

Aspect Development and Survey Pty Ltd

CONSULTING REGISTERED SURVEYORS

ABN: 60 078 649 000

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10 November 2020

CLARENDON HOMES (AUST) PTY LTD

PO BOX 7105
BAULKHAM HILLS BC NSW 2153

Our Ref: 21/1054565/315348
Your Ref: Elks/29914534

SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 6/246637, being Lot 6 in Deposited Plan Number 246637, situated with a frontage to Little Willandra Road and Teresa Place at Cromer, in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1054565/315348.
2. The survey undertaken is based on Title details dated 3 August 2020, obtained from New South Wales Land Registry Services.
3. The survey undertaken is with regard to the residence and improvements adjacent to the boundaries only and no other improvements have been located.
4. The property is known as number 60 Little Willandra Road, Cromer.
5. The relationship of the residence and improvements surveyed to the boundaries are as shown on the attached sketch.
6. There are no apparent easements affecting the subject land.
7. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
8. If further improvements are proposed the boundaries of the subject land should be marked.

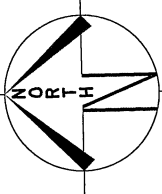
Yours Sincerely

Yours Sincerely



David Burton B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.

NORTH



MM
DP 246637

FENCE 0.12
ON STREET

TERESA PLACE

LOT 5

6

SINGLE STOREY
RESIDENCE
METAL ROOF
No. 60

METAL
SHED

FENCE
ON BOUNDARY
WALL 0.3' ON LOT 6

— WALL 0.14 ON LOT 6

FENCE 0.09 ON LOT 7

- WALL 0.12 ON LOT 6

- CARPORT 0.8 ON LOT 6

LOT 7

- CARPORT 0.86 ON LOT 6

END BRICK WALL
0.08 ON LOT 6

← FENCE 0.03 ON LOT 7

← FENCE 0.05 ON LOT 7

FENCE 0.81
ON STREET -

LITTLE NORTH 0.39
WILLANDRA ROAD
NORTHWEST RET 0.29 ON STR
FENCE 0.81 ON STREET

PAGE 2 OF 2.
NOTE: PAGE 1 FORMS AN INTEGRAL
PART OF THIS SURVEY REPORT

IF FURTHER IMPROVEMENTS ARE PROPOSED THE BOUNDARIES OF THE SUBJECT LAND SHOULD BE MARKED.

ASPECT DEVELOPMENT & SURVEY PTY LTD A.C.N. 078 649 000
CONSULTING REGISTERED SURVEYORS

OUR REF: 21/1054565/315348
YOUR REF: ELKS
29914534
SUBURB: CROMER

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