



SURVEYOR'S REPORT

A.B.N. 27 125 720 354

1/14 Bluett Drive

Smeaton Grange, N.S.W. 2567

Telephone (02) 4648 0300

Facsimile (02) 4648 0299

www.jmgsurvey.com.au

Surveyor's Report

10 Grandview Drive,

Newport,

13th April 2012

John McDonald Group Pty Ltd.

LAND, ENGINEERING & CONSTRUCTION SURVEYORS

PEST AND BUILDING PROPERTY REPORTS

P.O. Box 7124, Mount Annan, NSW 2567

Ref: 120326

Date: 13th April 2012

Re: Walling / Anderson

In accordance with your instructions we have surveyed the land edged red on the sketch adjoining, being Lot 96 in Deposited Plan 16029 and being the whole of the land comprised in Folio Identifier 96/16029. The subject land has a frontage to Grandview Drive at Newport in the Local Government Area of Pittwater. The Title information dated 10th April 2012.

Upon and wholly within the boundaries of the subject land stands a two storey brick residence with a tile roof known and identified as No. 10 Grandview Drive, Newport

The distances shown from improvements to boundaries are for identification purposes only and are not to be used for boundary definition purposes.

The boundaries of the subject land are fenced as shown on the sketch adjoining.

A carport stands upon the subject land as shown on the sketch adjoining.

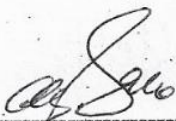
Part of the slab erected within the subject land stands upon an adjoining lot by up to 0.04 metres as shown on the sketch adjoining.

The subject land is burdened by Covenant D827614, the terms and conditions of which have not been investigated.

Other than minor fencing irregularities and the above stated there are no further apparent visible encroachments by or upon the subject land.

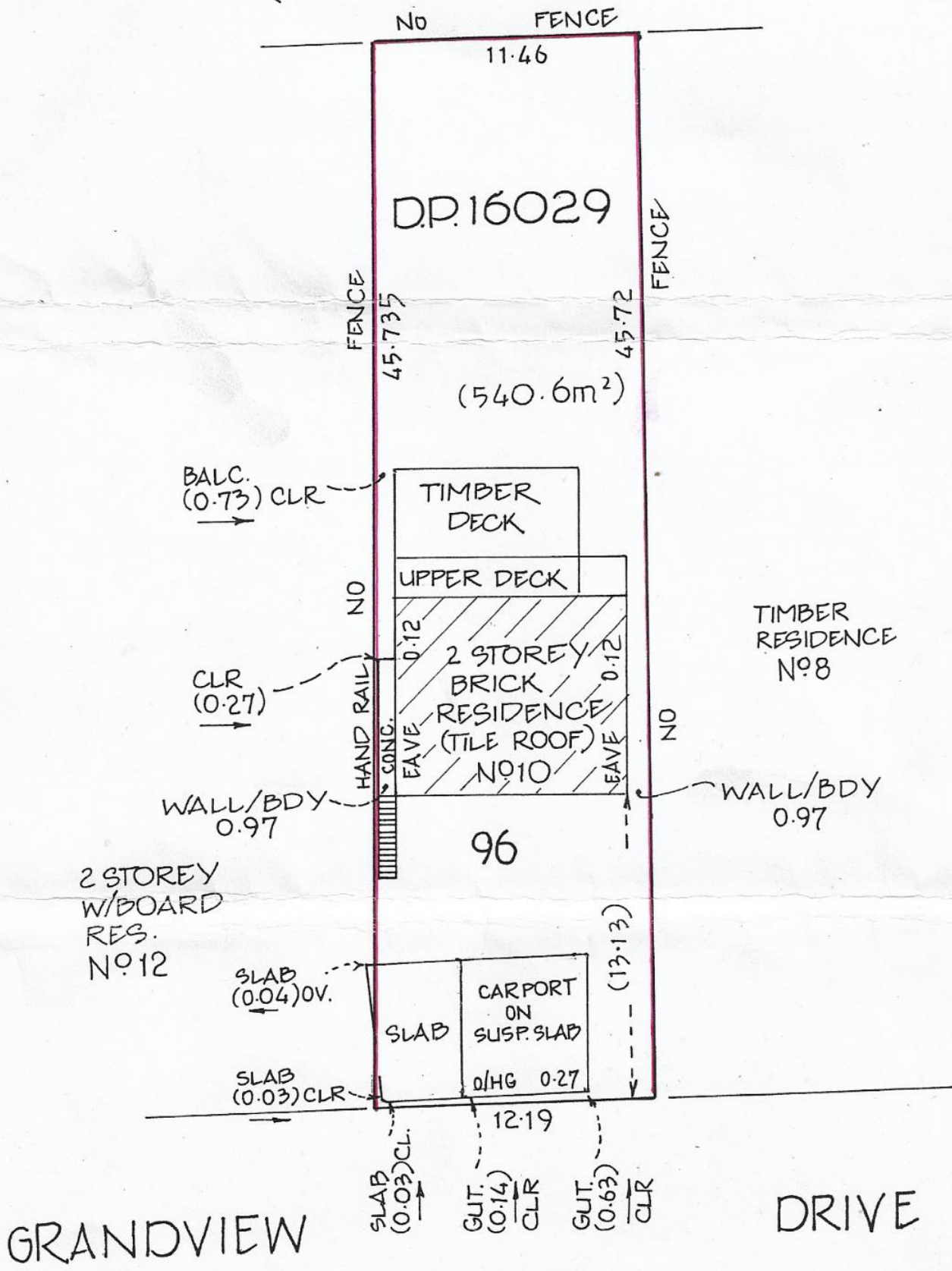
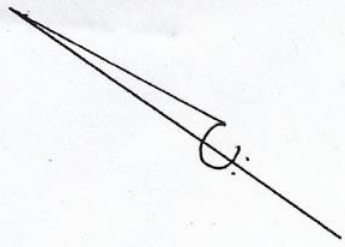
Full details in relation to the subject land are shown on the sketch adjoining, together with sufficient information for identification purposes. Any improvements to be erected on or near the boundaries will require further survey.

This report is provided for the above named applicant and its mortgagee and no other party may rely on same.



Registered Surveyor

SKETCH



GRANDVIEW

DRIVE

John McDonald Group

Per: *[Signature]*
 (Registered Surveyor)

I, MICHAEL W. BASILE, of John McDonald Group Surveyor, registered under the Surveying and Spatial Information Act, 2002, hereby declare that the survey represented in this plan was made in accordance with Section 10 of the Surveying and Spatial Information Regulation, 2006.