

# ADAM CLERKE SURVEYORS PTY LTD

Incorporating **PAUL KEEN & COMPANY**

LAND & ENGINEERING SURVEYORS

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38 KEVIN AVENUE,  
AVALON 2107.

**DATE:** 26<sup>th</sup> April 2017

**REF:** 4417

## SURVEY REPORT

Hardy's 1  
Suite 17/1 Mona Vale Road,  
Mona Vale. NSW. 2103.

### Ref: No.9 Waratah Street, Mona Vale.

In accordance with your instructions we have made a survey of the whole of the land comprised in Computer Folio 6A/395091 being Lot 6A in Deposited Plan 395091 situated at Mona Vale in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland and report as follows:

A three storey concrete, glass and metal clad shops and office building with metal roof and known as No.9 Waratah Street stands almost wholly within the boundaries of the subject land together with terraces, paved walkway, awning and car parking spaces.

The land has a frontage of 20.455 metres to Waratah Street, a splay frontage of 5.17 metres and a side frontage of 20.725 metres to Bungan Lane and the remaining dimensions and position of buildings are shown on the accompanying sketch. The boundaries are edged red.

The frontage to Waratah Street is not fenced and along part the car parking spaces and paved pathway, used by the general public, are shown on the attached sketch. Part of the south eastern boundary is not fenced, part of the subject lands awning stands 0.04 metres onto the adjoining street, the adjoining concrete awning stands 0.015 metres on to the subject land, the subject building stands from nil to 0.02 to 0.03 metres clear of the adjoining land and the adjoining building stands from 0.01 metres clear to 0.02 metres onto the subject land. Along the south western boundary the building stands from 0.04 to nil metres clear of the adjoining land. Along the frontage to Bungan Lane the building stands from 0.02 to 0.065 metres onto the adjoining lane and metal awning, security lights, alarms and screens stand up to 1.21 metres over the adjoining lane. The splay boundary is not fenced.

There are no other visible encroachments by or upon the subject property.

The land is subject to reservations and conditions contained in the crown grant(s).

The land is subject to conditions contained in the covenants created by transfer G474965.

This survey has been carried out for identification purposes only and survey marks should be placed if structures are to be erected on or near the boundaries. Boundaries are not to be established from information shown on sketch.



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