

SURVEYOR'S REPORT

Date: 8th September 2014

Our Ref: 53845

Instructed By: Napier & Blakeley

Re: 23-33 Bridge Street, SYDNEY

Further to your instructions and for your private use we have surveyed, for identification purposes only, the land comprised in Computer Folio Certificate Title Reference:

- 1877/877000 being Lot 1877 in Deposited Plan 877000

Location of Subject Land

Locality: Sydney

Local Government Area: Sydney

Parish: St James

County: Cumberland

The subject land is known as No. 23-33 Bridge Street and has frontages to Bridge Street, Loftus Street, Bent Street & Gresham Street.

Registered Owner

Government Property NSW.

Improvements on the Subject Land

Erected upon the above described land is a multi-level sandstone building.

The building location relative to the subject property boundaries is as shown on the accompanying plan.

A moat is located at sub street level outside the external building walls and is constructed as a continuous semi-vaulted tunnel section. The moat extends the full length of the building beneath Loftus & Bent Street footpaths and at least part of the length of the building beneath Bridge & Gresham Street footpaths as shown on the accompanying plan (the moat/tunnel height narrows making access difficult & inaccessible). Metal grilles along Loftus & Bent Street at footpath level permit light & ventilation into the moat area.

Fencing

No fencing. The boundaries of the subject property are occupied as shown on the accompanying plan.

ABN 61 442 770 200

Encroachments

The building roof, building overhangs & architectural embellishments overhang the subject property boundaries by up to 0.92 as shown.

The moat area as surveyed, sits outside the subject property boundaries by up to about 1.04 metres (Bent Street), 0.9 metres (Loftus Street), 0.2 metres (Bridge Street) & 0.91 metres (Gresham Street) as shown.

Registered Encumbrances, Easements and Interests

Proposed Acquisition pursuant to Section 11 Land Acquisition (Just terms Compensation) Act, 1991 affecting the land (vide Dealing AH704738).

Notation:

Easement for Sub-Stratum Tunnel designated (E1) shown on DP 1169653 acquired for the purposes of the Electricity Supply Act 1995 Gaz. 5-7-2013 Fol. 3394, limited In Height & Depth (vide Dealing AH862512).

Additional Notations as shown on title (see attached Folio Certificate Title Search).

Boundary Reinstatement

The boundaries have been compiled from survey measurements to marks and monuments recorded on existing registered survey plans of the subject and adjoining lands.

The boundaries shown represent title dimensions of the subject land.

This report and accompanying plan have been prepared for Identification purposes only and as such is not a new survey of the title dimensions and should not be used for any other purpose other than to identify the subject land and its original title dimensions.

This report is to be read in conjunction with the accompanying Plan of Identification Survey.



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David McCulloch
Registered Surveyor

Attachments

- *Plan of Identification Survey*
- *Copy of Current Folio Certificate Title Search*

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1877/877000

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2014	2:43 PM	2	8/10/2013

LAND

LOT 1877 IN DEPOSITED PLAN 877000
AT SYDNEY CITY
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST JAMES COUNTY OF CUMBERLAND
TITLE DIAGRAM DP877000

FIRST SCHEDULE

GOVERNMENT PROPERTY NSW (RP AH912375)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 THIS TITLE IS FOR THE LAND ON WHICH IS ERECTED THE LANDS
DEPARTMENT BUILDING IN BRIDGE STREET SYDNEY
- 2 AH704738 PROPOSED ACQUISITION PURSUANT TO SECTION 11 LAND
ACQUISITION (JUST TERMS COMPENSATION) ACT, 1991
AFFECTING THE LAND ABOVE DESCRIBED
- 3 AH912374 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY
ACT, 1900

NOTATIONS

DP1169653 NOTE: PLAN OF PROPOSED EASEMENT
AH862512 NOTE: EASEMENT FOR SUB-STRATUM TUNNEL DESIGNATED (E1) SHOWN
ON DP1169653 ACQUIRED FOR THE PURPOSES OF THE ELECTRICITY SUPPLY
ACT 1995 GAZ. 5.7.2013 FOL. 3394
NOTE: REVOCATION OF RESERVATION OF CROWN LAND RESERVE NO. 1014348
VIDE GAZ. 27-9-2013 FOL. 4228
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Realserve Pty Ltd

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* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE

WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

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