CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

Mr. Robert Bempasciuto
43 Watten View
Singapore

Dear Sir

RE: IDENTIFICATION SURVEY
PROPERTY: 26 SEAVIEW AVENUE, CURL CURL NSW 2096

In accordance with your instructions we have made a survey of land comprised in Folio Identifier 16/14366 being Lot 16 in Deposited Plan 14366 in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland having a frontage to Seaview Avenue and is shown edged red on the attached sketch.

This survey is for identification purposes only. This report must not be used for any other matter, purpose or construction set out. The date of the survey was 14/08/2020 and this report is based upon Folio Identifier search issued by the LRS NSW, dated 20/08/2020.

Upon the land stands a one and two storey brick and clad house roofed with tile and metal, a clad building roofed with metal, together with various timber landings and decks. The property is known as No.26 Seaview Avenue, Curl Curl.

The position of the improvements in relation to the boundaries of the subject land are shown on the attached sketch.

Of note we find the carport standing on Lot 15 in Deposited Plan 14366 overhangs the southern boundary of subject land by up to by 0.13 metres as shown.

Fencing is measured at its terminals only.

Other than as mentioned above and minor fencing irregularities we find no visible and accessible encroachments of note by or upon the subject land.

The Folio identifier does not mention the land is burdened by any covenants, restrictions or easements.

This report has been prepared for the exclusive use of Mr Robert Bempasciuto only for this particular transaction. No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein.

Yours faithfully,
CMS Surveyors Pty Limited

Stephen R Emery
Registered Land Surveyor

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