

SURVEY REPORT

Your Firm

Re: Vendor purchase from Purchaser

DRAFT



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Geoffrey A. Pearson, B.Surv., M.I.S. Aust.
Consultant: D. Alan Pearson, F.I.S. Aust.

Reference: Sample

Your Firm
33-35 The Boulevarde
TORONTO, 2283.

10th December 2002

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Re: Vendor purchase from Purchaser

Acting in accordance with your instructions, I have surveyed the whole of the land comprised in Certificate of Title Identifier 12/123456 being Lot 12 in Deposited Plan 123456 situated at Sample Close, Toronto in the City of Lake Macquarie Parish of Awaba County of Northumberland and having the dimensions shown on the plan.

The land has been surveyed for identification purposes only.

Erected upon the subject land and standing wholly within the boundaries, are structural improvements the nature of which are detailed on the plan.

In my opinion the provisions of clause 57 of the Local Government (Approvals) Regulation 1993 have been observed with respect to the position of the cottage relative to the boundaries of the land.

The position of the cottage complies with council's current building line distance.

I find that the subject land is affected by Restrictions as to User created by Deposited Plan No's 123456 and 234567.

In my opinion the requirements of clauses (a), (b), (c), (d), (f), (h), (j), (l), (m) and (o) of the restrictions fifthly referred to in Deposited Plan No. 123456 and secondly referred to in Deposited Plan No. 234567 have been satisfied. The requirement of clause (i) has not been satisfied as the fence on the eastern boundary extends to the street frontage. However I am unable to comment on the requirements of clauses (e), (g), (k), (n) and (p) of the same restrictions.

The subject land has the benefit of an Easement to Drain Water created by Deposited Plan No 123456.

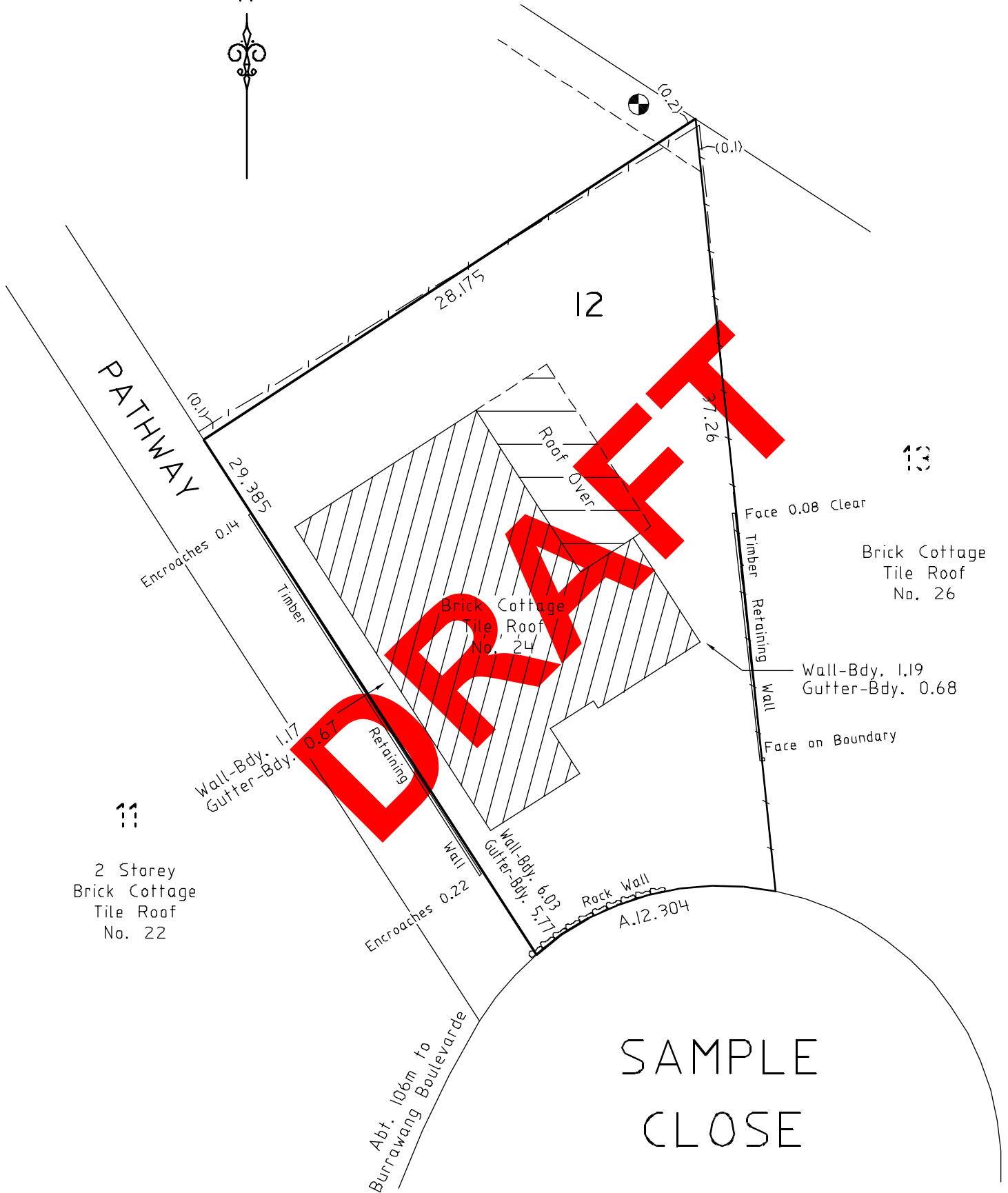
The subject land is also burdened by and has the benefit of an Easement to Drain Water created by Deposited Plan No 234567.


At the date of survey the subject land was fenced as indicated on the plan.

Apart from any irregularity in fencing there are no apparent encroachments by or upon the subject property.

Registered Surveyor

PLAN



 Easement to Drain Water 2 wide
(vide D.P.123456)

We, Pearson & Associates Pty Ltd, Surveyors registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan was made by us in accordance with Regulation 28 of the Survey Practice Regulations 1990 and is correct.

Scale Ratio 1: 250

Surveyor registered under the Surveyors Act 1929.



No.14 Sample Close, Toronto.

DRAFT