

Aspect Development and Survey Pty Ltd

CONSULTING REGISTERED SURVEYORS

ABN: 60 078 649 000

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8 September 2022

EDEN BRAE HOMES PTY LTD

PO Box 7210
BAULKHAM HILLS NSW 2153

Our Ref: 21/1024825/357508
Your Ref: 0026449

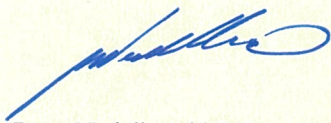
BOUNDARY IDENTIFICATION REPORT BY FIELD SURVEY

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 29/366454, being Lot 29 in Deposited Plan Number 366454, situated with a frontage to Melwood Avenue at Forestville, 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 - 21/1024825/357508.
2. The survey undertaken is based on Title details dated 21 December 2021, obtained from New South Wales Land Registry Services.
3. The boundaries of the subject land have been identified by a field survey and the relationship of the improvements surveyed to the boundaries are as shown on the attached sketch.
4. The property is known as number 16 Melwood Avenue, Forestville.
5. There are no apparent easements affecting the subject land.
6. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
7. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely

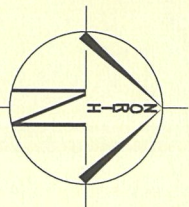


Peter Nedelkovski B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.

IRON

DP 366454

M.M.

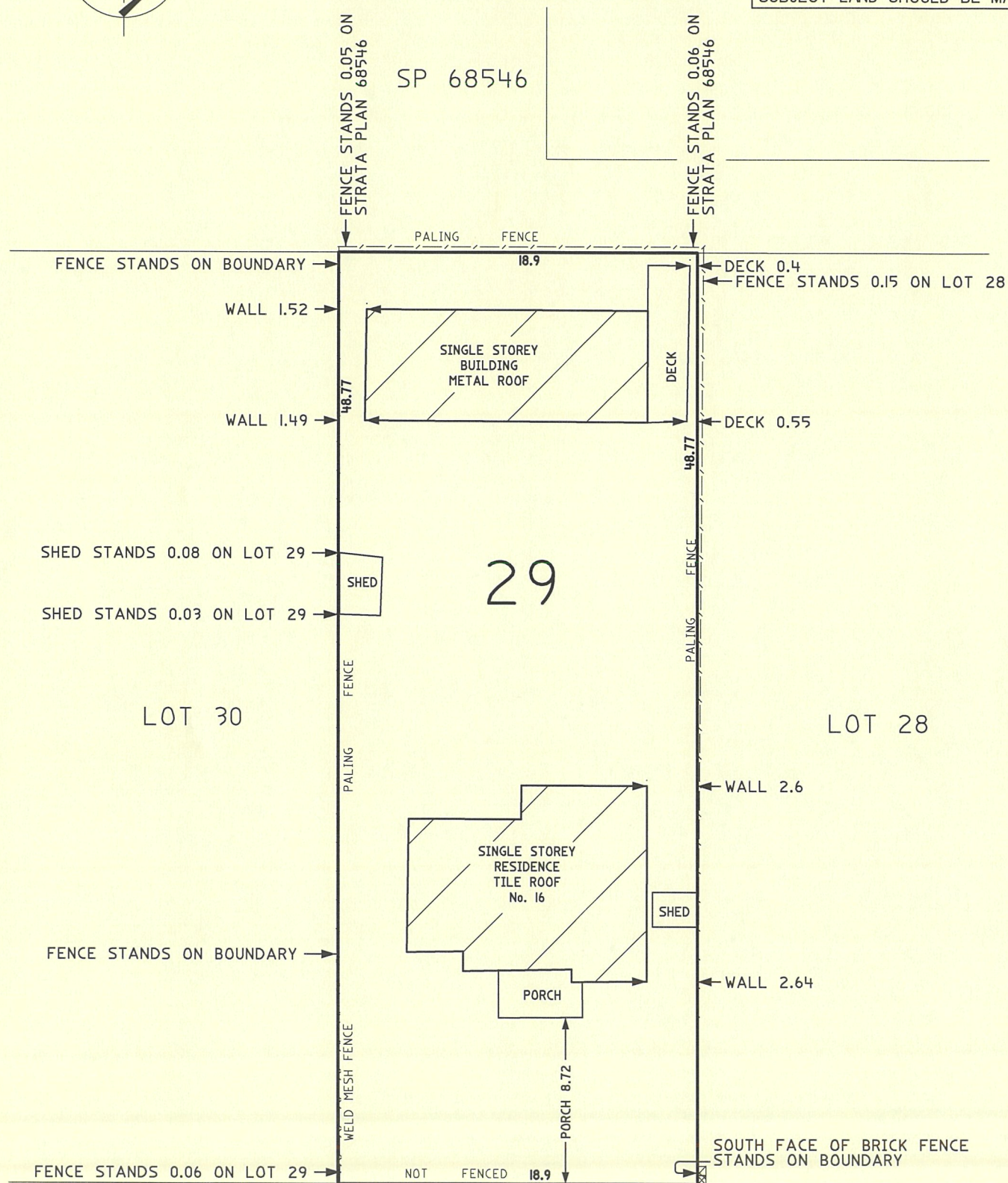


SKETCH

CLIENT: EDEN BRAE HOMES

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.



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A.C.N. 078 649 000

OUR REF: 21/1024825/357508
YOUR REF: 0026449

SUBURB: FORESTVILLE

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