

31 August 2020

Ref 44163 002

To: Co-ordinated Projects Pty Ltd

Re: 265 Condamine Street and 1 Kenneth Road, Manly Vale

WE HAVE SURVEYED upon your instruction the land shown on the accompanying plan comprised in Certificate of Title registered Folio Identifier C/39108 and 3/G/975160 being Lot C in Deposited Plan No. 39108 and Lot 3 Section G in Deposited Plan No. 975160 at Manly Vale in the Local Government Area of Northern Beaches Parish of Manly Cove County of Cumberland having frontage to **CONDAMINE STREET** and **Kenneth Road**.

LOT 3 IN SECTION G IN DP975160 is limited in title pursuant to Section 28T(4) of the Real Property Act, 1900.

THIS LAND has no registered Easement or Right of Way.

WE REPORT that erected thereon are multiple brick and fibro buildings with metal roofs **KNOWN AS NO. 265 CONDAMINE STREET AND NO. 1 KENNETH STREET**. The buildings stand wholly within the boundaries of the subject property.

OFFSETS OF WALLS FROM BOUNDARIES are shown on the accompanying plan.

WE FIND THAT THE BOUNDARIES of the subject property are fenced and occupied as shown. The position of the building and fencing is shown on the accompanying plan. Apart from irregularities in fencing there are no apparent encroachments of note by or upon the subject property.

THE SURVEY OF THE SUBJECT LAND is for identification and detail and level purposes only and is restricted to those parts of structures which are visible and accessible. Should further additions or improvements be erected upon the subject property after this date we would advise that the boundaries be marked on the ground prior to construction.



Georgia Rooney B.Surv. M.I.S. (NSW)
REGISTERED SURVEYOR