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05 May 2021

To: IRIS CAPITAL

Re: **BOUNDY IDENTIFICATION SURVEY AND DETAIL AND LEVEL SURVEY OF HOTEL STEYNE, 75 THE CORSO & 42 NORTH STEYNE MANLY**

WE HAVE SURVEYED upon your instruction the land shown on the accompanying plan comprised in Certificate of Title registered Folio Identifier 100/1069144, 101/1069144, 102/1069144 and 1/1034722 being Lot 100 in Deposited Plan No. 1069144, Lot 101 in Deposited Plan No. 1069144, Lot 102 in Deposited Plan No. 1069144 and lot 1 in DP1034722 at Manly in the Local Government Area of Northern Beaches Parish of Manly Cove County of Cumberland having frontage to **North Steyne and The Corso**.

THIS LAND is affected by and has appurtenant Easements as shown on the accompanying plan.

WE REPORT that erected thereon the land is a multi-storey brick building **KNOWN AS 'Hotel Steyne' NO. 75 THE CORSO** and a 5 level cement rendered building **KNOWN AS No 42 North Steyne**.

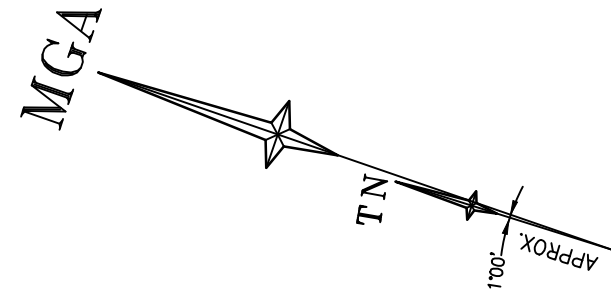
WE FIND THAT THE BOUNDARIES of the subject property are occupied as shown. The position of the buildings is shown on the accompanying plan. Parts of the building overhang the road alignments as shown including upper level balconies, planters and box gutters. Part of No 42 stands upon North Steyne by 4.555 metres as shown and noted in item 10 on the plan.

THE SURVEY OF THE SUBJECT LAND is for boundary identification and detail & 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.

Yours faithfully
LTS LOCKLEY



Joseph Monardo B.Surv. M.I.S. (NSW)
REGISTERED SURVEYOR / DIRECTOR



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRICITY BOX	EL
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
TRAFFIC LIGHT	TL
BOLLARD	BOL
ROADS & MARITIME SERVICES	RMS
GRADED INLET PIT	GIP
DRAIN	DR
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
WATER TAP	TAP
WATER LID	W
GAS VALVE	GAS
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
BOX GUTTER	BG
WINDOW PLANTER	PL
WINDOW	W
DOOR	D
BALCONY	B
HEAD/SILL	H/S
GAS (DBYD)	G
TELSTRA (DBYD)	T
WATER (DBYD)	W
STORMWATER (DBYD)	SW
SEWER (DBYD)	S
ELECTRICITY (OVERHEAD)	P
ELECTRICITY (U'GROUND) (DBYD)	E

NORTH

STEYNE

CORSO

SYDNEY ROAD

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED
2. ALL AREAS AND DIMENSIONS ARE BY SURVEY
3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM 620 R.L. 4.755 (A.H.D.) IN NORTH STEYNE
4. CONTOUR INTERVAL 0.25 m
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
7. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
8. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
9. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH
10. NOW PUBLIC ROAD (FORMER LOT 2 DP 1034722)

EASEMENTS

- (A) EASEMENT FOR SUPPORT 0.355 WIDE (G175008)
- (B) EASEMENT FOR SUPPORT 0.355 WIDE (G175008 & G175009)
- (C) EASEMENT FOR ELECTRICITY SUBSTATION PURPOSES LIMITED IN STRATUM (DP1069144)
- (D) EASEMENT FOR OVERHANGING GUTTER (A866346)



REFER TO NOTES AND LEGEND



D	05/05/21	ADDITIONAL INTERNAL DETAILS ADDED (SHEET 13)	002
C	26/04/21	ADDITIONAL ROOF DETAIL & LEVELS ADDED, ELEVATIONS UPDATED	002
B	30/03/21	ADDITIONAL BUILDING "PACIFIC WAVES" ADDED	002
A	17/03/21	ADDITIONAL DETAIL & LEVELS AND FLOOR PLANS ADDED	002
Revision	Date	Description	Reference

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 05/05/21
Joseph Morand
Registered Surveyor NSW
No.129



Client IRIS CAPITAL
Drawing title
PLAN OF BOUNDARY IDENTIFICATION & DETAIL AND LEVELS SURVEY OVER LOT 100-102 IN DP 1069144 & LOT 1 DP 1034722 KNOWN AS "HOTEL STEYNE" No.75 THE CORSO & No.42 NORTH STEYNE, MANLY

datum AHD
site Area 2355.5m²
LGA NORTHERN BEACHES
reference number 50764 0011D
scale 1:150 @A1
date of survey 19/08/19
SHEET 1