and County of Cumberland. The land is known locally as No. 1791 Pittwater Road, Mona Vale.

Erected on the land stands a single storey clad house with a metal roof. Levels across the site have also been determined.

This survey was undertaken on the 21st of October 2023. This report is accompanied with a detail and identification sketch that indicates the position of the building in relation to title boundaries.

Title search dated 20/10/23 indicates that the subject land is affected by the following covenants and restrictions:

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

Should any further improvements be required on the land the boundaries must be marked before any construction takes place.



John Francis Brock

Registered Surveyor

ID No. 578