

# SURVEYOR'S REPORT



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In accordance with your instructions we have surveyed the land edged red on the sketch adjoining, being Lot 250 in Deposited Plan [redacted] and being the whole of the land comprised in Folio Identifier 250/132 [redacted]. The subject land has a frontage to [redacted] Avenue at Kensington in the Local Government Area of Randwick. The Title information dated 26<sup>th</sup> June [redacted]

Upon and wholly within the boundaries of the subject land stands a split level residence with a tile roof known and identified as No.1 [redacted] Avenue, Kensington.

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 fibro shed stands within the subject land as shown on the sketch adjoining.

The subject land is burdened by Covenant B3468: [redacted] the terms and conditions of which have not been investigated.

Other than 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.

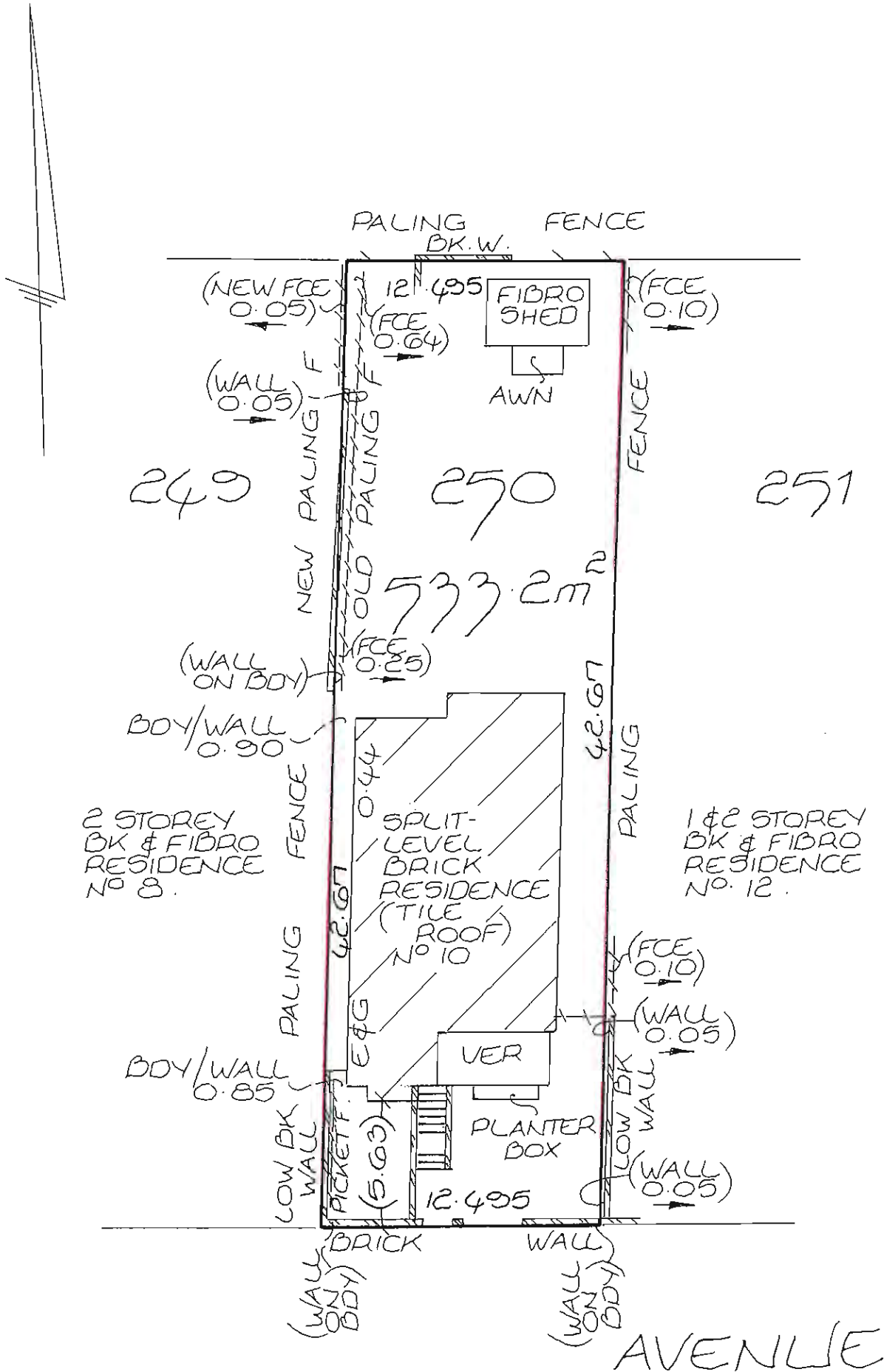
A handwritten signature in blue ink is written over a horizontal dashed line. The signature appears to be 'A. J. [redacted]'. Below the dashed line, the text 'Registered Surveyor' is printed.

**Registered Surveyor**

In conjunction with

*John McDonald Group Pty Ltd*  
LAND, ENGINEERING & CONSTRUCTION SURVEYORS  
ABN 27 125 720 354  
Phone: 02 4648 0300 Fax: 02 4648 0299

SKETCH



John McDonald Group

Per:   
(Registered Surveyor)

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