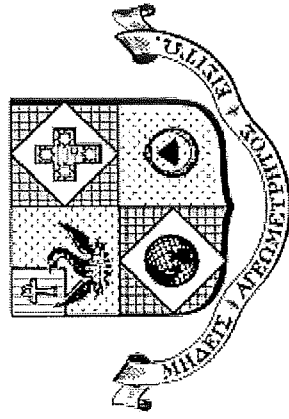


SURVEYOR'S REPORT



REGISTERED BY
THE INSTITUTION OF SURVEYORS, AUSTRALIA
(N.S.W. DIVISION)
FOR THE USE OF ITS MEMBERS ONLY

11 Burrows Road South
St Peters 2044
24/11/2016
C A Robson
c/- Bray Jackson & Co

**S. J. DIXON SURVEYORS
PTY LTD**

A.B.N. 21 160 591 275

SUITE 16, 17 SURF ROAD, CRONULLA
PO BOX 59, CRONULLA 2230
DX 21108 CRONULLA

S. J. DIXON SURVEYORS PTY LTD

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PHONE: (02) 9523 3586 FAX: (02) 9523 0409

DX 21108 CRONULLA
EMAIL: sjd@dixonsurvey.com.au

S. J. DIXON B. SURV., M.I.S., AUST.
REGISTERED SURVEYOR

SURVEYOR'S REPORT

**Bray Jackson & Co
Solicitors
DX 3626 DOUBLE BAY**

**Our Ref: 50886
Your Ref: MJB:sm:28020**

We have surveyed the land edged red on the sketch adjoining for identification purposes only, being that comprised in the Certificate of Title registered Folio Identifier 5/858187 being Lot 5 in Deposited Plan Number 858187 having a total frontage of 27.0 metres to Burrows Road South at St Peters in the Local Government Area of Inner West.

The survey reveals that the two storey concrete industrial building and offices, known as Number 11 Burrows Road South, on concrete foundations and with a metal roof erected thereon, stands on and within the boundaries thereof and does not encroach upon any adjoining property or street.

The said building stands in relation to the boundaries of the land as shown on the adjoining sketch.

In our opinion, the property complies with the relevant conditions contained in the Restriction on the Use of the Land created by Deposited Plan Number 858187.

The property is subject to an Easement for Access, variable width (G234903), an Easement for Sewerage Purposes, variable width (DP858187) and an Easement for Storm Water Drainage Purposes, 5.79 metres wide and variable (DP858187) in the positions indicated on the adjoining sketch.

Appurtenant to the said land is a Right of Way as endorsed upon the Certificate of Title. See G234903.


Apart from fencing irregularities, there are no further apparent encroachments by or upon the subject property.

Full details in relation thereto are shown on the adjoining sketch together with sufficient information for identification purposes.

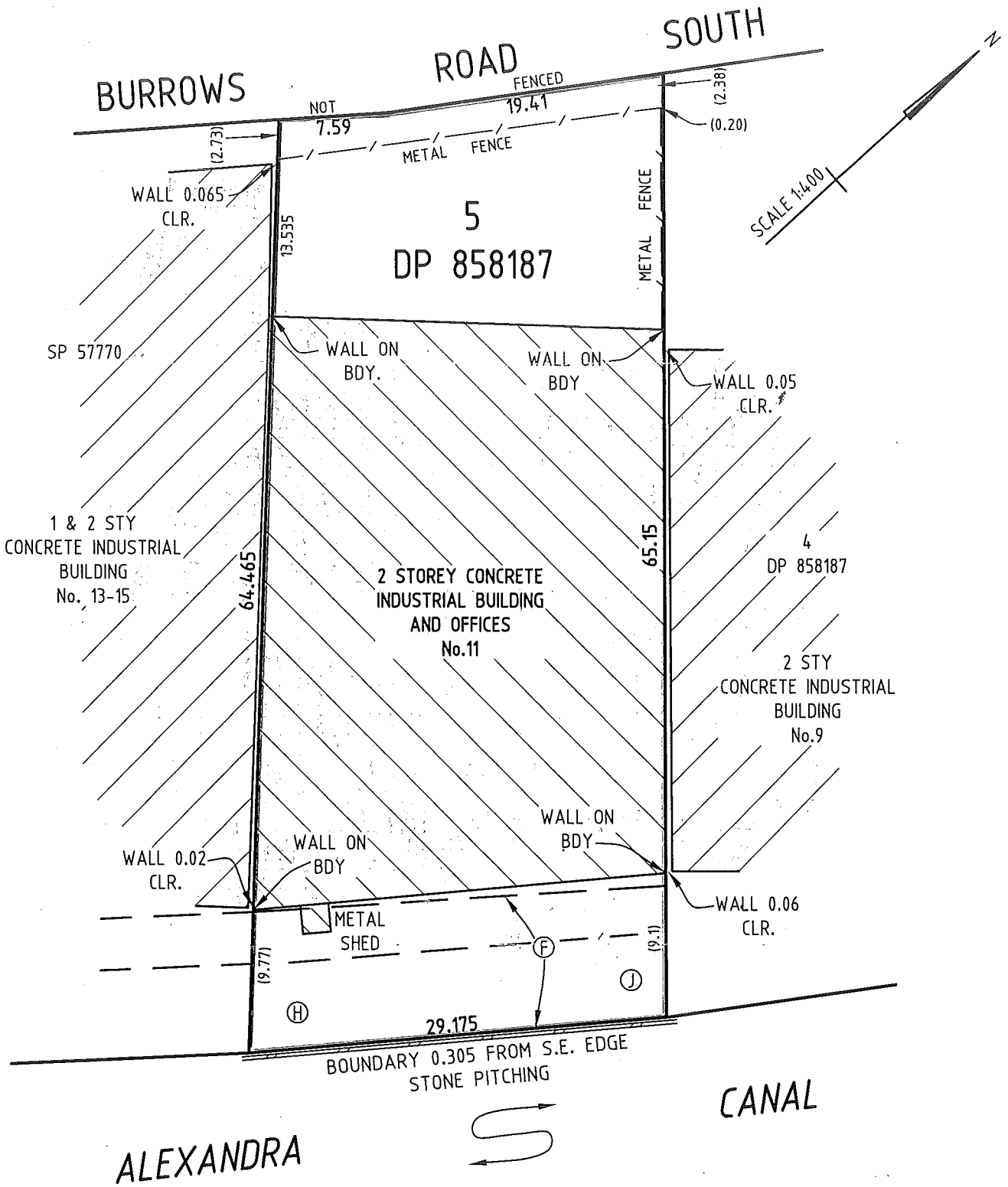
This survey has been made for identification purposes only. If it is intended to erect any improvements along or near the boundaries of the subject land, those boundaries should be marked.

24 November 2016

S.J. Dixon Surveyors Pty. Ltd.

Per: 
Surveyor registered under the Surveying and Spatial Information Act, 2002

SKETCH



- ⓕ EASEMENT FOR SEWERAGE PURPOSES VARIABLE WIDTH (DP 858187)
- ⓗ EASEMENT FOR STORMWATER DRAINAGE PURPOSES 5.79 WIDE & VARIABLE (DP 858187)
- ⓙ EASEMENT FOR ACCESS VARIABLE WIDTH (G 234903)

WE, S. J. DIXON SURVEYORS PTY LTD, HEREBY CERTIFY THAT THE SURVEY REPRESENTED IN THIS PLAN WAS MADE BY US IN ACCORDANCE WITH THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.


(REGISTERED SURVEYOR)