



Trudi and James Beresford  
21 Sydney Road  
WARRIEWOOD NSW 2102

**RE: FINAL IDENTIFICATION REPORT FOR 21 SYDNEY ROAD, WARRIEWOOD  
BEING LOT 3 IN DP 30836**

We thank you for your instructions. This report is limited to the matter of Trudi and James Beresford and is protected by copyright.

In accordance with your instructions, I have had surveyed by Survade Pty Ltd on 11<sup>th</sup> August 2023, the whole of the land which is the subject of the development, comprised in Computer Folio 3/30836 situated at Warriewood in the Local Government Area of Northern Beaches Council Parish of Narrabeen County of Cumberland and State of New South Wales.

I find that upon the above-described land is a double storey brick residence, with a tile roof, having frontage to Sydney Road, Warriewood.

The residence stands wholly within the boundaries of the subject property and is shown in relation to the boundaries by the measurements on the sketch overleaf.

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

The Folio Identifier indicates that the subject land is affected by reservations and Conditions in the Crown Grant (s), as well as the following encumbrances:

1. H 506119 Covenant
2. J 522700 Covenant
3. AI 868733 Mortgage to Westpac Banking Corporation
4. AR 272422 Mortgage to Westpac Banking Corporation

All title encumbrances or benefitting rights indicated on the title have not been investigated as part of this survey.

The subject property has been surveyed for identification purposes only and for the exclusive use of Trudi and James Beresford.

Should further improvements be erected upon the subject property after the date of this survey I would advise the boundaries to be marked prior to construction.

Mark Owen Williams  
Registered Surveyor 7975  
15<sup>th</sup> February 2024

*Surveyor Registered under the Surveying and Spatial Information Act 2002*