



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **NA1C/1205** **Part-Cancelled**
Land Registration District **North Auckland**
Date Issued 07 June 1963

Prior References

NA1089/65 NA470/19

Estate Fee Simple
Area 21.6585 hectares more or less
Legal Description Lot 1 Deposited Plan 39094, Lot 2 and Part
Lot 1 Deposited Plan 37727 and Part Lot
12 Deposited Plan 14882

Registered Owners

St Kentigern Trust Board

Interests

Subject to Section 36 (4) Counties Amendment Act 1961

Subject to an electricity transmission right (in gross) over part in favour of The Auckland Electric Power Board created by Transfer A99113 - 25.8.1965 at 10.12 am

A415648 Compensation Certificate by The Manukau City Council - 10.9.1969 at 2.50 pm

A598102 Gazette Notice taking part within land (2r. 21.2p) for street and vesting in The Manukau City Council - 9.11.1971 at 1.48 pm

Subject to an electricity transmission right (in gross) over part in favour of The Auckland Electric Power Board created by Transfer 564484.1 - 18.8.1978 at 11.50 am

Subject to a right of way and to electricity and water supply rights (in gross) over part marked A on Plan 180821 in favour of The Manukau City Council created by Transfer D149741.1 - 29.5.1997 at 11.18 am

Subject to an electricity, access and supply right (in gross) over part marked A on DP 203526 in favour of Vector Limited created by Transfer D563754.1 - 6.12.2000 at 2.20 pm

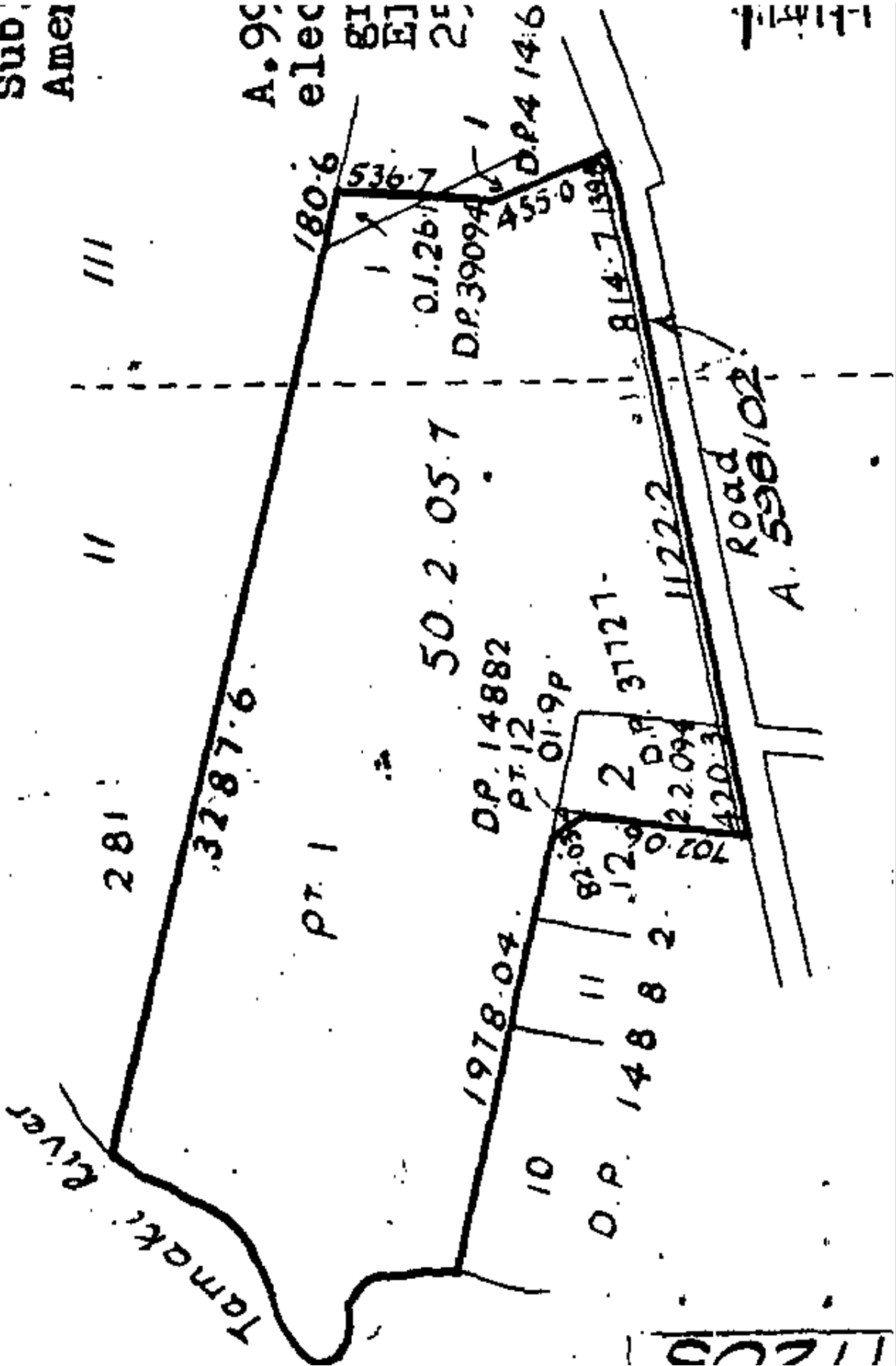
11688268.3 Mortgage to Bank of New Zealand - 21.5.2020 at 4:03 pm

12397698.4 Notice pursuant to Section 18 Public Works Act 1981 - 9.3.2022 at 2:14 pm

Otaihuhu S.D.

Sub:
Amer

A.9C
elec
81
E1
2E
D.P.4 14:6





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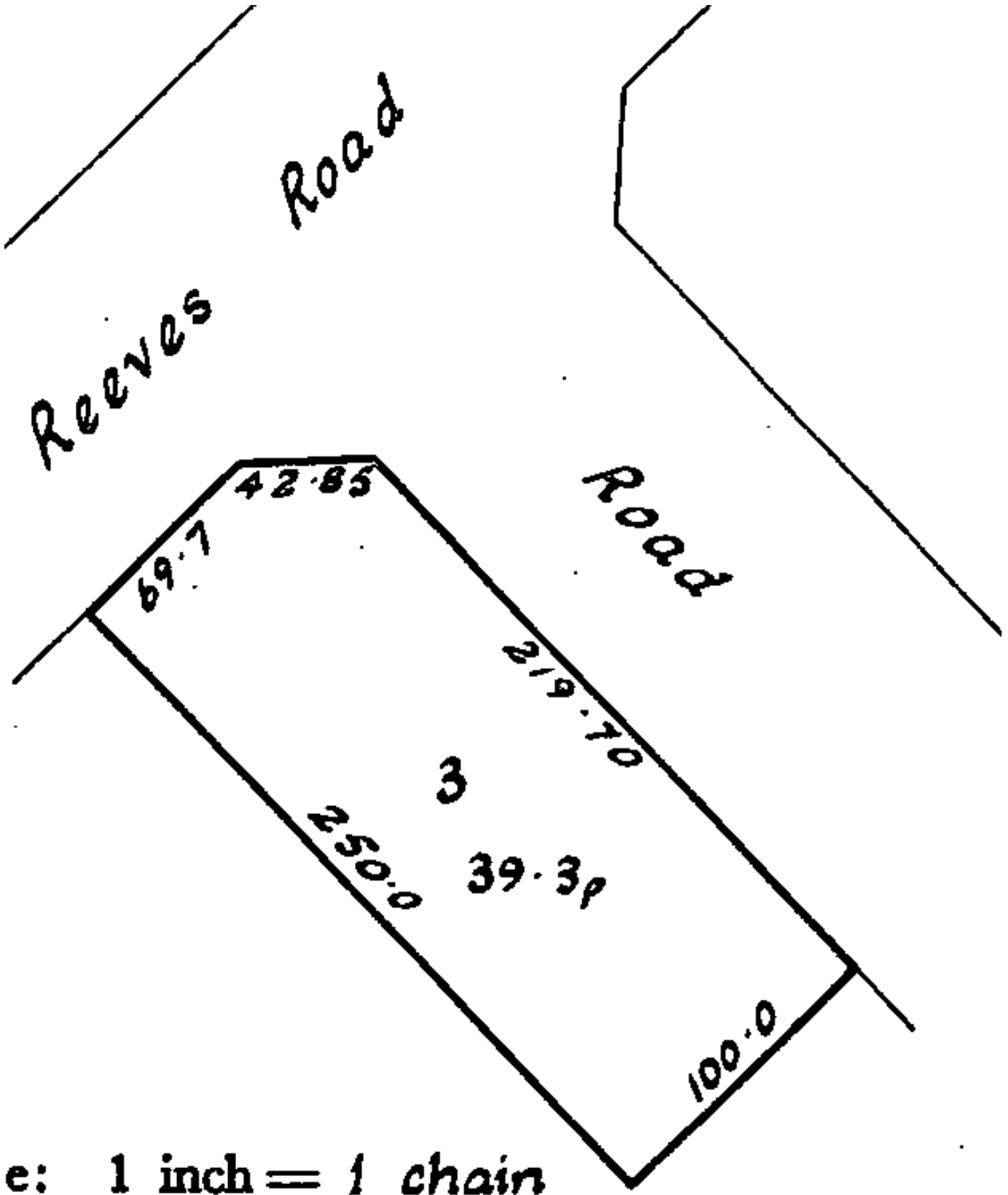

R.W. Muir
Registrar-General
of Land

Identifier NA3C/475
Land Registration District North Auckland
Date Issued 14 April 1964

Prior References
NA1D/148

Estate Fee Simple
Area 994 square metres more or less
Legal Description Lot 3 Deposited Plan 52255
Registered Owners
Auckland Council

Interests



e: 1 inch = 1 chain



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R.W. Muir
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Identifier **NA3C/661** **Part-Cancelled**

Land Registration District **North Auckland**

Date Issued 17 April 1964

Prior References

NA3A/249

Estate Fee Simple
Area 698 square metres more or less
Legal Description Lot 36 Deposited Plan 52096
Registered Owners
Auckland Council

Interests

Fencing Agreement in Transfer 221216

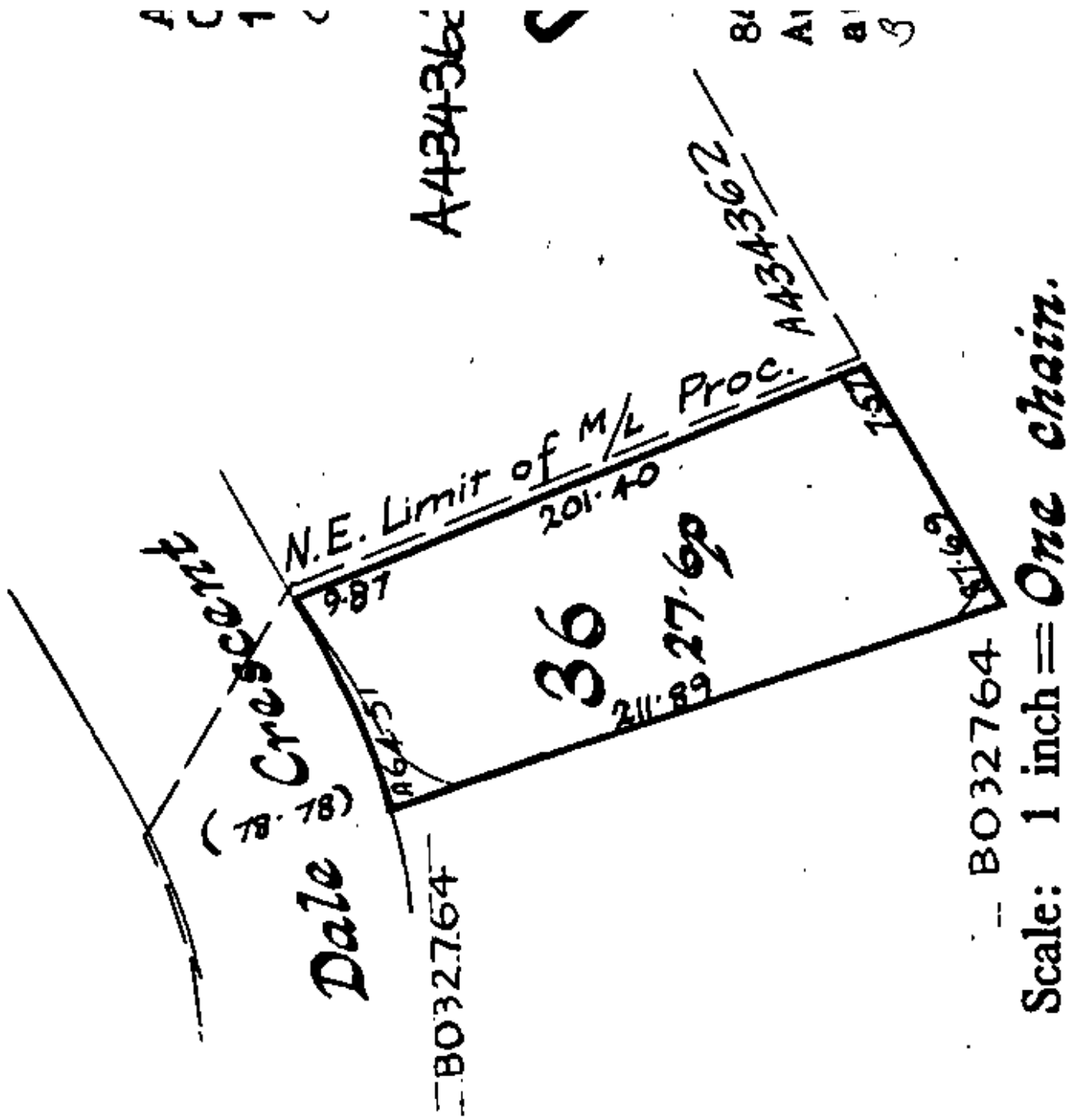
Fencing Agreement in Transfer A2675

Appurtenant hereto is a drainage right created by Transfer 216092

Subject to a drainage right over part created by Transfer 216092

K113171 Building Line Restriction

B032764.1 Gazette Notice taking parts (11 square metres and 7 square metres for the Pakuranga motorway from and after 28th January 1982 - 12.2.1982 at 11.25 am





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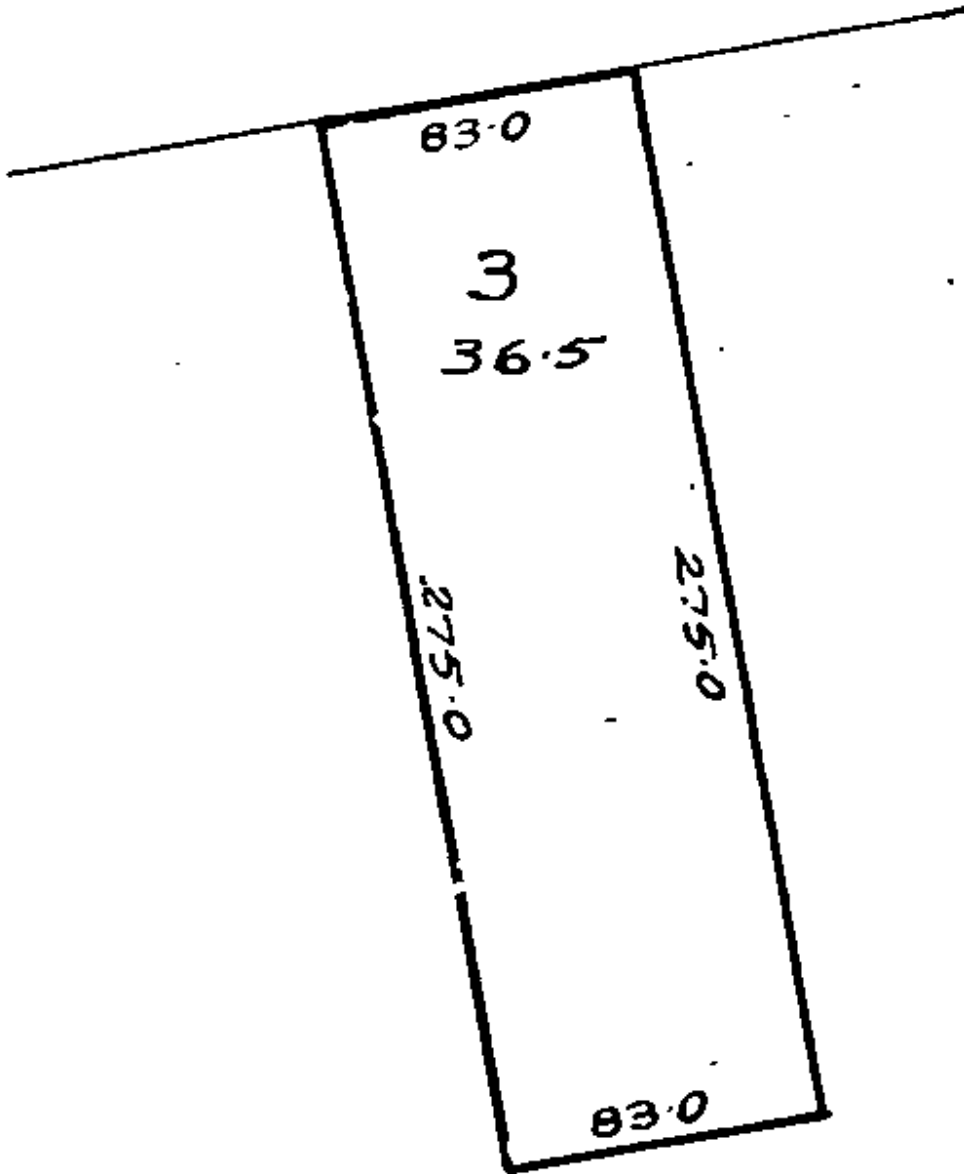
Identifier **NA3D/1319**
Land Registration District **North Auckland**
Date Issued 18 June 1964

Prior References
NA1337/15

Estate Fee Simple
Area 923 square metres more or less
Legal Description Lot 3 Deposited Plan 40172
Registered Owners
Auckland Council

Interests
Subject to Section 59 Land Act 1948

Pamure - Howick Highway





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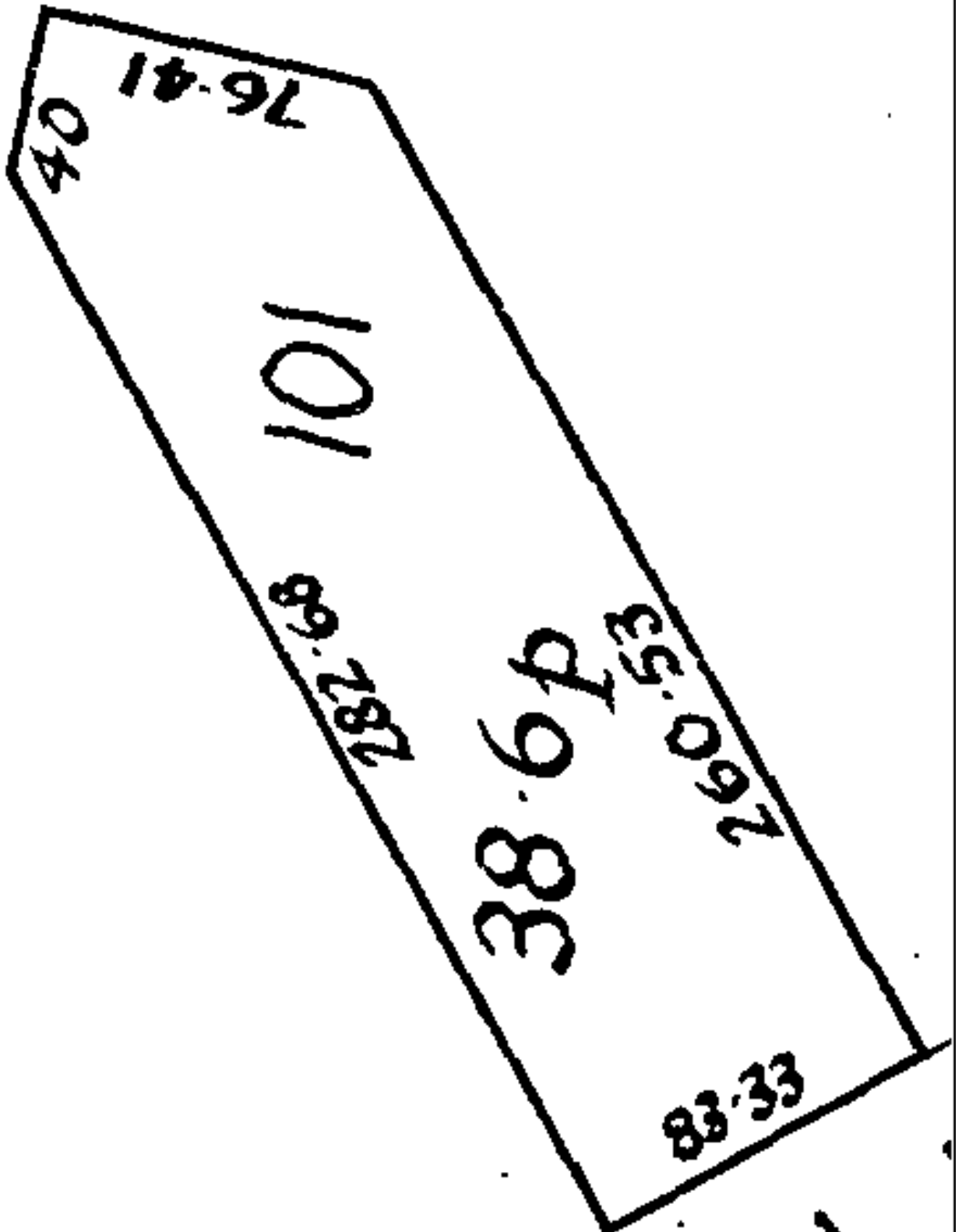

R.W. Muir
Registrar-General
of Land

Identifier NA4C/1229
Land Registration District North Auckland
Date Issued 19 October 1964

Prior References
NA581/210

Estate Fee Simple
Area 976 square metres more or less
Legal Description Lot 101 Deposited Plan 52151
Registered Owners
Auckland Council

Interests





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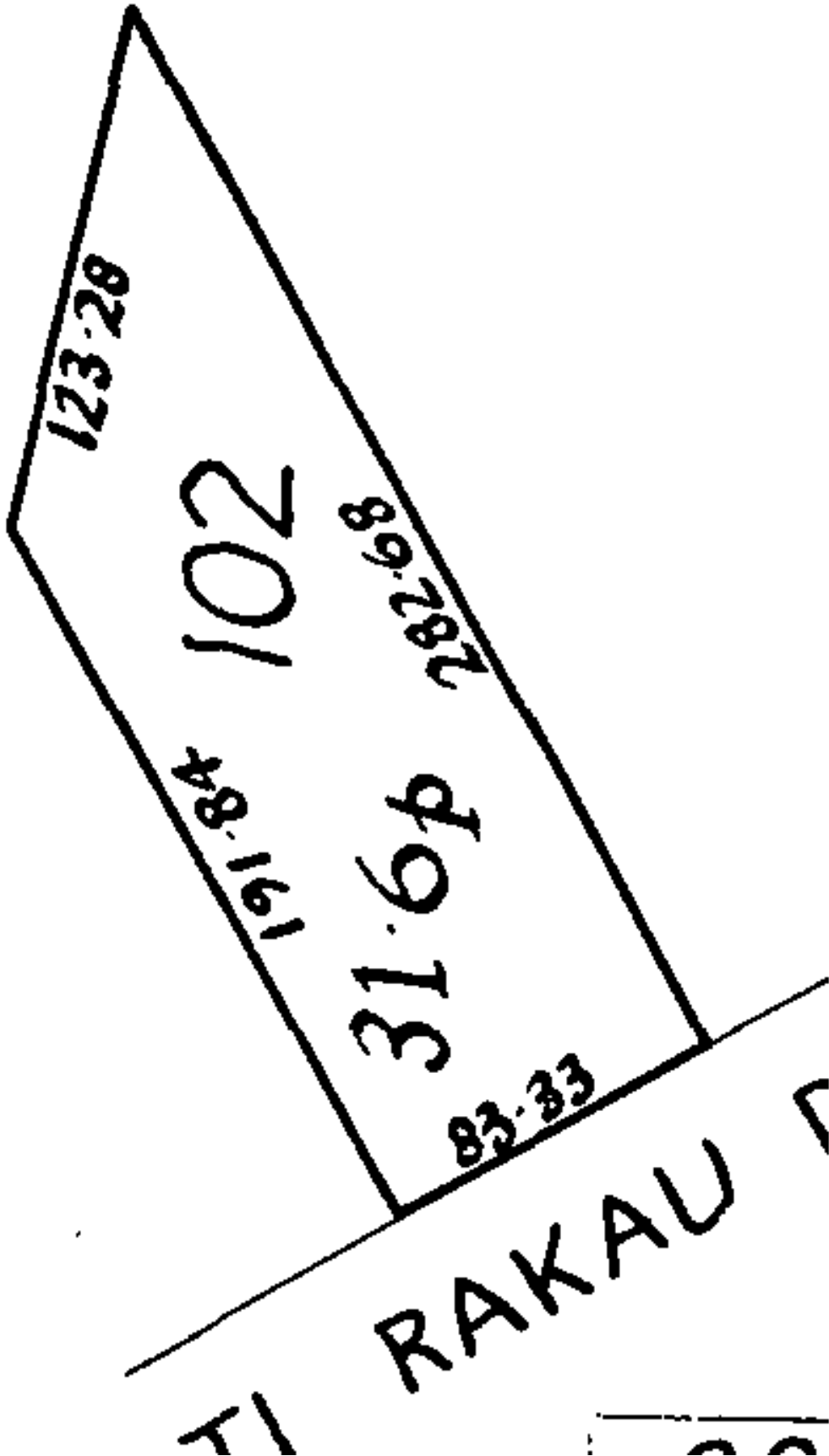

R.W. Muir
Registrar-General
of Land

Identifier NA4C/1230
Land Registration District North Auckland
Date Issued 19 October 1964

Prior References
NA581/210

Estate Fee Simple
Area 799 square metres more or less
Legal Description Lot 102 Deposited Plan 52151
Registered Owners
Auckland Council

Interests





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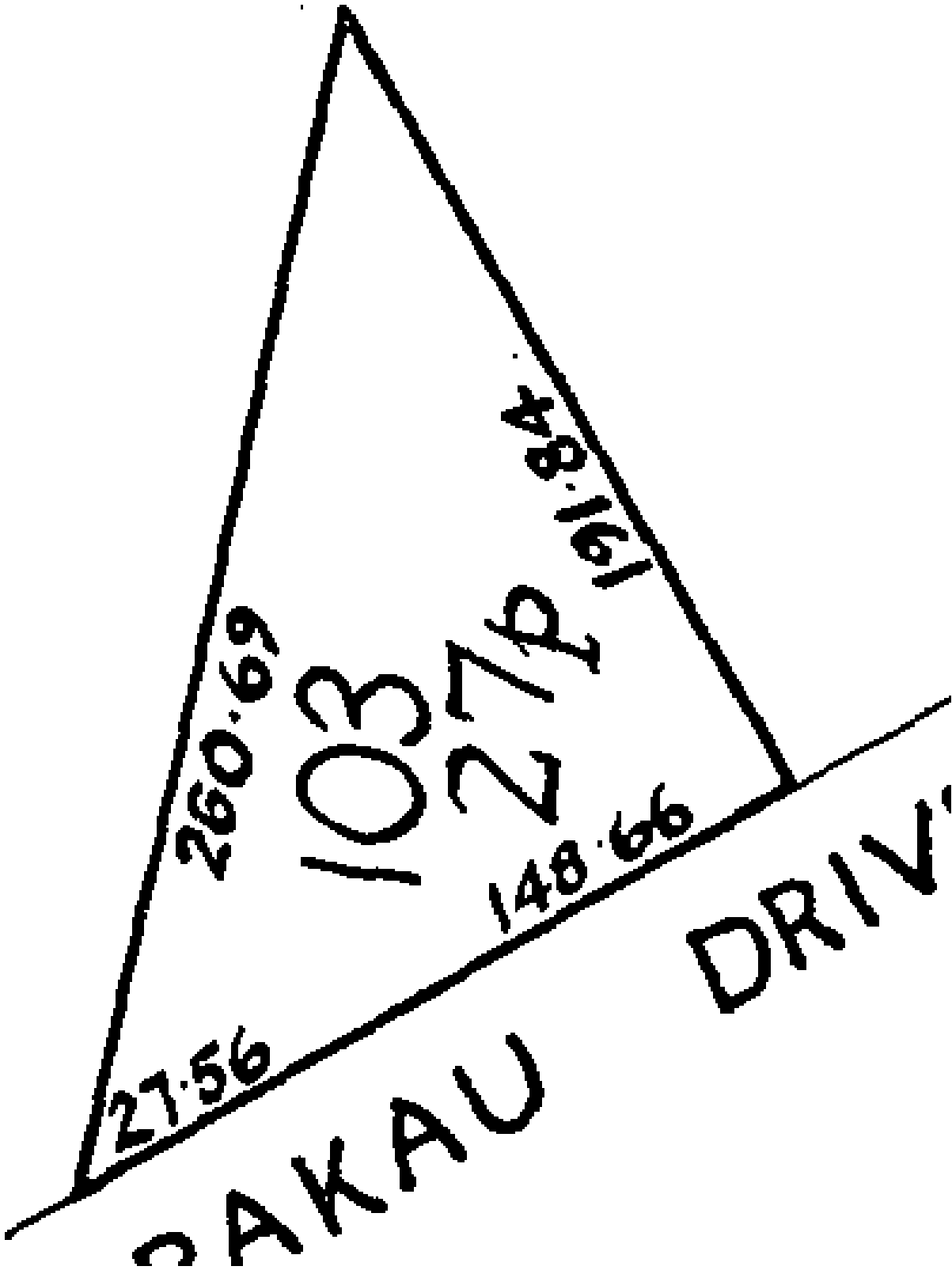

R.W. Muir
Registrar-General
of Land

Identifier NA4C/1231
Land Registration District North Auckland
Date Issued 19 October 1964

Prior References
NA581/210

Estate Fee Simple
Area 683 square metres more or less
Legal Description Lot 103 Deposited Plan 52151
Registered Owners
Auckland Council

Interests





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R.W. Muir
Registrar-General
of Land

Identifier **NA4C/1236**
Land Registration District **North Auckland**
Date Issued 19 October 1964

Prior References

NA1856/77 NA1D/148

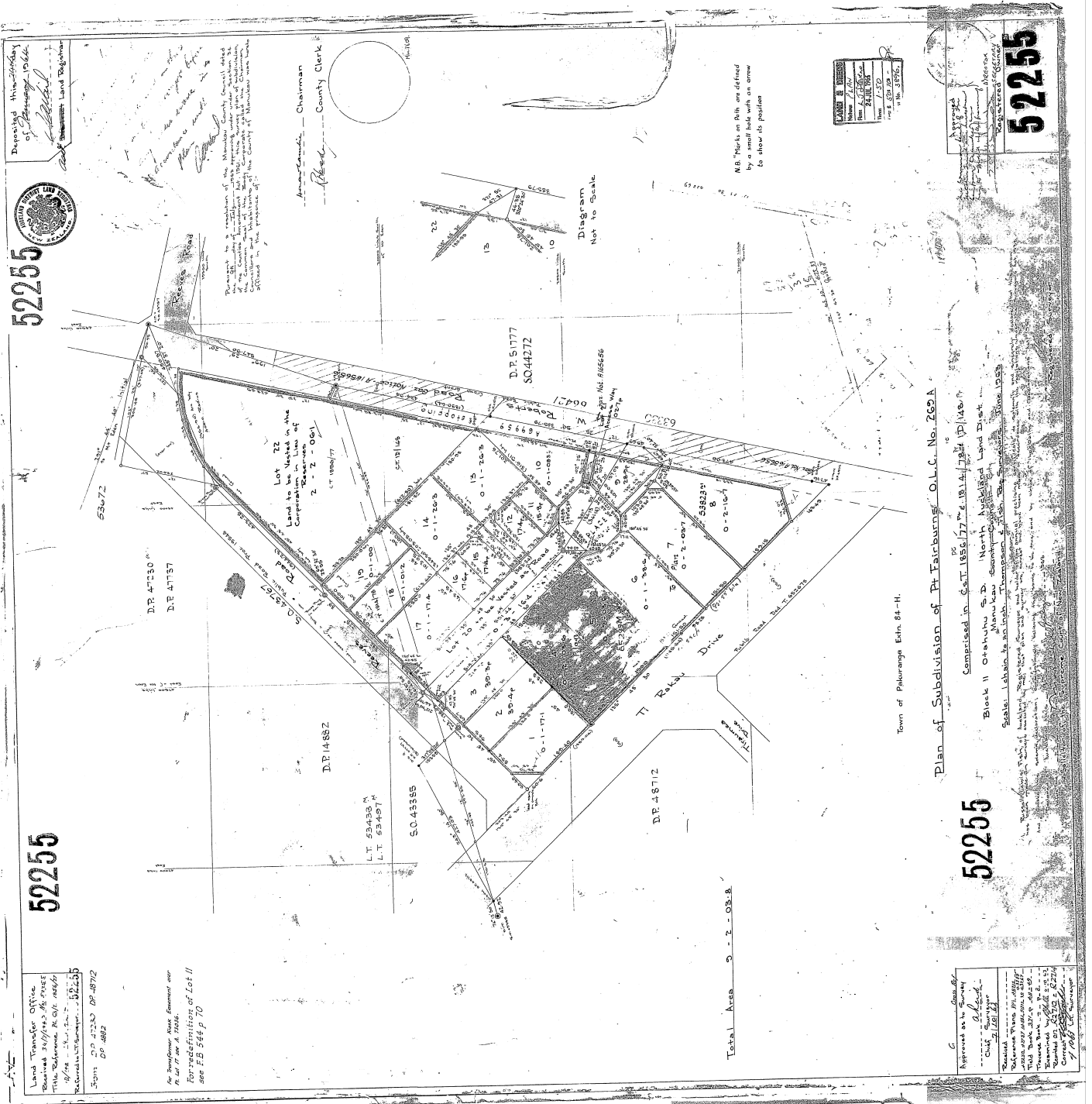
Estate Fee Simple
Area 1.0271 hectares more or less
Legal Description Lot 22 Deposited Plan 52255
Purpose Local Purpose (Site for Community
Buildings) Reserve

Registered Owners

Manukau County Council

Interests

Subject to the Reserves Act 1977



52255

52255

52255

52255

Land Transfer Office
 Received 23/07/77
 Title Reference: N.C. 12345
 1977
 52255

The Registrar Book Entries are
 in Lot 1 of the A. 12345
 For a definition of Lot 1
 see PD 344 p 10

Approved as to Correctness	1977
Checked by	1977
Registered	1977
Total Area	3-2-03.8
Number of Lots	22
Number of Owners	1

Deposited this 10th day
 of January 1977
 Registrar of Deeds
 52255

The Registrar of Deeds, Auckland, hereby certifies that the above plan is a true and correct copy of the original plan as deposited with him on the 10th day of January 1977.

Chairman
 County Clerk



M.B. Marks on this plan defined
 by a small hole with an arrow
 to show its position

Block	12345
Plan	52255
Area	3-2-03.8
Date	1977

Plan of Subdivision of Pt Fairbairn, O.L.C. No. 269 A

Comprising in G.S.T. 1835/77
 Block II Oshana S.D. North Auckland Land District
 Manukau Harbour District
 Part of Lot 1 of the A. 12345

Town of Fairbairn Eftn 84-H.

Total Area 3-2-03.8



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R.W. Muir
Registrar-General
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Identifier **NA4D/78**
Land Registration District **North Auckland**
Date Issued 29 October 1964

Prior References
NA1856/77

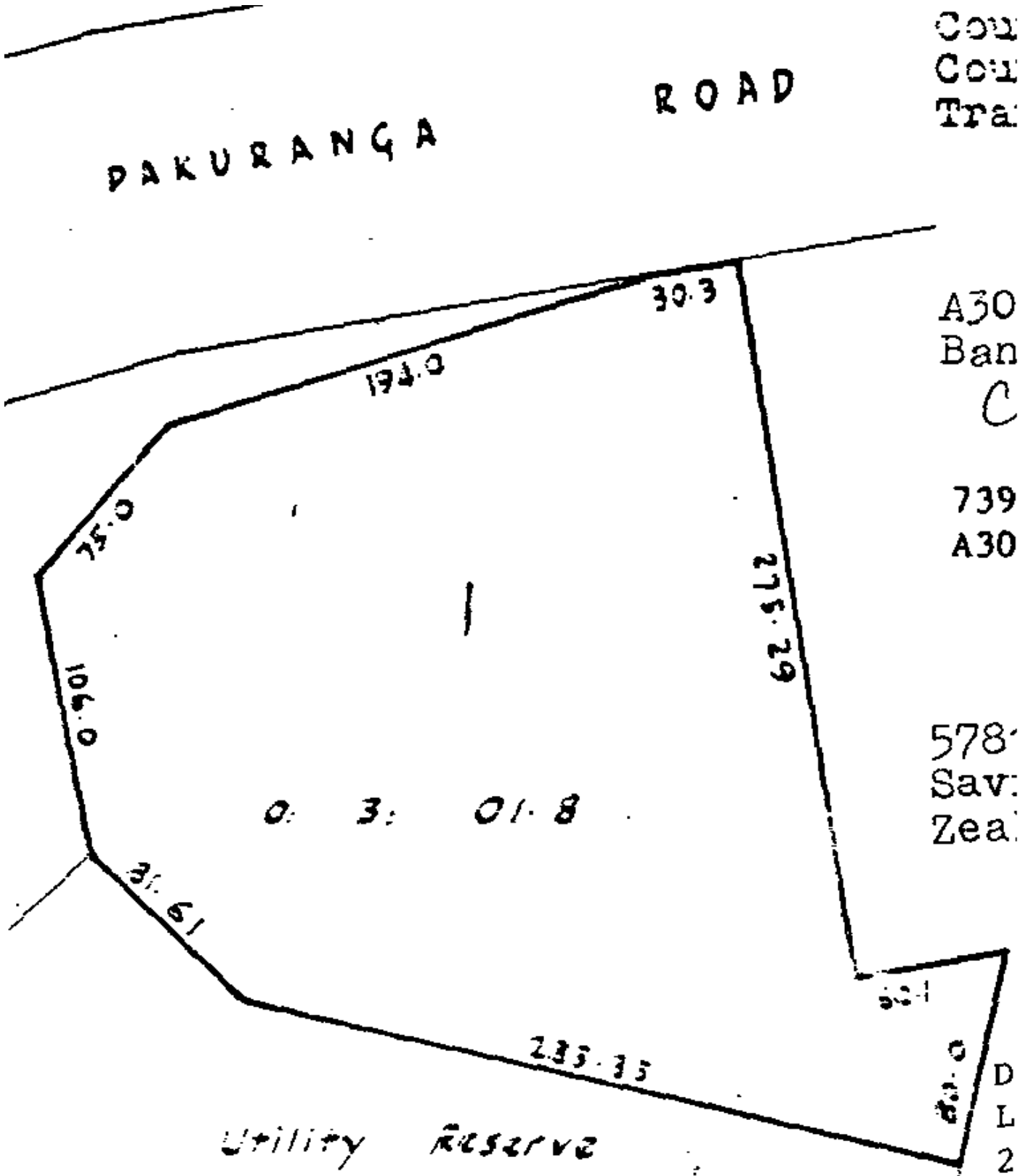
Estate Fee Simple
Area 3081 square metres more or less
Legal Description Lot 1 Deposited Plan 53672

Registered Owners
Pakuranga Plaza Limited

Interests

Subject to a drainage right (in gross) over part coloured blue on DP 53672 in favour of The Manukau County Council created by Transfer 634572

11397346.2 Mortgage to Bank of China Limited, Auckland branch - 29.3.2019 at 5:14 pm





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R.W. Muir
Registrar-General
of Land

Identifier **NA4D/988**
Land Registration District **North Auckland**
Date Issued 20 November 1964

Prior References
NA1801/58 NA2C/638

Estate Fee Simple
Area 944 square metres more or less
Legal Description Lot 6 and Part Lot 12 Deposited Plan
47230

Registered Owners
Auckland Council

Interests
Fencing Agreement in Transfer 632942 (affects Lot 6 Plan 47230)
K71436 Building Line Restriction (affects Lot 6 Plan 47230)
Subject to Section 36 (4) Counties Amendment Act 1961

ROAD

ROBERTS

85.00

274.49

6

85.00

36.6p

Pt 12
274.49

Pt 12

0.73p



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Identifier **NA4D/988**
Land Registration District **North Auckland**
Date Issued 20 November 1964

Prior References
NA1801/58 NA2C/638

Estate Fee Simple
Area 944 square metres more or less
Legal Description Lot 6 and Part Lot 12 Deposited Plan
47230

Registered Owners
Auckland Council

Interests
Fencing Agreement in Transfer 632942 (affects Lot 6 Plan 47230)
K71436 Building Line Restriction (affects Lot 6 Plan 47230)
Subject to Section 36 (4) Counties Amendment Act 1961

ROAD

ROBERTS

85.00

274.49

6

85.00

36.6p

Pt 12
274.49

Pt 12

0.73p



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R.W. Muir
Registrar-General
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Identifier NA4D/1396
Land Registration District North Auckland
Date Issued 01 December 1964

Prior References
NA3A/249

Estate Fee Simple
Area 696 square metres more or less
Legal Description Lot 35 Deposited Plan 52096
Registered Owners
Manojkumar Lad and Madhuribahen Lad

Interests

Appurtenant hereto is a drainage right created by Transfer 216092
Subject to a drainage right over part created by Transfer 216092
K113171 Building Line Restriction
7136386.3 Mortgage to ANZ National Bank Limited - 29.11.2006 at 9:00 am
9592032.1 Variation of Mortgage 7136386.3 - 10.12.2013 at 8:44 am
11558166.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 20.9.2019 at 1:15 pm

78.21 21.78	Date Cres.
74.0	
35	199.95
27.5 p	
201.40	
28.0	



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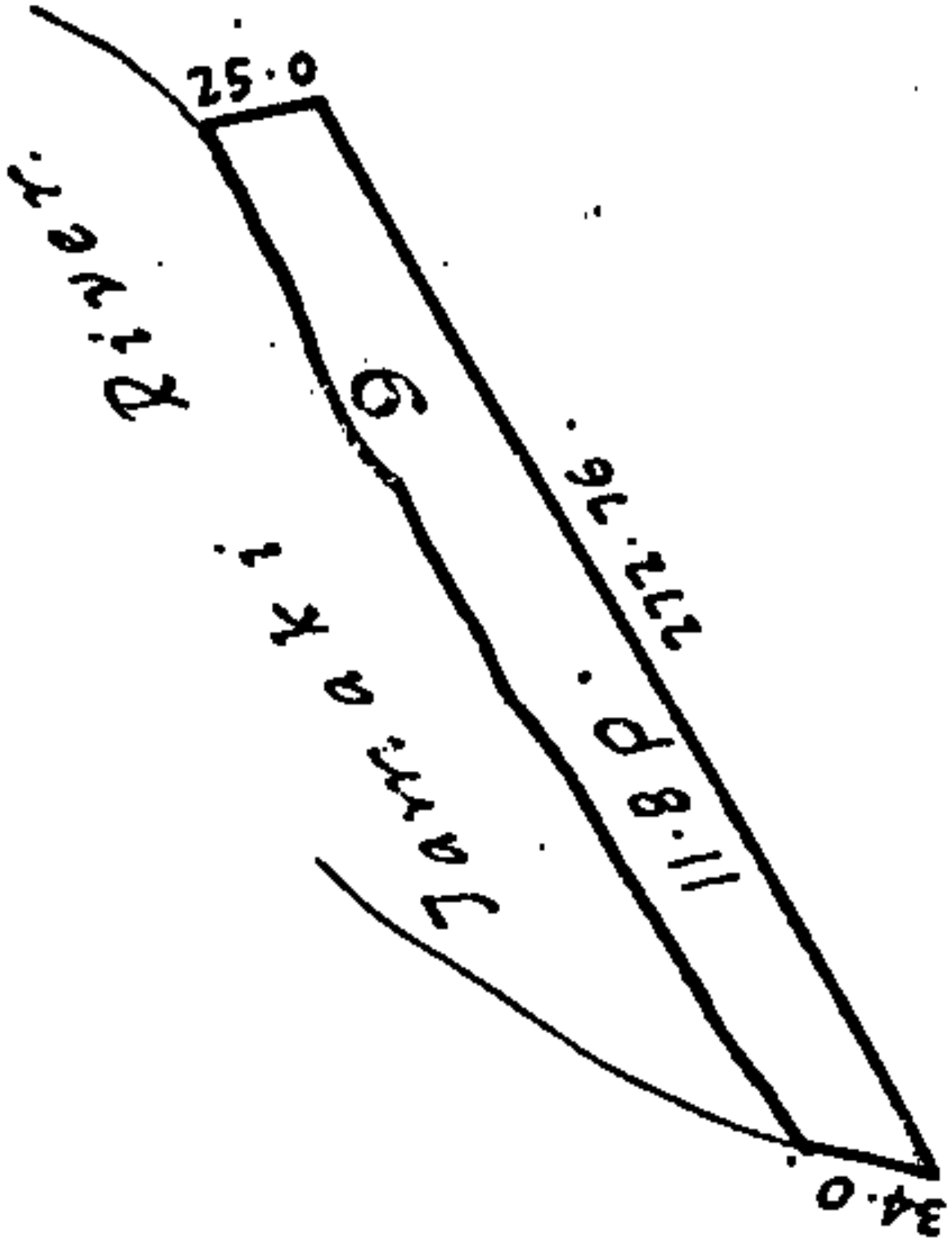

R.W. Muir
Registrar-General
of Land

Identifier **NA5C/210**
Land Registration District **North Auckland**
Date Issued 17 March 1965

Prior References
NA334/41

Estate Fee Simple
Area 298 square metres more or less
Legal Description Lot 9 Deposited Plan 43785
Purpose Esplanade reserve
Registered Owners
Auckland Council

Interests
Fencing Agreement in Transfer 147060
Subject to The Reserves and Domains Act 1953





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Identifier **NA14B/944**
Land Registration District **North Auckland**
Date Issued 04 June 1968

Prior References

NA1814/78 NA1856/77 NA1D/148

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 19 Deposited Plan 52255

Registered Owners

Bread of Life Christian Church-Spring of Grace Trust

Interests

10810387.1 Mortgage to (now) Christian Savings Limited - 9.6.2017 at 5:24 pm
12397698.3 Notice pursuant to Section 18 Public Works Act 1981 - 9.3.2022 at 2:14 pm

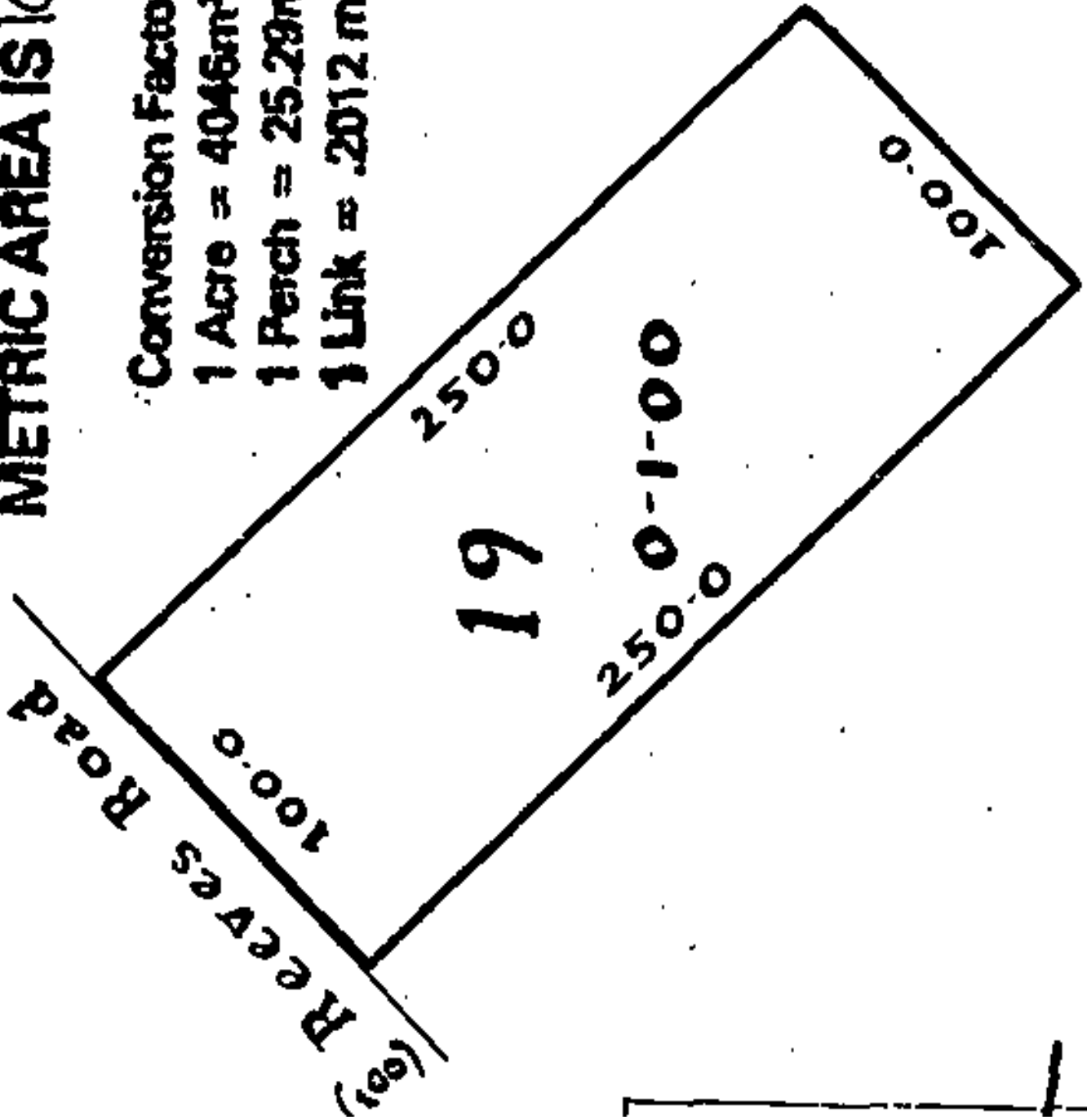
METRIC AREA IS 10

Conversion Factors

1 Acre = 4046m²

1 Perch = 25.29m²

1 Link = .2012 me²





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R.W. Muir
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Identifier **NA14D/1226**
Land Registration District **North Auckland**
Date Issued 22 July 1968

Prior References
NA13D/801

Estate Fee Simple - 1/2 share
Area 726 square metres more or less
Legal Description Lot 24 Deposited Plan 51939 and Part Lot
32 Deposited Plan 14882

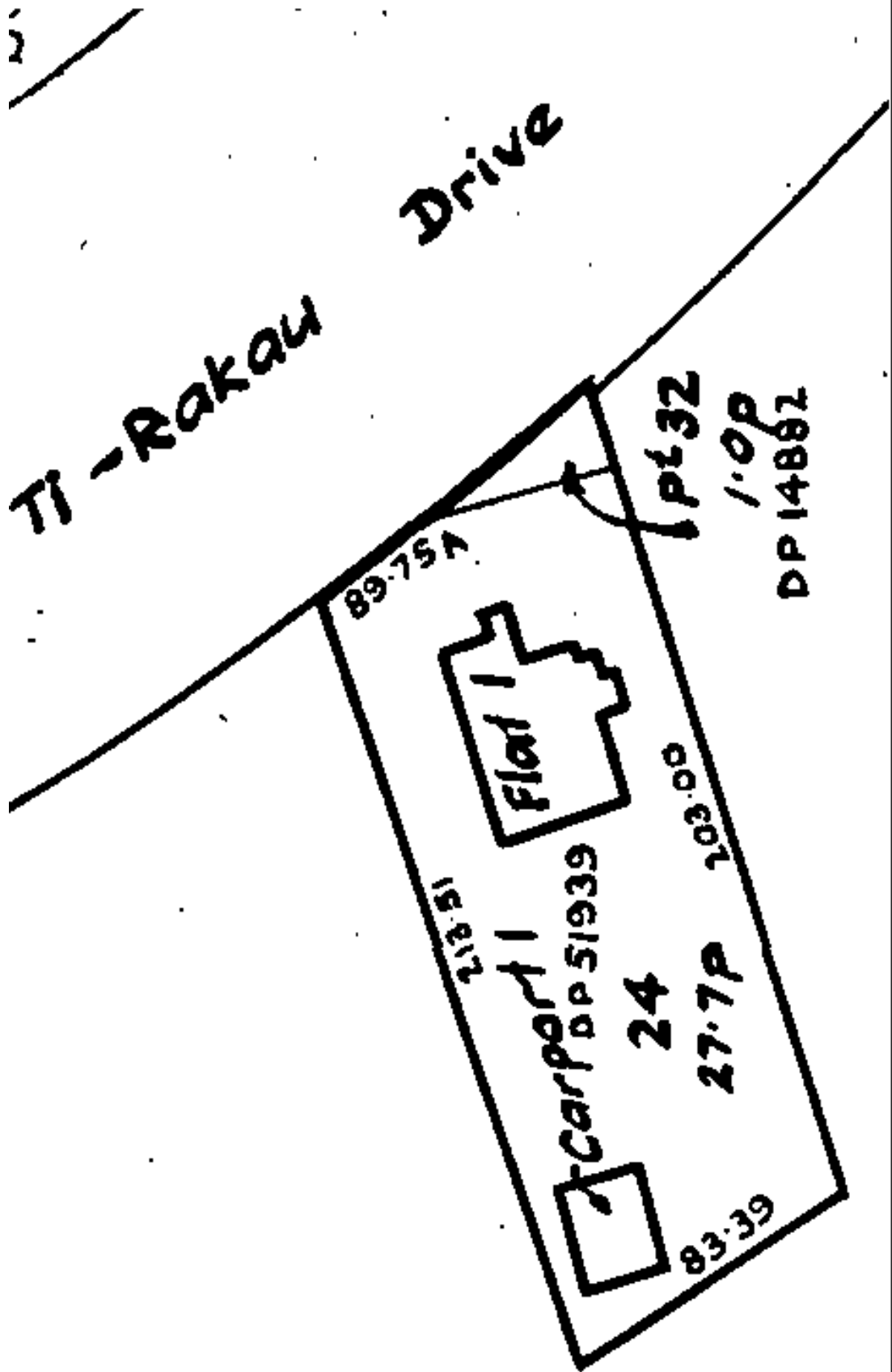
Registered Owners
Auckland Council

Estate	Leasehold	Instrument	L A301259
		Term	999 years from and including 18.7.1968
Legal Description	Flat 1 Deposited Plan 60195 and Carport 1 Deposited Plan 60195		

Registered Owners
Auckland Council

Interests

Appurtenant hereto is a drainage right created by Transfer 216092 (Affects Fee Simple)
A301259 Lease of Flat 1 and Carport 1 DP 60195 Term 999 years from and including 18.7.1968 Composite CT
NA14D/1226 issued - 22.7.1968 (Affects Fee Simple)
A301260 Lease of Flat 2 and Garage 2 CT NA14D/1227 issued (Affects Fee Simple)





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R.W. Muir
Registrar-General
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Identifier **NA14D/1227**
Land Registration District **North Auckland**
Date Issued 22 July 1968

Prior References
NA13D/801

Estate Fee Simple - 1/2 share
Area 726 square metres more or less
Legal Description Lot 24 Deposited Plan 51939 and Part Lot
32 Deposited Plan 14882

Registered Owners
Auckland Council

Estate	Leasehold	Instrument	L A301260
		Term	999 years from and including 18.7.1968
Legal Description	Flat 2 Deposited Plan 60195 and Garage 2 Deposited Plan 60195		

Registered Owners
Auckland Council

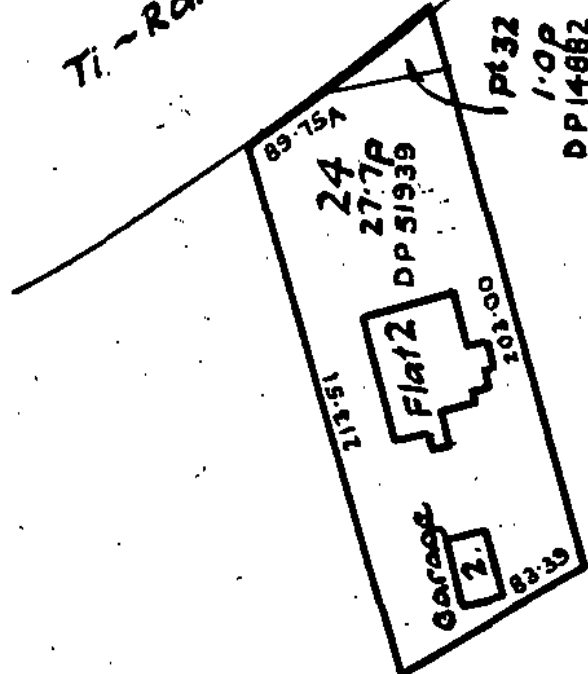
Interests

Appurtenant hereto is a drainage right created by Transfer 216092 (Affects Fee Simple)
Subject to a drainage right over part coloured blue on Plan 51939 created by Transfer 216092 (Affects Fee Simple)
A301259 Lease of Flat 1 and Carport 1 Composite CT NA14D/1226 issued (Affects Fee Simple)
A301260 Lease of Flat 2 and Garage 2 DP 60195 Term 999 years from and including 18.7.1968 Composite CT
NA14D/1227 issued - 22.7.1968 (Affects Fee Simple)

fencing covenant in Transfer 2
Appurtenant hereto is a drainage
easement created by Transfer 2

Subject to a drainage easement
the part shown coloured blue or
51939 created by Transfer 21609

Ti-Rakau Drive



Total area $30.0 \sim 0 \sim 26.7P$

Subject to Leasehold Interests



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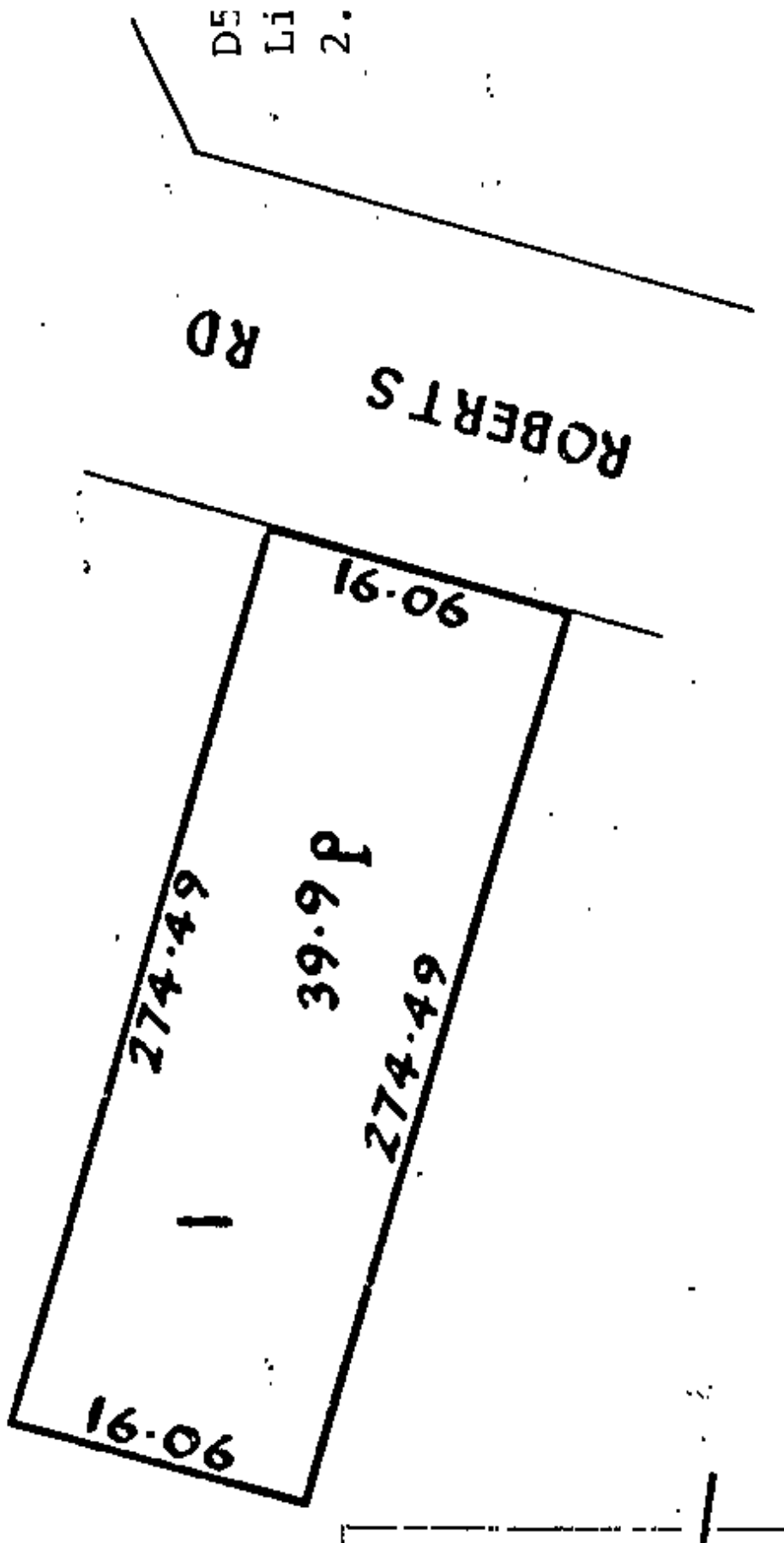
Identifier **NA16B/1467**
Land Registration District **North Auckland**
Date Issued 18 March 1969

Prior References
NA5B/410

Estate Fee Simple
Area 1009 square metres more or less
Legal Description Lot 1 Deposited Plan 60995
Registered Owners
Auckland Council

Interests

Appurtenant hereto is a drainage right created by Transfer 216092 - 28.9.1927 at 12:00 am
Fencing Agreement in Transfer 642425 - 13.7.1960 at 2:36 pm
Fencing Agreement in Transfer 711395
7604457.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 6.11.2007 at 9:00 am





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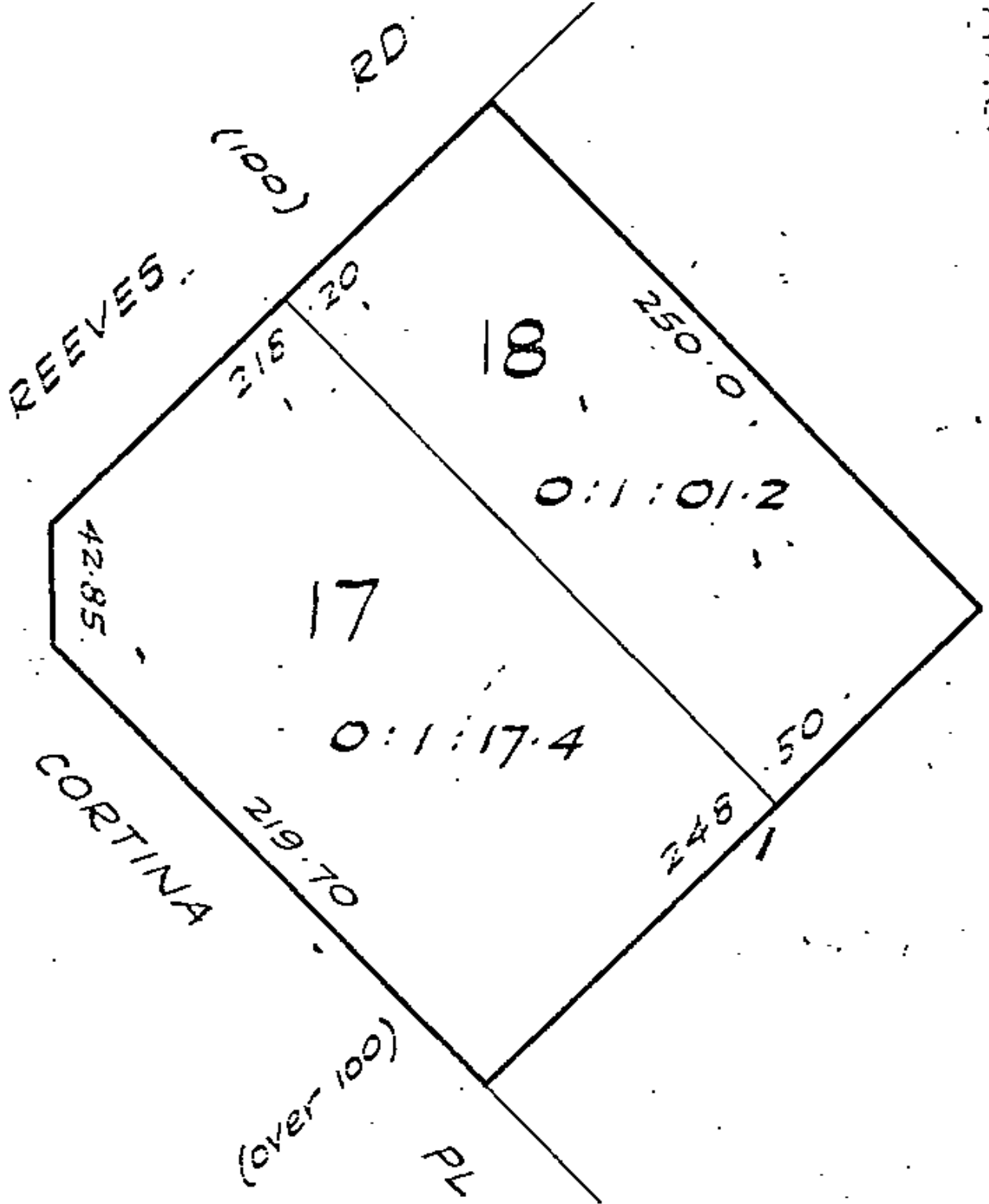
Identifier **NA19C/227**
Land Registration District **North Auckland**
Date Issued 01 September 1970

Prior References
NA16B/545 NA1814/78 NA1D/148

Estate Fee Simple
Area 2494 square metres more or less
Legal Description Lot 17-18 Deposited Plan 52255
Registered Owners
Auckland Council

Interests

Subject to an electricity transmission right (in gross) over part in favour of Auckland Electric Power Board created by Transfer A73036 (affects part Lot 17 DP 52255)
C217203.1 Encumbrance to The Manukau City Council - 27.11.1990 at 2.34 pm





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R.W. Muir
Registrar-General
of Land

Identifier NA21A/916
Land Registration District North Auckland
Date Issued 14 July 1971

Prior References
NA886/175 OIC A165656

Estate Fee Simple
Area 6.3343 hectares more or less
Legal Description Lot 1 Deposited Plan 51777 and Allotment
322, 324 Parish of Pakuranga
Purpose Recreation Reserve
Registered Owners
Auckland Council

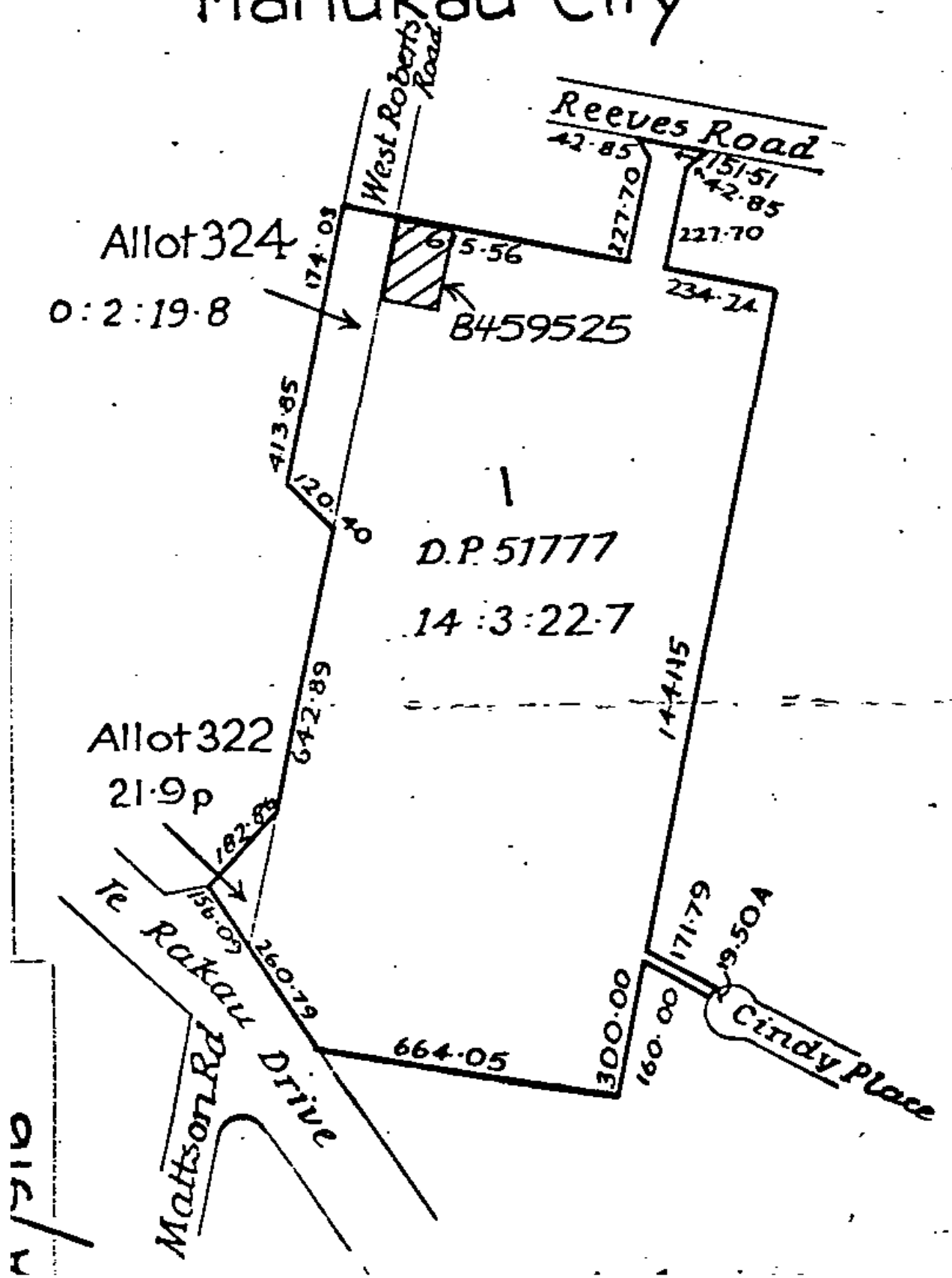
Interests

Subject to the Reserves Act 1977

B459525.1 Gazette Notice (1985 p3737) classifying part of the within land being part Lot 1 DP 51777 shown marked A on SO 59043 (992m²) as a Local Purpose (site for community buildings) Reserve - 16.9.1985 at 1:42 pm

Subject to a water supply right (in gross) over part in favour of Watercare Services Limited created by Transfer C393710.1 - 10.7.1992 at 2.43 pm

Manukau City





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R.W. Muir
Registrar-General
of Land

Identifier **NA23C/1454**
Land Registration District **North Auckland**
Date Issued 07 February 1973

Prior References
NA24D/300

Estate Fee Simple - 1/3 share
Area 1002 square metres more or less
Legal Description Lot 2 Deposited Plan 47230
Registered Owners
Pakuranga Precinct Development Limited

Estate	Leasehold	Instrument	L 028401.1
		Term	999 years computed from 1.11.1972
Legal Description	Flat 1 Deposited Plan 68355		
Registered Owners	Pakuranga Precinct Development Limited		

Interests

Subject to a drainage right (in gross) over part coloured blue on DP 47230 in favour of The Manukau City Council created by Transfer 634572 (Affects Fee Simple)

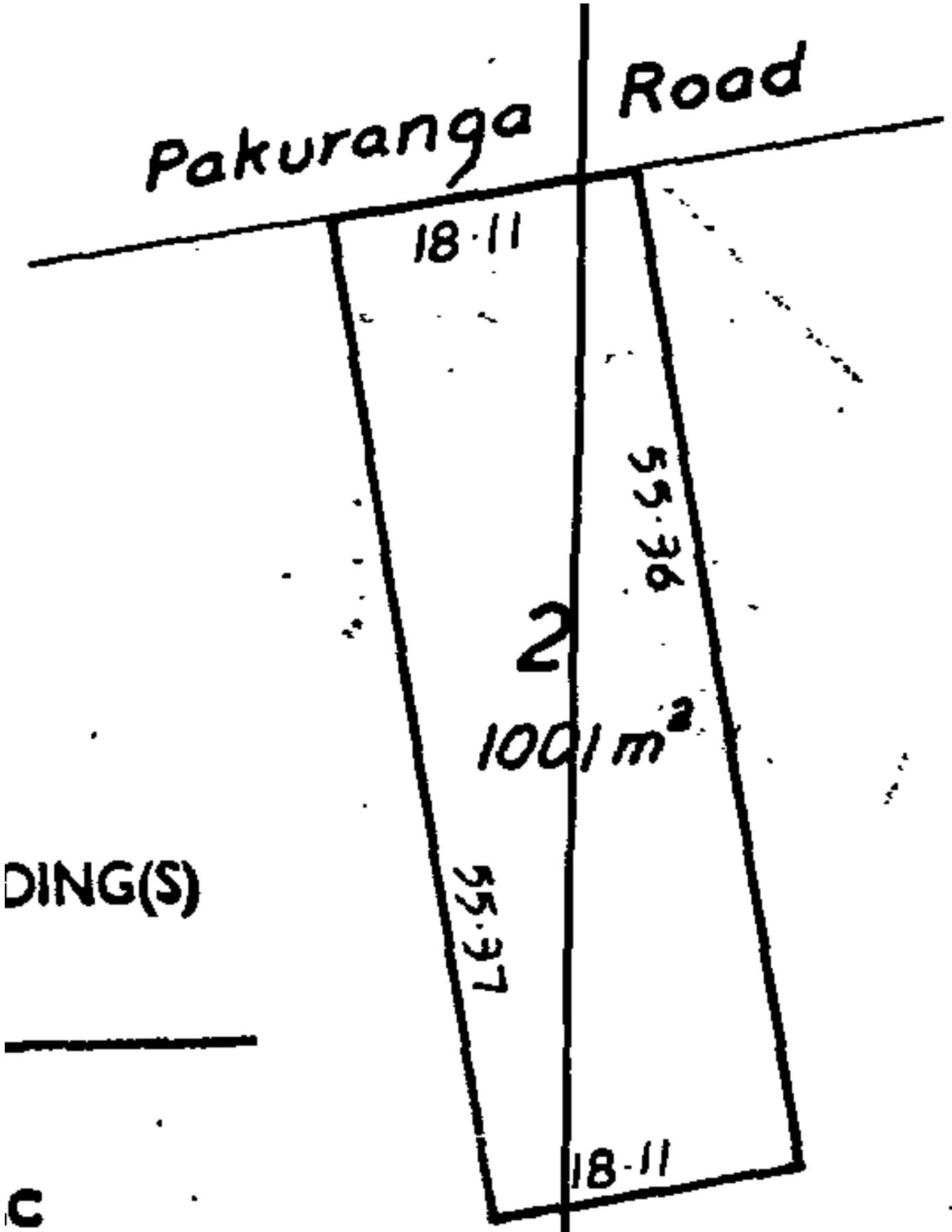
028401.1 Lease of Flat 1 DP 68355 Term 999 years computed from 1.11.1972 Composite CT NA23C/1454 issued - 7.2.1973 (Affects Fee Simple)

028401.2 Lease of Flat 2 Composite CT NA23C/1455 - 7.2.1973 (Affects Fee Simple)

028401.3 Lease of Flat 3 Composite CT NA23C/1456 - 7.2.1973 (Affects Fee Simple)

9774735.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 3.7.2014 at 12:05 pm

12414621.1 Mortgage to Bank of China Limited, Auckland branch - 28.3.2022 at 6:43 pm





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R.W. Muir
Registrar-General
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Identifier **NA23C/1455**
Land Registration District **North Auckland**
Date Issued 07 February 1973

Prior References
NA24D/300

Estate Fee Simple - 1/3 share
Area 1002 square metres more or less
Legal Description Lot 2 Deposited Plan 47230

Registered Owners
Pakuranga Precinct Development Limited

Estate	Leasehold	Instrument	L 028401.2
		Term	999 years computed from 1.11.1972

Legal Description Flat 2 Deposited Plan 68355

Registered Owners
Pakuranga Precinct Development Limited

Interests

Subject to a drainage right (in gross) over part coloured blue on DP 47230 in favour of The Manukau City Council created by Transfer 634572 (Affects Fee Simple)

028401.1 Lease of Flat 1 Composite CT NA23C/1454 - 7.2.1973 (Affects Fee Simple)

028401.2 Lease of Flat 2 DP 68355 Term 999 years computed from 1.11.1972 Composite CT NA23C/1455 issued - 7.2.1973 (Affects Fee Simple)

028401.3 Lease of Flat 3 Composite CT NA23C/1456 - 7.2.1973 (Affects Fee Simple)

9881203.2 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 11.11.2014 at 9:29 am

12414621.1 Mortgage to Bank of China Limited, Auckland branch - 28.3.2022 at 6:43 pm

Pakuranga Road

18.11

55.36

2

100 m²

55.37

18.11

DING(S)

IC



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R.W. Muir
Registrar-General
of Land

Identifier **NA23C/1456**
Land Registration District **North Auckland**
Date Issued 07 February 1973

Prior References
NA24D/300

Estate Fee Simple - 1/3 share
Area 1002 square metres more or less
Legal Description Lot 2 Deposited Plan 47230
Registered Owners
Pakuranga Precinct Development Limited

Estate	Leasehold	Instrument	L 028401.3
		Term	999 years computed from 1.11.1972
Legal Description	Flat 3 Deposited Plan 68355		
Registered Owners	Pakuranga Precinct Development Limited		

Interests

Subject to a drainage right (in gross) over part coloured blue on DP 47230 in favour of The Manukau City Council created by Transfer 634572 (Affects Fee Simple)

028401.1 Lease of Flat 1 Composite CT NA23C/1454 - 7.2.1973 (Affects Fee Simple)

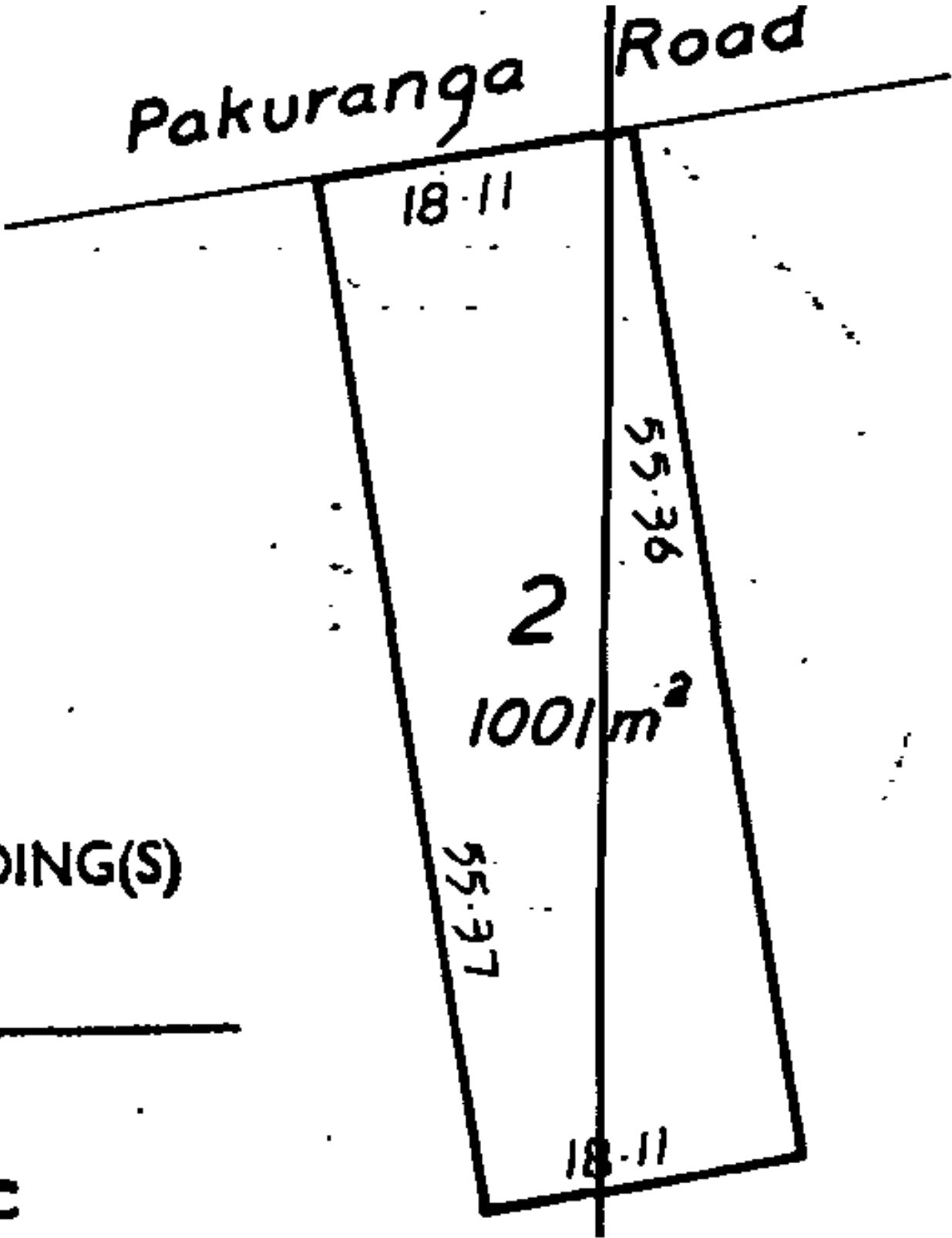
028401.2 Lease of Flat 2 Composite CT NA23C/1455 - 7.2.1973 (Affects Fee Simple)

028401.3 Lease of Flat 3 DP 68355 Term 999 years computed from 1.11.1972 Composite CT NA23C/1456 issued - 7.2.1973 (Affects Fee Simple)

9864729.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 14.10.2014 at 8:45 am

12414621.1 Mortgage to Bank of China Limited, Auckland branch - 28.3.2022 at 6:43 pm

Pakuranga Road



BUILDING(S)

VIC



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UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **NA24B/567**
Land Registration District **North Auckland**
Date Issued 04 August 1972

Prior References

NA11A/292 NA21B/74 NA8A/466

Estate Fee Simple
Area 1.6522 hectares more or less
Legal Description Lot 1 Deposited Plan 53433, Lot 1
Deposited Plan 65748 and Part Lot 5
Deposited Plan 55286

Registered Owners

Pakuranga Plaza Limited

Interests

K88610 Building Line Restriction (affects Part Lot 5 DP 55286)

Subject to an electricity right (in gross) over part coloured yellow on DP 58489 in favour of the Auckland Electric Power Board created by Transfer A281960 (affects Part Lot 5 DP 55286)

Subject to Section 351D (3) Municipal Corporations Act 1954

Appurtenant hereto is a right of way created by Transfer A134659 (affects Part Lot 5 DP 55286)

Subject to an electricity right (in gross) over parts marked A-F, H-J inclusive (affects Part Lot 5 DP 55286) and G on Plan 73092 (affects Lot 1 DP 53433) in favour of Auckland Electric Power Board created by Transfer 401513.1 - 21.3.1975 at 2.14 pm

Subject to a right of way over part created by Transfer B143658.3 - produced 26.1.1983 at 1.30 pm and entered 16.2.1983 at 9.00 am

Appurtenant hereto are rights of way created by Transfer C534535.2

C560027.1 Encumbrance to The Manukau City Council - 21.1.1994 at 2.27 pm

Appurtenant hereto are electricity rights for the term of 100 years from 10.12.1993 created by Transfer C588324.2

Subject to an electricity right (in gross) over parts marked A and B on DP 209202 in favour of Vector Limited created by Transfer D646995.1 - 8.10.2001 at 3.22 pm

9262557.2 Encumbrance to St Lukes Group Limited and The Plaza Pakuranga Limited - 10.12.2012 at 4:55 pm

11397346.2 Mortgage to Bank of China Limited, Auckland branch - 29.3.2019 at 5:14 pm

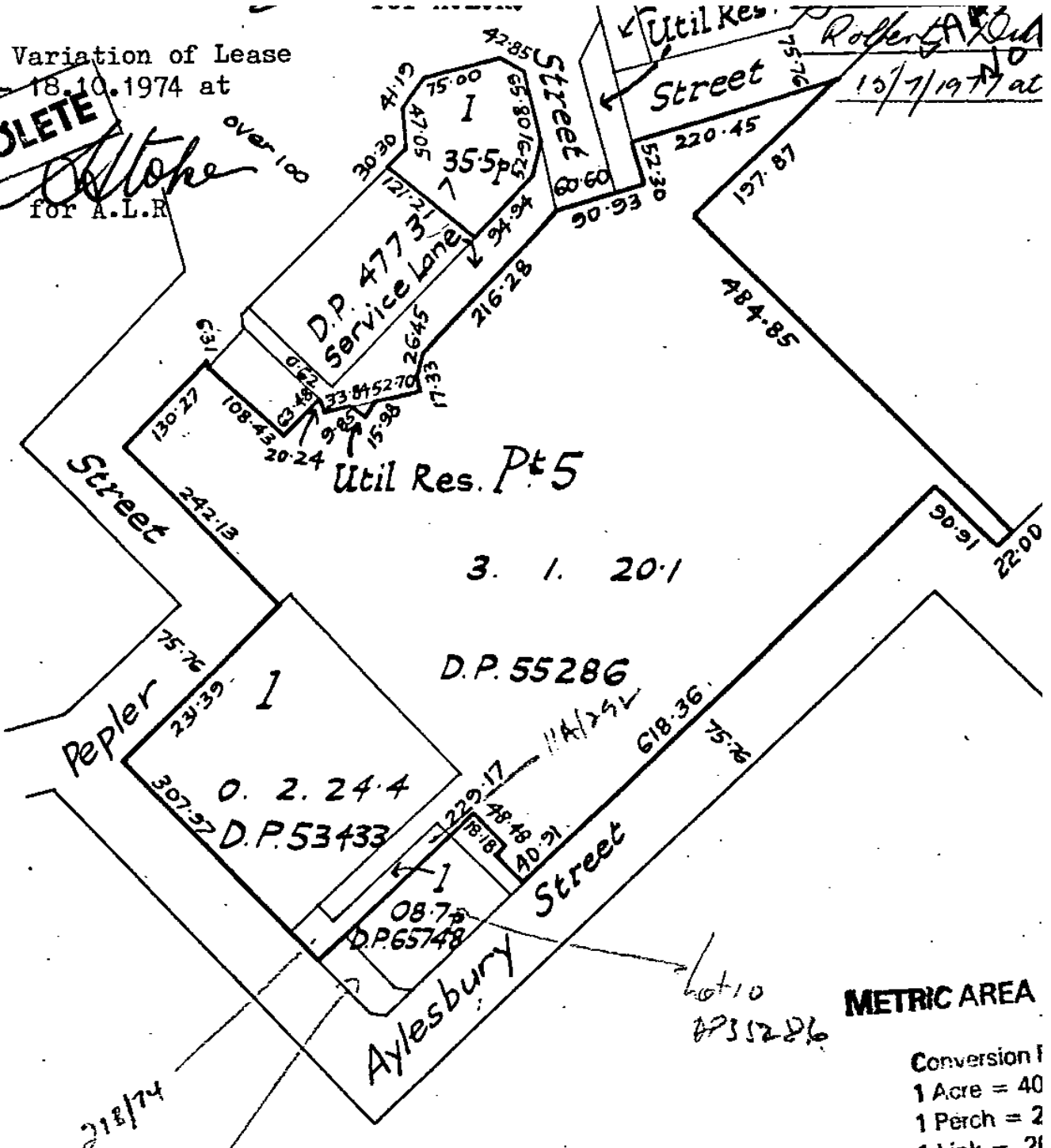
1.1 Variation of Lease
53 - 18.10.1974 at

SOLE

Attohe
for A.L.R.

over 100

Robert A. Old
15/7/1977 at



3. 1. 20.1

D.P. 55286

Repler Street

0. 2. 24.4
D.P. 53433

D.P. 65748

Aylesbury Street

METRIC AREA

- Conversion f
- 1 Acre = 40
- 1 Perch = 2
- 1 Link = .21

Total Area = 4. 1. 08.7

218/74

Subj 218/74



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

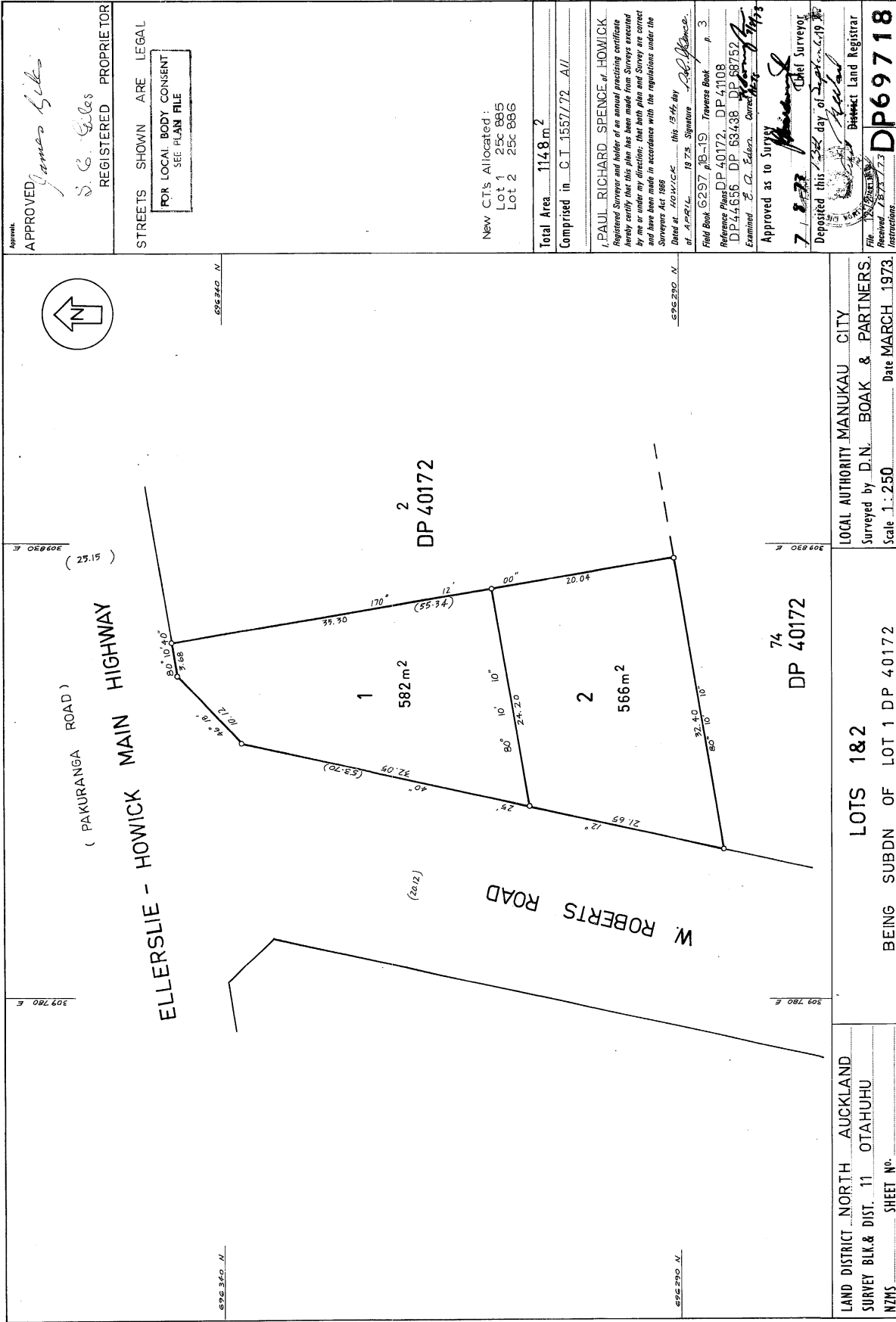
Identifier NA25C/885
Land Registration District North Auckland
Date Issued 13 September 1973

Prior References
NA1557/72

Estate Fee Simple
Area 582 square metres more or less
Legal Description Lot 1 Deposited Plan 69718
Registered Owners
Auckland Council

Interests

Subject to a drainage right (in gross) in favour of The Manukau City Council created by Transfer 534018
Appurtenant hereto is a right of way created by Transfer C192806.1





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

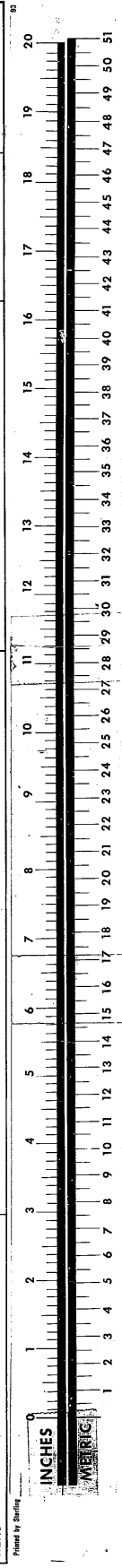
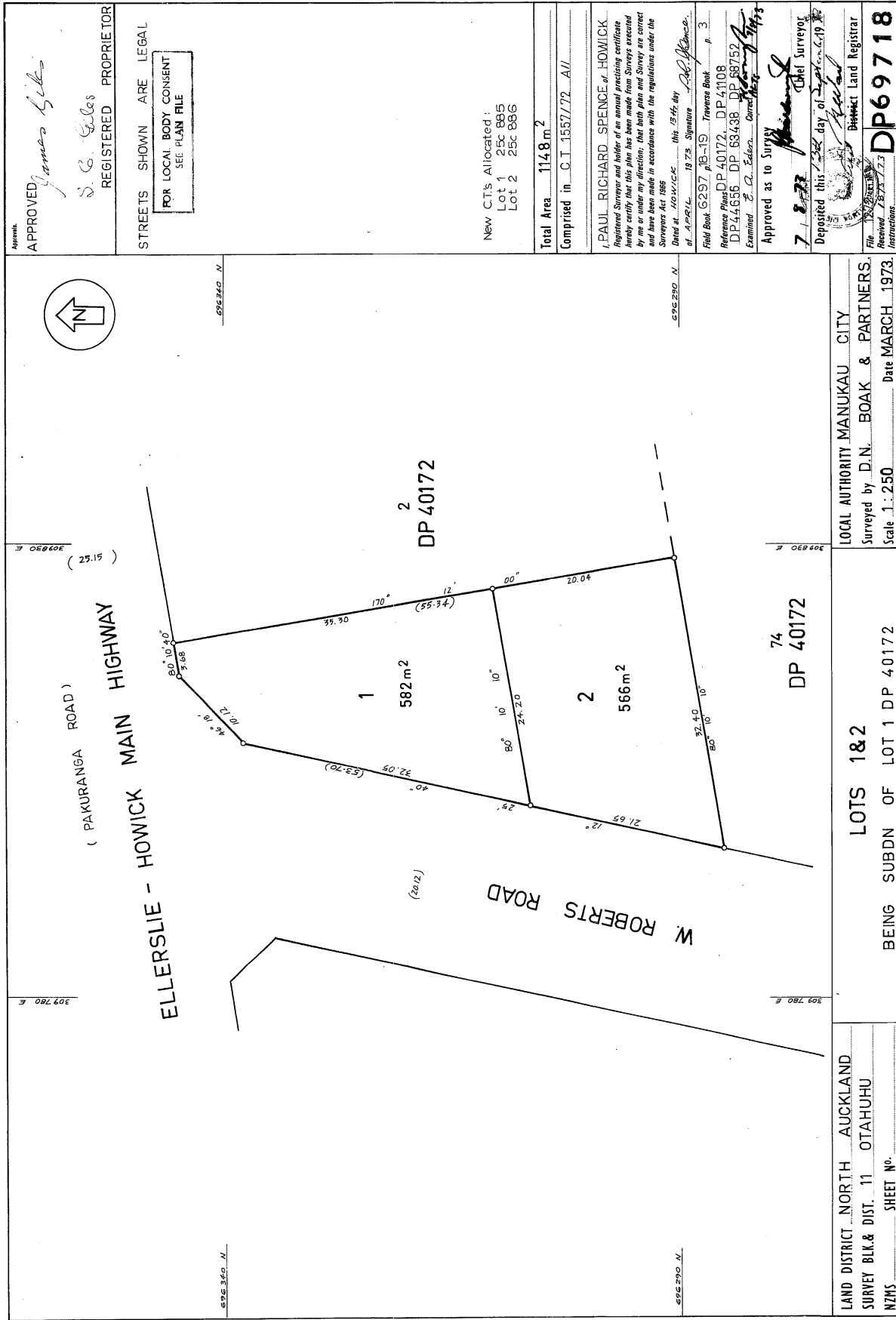
Identifier NA25C/886
Land Registration District North Auckland
Date Issued 13 September 1973

Prior References
NA1557/72

Estate Fee Simple
Area 566 square metres more or less
Legal Description Lot 2 Deposited Plan 69718
Registered Owners
Auckland Council

Interests

Subject to a drainage right (in gross) in favour of The Manukau City Council created by Transfer 534018





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA27B/116
Land Registration District North Auckland
Date Issued 18 October 1973

Prior References
NA26B/802

Estate Fee Simple - 1/3 share
Area 1001 square metres more or less
Legal Description Lot 1 Deposited Plan 47230
Registered Owners
Pakuranga Precinct Development Limited

Estate	Leasehold	Instrument	L 269288.2
		Term	999 years computed from 20.9.1973

Legal Description Flat 1 Deposited Plan 70609
Registered Owners
Pakuranga Precinct Development Limited

Interests

Subject to a drainage right (in gross) over part coloured blue on DP 47230 in favour of The Manukau County Council created by Transfer 634572 (Affects Fee Simple)

269288.2 Lease of Flat 1 DP 70609 Term 999 years computed from 20.9.1973 Composite CT NA27B/116 issued - 18.10.1973 (Affects Fee Simple)

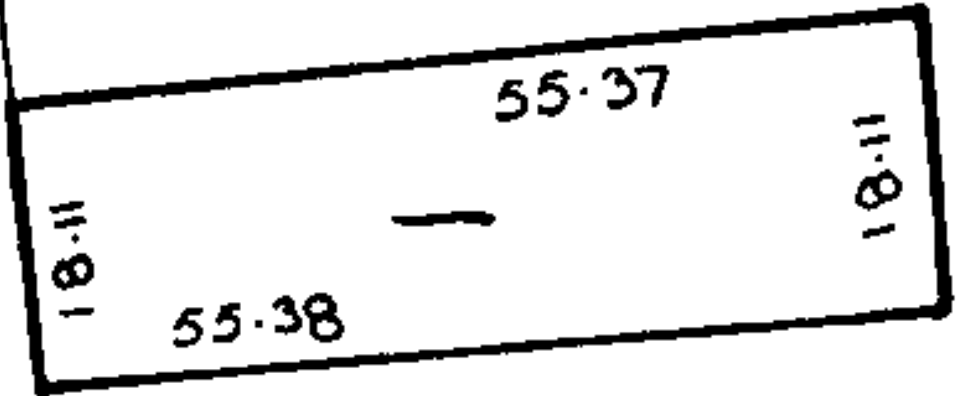
269288.3 Lease of Flat 2 Composite CT NA27B/117 issued - 18.10.1973 (Affects Fee Simple)

269288.4 Lease of Flat 3 Composite CT NA27B/118 issued - 18.10.1973 (Affects Fee Simple)

9696684.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 10.4.2014 at 10:09 am

12414621.1 Mortgage to Bank of China Limited, Auckland branch - 28.3.2022 at 6:43 pm

Pakuranga Road





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA27B/117**
Land Registration District **North Auckland**
Date Issued 18 October 1973

Prior References
NA26B/802

Estate Fee Simple - 1/3 share
Area 1001 square metres more or less
Legal Description Lot 1 Deposited Plan 47230

Registered Owners
Pakuranga Precinct Development Limited

Estate	Leasehold	Instrument	L 269288.3
		Term	999 years computed from 20.9.1973

Legal Description Flat 2 Deposited Plan 70609

Registered Owners
Pakuranga Precinct Development Limited

Interests

Subject to a drainage right (in gross) over part coloured blue on DP 47230 in favour of The Manukau County Council created by Transfer 634572 (Affects Fee Simple)

269288.2 Lease of Flat 1 Composite CT NA27B/116 issued - 18.10.1973 (Affects Fee Simple)

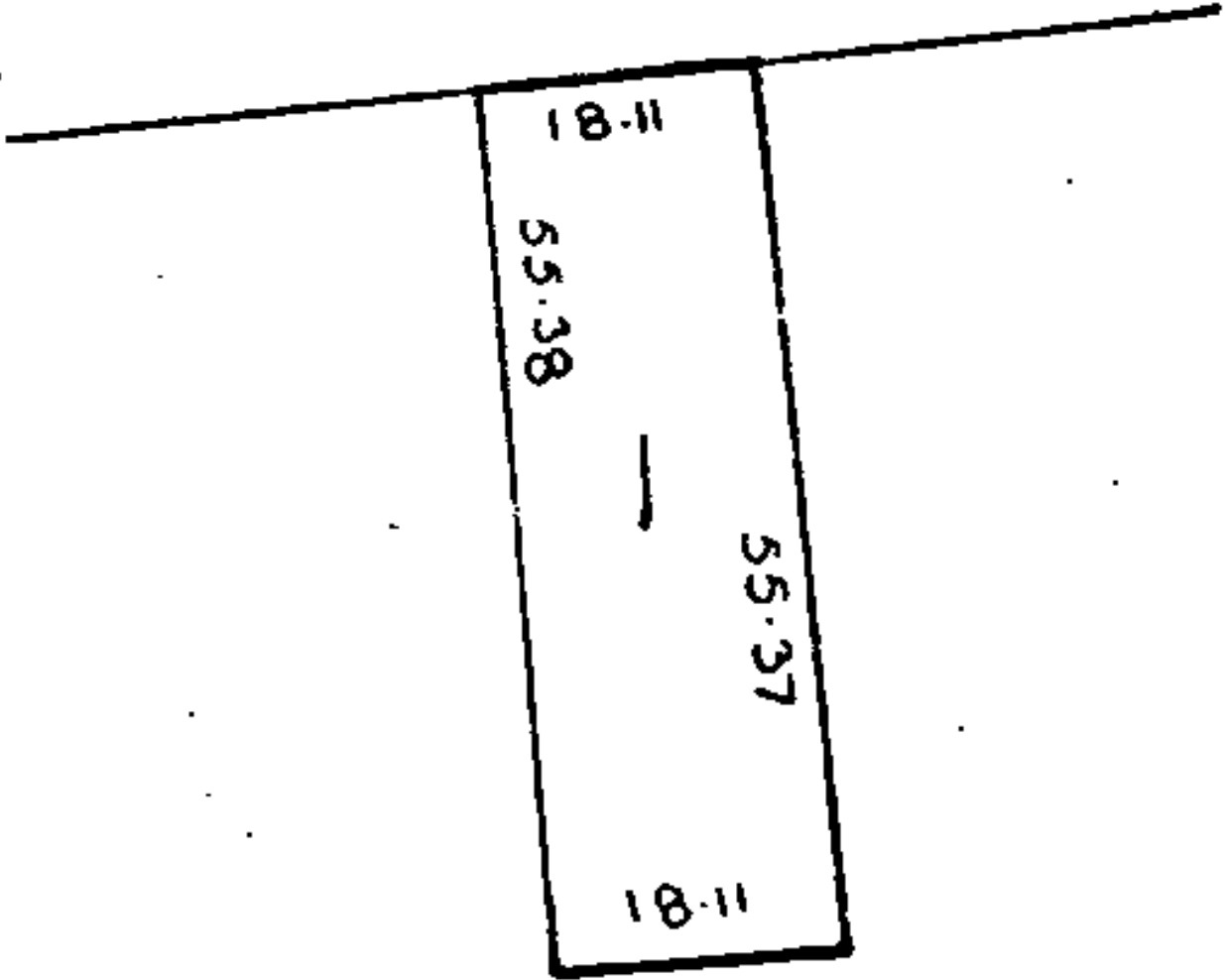
269288.3 Lease of Flat 2 DP 70609 Term 999 years computed from 20.9.1973 Composite CT NA27B/117 issued - 18.10.1973 (Affects Fee Simple)

269288.4 Lease of Flat 3 Composite CT NA27B/118 issued - 18.10.1973 (Affects Fee Simple)

9696685.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 10.4.2014 at 10:12 am

12414621.1 Mortgage to Bank of China Limited, Auckland branch - 28.3.2022 at 6:43 pm

Pakuranga Road





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA27B/118**
Land Registration District **North Auckland**
Date Issued 18 October 1973

Prior References
NA26B/802

Estate Fee Simple - 1/3 share
Area 1001 square metres more or less
Legal Description Lot 1 Deposited Plan 47230

Registered Owners
Pakuranga Precinct Development Limited

Estate	Leasehold	Instrument	L 269288.4
		Term	999 years computed from 20.9.1973

Legal Description Flat 3 Deposited Plan 70609

Registered Owners
Pakuranga Precinct Development Limited

Interests

Subject to a drainage right (in gross) over part coloured blue on DP 47230 in favour of The Manukau County Council created by Transfer 634572 (Affects Fee Simple)

269288.2 Lease of Flat 1 Composite CT NA27B/116 issued - 18.10.1973 (Affects Fee Simple)

269288.3 Lease of Flat 2 Composite CT NA27B/117 issued - 18.10.1973 (Affects Fee Simple)

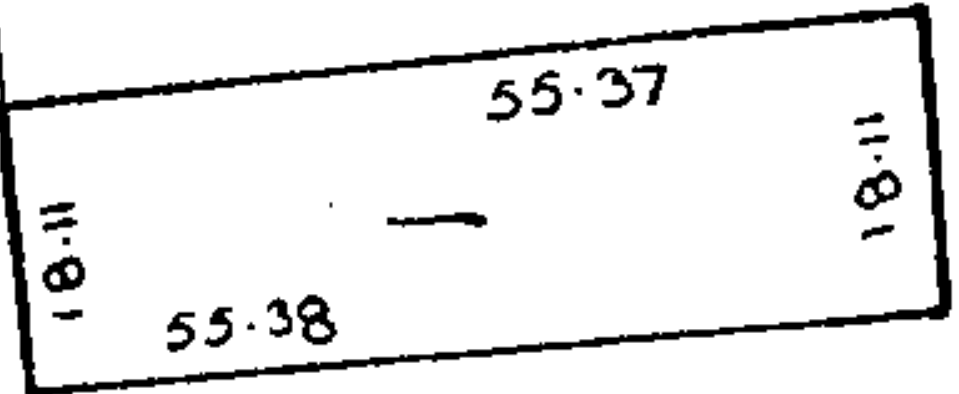
269288.4 Lease of Flat 3 DP 70609 Term 999 years computed from 20.9.1973 Composite CT NA27B/118 issued - 18.10.1973 (Affects Fee Simple)

9696686.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 10.4.2014 at 10:13 am

12414621.1 Mortgage to Bank of China Limited, Auckland branch - 28.3.2022 at 6:43 pm

Road

Pakuranga





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA44A/964
Land Registration District North Auckland
Date Issued 17 August 1978

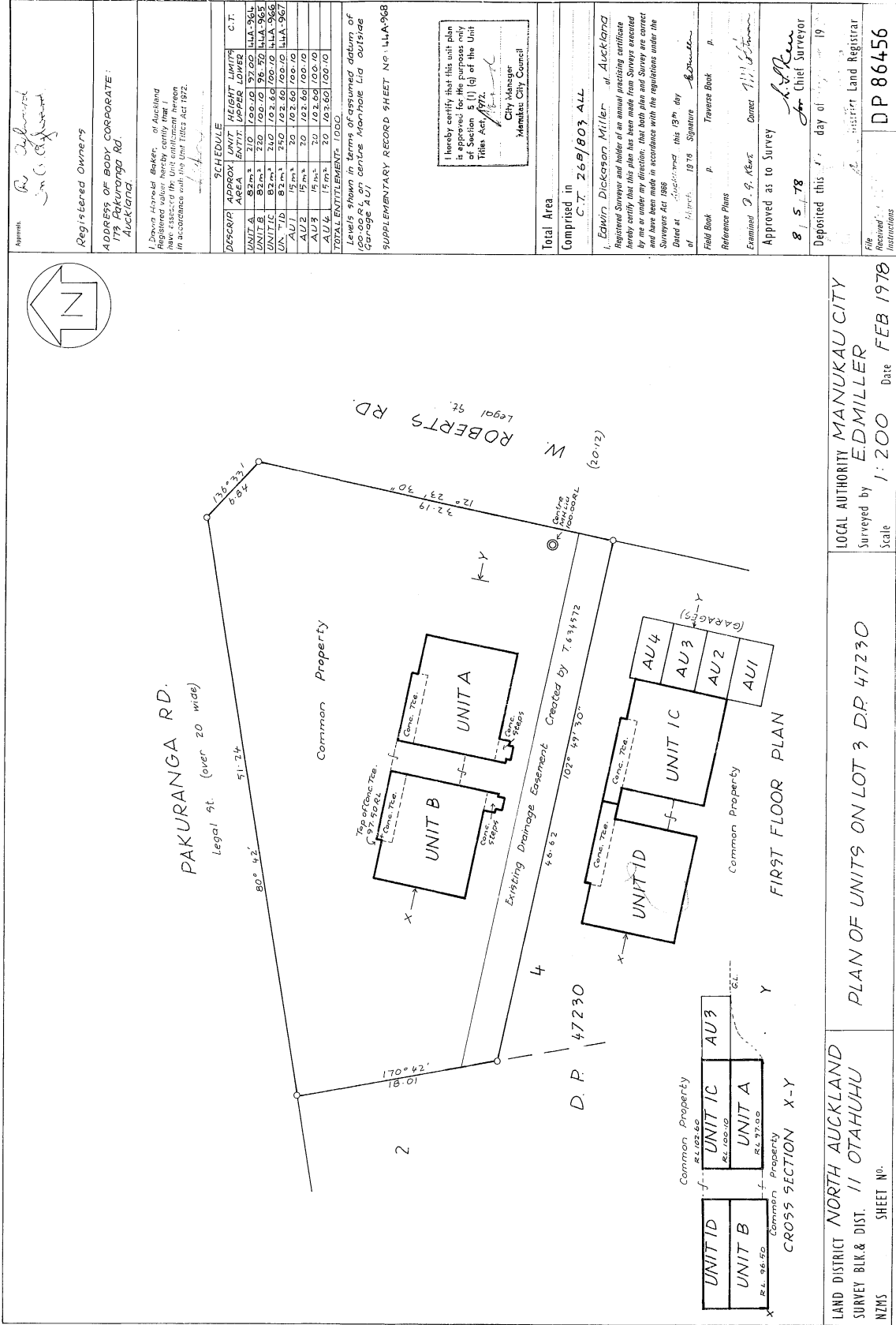
Prior References
NA26B/803

Supplementary Record Sheet
NA44A/968

Estate Stratum in Freehold
Legal Description Unit A and Accessory Unit 3 Deposited
Plan 86456

Registered Owners
Auckland Council

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet



Registered Owners
 ADDRESS OF BODY CORPORATE:
 173 Pakuranga Rd.
 Auckland

I, Dawn Hibbel Baker, of Auckland
 Registered Valuer hereby certify that I
 have prepared this Unit Entitlement hereon
 in accordance with the Unit Entitlement Act 1972.

DESCRIP	SCHEDULE		C.T.
	APPROX AREA	UNIT HEIGHT UPPER LOWER	
UNIT A	82 m ²	210 100.00 92.60	LLA-964
UNIT B	82 m ²	220 100.00 96.50	LLA-965
UNIT IC	82 m ²	230 100.00 100.00	LLA-966
UNIT ID	82 m ²	240 100.00 100.00	LLA-967
AU1	15 m ²	20 102.60 100.00	
AU2	15 m ²	20 102.60 100.00	
AU3	15 m ²	20 102.60 100.00	
AU4	15 m ²	20 102.60 100.00	
TOTAL ENTITLEMENT: 1000			

Levels shown in terms of assumed datum of
 60.000 on centre Mean-High Tide outside
 Garage 4.0.

SUPPLEMENTARY RECORD SHEET No. LLA-968

I hereby certify that this unit plan
 is approved for the purposes only
 of Section 171 (b) of the Unit
 Entitlement Act 1972.

City Manager
 Manukau City Council

Total Area
 Comprised in
 C.T. 269/803 ALL

I, Edwin Dickson Miller, of Auckland
 Registered Surveyor and holder of an annual practicing certificate
 hereby certify that this plan has been made from surveys executed
 by me or under my direction, that both plan and survey are correct
 and have been made in accordance with the regulations under the
 Surveyors Act 1986

Dated at Auckland this 13th day
 of March 1978 Signature *E. Dickson Miller*

Field Book # Traverse Book #
 Reference Plans #
 Examined by *J. G. Lewis* Correct *11/3/78*
 Approved as to Survey
 8 5 78 *L. A. K. K. K.*
 Chief Surveyor

Deposited this 13th day of March 1978
 Registrar of Land
 DP 86456

LOCAL AUTHORITY MANUKAU CITY
 Surveyed by E. MILLER Date FEB 1978
 Scale 1:200

PLAN OF UNITS ON LOT 3 DP 47230

CROSS SECTION X-Y

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK & DIST. 11 OTAHUHU

SHEET No. 49 50 51





**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier NA44A/968
Land Registration District North Auckland
Date Issued 17 August 1978
Plan Number DP 86456

Subdivision of
 Lot 3 Deposited Plan 47230

Unit Titles Issued

NA44A/964	NA44A/965	NA44A/966	NA44A/967
-----------	-----------	-----------	-----------

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to a drainage right (in gross) over part in favour of The Manukau City Council created by Transfer 634572



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy**




R.W. Muir
Registrar-General
of Land

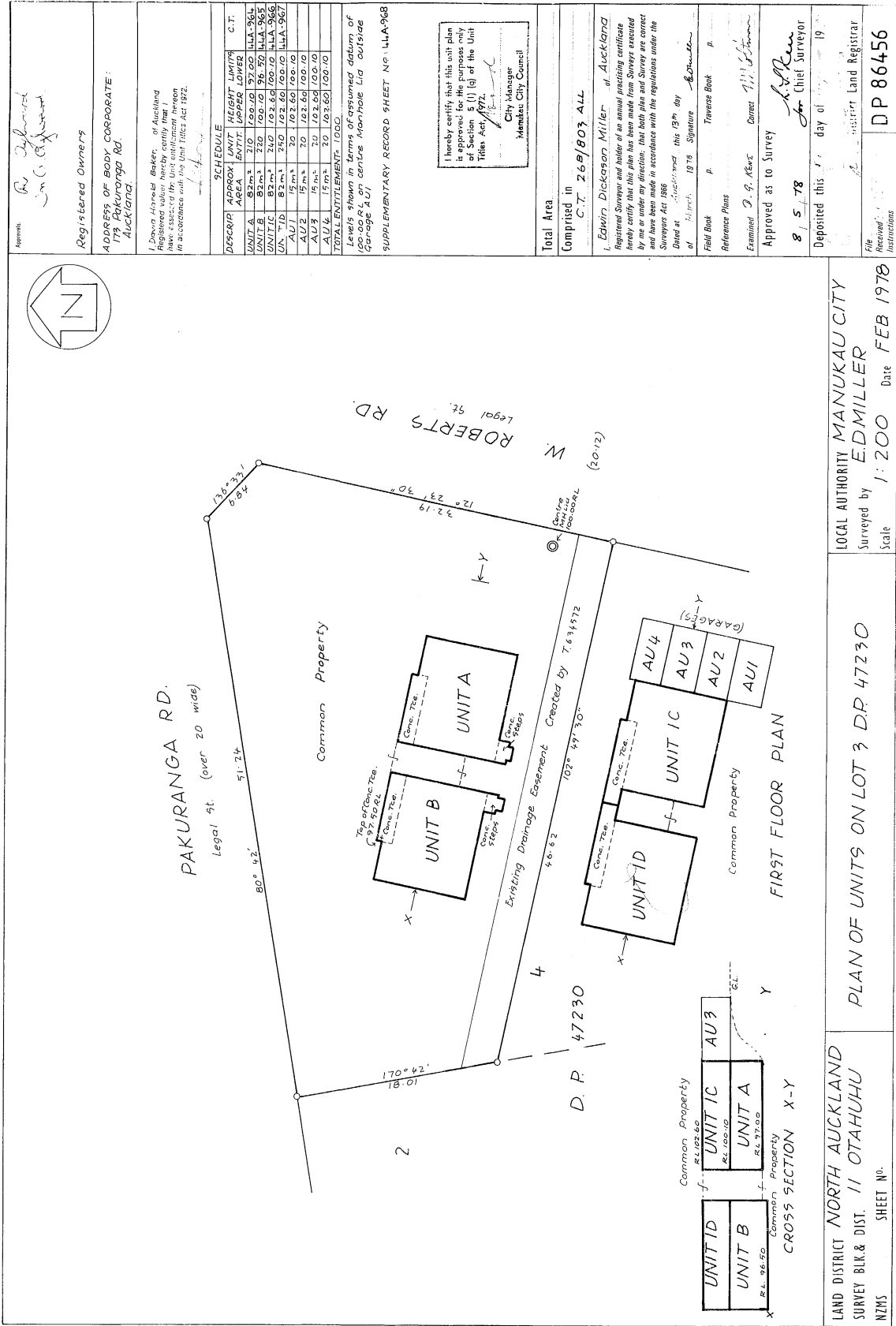
Identifier NA44A/965
Land Registration District North Auckland
Date Issued 17 August 1978

Prior References
NA26B/803

Supplementary Record Sheet
NA44A/968

Estate Stratum in Freehold
Legal Description Unit B and Accessory Unit 2 Deposited
Plan 86456
Registered Owners
Auckland Council

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet



Registered Owners
 ADDRESS OF BODY CORPORATE:
 173 Pakuranga Rd.
 Auckland

I, Dawn Havel Baker, of Auckland
 Registered Valuer hereby certify that I
 have prepared this Unit Entitlement Return
 in accordance with the Unit Entitlement Act 1972.

DESCRIP	SCHEDULE		C.T.
	APPROX AREA	UNIT HEIGHT UPPER LOWER	
UNIT A	82.00	2.10 / 2.60	LLA-964
UNIT B	82.00	2.20 / 2.60	LLA-965
UNIT IC	82.00	2.20 / 2.60	LLA-966
UNIT ID	82.00	2.20 / 2.60	LLA-967
AU 1	15.00	2.00 / 2.60	LLA-968
AU 2	15.00	2.00 / 2.60	LLA-969
AU 3	15.00	2.00 / 2.60	LLA-970
AU 4	15.00	2.00 / 2.60	LLA-971
TOTAL ENTITLEMENT: 1000			

Levels shown in terms of assumed datum of
 60.000 m centre Mean-High Tide outside
 Whangarei Harbour.

SUPPLEMENTARY RECORD SHEET No. LLA-968

I hereby certify that this unit plan
 is approved for the purposes only
 of Section 171 (6) of the Unit
 Entitlement Act 1972.

City Manager
 Manukau City Council

Total Area
 Comprised in C.T. 269/803 ALL

I, Edwin Dickson Miller, of Auckland
 Registered Surveyor and holder of an annual practicing certificate
 hereby certify that this plan has been made from surveys executed
 by me or under my direction, that both plan and survey are correct
 and have been made in accordance with the regulations under the
 Surveyors Act 1986

Dated at Auckland this 13th day of
 at [Signature] Signature of [Name]
 Field Book p. Traverse Book p.
 Reference Plans
 Examined by [Signature] Correct
 Approved as to Survey
 8 5 78
 Deposited this 13th day of 1978
 Chief Surveyor

File DP 86456
 Received Instructions

LOCAL AUTHORITY MANUKAU CITY
 Surveyed by E. MILLER Date FEB 1978
 Scale 1:200

PLAN OF UNITS ON LOT 3 DP 47230

CROSS SECTION X-Y

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK & DIST. 11 OTAHUHU

SHEET No. 49





**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier NA44A/968
Land Registration District North Auckland
Date Issued 17 August 1978
Plan Number DP 86456

Subdivision of
 Lot 3 Deposited Plan 47230

Unit Titles Issued

NA44A/964	NA44A/965	NA44A/966	NA44A/967
-----------	-----------	-----------	-----------

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to a drainage right (in gross) over part in favour of The Manukau City Council created by Transfer 634572



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA44A/966
Land Registration District North Auckland
Date Issued 17 August 1978

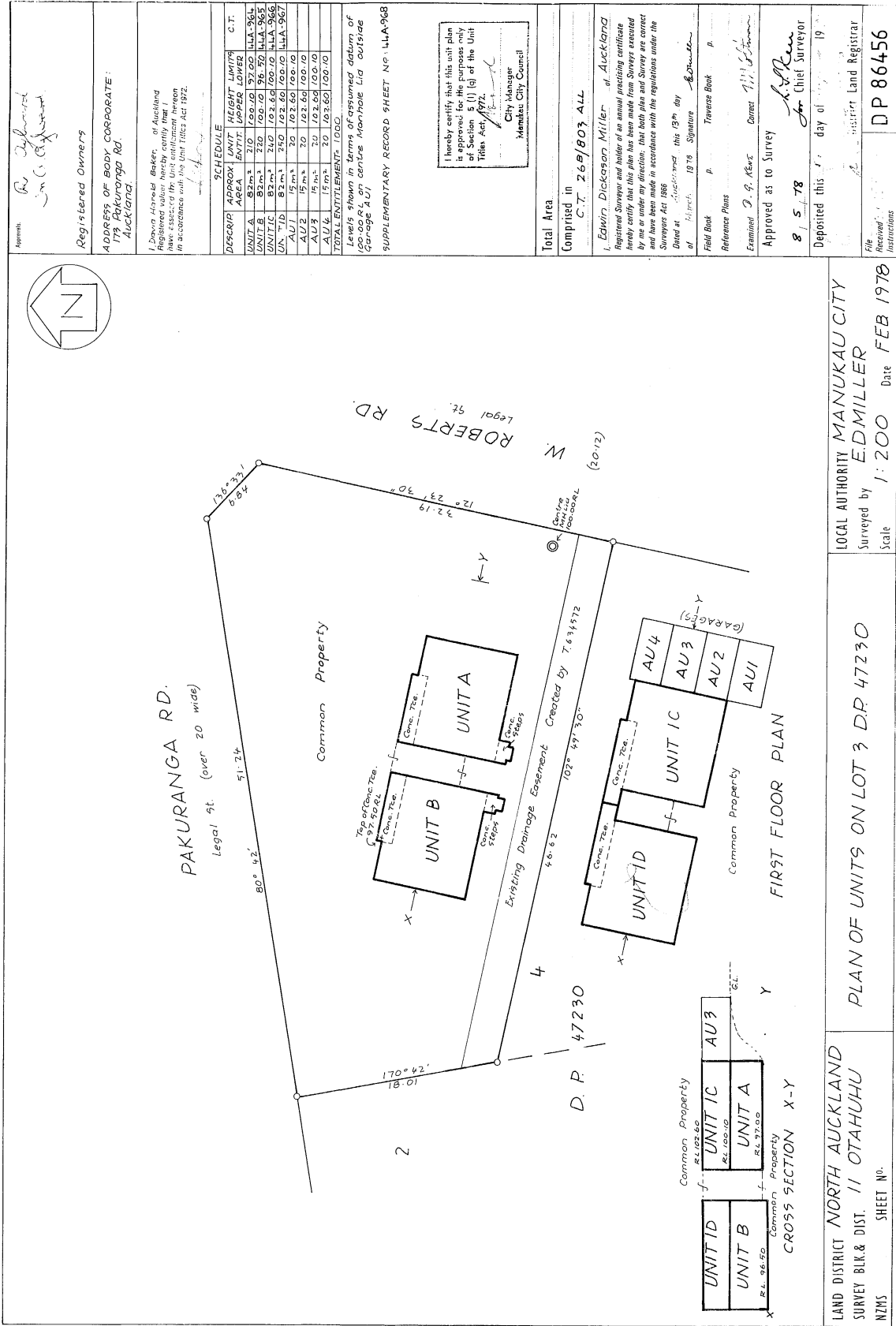
Prior References
NA26B/803

Supplementary Record Sheet
NA44A/968

Estate Stratum in Freehold
Legal Description Unit 1C and Accessory Unit 4 Deposited
Plan 86456

Registered Owners
Auckland Council

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet



Registered Owners
 I. Davis Howard Baker, of Auckland
 Registered valuer hereby certify that I
 have prepared this Unit Entitlement hereon
 in accordance with the Unit 1983 Act 1972.

Address of Body Corporate:
 173 Pakuranga Rd.
 Auckland

I hereby certify that this unit plan is approved for the purposes only of Section 171 (b) of the Unit Titles Act 1972.

City Manager
 Manukau City Council

Total Area Comprised in C.T. 269/803 ALL

I, Edwin Dickson Miller, of Auckland Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1986

Dated at Auckland this 13th day of March 1978
 Signature: [Signature]
 Title: Surveyor

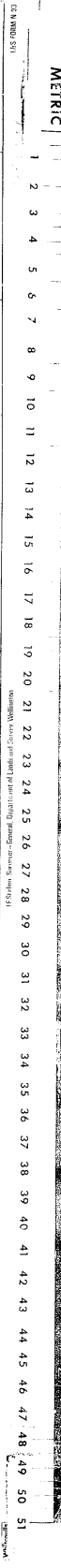
Field Book p. Traverse Book p.
 Reference Plans
 Examined by: [Signature] Correct
 Approved as to Survey by: [Signature]
 8 5 78
 Deposited this 13th day of March 1978
 Chief Surveyor

LOCAL AUTHORITY MANUKAU CITY
 Surveyed by E. MILLER
 Scale 1:200 Date FEB 1978

PLAN OF UNITS ON LOT 3 DP 47230

LAND DISTRICT NORTH AUCKLAND SURVEY BLK & DIST. 11 OTAHUHU

SHEET No. DP 47230





**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier NA44A/968
Land Registration District North Auckland
Date Issued 17 August 1978
Plan Number DP 86456

Subdivision of
 Lot 3 Deposited Plan 47230

Unit Titles Issued

NA44A/964	NA44A/965	NA44A/966	NA44A/967
-----------	-----------	-----------	-----------

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to a drainage right (in gross) over part in favour of The Manukau City Council created by Transfer 634572



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA46D/466
Land Registration District North Auckland
Date Issued 22 August 1979

Prior References
NA39B/696

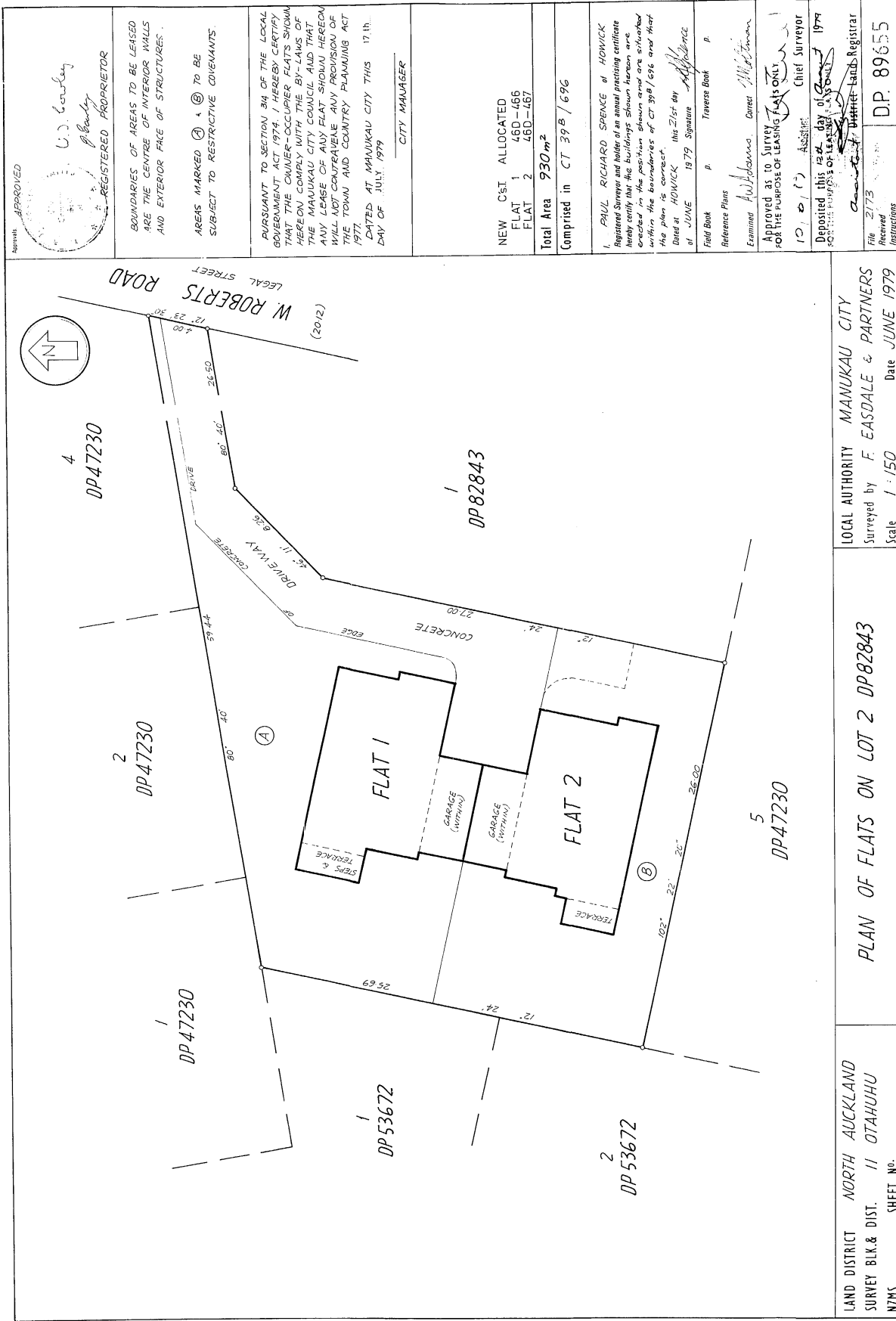
Estate Fee Simple - 1/2 share
Area 930 square metres more or less
Legal Description Lot 2 Deposited Plan 82843
Registered Owners
Auckland Council

Estate	Leasehold	Instrument	L 751407.2
		Term	999 years commencing on 1.8.1979
Legal Description	Flat 1 Deposited Plan 89655 and Garage Deposited Plan 89655		
Registered Owners	Auckland Council		

Interests

751407.2 Lease of Flat 1 and Garage DP 89655 Term 999 years commencing on 1.8.1979 Composite CT NA46D/466 issued - 22.8.1979 (Affects Fee Simple)

751407.3 Lease of Flat 2 Composite CT NA46B/467 issued - 22.8.1979 (Affects Fee Simple)



APPROVED
 U.S. Corbett
 Registered Proprietor

BOUNDARIES OF AREAS TO BE LEASED ARE THE CENTRE OF INTERIOR WALLS AND EXTERIOR FACE OF STRUCTURES.

AREAS MARKED (A) & (B) TO BE SUBJECT TO RESTRICTIVE COVENANTS.

PURSUANT TO SECTION 34 OF THE LOCAL GOVERNMENT ACT 1974, I HEREBY CERTIFY THAT THE OWNER-OCCUPIER FLATS SHOWN HEREON COMPLY WITH THE BY-LAWS OF THE MANUKAU CITY COUNCIL AND THAT ANY LEASE OF ANY FLAT SHOWN HEREON WILL NOT CONTRAVENE ANY PROVISION OF THE TOWN AND COUNTRY PLANNING ACT 1977.
 DATED AT MANUKAU CITY THIS 17th DAY OF JULY, 1979
 CITY MANAGER

NEW CST ALLOCATED
 FLAT 1 46D-466
 FLAT 2 46D-467

Total Area 930m²
 Comprised in CT 395 / 696

I, PAUL RICHARD SPENCE of HOWICK Registered Surveyor and holder of an annual practicing certificate hereby certify that the buildings shown herein were erected in the positions shown and are situated within the boundaries of CT 395/696 and that the plan is correct. This List by Reference of JUNE 1979 Signature

Field Book p. Traverse Book p.
 Reference Plans
 Examined A. Williams, District Registrar

APPROVED AS TO SURVEY FOR THE PURPOSE OF LEASING FLATS ONLY
 10/0/79 Assistant Chief Surveyor

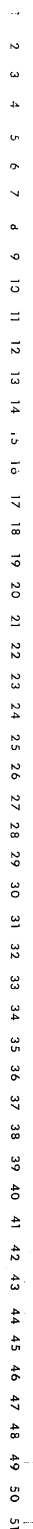
Deposited this 22nd day of August 1979
 District Registrar

File 2173 Received Instructions DP. 89655

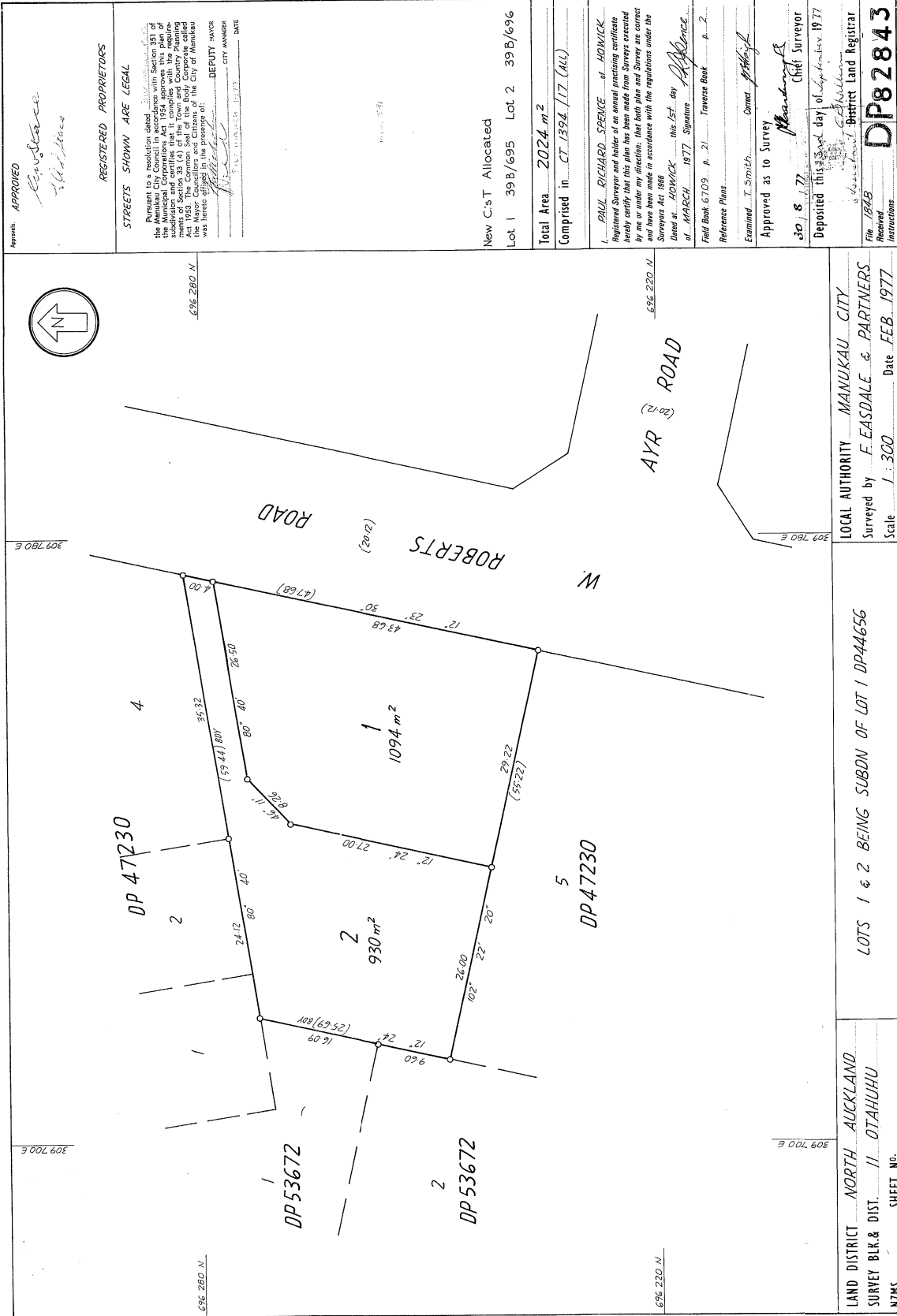
LOCAL AUTHORITY MANUKAU CITY
 Surveyed by F. EASDALE & PARTNERS
 Scale 1:150 Date JUNE 1979

PLAN OF FLATS ON LOT 2 DP82843

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK & DIST. 11 OTAHUHU
 NZMS SHEET NO.



22 AUG 1979





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA46D/467**
Land Registration District **North Auckland**
Date Issued 22 August 1979

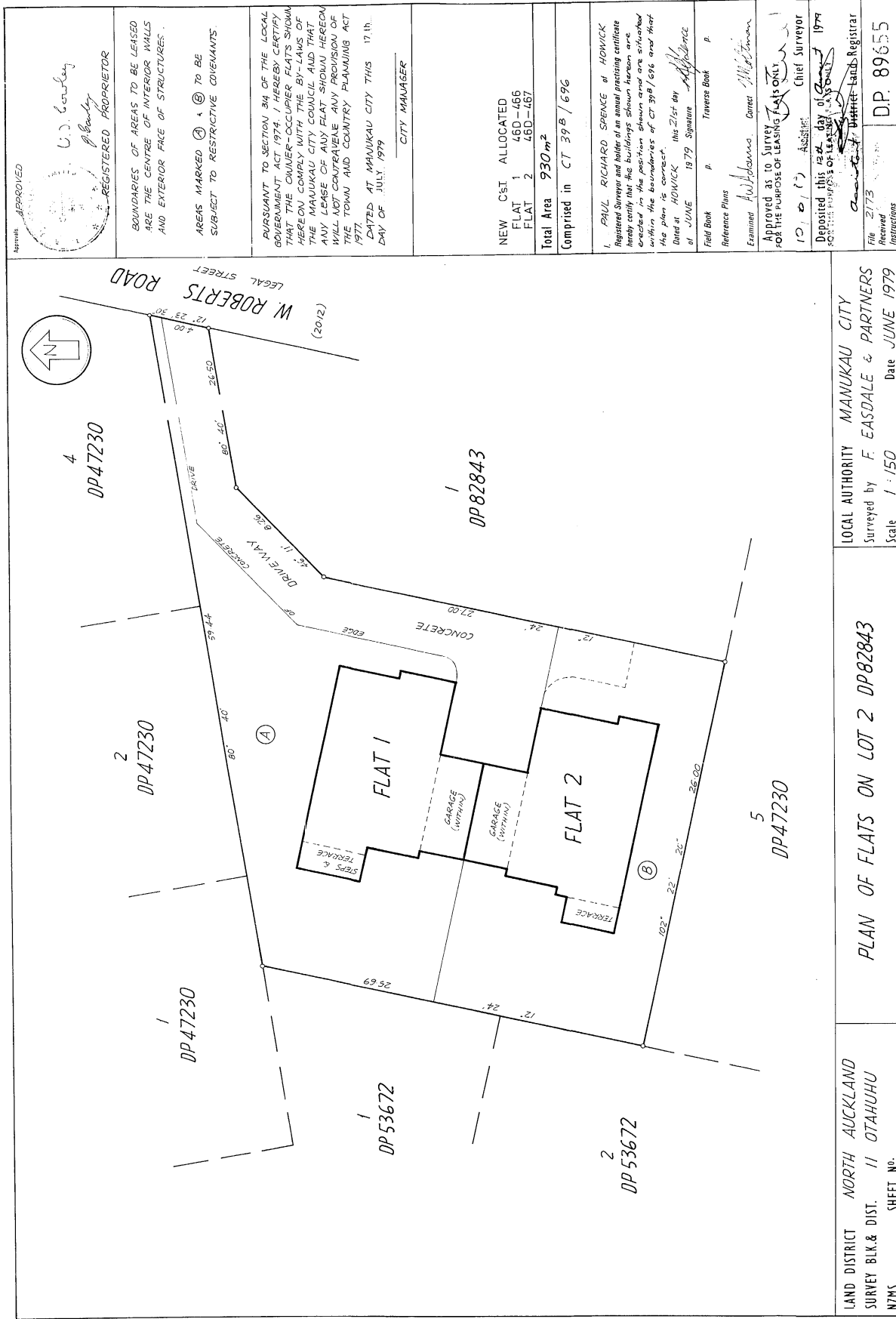
Prior References
NA39B/696

Estate Fee Simple - 1/2 share
Area 930 square metres more or less
Legal Description Lot 2 Deposited Plan 82843
Registered Owners
Auckland Council

Estate	Leasehold	Instrument	L 751407.3
		Term	999 years commencing on 1.8.1979
Legal Description	Flat 2 Deposited Plan 89655 and Garage Deposited Plan 89655		
Registered Owners	Auckland Council		

Interests

751407.2 Lease of Flat 1 Composite CT NA46B/466 issued - 22.8.1979 (Affects Fee Simple)
751407.3 Lease of Flat 2 and Garage DP 89655 Term 999 years commencing on 1.8.1979 Composite CT NA46D/467 issued - 22.8.1979 (Affects Fee Simple)



APPROVED
 U.S. Landy
 Registered Proprietor

BOUNDARIES OF AREAS TO BE LEASED ARE THE CENTRE OF INTERIOR WALLS AND EXTERIOR FACE OF STRUCTURES.

AREAS MARKED (A) & (B) TO BE SUBJECT TO RESTRICTIVE COVENANTS.

PURSUANT TO SECTION 34 OF THE LOCAL GOVERNMENT ACT 1974, I HEREBY CERTIFY THAT THE OWNER-OCCUPIER FLATS SHOWN HEREON COMPLY WITH THE BY-LAWS OF THE MANUKAU CITY COUNCIL AND THAT ANY LEASE OF ANY FLAT SHOWN HEREON WILL NOT CONTRAVENE ANY PROVISION OF THE TOWN AND COUNTRY PLANNING ACT 1977.
 DATED AT MANUKAU CITY THIS 17th DAY OF JULY, 1979
 CITY MANAGER

NEW CST ALLOCATED
 FLAT 1 46D-466
 FLAT 2 46D-467

Total Area 930m²
 Comprised in CT 395 / 696

I, PAUL RICHARD SPENCE of HOWICK Registered Surveyor and holder of an annual practicing certificate hereby certify that the buildings shown herein were erected in the position shown and are situated within the boundaries of CT 395/696 and that the plan is correct. This List by Reference of JUNE 1979 Signature

Field Book p. Traverse Book p.
 Reference Plans
 Examined A. Williams, District Registrar

APPROVED AS TO SURVEY FOR THE PURPOSE OF LEASING FLATS ONLY
 10/0/79 Assistant Chief Surveyor

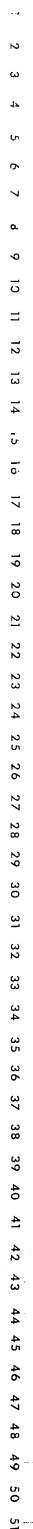
Deposited this 22nd day of August 1979
 District Registrar

File 2773 Received Instructions
 DP 89655

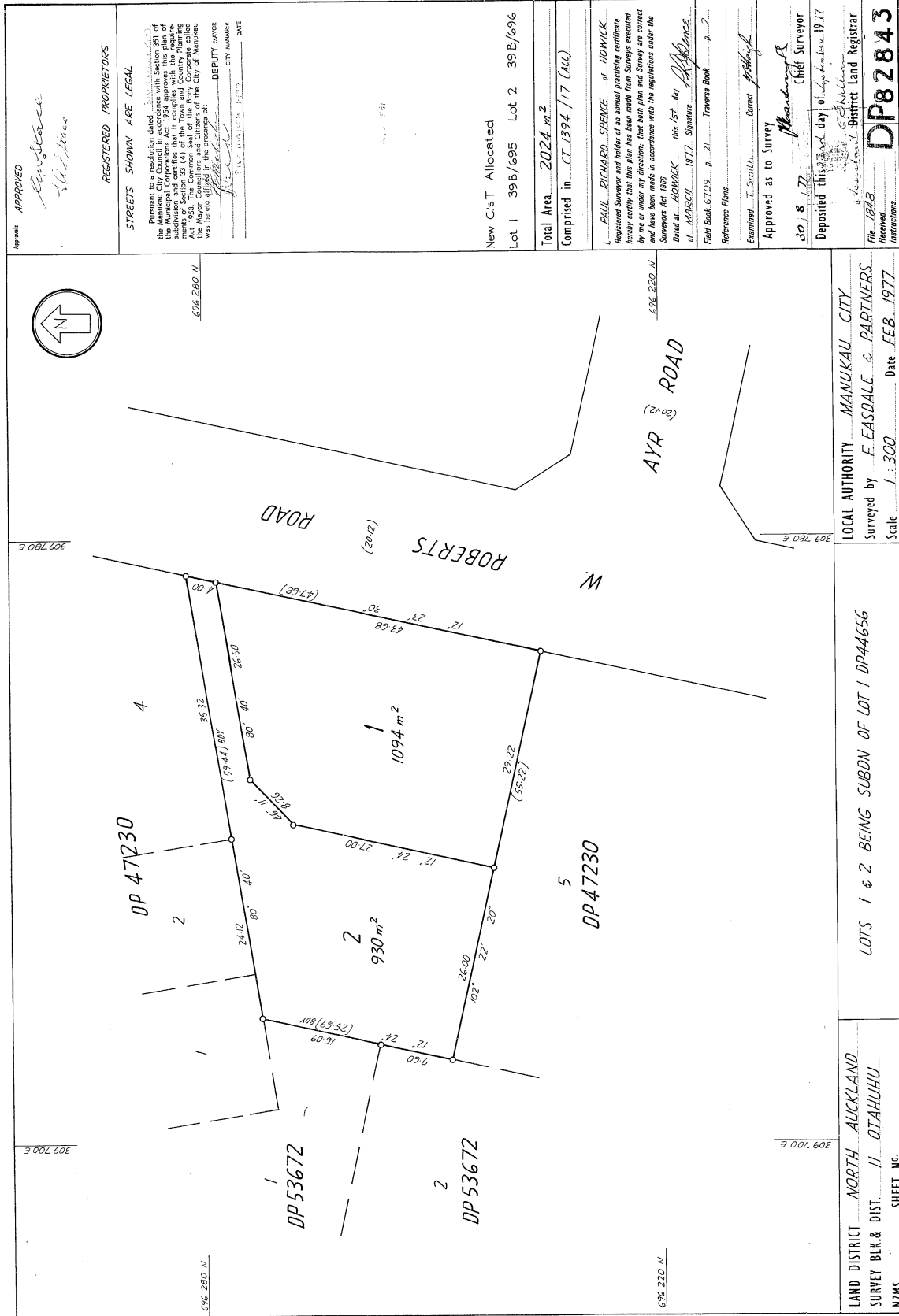
LOCAL AUTHORITY MANUKAU CITY
 Surveyed by F. EASDALE & PARTNERS
 Scale 1:150 Date JUNE 1979

PLAN OF FLATS ON LOT 2 DP82843

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK & DIST. II OTAHUHU
 NZMS SHEET NO.



22 AUG 1979



6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA50A/900**
Land Registration District **North Auckland**
Date Issued 24 May 1982

Prior References
NA5A/461

Estate Fee Simple
Area 3459 square metres more or less
Legal Description Lot 1 Deposited Plan 93910
Registered Owners
Pakuranga Plaza Limited

Interests

Appurtenant hereto are sewage and stormwater drainage rights specified in Easement Certificate B067896.6 - 24.5.1982 at 10.10 am

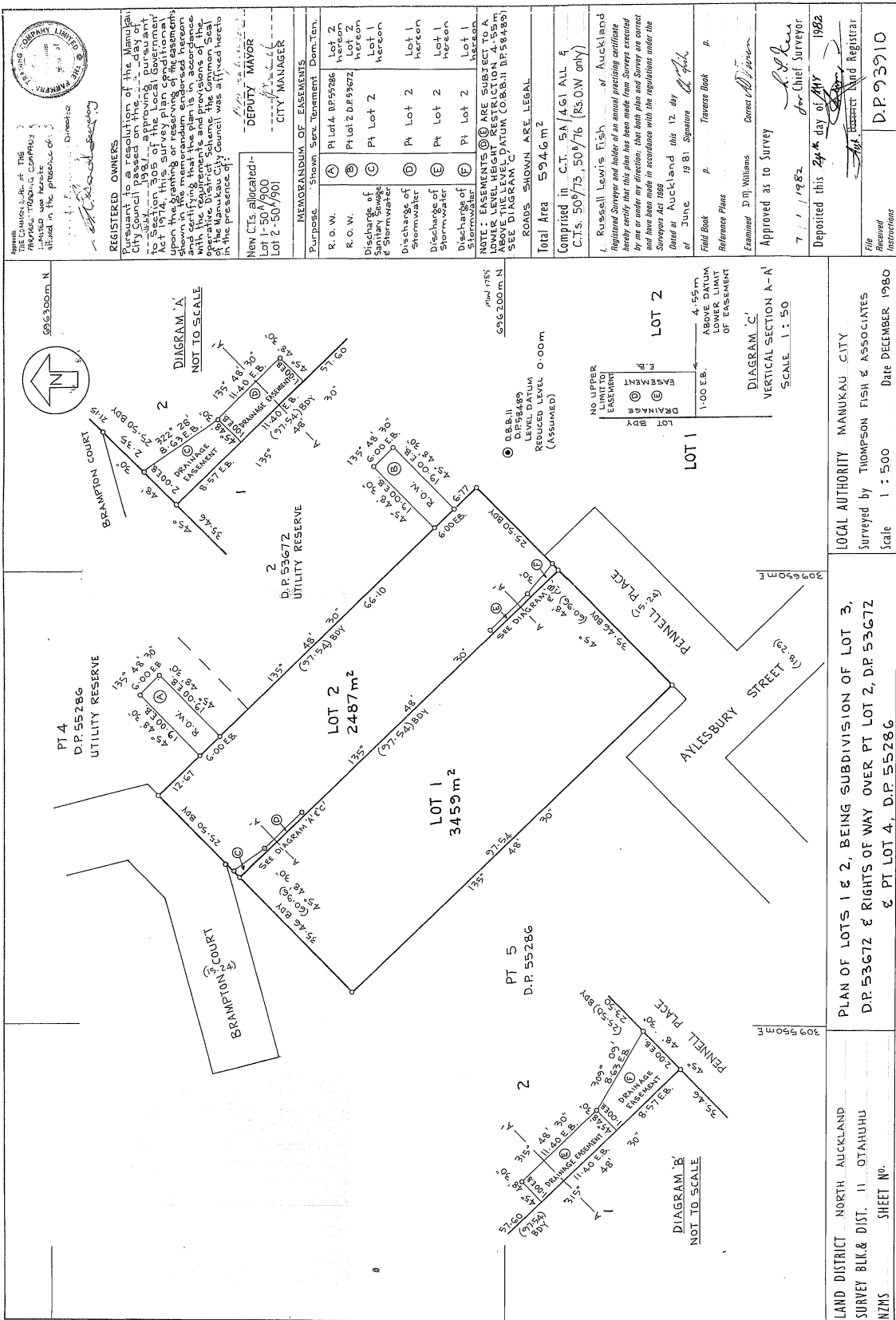
The easements specified in Easement Certificate B067896.6 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way created by Transfer C534535.2

C560027.1 Encumbrance to The Manukau City Council - 21.1.1994 at 2.27 pm

9262557.2 Encumbrance to St Lukes Group Limited and The Plaza Pakuranga Limited - 10.12.2012 at 4:55 pm

11397346.2 Mortgage to Bank of China Limited, Auckland branch - 29.3.2019 at 5:14 pm





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA50A/901
Land Registration District North Auckland
Date Issued 24 May 1982

Prior References

NA5A/461

Estate Fee Simple
Area 2487 square metres more or less
Legal Description Lot 2 Deposited Plan 93910

Registered Owners

Pakuranga Plaza Limited

Interests

Subject to a sewage and stormwater drainage right over part marked C and to a stormwater drainage right over parts marked D, E and F on DP 93910 specified in Easement Certificate B067896.6 - 24.5.1982 at 10.10 am

The easements specified in Easement Certificate B067896.6 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto are rights of way (limited as to duration) created by Transfer B067896.7 - 24.5.1982 at 10.10 am

The easements created by Transfer B067896.7 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to an electricity right (in gross) over parts in favour of The Auckland Electric Power Board created by Transfer B121340.1 - 27.10.1982 at 11.10 am

Appurtenant hereto is a right of way created by Transfer B143658.3

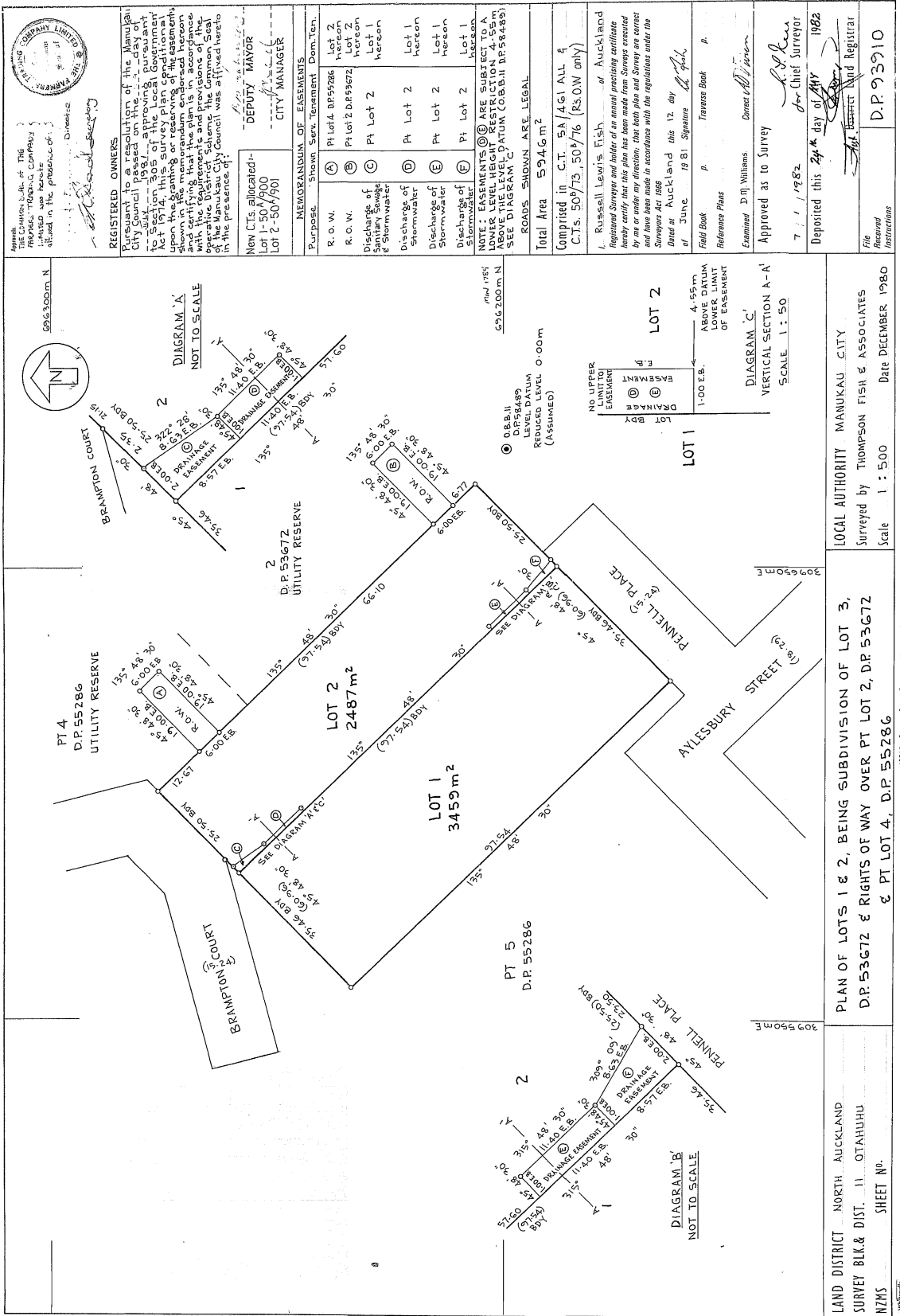
Appurtenant hereto is a right of way created by Transfer C534535.2

C560027.1 Encumbrance to The Manukau City Council - 21.1.1994 at 2.27 pm

Appurtenant hereto are electricity rights for a term of 100 years from 10.12.1993 created by Transfer C588324.2

9262557.2 Encumbrance to St Lukes Group Limited and The Plaza Pakuranga Limited - 10.12.2012 at 4:55 pm

11397346.2 Mortgage to Bank of China Limited, Auckland branch - 29.3.2019 at 5:14 pm





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA50B/481**
Land Registration District **North Auckland**
Date Issued 12 February 1982

Prior References
GN 924381

Estate Fee Simple
Area 64 square metres more or less
Legal Description Section 35 Block 11 Otahuhu Survey
District

Registered Owners
Auckland Council

Interests

Dale Crescent



MOTORWAY

1.84arc

96.6

35
64m²

32.16

21.11arc

SO 52258

RA

End *RA*



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA57C/115**
Land Registration District **North Auckland**
Date Issued 05 February 1985

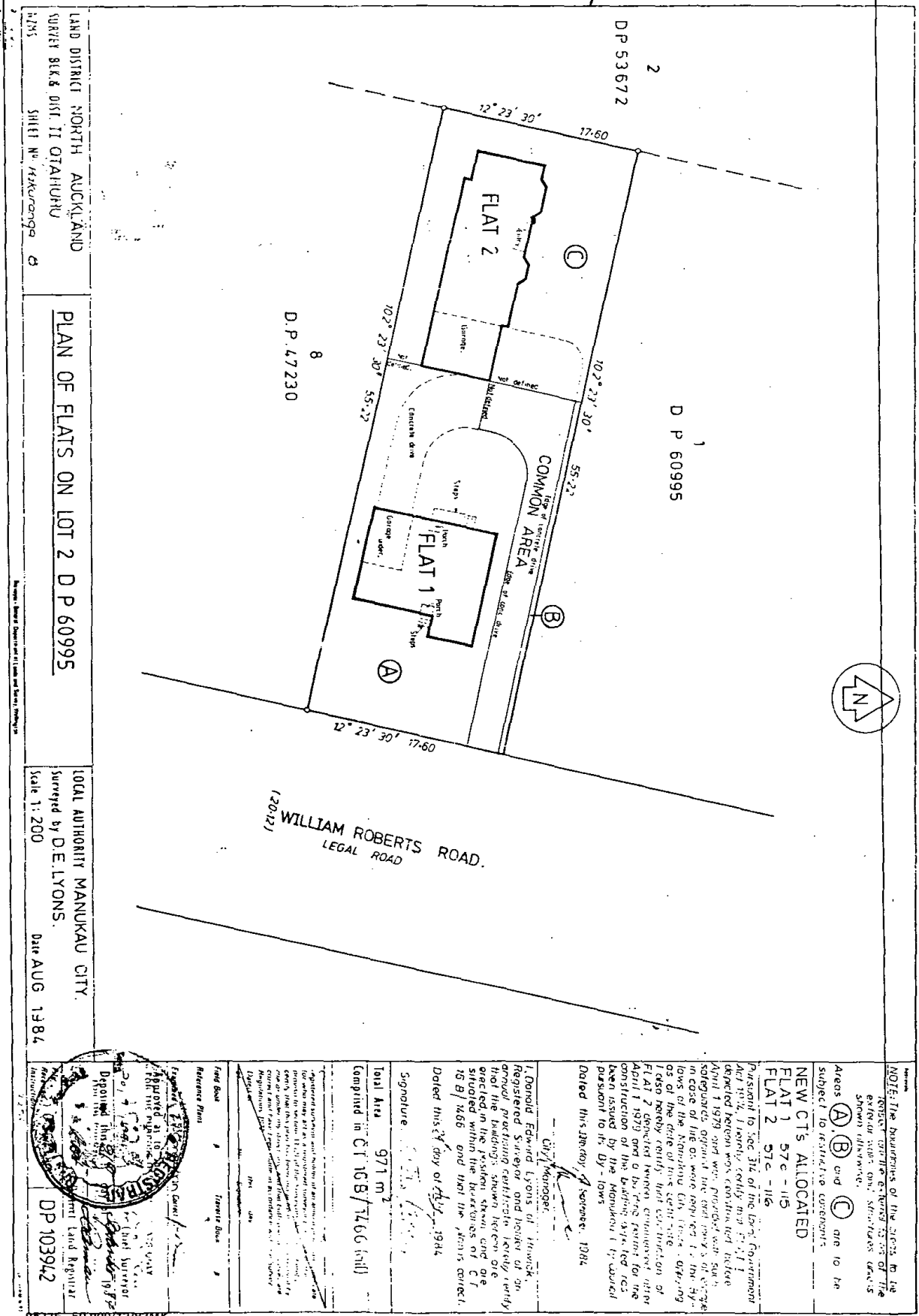
Prior References
NA16B/1466

Estate Fee Simple - 1/2 share
Area 971 square metres more or less
Legal Description Lot 2 Deposited Plan 60995
Registered Owners
Auckland Council

Estate	Leasehold	Instrument	L B377759.1
		Term	999 years commencing on 14.12.1984
Legal Description	Flat 1 Deposited Plan 103942		
Registered Owners	Auckland Council		

Interests

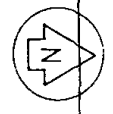
Fencing Agreement in Transfer 645537 (Affects Fee Simple)
Appurtenant hereto is a drainage right created by Transfer 216092 (Affects Fee Simple)
Appurtenant hereto is a drainage right created by Transfer 642425 - 13.7.1960 at 2:36 pm (affects fee simple)
Land Covenant in Lease B377759.1 - 5.2.1985 (Affects Fee Simple)
B377759.1 Lease of Flat 1 DP 103942 Term 999 years commencing on 14.12.1984 Composite CT NA57C/115 issued - 5.2.1985 (Affects Fee Simple)
B377759.2 Lease of Flat 2 Composite CT NA57C/116 issued - 5.2.1985 (Affects Fee Simple)
Land Covenant in Lease B377759.2 - 5.2.1985 (Affects Fee Simple)



LAND DISTRICT NORTH AUCKLAND
 SURVEY BLOCK DIST. II OTIAHURU
 SHEET NO. 144000000

PLAN OF FLATS ON LOT 2 D.P. 60995

LOCAL AUTHORITY MANUKAU CITY
 Surveyed by D.E. LYONS
 Date AUG 1984
 Scale 1:200



NOTE: The boundaries of the blocks in the plan are shown as they exist to the extent of the survey and should not be taken as shown otherwise.

Areas (A), (B) and (C) are to be subject to restrictive covenants.

NEW CTS ALLOCATED
 FLAT 1 57c - 115
 FLAT 2 57c - 116

Pursuant to Sec 316 of the Land Government Act 1974, I hereby certify that the plan depicted herein was constructed before April 1 1979 and was provided with such safeguards against the operation of the laws of the Manukau City Council, operating as of the date of this certificate.

I also hereby certify that construction of FLAT 1 and FLAT 2 commenced after April 1 1979 and a by-law permit for the construction of the building depicted has been issued by the Manukau City Council pursuant to its By-laws.

Dated this 10th day of September, 1984.

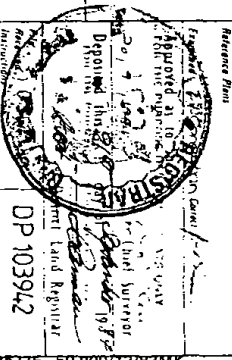
City Manager

I, Donald Edward Lyons of Hawick, Registered Surveyor and holder of an annual practicing certificate, hereby certify that the building shown herein are erected in the precise positions of C.T. 15 B / 1165 and that the areas correct.

Dated this 7th day of July 1984.

Signature: *[Signature]*
 Total Area 971 m²
 Computed in C.T. 16 B / 1166 (all)

Approved at 10:30 AM on 23/08/84
 Dated this 23rd day of August 1984
 District Surveyor





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA57C/116**
Land Registration District **North Auckland**
Date Issued 05 February 1985

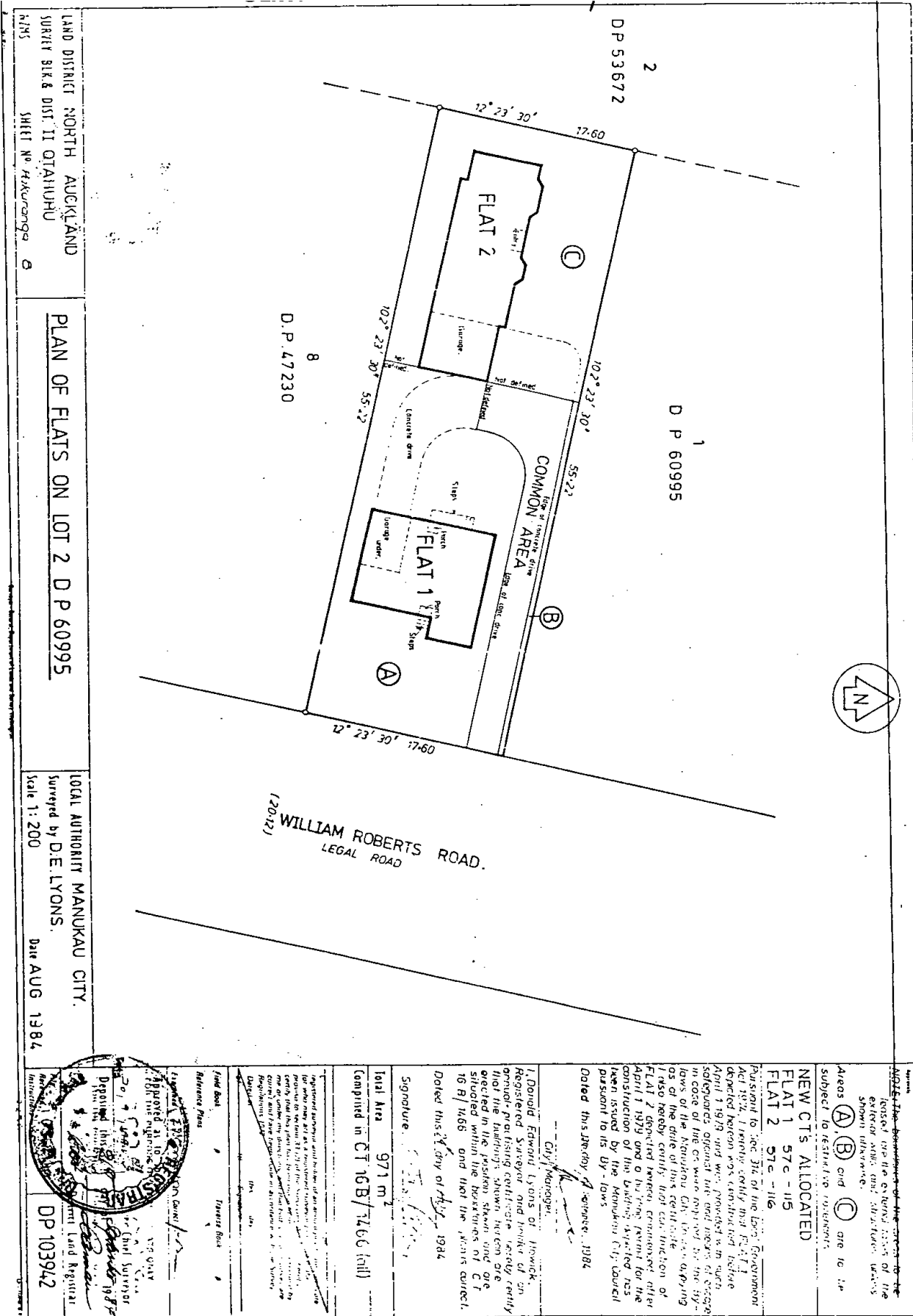
Prior References
NA16B/1466

Estate Fee Simple - 1/2 share
Area 971 square metres more or less
Legal Description Lot 2 Deposited Plan 60995
Registered Owners
Auckland Council

Estate	Leasehold	Instrument	L B377759.2
		Term	999 years commencing on 14.12.1984
Legal Description	Flat 2 Deposited Plan 103942		
Registered Owners	Auckland Council		

Interests

Fencing Agreement in Transfer 645537 (Affects Fee Simple)
Appurtenant hereto is a drainage right created by Transfer 216092 (Affects Fee Simple)
Appurtenant hereto is a drainage right created by Transfer 642425 - 13.7.1960 at 2:36 pm (Affects Fee Simple)
B377759.1 Lease of Flat 1 Composite CT NA57C/115 issued - 5.2.1985 (Affects Fee Simple)
Land Covenant in Lease B377759.1 - 5.2.1985 (Affects Fee Simple)
B377759.2 Lease of Flat 2 DP 103942 Term 999 years commencing on 14.12.1984 Composite CT NA57C/116 issued - 5.2.1985 (Affects Fee Simple)
Land Covenant in Lease B377759.2 - 5.2.1985 (Affects Fee Simple)

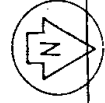


LAND DISTRICT NORTH AUCKLAND
SURVEY B.L.K. & DIST. II OTAHUHU
SHEET No. 14/14/1984

PLAN OF FLATS ON LOT 2 D.P. 60995

LOCAL AUTHORITY MANUKAU CITY.
Surveyed by D.E. LYONS.
Scale 1:200 Date AUG 1984

WILLIAM ROBERTS ROAD.
LEGAL ROAD
(201/2)



NOTE: The boundaries of the areas to be allocated are shown in bold lines of the exterior walls and structural walls shown otherwise.
Areas (A), (B) and (C) are to be subject to restrictive covenants.

NEW CTS ALLOCATED
FLAT 1 57c - 115
FLAT 2 57c - 116

Pursuant to Sec. 31a of the Local Government Act 1974, I hereby certify that FLAT 1 depicted hereon was constructed before April 1 1979 and was provided in such a manner as to comply with the provisions of the Act in force at the time of its construction. I also hereby certify that construction of FLAT 2 depicted hereon commenced after April 1 1979 and a building permit for the construction of the building depicted has been issued by the Manukau City Council pursuant to its By-Laws.

Dated this 27th day of July 1984
City Manager

I, Donald Edward Lyons of Hawick, Registered Surveyor and holder of an appropriate practising certificate, do hereby certify that the buildings shown hereon are erected in the positions shown and are situated within the boundaries of CT 16B/1466 (all).
Dated this 27th day of July 1984
Signature

Total Area 971 m²
Comprised in CT 16B/1466 (all)

Registered Surveyor and holder of an appropriate practising certificate, do hereby certify that the boundaries shown hereon are correct and are in accordance with the provisions of the Act in force at the time of their construction. I also hereby certify that the buildings shown hereon are erected in the positions shown and are situated within the boundaries of CT 16B/1466 (all).
Dated this 27th day of July 1984
Signature

Field Book
Reference Plans

APPROVED AND AUTHORIZED FOR THE REGISTERED SURVEYOR AND HOLDER OF AN APPROPRIATE PRACTISING CERTIFICATE, DO HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE CORRECT AND ARE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT IN FORCE AT THE TIME OF THEIR CONSTRUCTION. I ALSO HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE ERECTED IN THE POSITIONS SHOWN AND ARE SITUATED WITHIN THE BOUNDARIES OF CT 16B/1466 (all).
Dated this 27th day of July 1984
Signature

MANUKAU CITY COUNCIL
Lands and Survey Department
DP 103942



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA57C/127**
Land Registration District **North Auckland**
Date Issued 19 November 1985

Prior References
NA1856/78 NA21C/841

Estate Fee Simple
Area 1562 square metres more or less
Legal Description Lot 1 Deposited Plan 103948
Registered Owners
Auckland Council

Interests

Subject to a drainage right (in gross) over parts marked C, D and E on DP 103948 in favour of the Manukau City Council created by Transfer 634572

Subject to Section 59 Land Act 1948 (affects part)

Appurtenant hereto is a drainage right created by Transfer 216092

Subject to a drainage right created by Transfer 216092 (Affects part)

Appurtenant hereto is a drainage right and a right to drain water created by Transfer 642425

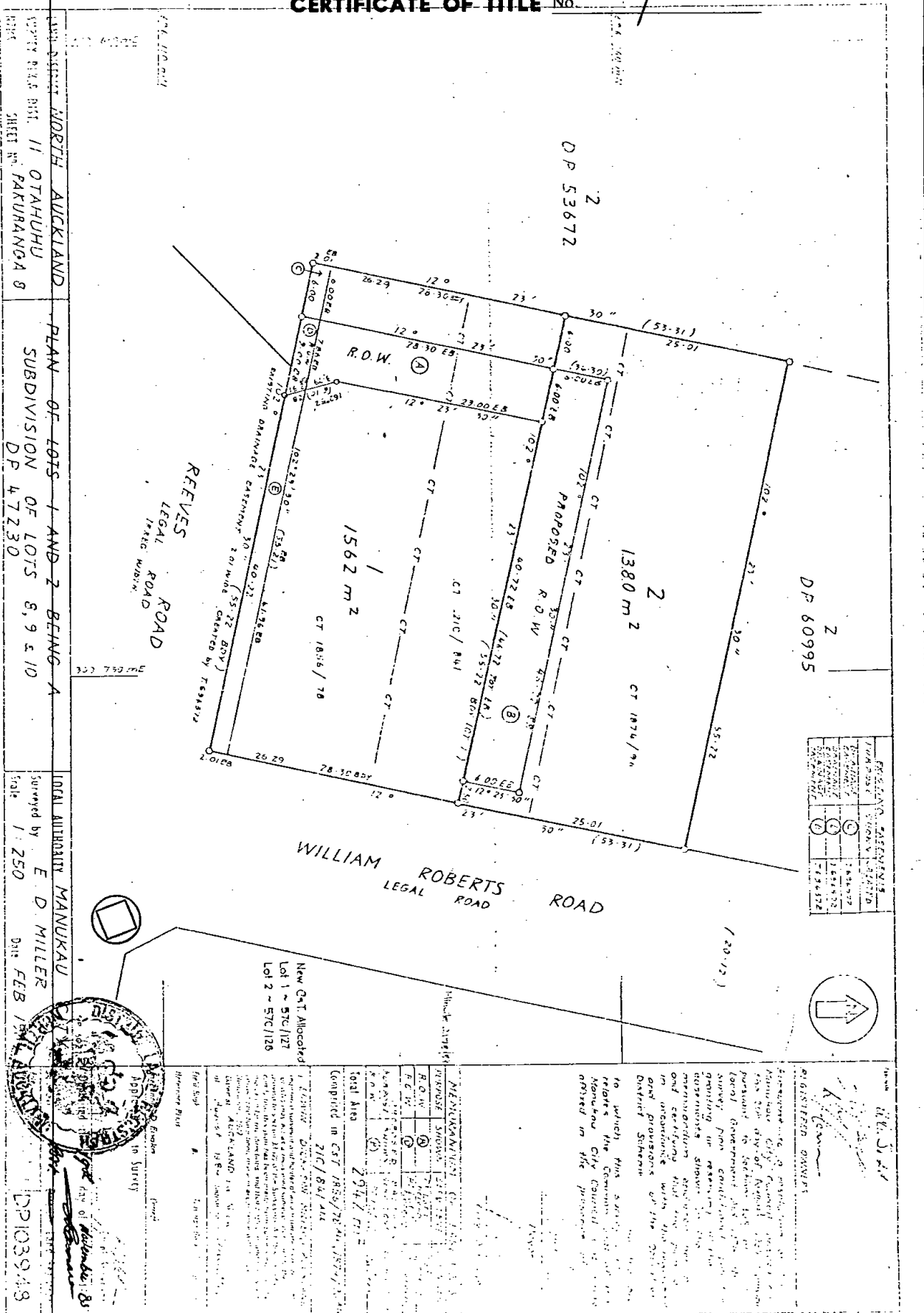
The easements created by Transfer 642425 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto is a right of way specified in Easement Certificate B482160.3 - 19.11.1985 at 10.44 am

Subject to a right of way over parts marked A and D on DP 103948 specified in Easement Certificate B482160.3 - 19.11.1985 at 10.44 am

Some of the easements specified in Easement Certificate B482160.3 are subject to Section 309 (1) (a) Local Government Act 1974 (See DP 103948)

CERTIFICATE OF TITLE No. /



PLAN OF SUBDIVISION OF LOT 1 AND LOT 2 BEING A SUBDIVISION OF LOTS 8, 9 & 10 DP 47230

LOCAL AUTHORITY MANUKAU

Surveyed by E. D. MILLER Date FEB 1981

LOCAL AUTHORITY MANUKAU

DP 103948

APPROVED TO SURVEY

APPROVED TO SURVEY

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA57C/128**
Land Registration District **North Auckland**
Date Issued 19 November 1985

Prior References

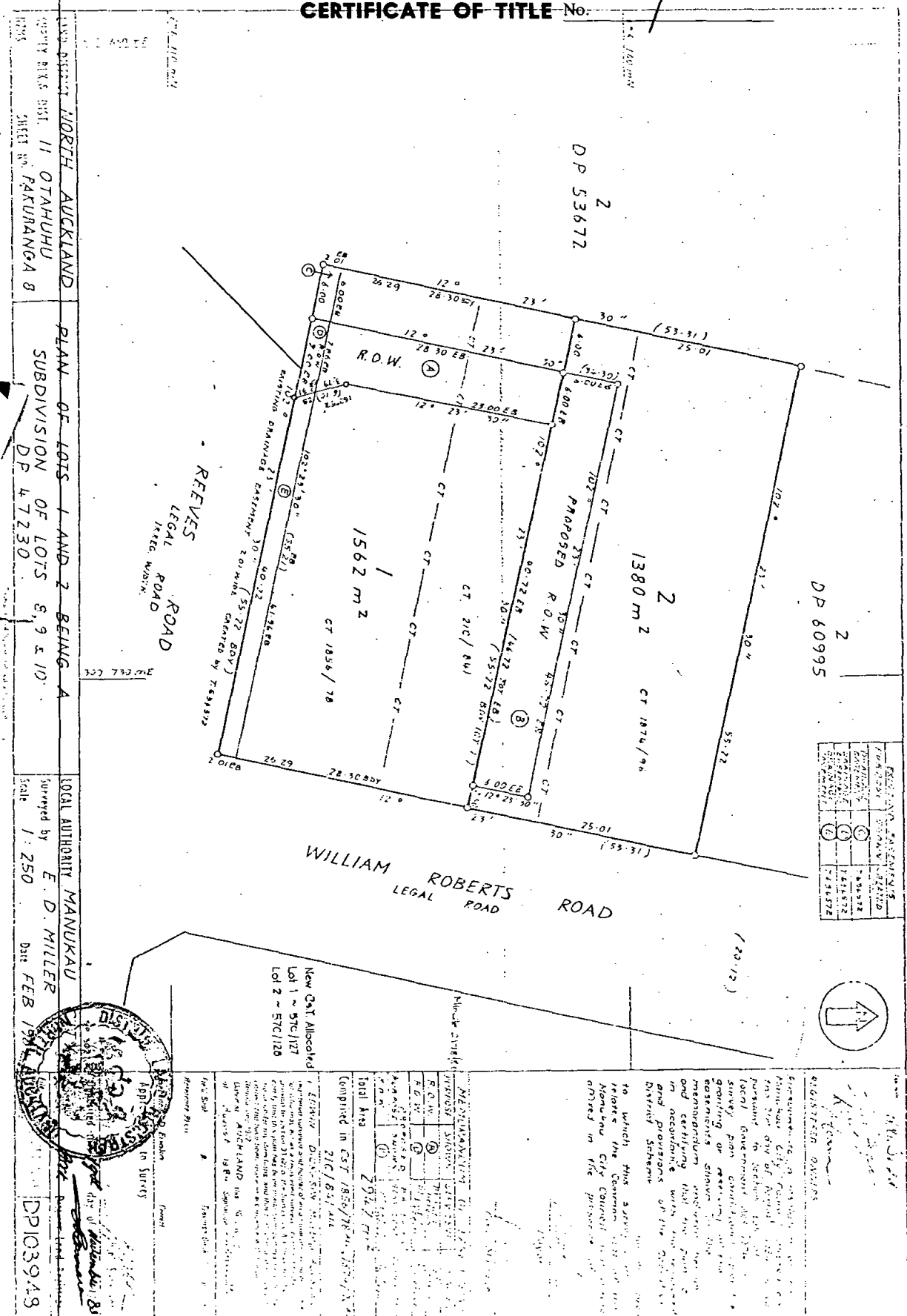
NA1874/96 NA21C/841

Estate Fee Simple
Area 1380 square metres more or less
Legal Description Lot 2 Deposited Plan 103948
Registered Owners
Auckland Council

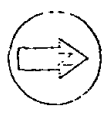
Interests

Subject to Section 59 Land Act 1948 (affects part)
Appurtenant hereto is a drainage right created by Transfer 216092
Subject to a drainage right created by Transfer 216092 (affects part)
Appurtenant hereto is a right of way specified in Easement Certificate B482160.3 - 19.11.1985 at 10.44 am
Subject to a right of way over part marked B on DP 103948 specified in Easement Certificate B482160.3 - 19.11.1985 at 10.44 am
Some of the easements specified in Easement Certificate B482160.3 are subject to Section 309 (1) (a) Local Government Act 1974 (see DP 103948)
7604457.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 6.11.2007 at 9:00 am

CERTIFICATE OF TITLE No. /



PLAN NO. 53677Z		PLAN NO. 60995Z	
DATE	1981	DATE	1981
BY	E. D. MILLER	BY	E. D. MILLER
SCALE	1:250	SCALE	1:250
DATE	FEB 1981	DATE	FEB 1981



LOCAL AUTHORITY MANUKAU

Surveyed by **E. D. MILLER**

Scale **1:250**

Date **FEB 1981**

DP103949

New GST Allocated
 Lot 1 - 576/127
 Lot 2 - 576/126

MEASUREMENTS TO THE BOUNDARIES OF THE LOTS

Lot	Area (m²)
Lot 1	1562
Lot 2	1380
Total Area	2942

Computed in CST 1850/78th 1870/78th

REGISTERED OWNER

For further details, see the plan in the office of the Registrar-General, Auckland, or the Registrar-General's Office, 100 Victoria Street, Auckland, or the Registrar-General's Office, 100 Victoria Street, Auckland, or the Registrar-General's Office, 100 Victoria Street, Auckland.

To which this applies, the Registrar-General's Office, 100 Victoria Street, Auckland, or the Registrar-General's Office, 100 Victoria Street, Auckland, or the Registrar-General's Office, 100 Victoria Street, Auckland.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA63D/964**
Land Registration District **North Auckland**
Date Issued 12 September 1986

Prior References

NA1100/178 NA1107/247

Estate Fee Simple - 1/6 share
Area 1846 square metres more or less
Legal Description Lot 5-6 Deposited Plan 40172
Registered Owners
Pajo Limited

Estate	Leasehold	Instrument	L B580325.1
		Term	999 years commencing on the 9.9.1986

Legal Description Flat 1 Deposited Plan 113712
Registered Owners
Pajo Limited

Interests

Fencing Agreement in Transfer 540269 (affects Lot 5 DP 40172) (Affects Fee Simple)

Land Covenant in Lease B580325.1 - 12.9.1986 (Affects Fee Simple)

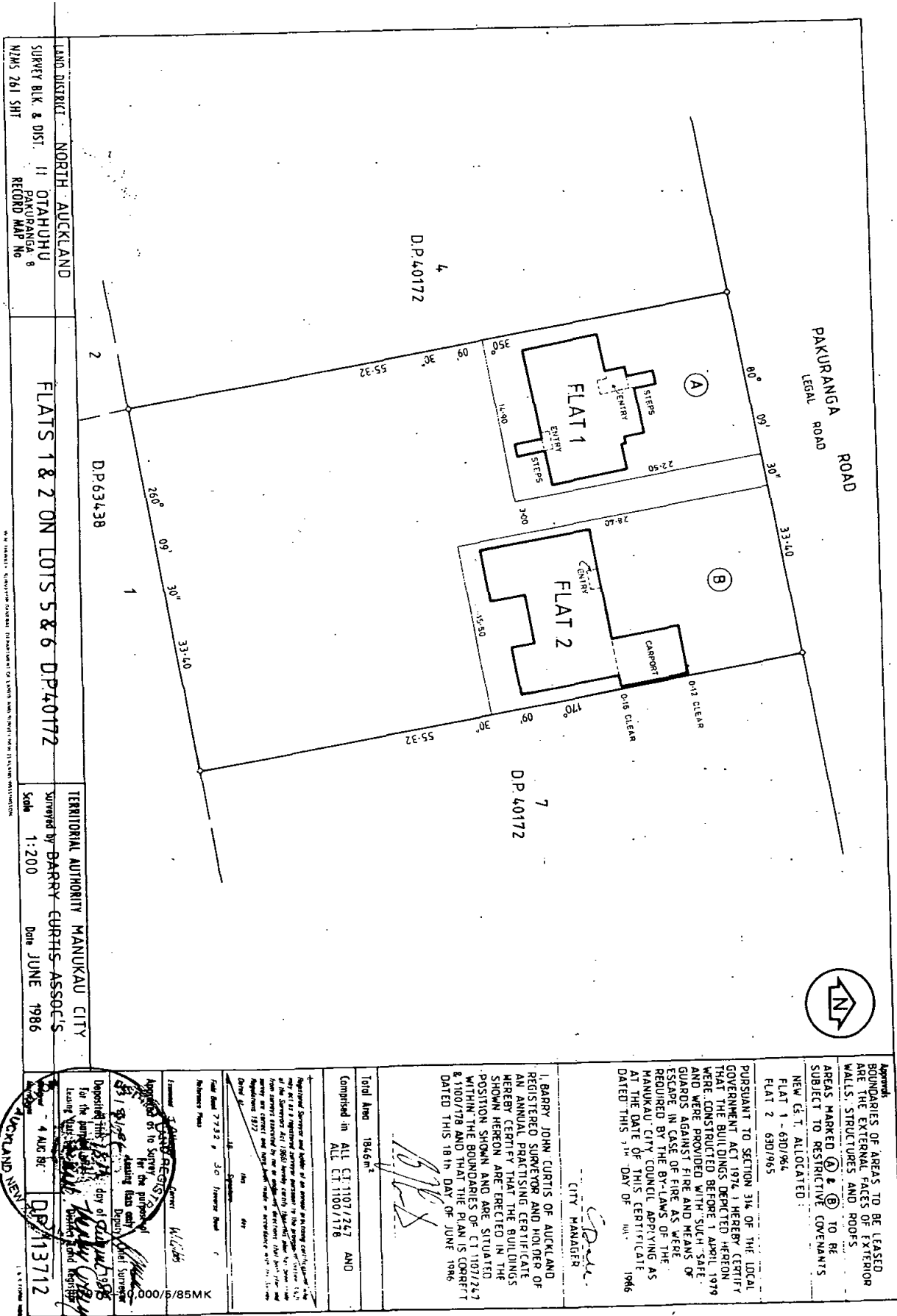
B580325.1 Lease of Flat 1 DP 113712 Term 999 years commencing on the 9.9.1986 Composite CT NA63D/964 issued - 12.9.1986 (Affects Fee Simple)

D353839.2 Lease of Flat 3 and Carports 3 and 5 on DP 192118 Term 988 years commencing on 9 September 1997 Composite CT NA122A/389 issued - produced 3.2.1999 at 9.19 and entered 9.2.1999 at 9.00 am (Affects Fee Simple)

D353839.3 Lease of Flat 4 and Carport 4 DP 192118 Term 988 years commencing on 9 September 1997 Composite CT NA122A/390 issued - produced 3.2.1999 at 9.19 and entered 9.2.1999 at 9.00 am (Affects Fee Simple)

5209069.2 Lease of Flat 2 Deposited Plan 205526 Term 999 years commencing on 9.9.1986 Composite CT 32786 issued - 3.5.2002 at 2:46 pm (affects fee simple)

12397698.1 Notice pursuant to Section 18 Public Works Act 1981 - 9.3.2022 at 2:14 pm (affects Lot 5 - 6 DP 40172)



LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. II OTAHUHU
 PAKURANGA 8
 MAPS 261 SH1 RECORD MAP No

FLATS 1 & 2 ON LOTS 5 & 6 DP 40172

TERRITORIAL AUTHORITY MANUKAU CITY
 SURVEYED BY BARRY CURTIS ASSOC'S
 Scale 1:200 Date JUNE 1986

4 AUG 86
 DP 113712

CHAND REGIS
 Approved to be Surveyed for the purposes of the Land Transfer Act 1925
 1986/13712
 Deposited this 4th day of August 1986
 For the purposes of the Land Transfer Act 1925
 Registrar General
 Auckland New Zealand

Registered Surveyor and holder of an annual practicing certificate
 may act as a registered surveyor pursuant to the provisions of section 132
 of the Survey Act 1980, subject to the conditions that the survey
 shall be carried out in accordance with the provisions of the Survey
 Act 1980 and the Survey Regulations 1977.
 Dated this 18th day of June 1986

Total Area 1846m²
 Comprised in ALL CT 1107/267 AND
 ALL CT 1100/178

I BARRY JOHN CURTIS OF AUCKLAND
 REGISTERED SURVEYOR AND HOLDER OF
 AN ANNUAL PRACTISING CERTIFICATE
 HEREBY CERTIFY THAT THE BUILDINGS
 SHOWN HEREON ARE ERECTED IN THE
 POSITION SHOWN AND ARE SITUATED
 WITHIN THE BOUNDARIES OF CT 1107/267
 & 1100/178 AND THAT THE PLAN IS CORRECT
 DATED THIS 18th DAY OF JUNE 1986

CITY MANAGER

APPROVED
 BOUNDARIES OF AREAS TO BE LEASED
 ARE THE EXTERNAL FACES OF EXTERIOR
 WALLS, STRUCTURES AND ROOFS.
 AREAS MARKED (A) & (B) TO BE
 SUBJECT TO RESTRICTIVE COVENANTS
 NEW CT 1 ALLOCATED:
 FLAT 1 - 630/964
 FLAT 2 - 630/965
 PURSUANT TO SECTION 314 OF THE LOCAL
 GOVERNMENT ACT 1974 I HEREBY CERTIFY
 THAT THE BUILDINGS DEMONSTRATED
 WERE CONSTRUCTED BEFORE 1 APRIL 1979
 AND WERE PROVIDED WITH SUCH SAFE
 GUARDS AGAINST FIRE AND MEANS OF
 ESCAPE IN CASE OF FIRE AS WERE
 REQUIRED BY THE BY-LAWS OF THE
 MANUKAU CITY COUNCIL APPLYING AS
 AT THE DATE OF THIS CERTIFICATE
 DATED THIS 18th DAY OF JUNE 1986



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA69D/291**
Land Registration District **North Auckland**
Date Issued 27 January 1988

Prior References
NA2037/11

Estate Fee Simple - 1/2 share
Area 918 square metres more or less
Legal Description Lot 28 Deposited Plan 48712
Registered Owners
Auckland Council

Estate	Leasehold	Instrument	L B775765.1
		Term	999 years commencing on the 16.12.1987
Legal Description	Flat 1 Deposited Plan 120510		
Registered Owners	Auckland Council		

Interests

K82826 Building Line Restriction (Affects Fee Simple)

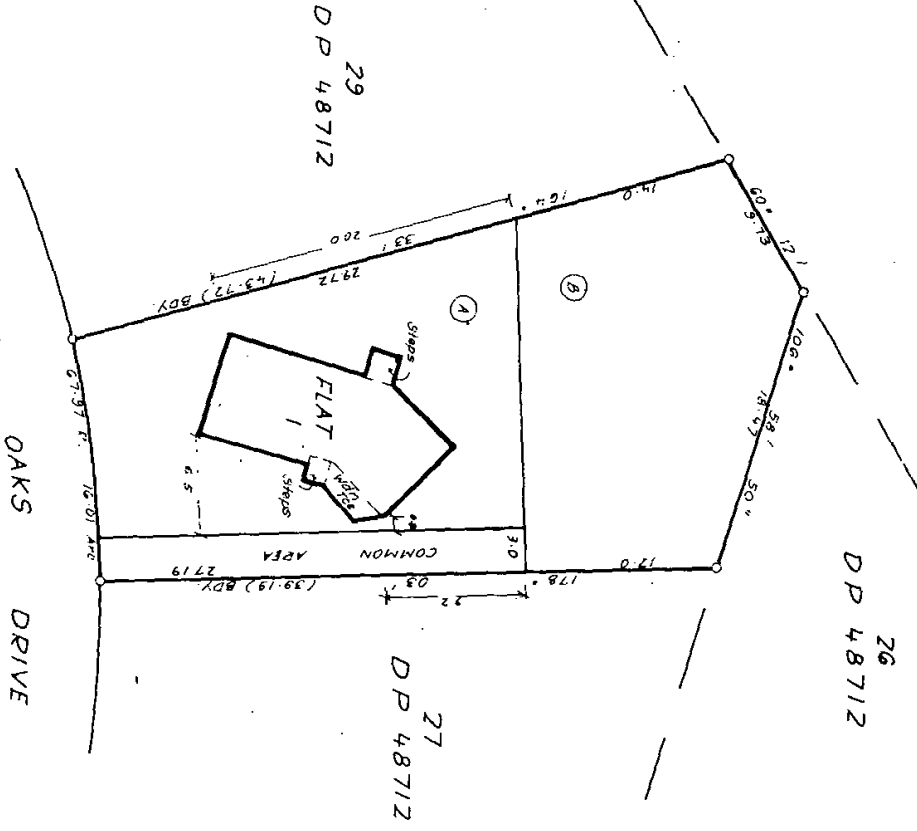
B775765.1 Lease of Flat 1 DP 120510 Term 999 years commencing on the 16.12.1987 Composite CT NA69D/291 issued - 27.1.1988 (Affects Fee Simple)

Land Covenant in Lease B775765.1 - 27.1.1988 (Affects Fee Simple)

B987116.1 Lease of Flat 2 and Garage 2 Plan 129251 Term 999 years commencing on the 16.12.1987 Composite CT NA75D/457 issued - 4.5.1989 at 10.38 am (Affects Fee Simple)

Land Covenant in Lease B987116.1 - 4.5.1989 at 10.38 am (Affects Fee Simple)

CERTIFICATE OF TITLE No.



NORTH AUCKLAND
 HARVEY BLK. & DIST. 11 OTAHURU
 RECORD MAP No. 295 281 SRT

PLAN OF FLAT 1 ON LOT 28
 DP 48712

TERMINAL AUTHORITY MANUKAU CITY
 Surveyed by E. D. MILLER
 Scale 1: 200 Date AUG 1987

Approval

CA 21300000
 Mr. Reedy



REGISTERED OWNERS

Boundaries of areas to be leased are outside face of walls and structures.
 Areas shown (A) and (B) to be subject to Restrictive Covenants unless otherwise shown. Covenants boundaries are not visibly defined.
 Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that the building depicted hereon was constructed before 1st April 1973 and was provided with such safeguards against fire and risks of escape in case of fire as were required by the Bylaws of the Manukau City Council applying as of the date of this certificate. Dated this 3rd day of September 1987.
 City Manager

I, Edwin Detson Miller of Auckland, registered Surveyor and holder of an annual practicing certificate, do hereby certify that the building hereon shown is situated within the boundaries of CT 2037/11 and that the plan is correct.
 Edwin Miller
 Surveyor

Total Area 918 m²
 Comprised in CT 2037/11 All.

Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to the provisions of section 260 of the Surveyors Act 1968 (hereby carrying out his duties as such) has been made from surveys conducted by me or my assistants, or by other persons, from the year 1872 to the year 1972 and has been made in accordance with the Survey Regulations 1972.	Dated at	19	SEP	1987
Field Book Reference Page	Drawn	Checked	Witnessed	Witnessed

Approved as to Survey by: [Signature]
 Chief Surveyor
 27/11/87
 Deposition taken on the 23rd day of September 1987 at the City of Manukau, Special Land Register
 The 23rd day of SEP 1987 DP 120510



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA75D/457**
Land Registration District **North Auckland**
Date Issued 04 May 1989

Prior References

NA2037/11 NA69D/291

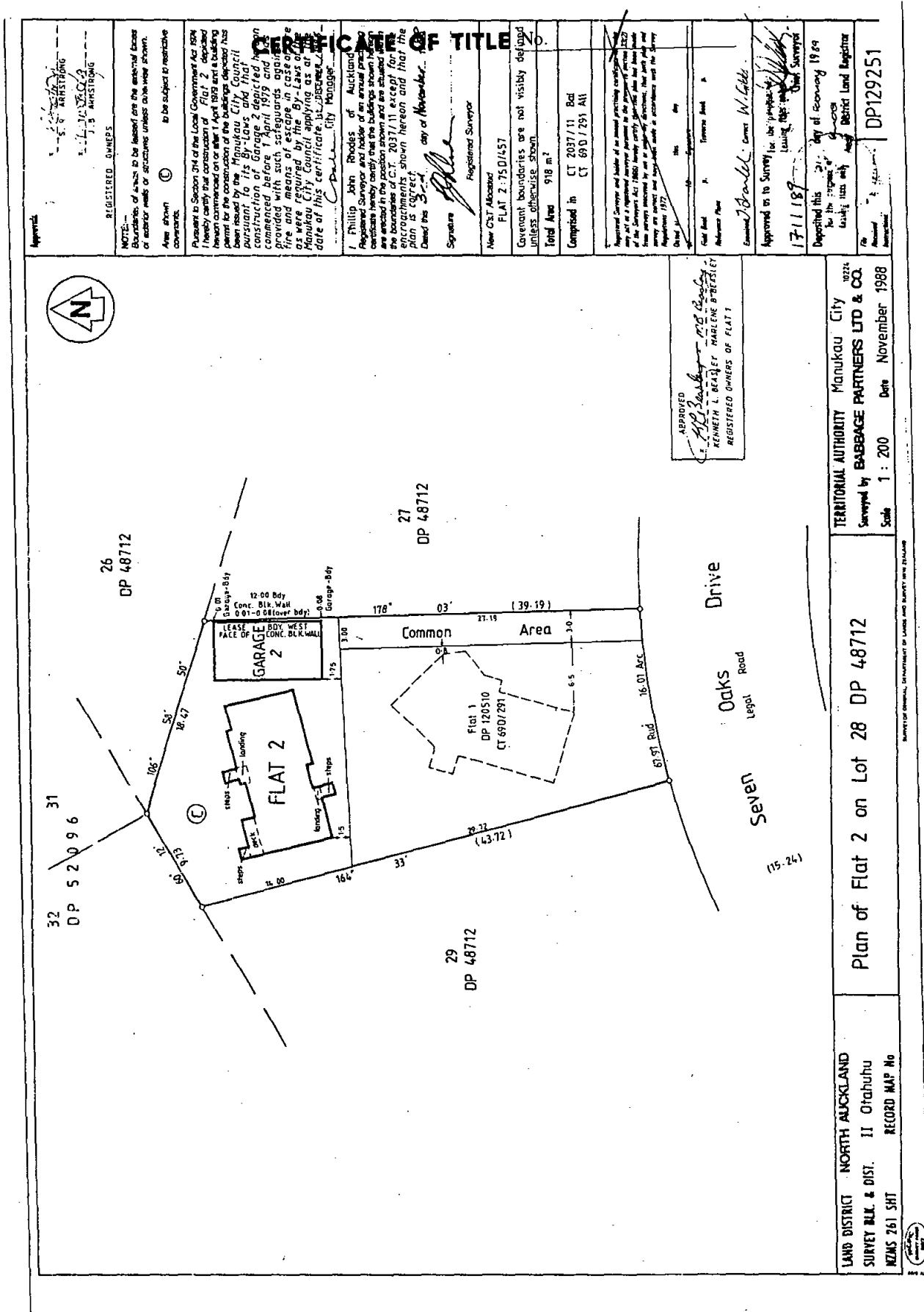
Estate Fee Simple - 1/2 share
Area 918 square metres more or less
Legal Description Lot 28 Deposited Plan 48712
Registered Owners
Auckland Council

Estate	Leasehold	Instrument	L B987116.1
		Term	999 years commencing on the 16th December 1987
Legal Description	Flat 2 Deposited Plan 129251 and Garage 2 Deposited Plan 129251		

Registered Owners
Auckland Council

Interests

Fencing Agreement in Transfer 191752 (Affects Fee Simple)
Fencing Agreement in Transfer 663273 (Affects Fee Simple)
K82826 Building Line Restriction (Affects Fee Simple)
B775765.1 Lease of Flat 1 Plan 120510 Composite CT NA69D/291 issued (Affects Fee Simple)
Land Covenant in Lease B775765.1 (Affects Fee Simple)
B987116.1 Lease of Flat 2 and Garage 2 DP 129251 Term 999 years commencing on the 16th December 1987 Composite CT NA75D/457 issued - 4.5.1989 (Affects Fee Simple)
Land Covenant in Lease B987116.1 - 4.5.1989 (Affects Fee Simple)
D679441.3 Variation of Lease B987116.1 - 11.2.2002 at 9.33 am



APPROVED

REGISTERED OWNERS

NOTES:
 Boundaries of lots to be leased are the actual lines of adjacent walls or structures unless otherwise shown.
 Area shown (C) to be subject to restrictive covenants.
 Pursuant to Section 214 of the Local Government Act 1974 I hereby certify that construction of Flat 2 depicted herein commenced on or after 1 April 1992 and a building permit for the construction of the building depicted has been issued by the Manukau City Council pursuant to its By-Laws and that construction of Garage 2 depicted herein commenced before 1 April 1992 and was provided with such arrangements as were required by the By-Laws of the Manukau City Council applying as at the date of this certificate.
 Phillip John Rhodes of Auckland Registered Surveyor and holder of an annual practice certificate hereby certify that the building shown herein is erected in the Manukau City District and is shown on the plan CT 2037/11 except for the encroachments shown hereon and that the plan is correct.
 Dated this 21st day of November.

Signature: *[Signature]*
 Registered Surveyor

New GST Allocated
 FLAT 2: 75D/457

Caveat boundaries are not visibly depicted unless otherwise shown

Total Area 918 m²

Comprised in
 CT 2037/11 Bal
 CT 69D/291 All

Registered Surveyor and holder of an annual practice certificate (1972) of the Surveyors Act 1962 hereby certify that the plan has been made from surveys conducted by me or my assistants, that such surveys are correct and have been made in accordance with the Survey Regulations 1972.

Flat 2
 Terrace Road
 Reference Plan

Examined: *[Signature]* James W. Liddle
 Approved as to Survey for the purposes of the Land Transfer Act 1952
 Leaving this 17th day of November 1988

Deposited this 21st day of November 1988
 For the purposes of the Land Transfer Act 1952
 Leaving this 21st day of November 1988

Registered
 District Land Registrar
 DP129251

APPROVED

[Signature]
 KENNETH L. BEALEY
 REGISTERED OWNERS OF FLAT 1

TERRITORIAL AUTHORITY Manukau City 30224
 Surveyed by BABARGE PARTNERS LTD & CO.
 Scale 1 : 200 Date November 1988

LAND DISTRICT NORTH AUCKLAND
 SURVEY B.L.K. & DIST. II Oranuhu
 NZMS 761 SHT RECORD MAP No

Plan of Flat 2 on Lot 28 DP 48712



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA82A/198**
Land Registration District **North Auckland**
Date Issued 19 July 1990

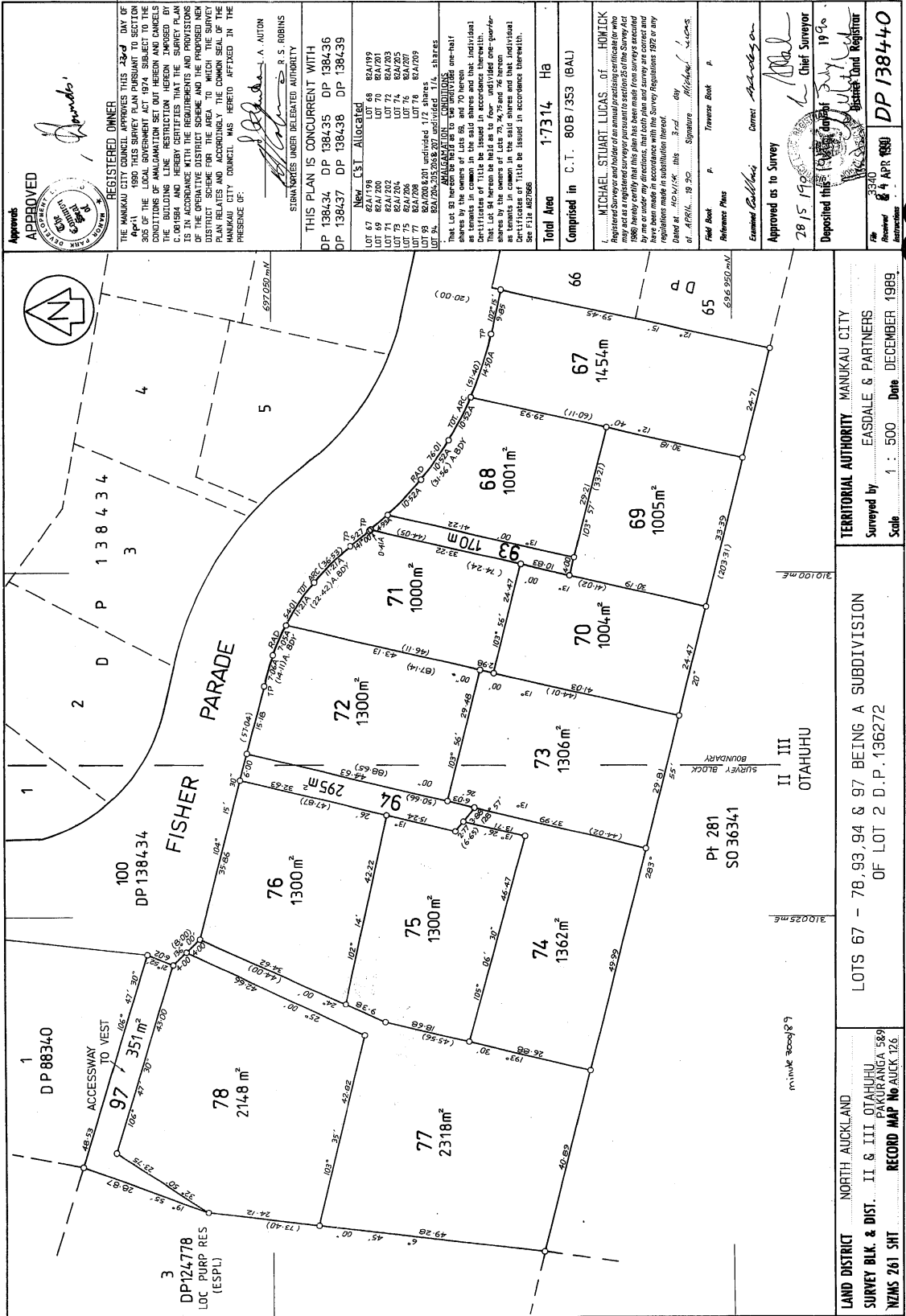
Prior References
NA80B/353

Estate Fee Simple
Area 1454 square metres more or less
Legal Description Lot 67 Deposited Plan 138440

Registered Owners
St Kentigern Trust Board

Interests

C165531.6 Encumbrance to The Manukau City Council - 19.7.1990 at 11.49 am
Land Covenant in Transfer C210865.4 - 12.11.1990 at 10.41 am
Fencing Covenant in Transfer C210865.4 - 12.11.1990 at 10.41 am
11688268.3 Mortgage to Bank of New Zealand - 21.5.2020 at 4:03 pm





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

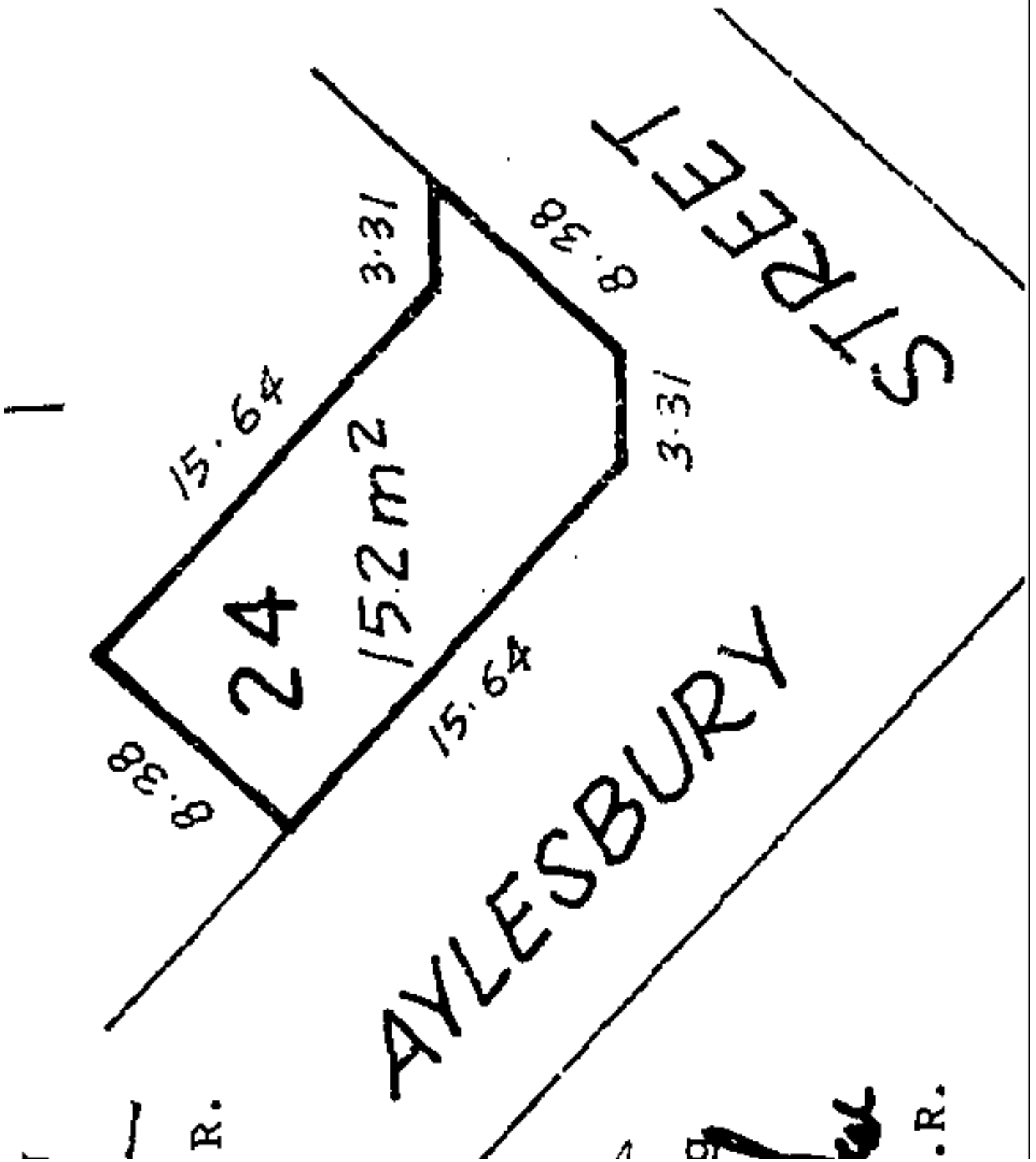
Identifier **NA90D/611**
Land Registration District **North Auckland**
Date Issued 20 May 1993

Prior References
NA21B/74

Estate Fee Simple
Area 152 square metres more or less
Legal Description Part Section 24 Block II Otahuhu Survey
District

Registered Owners
Pakuranga Plaza Limited

Interests
11397346.2 Mortgage to Bank of China Limited, Auckland branch - 29.3.2019 at 5:14 pm





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA93B/718**
Land Registration District **North Auckland**
Date Issued 13 August 1993

Prior References
NA35A/197

Estate Fee Simple
Area 5775 square metres more or less
Legal Description Lot 1 Deposited Plan 156314
Registered Owners
Jaafar Holdings Limited

Interests

Subject to a right of way over part marked B on DP 156314 specified in Easement Certificate C507135.5 - 13.8.1993 at 12.16 pm

Appurtenant hereto is a right of way specified in Easement Certificate C507135.5 - 13.8.1993 at 12.16 pm

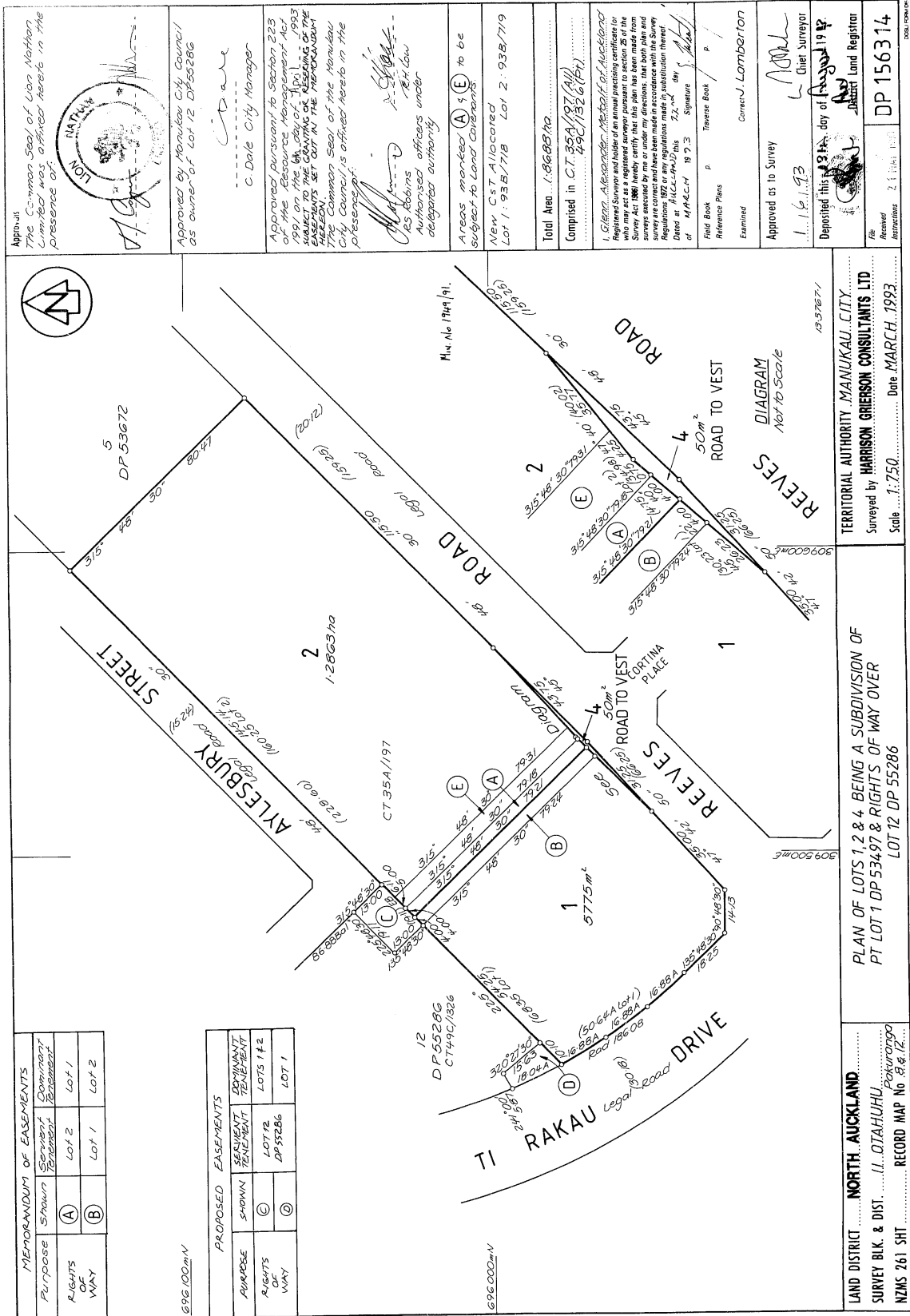
The easements specified in Easement Certificate C507135.5 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights of way created by Transfer C553688.1

8086049.3 Lease Term 49 years and 6 months commencing on 01 October 2008 and expiring on 31 March 2058 CT
467449 issued - 26.2.2009 at 9:00 am

8958941.1 Variation of Lease 8086049.3 - 17.1.2012 at 3:49 pm

12397698.2 Notice pursuant to Section 18 Public Works Act 1981 - 9.3.2022 at 2:14 pm



MEMORANDUM OF EASEMENTS		
Purpose	Shown	Dominant Tenement
Rights of Way	(A)	Lot 1
	(B)	Lot 2

PROPOSED EASEMENTS		
Purpose	Shown	Dominant Tenement
Rights of Way	(C)	Lot 1 & 2
	(D)	DP 55286
	(E)	Lot 1

Approved by the Common Seal of Lion Nathan Corporation and officers hereof in the presence of:

[Signature]

Approved by Manukau City Council as owner of Lot 12 DP 55286

[Signature]

C. Dale City Manager

Approved pursuant to Section 223 of the Resource Management Act 1993 in the presence of the Mayor and Councillors of the City of Manukau. The Common Seal of the Manukau City Council is affixed hereto in the presence of:

[Signature]

Les Adams Authorised officers under delegated authority

Areas marked (A) & (E) to be subject to Land Conditions New CST Allocated Lot 1: 93B/718 Lot 2: 93B/719

Total Area: 1,86,857m²

Comprised in CT 35A/197 (A) & (E)

I, Glenn Alexander, Member of the Auckland Register of Surveyors and holder of an annual practicing certificate under the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and surveys are correct and have been made in accordance with the Survey Regulations and that the regulations have been fully observed in their application.

Date: 11.12.2019

Signature: *[Signature]*

Field Book: p. 1

Reference Pins: p. 1

Examined: *[Signature]* Corneil J. Lomberton

Approved as to Survey: 1.16.23

Chief Surveyor: *[Signature]*

Deposited this 13th day of August 1993

Manukau Land Registrar

File No: DP 156314

TERRITORIAL AUTHORITY MANUKAU CITY

Surveyed by HARRISON GRIFFIN CONSULTANTS LTD

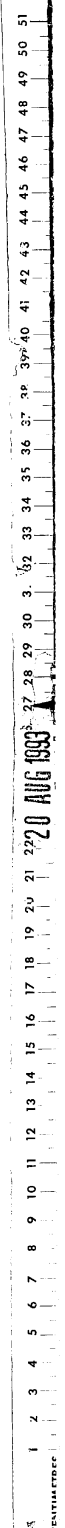
Scale: 1:750 Date: MARCH 1993

PLAN OF LOTS 1, 2 & 4 BEING A SUBDIVISION OF PT LOT 1 DP 53497 & RIGHTS OF WAY OVER LOT 12 DP 55286

LAND DISTRICT: NORTH AUCKLAND

SURVEY BLK. & DIST.: 11. OIAHUHU POKURONGO

NZMS 261 SHT RECORD MAP No. B & 12





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

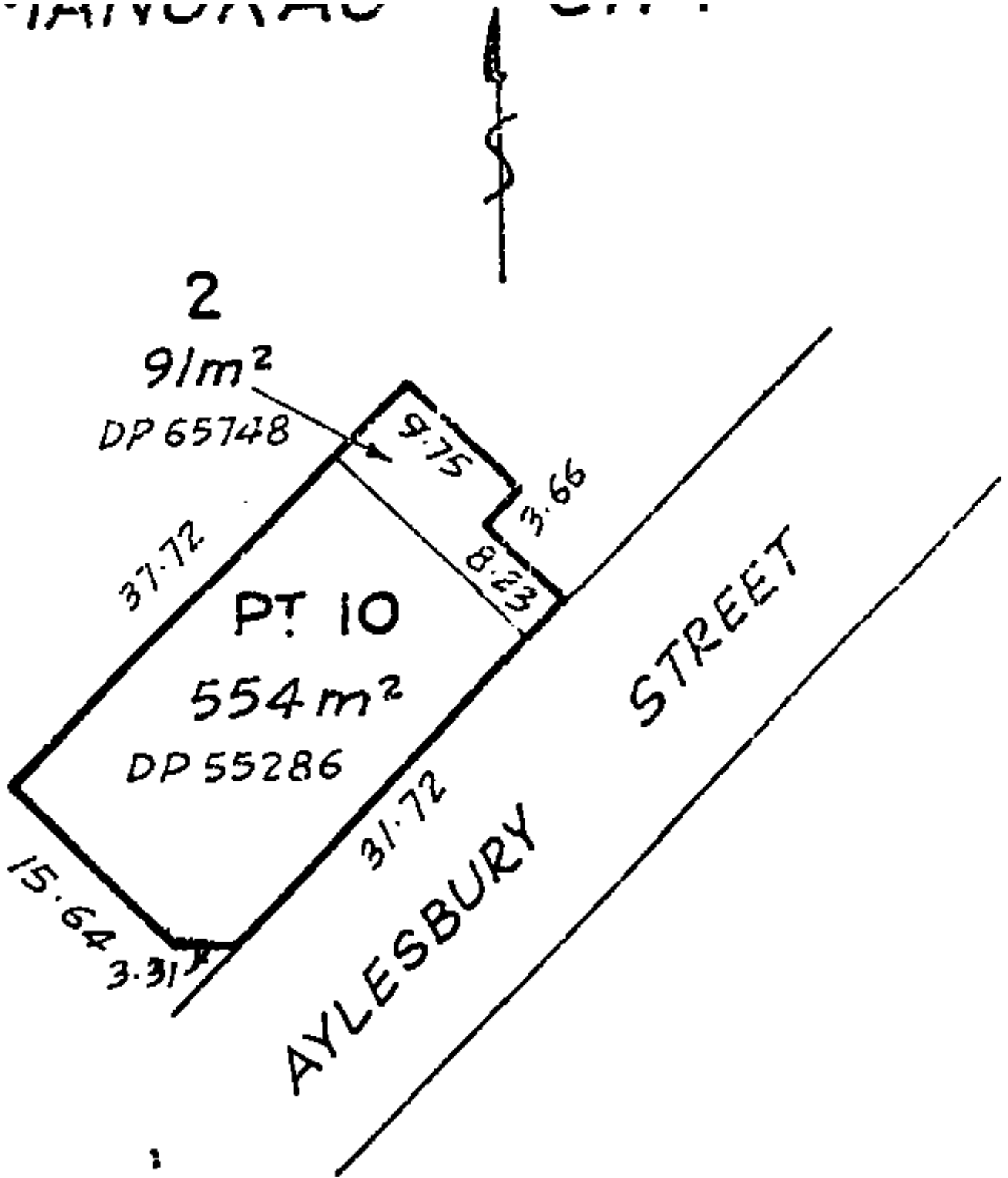
Identifier **NA93C/327**
Land Registration District **North Auckland**
Date Issued 10 December 1993

Prior References
NA24B/568

Estate Fee Simple
Area 645 square metres more or less
Legal Description Lot 2 Deposited Plan 65748 and Part Lot
10 Deposited Plan 55286

Registered Owners
Pakuranga Plaza Limited

Interests
K88610 Building Line Restriction (affects Lot 2 DP 65748)
Subject to Section 351D (3) Municipal Corporations Act 1954
Appurtenant hereto is a right of way created by Transfer A134659 (affects part)
11397346.2 Mortgage to Bank of China Limited, Auckland branch - 29.3.2019 at 5:14 pm





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA95B/364
Land Registration District North Auckland
Date Issued 24 January 1994

Prior References
NA93B/719

Estate Fee Simple
Area 9439 square metres more or less
Legal Description Lot 1 Deposited Plan 158869
Registered Owners
Pakuranga Plaza Limited

Interests

Land Covenant in Transfer C537142.1

Appurtenant hereto is a right of way specified in Easement Certificate C507135.5

Subject to a right of way over part marked A on DP 158869 specified in Easement Certificate C507135.5

The easements specified in Easement Certificate C507135.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part marked F on DP 158869 specified in Easement Certificate C560295.3 - 24.1.1994 at 11.26 am

Appurtenant hereto is a right of way specified in Easement Certificate C560295.3 - 24.1.1994 at 11.26 am


The easements specified in Easement Certificate C560295.3 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way for the term of 200 years from 16.6.1994 created by Transfer C620233.1

7286669.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 21.3.2007 at 9:00 am

11397346.2 Mortgage to Bank of China Limited, Auckland branch - 29.3.2019 at 5:14 pm

Approvals: The Common Seal of Eidos Investments Limited is affixed hereto in the presence of:



Approved pursuant to section 223 of the Resource Management Act 1991, on the day of 15/12/1993 subject to the granting or reserving of the easements set out in the Memorandum of Easements. The Council is advised that the Council is advised hereto in the presence of:

ES. Robbins
Authoriser officers under delegated authority

BS. Robbins
Authoriser officers under delegated authority

Memorandum of Easements	
Purpose Shown	Severely Dominant Tenement
Right of Way (E)	Lot 1 Lot 2
Right of Way (G)	Lot 2 Lot 1
Purpose Shown	Existing Easements
Right of Way (A)	C 5371421
Purpose Shown	Existing Easements
Right of Way (A)	C 5371421
Purpose Shown	Existing Easements
Right of Way (A)	C 5371421
Purpose Shown	Existing Easements
Right of Way (A)	C 5371421
Purpose Shown	Existing Easements
Right of Way (A)	C 5371421

Total Area... 12662.72
Completed in C.T. 93B/719(AH)

I, Glenn Alexander, Notary of Auckland Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1987) hereby certify that this plan has been made from a survey conducted in accordance with the Survey Regulations 1972 or any regulations made in accordance therewith. Dated at Auckland this 14th day of November 1993. Signature: *Glenn Alexander*

Field Book p. Traverse Book p.
Reference Plans p.
Examined *Glenn Alexander* Correct *Glenn Alexander*

Approved as to Survey
15/12/1993
Deposited this 24/12/1993
15/12/1993
15/12/1993
15/12/1993

New CST Allocated Lot 1 - 9581364 Lot 2 - 9581365 19-3767-2

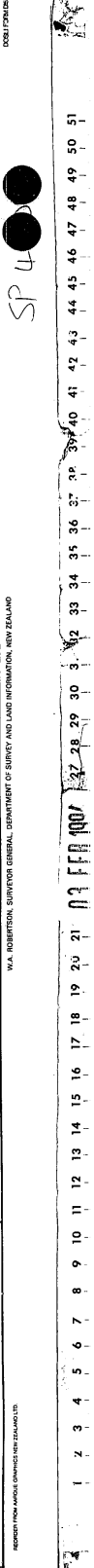
DIAGRAM NOT TO SCALE

TERRITORIAL AUTHORITY MANUKAU CITY
Surveyed by HARRISON GIBSON CONSULTANTS LTD
Scale 1:750 Date JUNE 1993

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 156314

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. 11 OIAHUHU
NZMS 261 SH
RECORD MAP No. B

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA97B/90
Land Registration District North Auckland
Date Issued 13 April 1994

Prior References
NA2057/24

Estate Fee Simple
Area 7783 square metres more or less
Legal Description Lot 3 Deposited Plan 53433
Purpose Local purpose (Utility) reserve
Registered Owners
Auckland Council

Interests

SUBJECT TO THE RESERVES ACT 1977

Subject to an electricity right over part marked A on Plan 159172 for a term of 100 years from 10.12.1993 created by Transfer C588324.2 - 13.4.1994 at 2.27 pm

MANUKAU CITY

ROAD

PAKARANGA

55.32

47.40 DPC

3

7783m²

48.92



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA97B/896**
Land Registration District **North Auckland**
Date Issued 12 October 1995

Prior References
NA59C/159 NA97C/400

Estate Fee Simple - 1/2 share
Area 877 square metres more or less
Legal Description Lot 29 Deposited Plan 48712
Registered Owners
Auckland Council

Estate	Leasehold	Instrument	L C907050.3
		Term	999 years commencing on the 1st December 1986
Legal Description	Flat 1 Deposited Plan 106707 and Carport 1 Deposited Plan 111709		

Registered Owners
Auckland Council

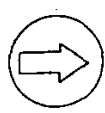
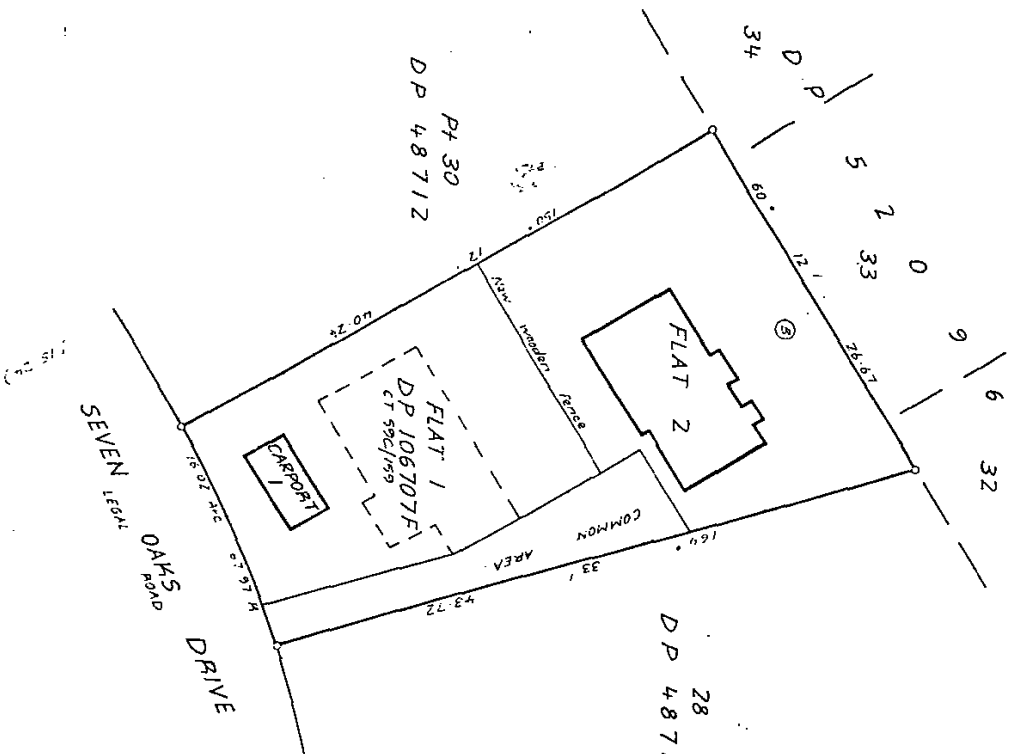
Interests

K82826 Building Line Restriction (Affects Fee Simple)
C654021.3 Lease of Flat 2 DP 111709 Composite CT NA97C/400 issued (Affects Fee Simple)
Land Covenant in Lease C654021.3 (Affects Fee Simple)
C907050.3 Lease of Flat 1 DP 106707 and Carport 1 DP 111709 Term 999 years commencing on the 1st December 1986
Composite CT NA97B/896 issued - 12.10.1995 (Affects Fee Simple)
Land Covenant in Lease C907050.3 - 12.10.1995 (Affects Fee Simple)

LAND DISTRICT NORTH AUCKLAND
 SURVEY BKG. DIST. 11 OTAHURU
 SHEET NO.

PLAN OF FLAT 2 AND CARPORT 1
 ON LOT 29 DP 48712

LOCAL AUTHORITY MANUKAU CITY
 Surveyed by E. D. MILLER
 Scale 1:200 Date MARCH 1986



51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

NEW CT ALLOCATED
 Flat 2: 620/976

Boundaries of area to be based on outside face of walls and structures here shown (3) to be subject to Restrictive Covenants

Understand of Section 114 of the Local Government Act 1974, hereby certify that construction of the buildings shown hereon commenced after 1st April 1979 and a s. 114 consent for the construction of the buildings hereon has been issued by the Manukau City Council, by the Surveyor of the City.

Dated this 14th day of March 1986

I, Edwin Jackson, Mayor of Auckland, do hereby certify that the above-mentioned buildings were erected on the land shown hereon after the commencement of the Survey of the land shown hereon and that the above-mentioned buildings were erected on the land shown hereon after the commencement of the Survey of the land shown hereon and that the above-mentioned buildings were erected on the land shown hereon after the commencement of the Survey of the land shown hereon.

Total Area 877 m²
 Computed in CT 2085/43(B41) 99C/159(FALL)

Reference Plans
 19
 19
 19

Approved as to Survey
 22 4/86
 Chief Surveyor

Deposited this 22nd day of April 1986
 District Land Registrar

DP111709





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA97C/400**
Land Registration District **North Auckland**
Date Issued 13 September 1994

Prior References
NA59C/159 NA62D/876

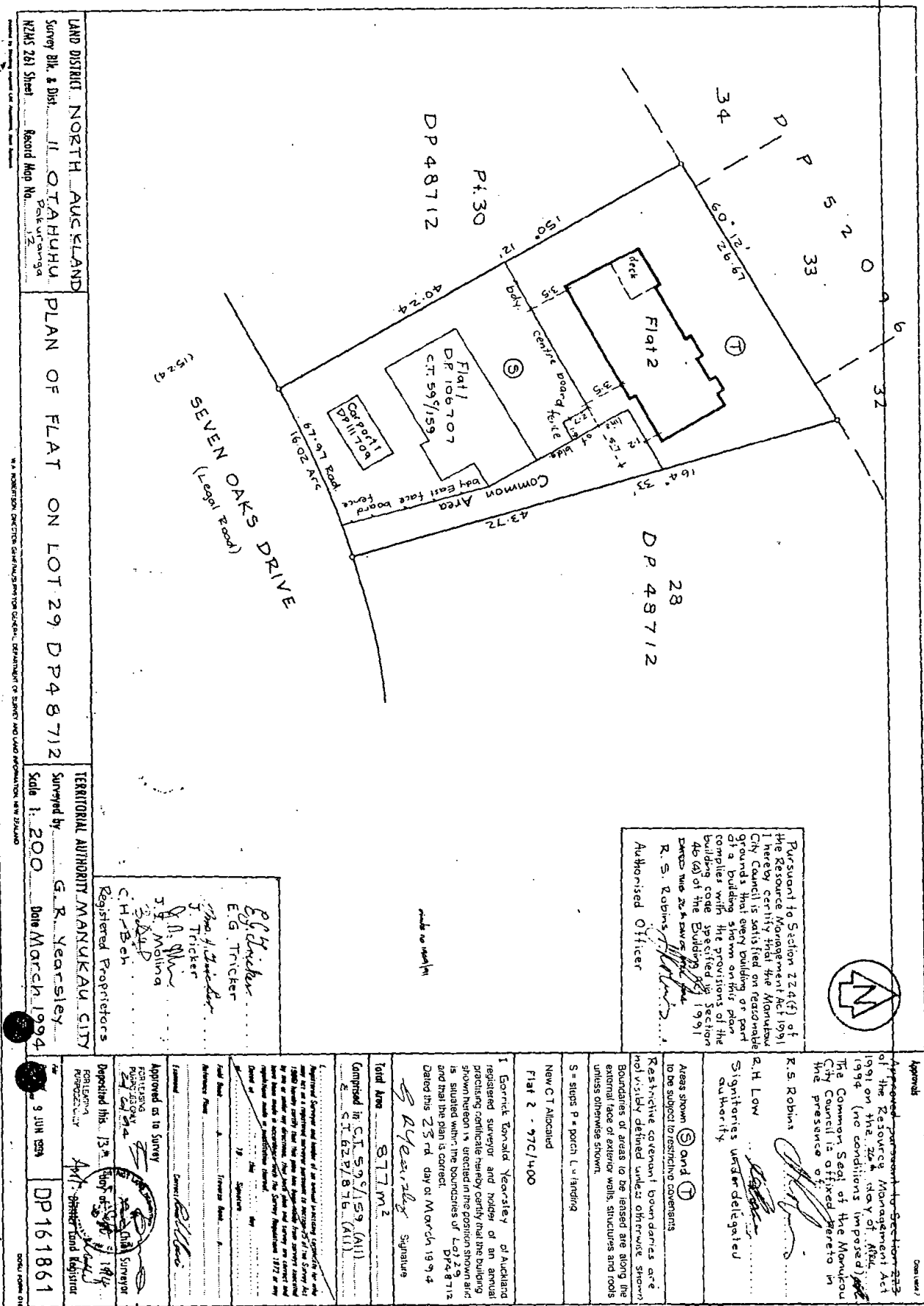
Estate Fee Simple - 1/2 share
Area 877 square metres more or less
Legal Description Lot 29 Deposited Plan 48712
Registered Owners
Auckland Council

Estate	Leasehold	Instrument	L C654021.3
		Term	999 years commencing on the 1 December 1986

Legal Description Flat 2 Deposited Plan 161861
Registered Owners
Auckland Council

Interests

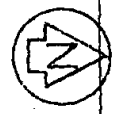
K82826 Building Line Restriction (Affects Fee Simple)
Land Covenant in Lease C654021.3 - 13.9.1994 at 2.21 pm (Affects Fee Simple)
C654021.3 Lease of Flat 2 DP 161861 Term 999 years commencing on the 1 December 1986 Composite CT NA97C/400 issued - 13.9.1994 at 2.21 pm (Affects Fee Simple)
C907050.3 Lease of Flat 1 and Carport 1 Plan 111709 Term 999 years commencing on the 1st December 1986 Composite CT NA62D/576 issued - 12.10.1995 at 1.39 pm (Affects Fee Simple)
Land Covenant in Lease C907050.3 - 12.10.1995 at 1.39 pm (Affects Fee Simple)



Pursuant to Section 224(f) of the Resource Management Act 1991 I hereby certify that the Manukau City Council is satisfied on reasonable grounds that every building or part of a building shown on this plan complies with the provisions of the building code specified in Section 45 (a) of the Building Act 1991.

Done this 25th day of March 1994

R. S. Robins, *[Signature]*
 Authorised Officer



[Signatures]
 E.G. Tricker
 I. Tricker
 S.A. Molina
 C.H. Beh
 Registered Proprietors

TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by G.R. Yearsley
 Scale 1:200 Date March 1994

LAND DISTRICT NORTH AUCKLAND
 Survey Blk. 2 Dist. 11 OTAHUHU
 Record Map No. NZMS 261 Sheet

DP 161861

Approved Pursuant to Section 223 of the Resource Management Act 1991 on the 25th day of March 1994 (on conditions imposed).
 The Common Seal of the Manukau City Council is affixed hereto in the presence of:
 R.S. Robins *[Signature]*
 R.H. Low *[Signature]*
 Signatories under delegated authority

Areas shown ⑤ and ① to be subject to restrictive covenants
 Restrictive covenant boundaries are not visibly defined unless otherwise shown
 Boundaries of areas to be leased are along the external face of exterior walls, structures and roads unless otherwise shown
 S = steps P = porch L = landing
 New CT Allotment
 Flat 2 - 97C/400

I, Garrick Ronald Yearsley of Auckland registered surveyor and holder of an annual practicing certificate hereby certify that the building shown hereon is erected in the position shown and is situated within the boundaries of Lot 29 DP 48712 and that the plan is correct.
 Dated this 25th day of March 1994
[Signature]
 Signature

Total Area 877m²
 Comprised in C.T. 592/159 (All)
 & C.T. 62/876 (All)

Approved as to Survey
 Approved as to Survey
 Deposited this 13th day of March 1994
 Approved as to Survey
 Approved as to Survey

9 JUN 1994
 DP 161861



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier **NA100D/792**
Land Registration District **North Auckland**
Date Issued 09 February 1996
Plan Number DP 166331

Subdivision of
Lot 2 Deposited Plan 158869

Unit Titles Issued

NA100D/778	NA100D/779	NA100D/780	NA100D/781
NA100D/782	NA100D/783	NA100D/784	NA100D/785
NA100D/786	NA100D/787	NA100D/788	NA100D/789
NA100D/790	NA100D/791		

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Appurtenant hereto is a right of way specified in Easement Certificate C507135.5

The easement specified in Easement Certificate C507135.5 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way specified in Easement Certificate C560295.3 - 24.1.1994 at 11.26 am

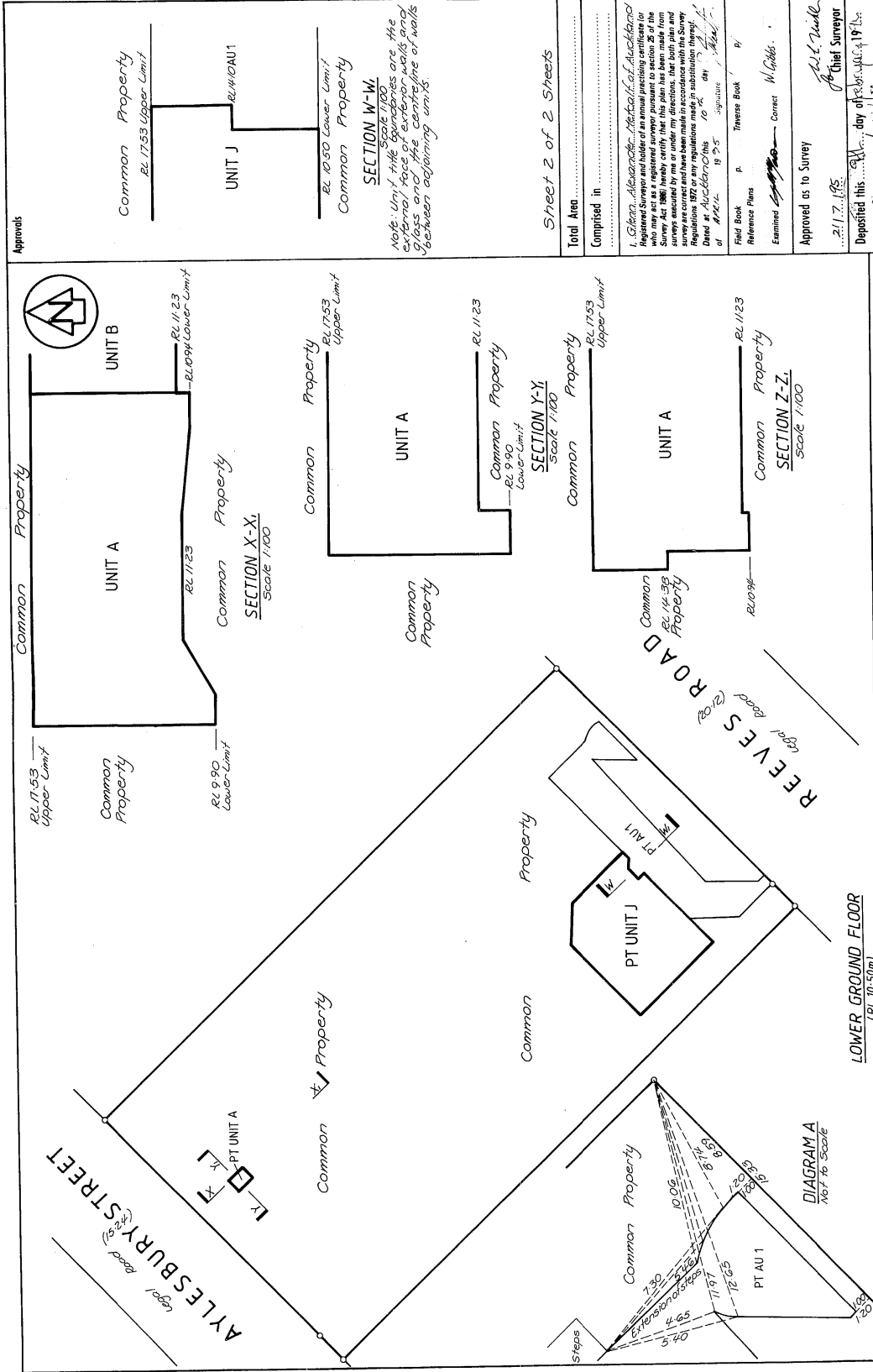
Subject to a right of way over part marked G on Plan 158869 specified in Easement Certificate C560295.3 - 24.1.1994 at 11.26 am

The easements specified in Easement Certificate C560295.3 are subject to Section 243 (a) Resource Management Act 1991 C824159.1 Covenant pursuant to Part VI of the Resource Management Act 1991 - 21.3.1995 at 12.08 pm

Appurtenant hereto is a right of support and a party wall right created by Transfer C952194.1

Subject to a right of support over marked A and to a party wall right over part marked B on Plan 169430 created by Transfer C952194.1

C952194.4 Notice of Change of Rules - 9.2.1996 at 11.19 am



LAND DISTRICT	NORTH AUCKLAND
SURVEY BLK. & DIST.	11 OTAHUHU
NZMS 261 SH1	RECORD MAP No 261
UNITS ON LOT 2 DP158869	
TERRITORIAL AUTHORITY	MANUKAU CITY
Surveyed by	HARRISON GRIERSON CONSULTANTS LTD
Scale	1:300
Date	NOVEMBER 1994

Common Property
RL 17.53 Upper Limit

UNIT J

Common Property
RL 10.50 Lower Limit

SECTION W-W
Scale 1/100

Note: Unit, thick boundaries are the external face of exterior walls and glass and the centreline of walls between adjoining units.

Common Property
RL 11.23 Upper Limit

UNIT A

Common Property
RL 9.90 Lower Limit

SECTION X-X
Scale 1/100

Common Property
RL 11.23 Upper Limit

UNIT A

Common Property
RL 9.90 Lower Limit

SECTION Y-Y
Scale 1/100

Common Property
RL 17.53 Upper Limit

UNIT A

Common Property
SECTION Z-Z
Scale 1/100

Total Area

Comprised in

1. *Glen Alexander, Auckland*
Registered Survey and holder of an annual plan for section 26 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and surveys are correct and have been made in accordance with the provisions of the Survey Act 1986 and that the boundaries shown on the plan are correct.
Date at Auckland this 10th day of February 1995
Signature *[Signature]*
18 25

Field Book A. Reverse Book by

Reference Plans Correct *W. Gibbs*

Examined *[Signature]*

Approved as to Survey

21.7.1995

Deposited this 19th day of February 1995

Chief Surveyor *[Signature]*

Deputy Land Registrar

UP 166331

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA122A/389**
Land Registration District **North Auckland**
Date Issued 09 February 1999

Prior References

63D/964-965 NA1100/178 NA1107/247

Estate Fee Simple - 1/3 share
Area 1846 square metres more or less
Legal Description Lot 5-6 Deposited Plan 40172
Registered Owners
Huan Guo

Estate	Leasehold	Instrument	L D353839.2
		Term	988 years commencing on the 9 September 1997
Legal Description	Flat 3 Deposited Plan 192118 and Carport 3 and Carport 5 Deposited Plan 192118		

Registered Owners

Huan Guo

Interests

Fencing Agreement in Transfer 540269 (affects Lot 5 DP 40172) (Affects Fee Simple)

B580325.1 Lease of Flat 1 DP 113712 CT NA63D/964 issued - produced 3.2.1999 at 9.19 am and entered 9.2.1999 at 9.00 am (Affects Fee Simple)

D353839.2 Lease of Flat 3, Carport 3 and Carport 5 DP 192118 Term 988 years commencing on the 9 September 1997 Composite CT NA122A/389 issued - produced 3.2.1999 at 9.19 am and entered 9.2.1999 at 9.00 am (Affects Fee Simple)

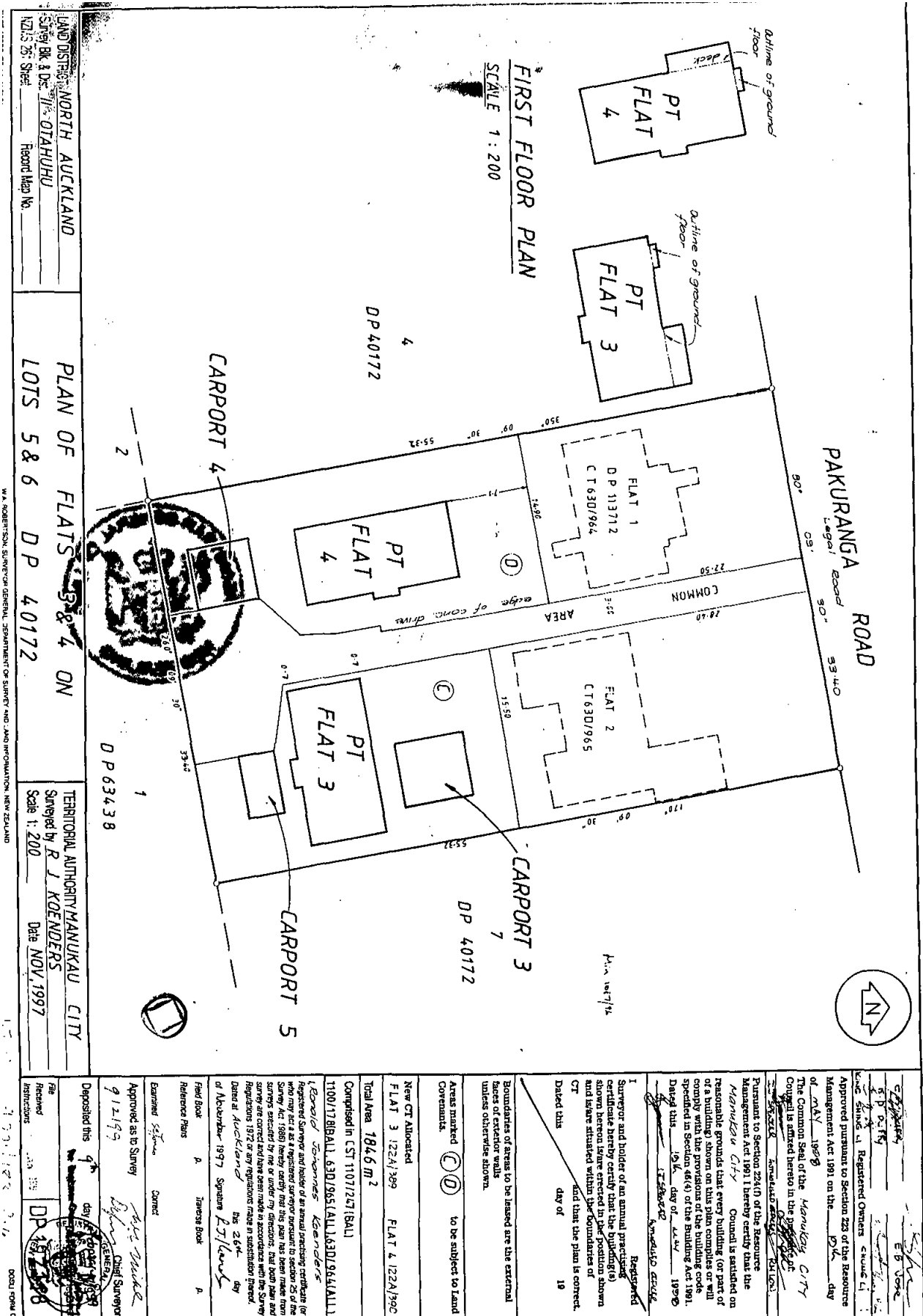
D353839.3 Lease of Flat 4 and Carport 4 DP 192118 CT NA122A/390 issued - produced 3.2.1999 9.19 am and entered 9.2.1999 at 9.00 am (Affects Fee Simple)

5209069.2 Lease of Flat 2 Deposited Plan 205526 Term 999 years commencing on 9.9.1986 Composite CT 32786 issued - 3.5.2002 at 2:46 pm (affects fee simple)

10314973.3 Mortgage to ASB Bank Limited - 28.1.2016 at 1:28 pm

12397698.1 Notice pursuant to Section 18 Public Works Act 1981 - 9.3.2022 at 2:14 pm (affects Lot 5 - 6 DP 40172)

12492096.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 23.6.2022 at 4:05 pm



LAND DISTRICT: NORTH AUCKLAND
SURVEY BK & DC: 71, OIAHUHU
NZLS 25: Sheet: Record Map No.

PLAN OF FLATS 5 & 6 ON LOTS 5 & 6 D P 40172

TERRITORIAL AUTHORITY: MANUKAU CITY
Surveyed by: R J KOENIGERS
Scale 1:200 Date: NOV, 1997

W. A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

REGISTERED
D P 40172
Registered Owners - include L1
Approved pursuant to Section 223 of the Resource Management Act 1991 on the 27th day of NOV, 1997
The Common Seal of the **MANUKAU CITY COUNCIL** is affixed hereto in the presence of
W. A. ROBERTSON Surveyor General
Pursuant to Section 224(1) of the Resource Management Act 1991 I hereby certify that the **MANUKAU CITY COUNCIL** is satisfied on reasonable grounds that every building (or part of a building) shown on this plan complies or will comply with the provisions of the building code specified in Section 46(4) of the Building Act 1991.
Dated this 27th day of NOV, 1997
Signed: **W. A. ROBERTSON** Surveyor General

1 Registered Surveyor and holder of an annual practicing certificate certifies hereby that the building(s) shown hereon have erected in the position shown and have situated within the boundaries of CT and that the plan is correct.
Dated this _____ day of _____ 19__

Boundaries of areas to be leased are the external faces of exterior walls unless otherwise shown.

Areas marked (C) (D) to be subject to Land Covenants.

New CT Allocated
FLAT 3 122A/389 FLAT 4 122A/390
Total Area 184.6 m²
Comprised in CST 1107227 (BAL)
1100/17 BIBALL 630/965 (ALL 630/964 & ALL 630/965)
1. **BONNIE SCHOMES KOENIGERS**
Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980) hereby certifies that this plan has been made from surveys conducted by me or under my supervision, and that the Survey is correct in accordance with the provisions of the Survey Act 1980. I certify that I am a registered surveyor in accordance with the provisions of the Survey Act 1980.
Signed: **Bonnie Schomes Koengers** the 26th day of November 1997 Signature **Bonnie Schomes Koengers**

Field Book A, Traverse Book B
Reference Plans
Estimated site Correct
Approved as to Survey **W. A. ROBERTSON** Surveyor General
9/2/1997
Deposited this 9th day of NOV, 1997
Received **W. A. ROBERTSON** Surveyor General
Restrictions **DP 40172**



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R.W. Muir
Registrar-General
of Land

Identifier **NA122A/390**
Land Registration District **North Auckland**
Date Issued 09 February 1999

Prior References

63D/964-965 NA1100/178 NA1107/247

Estate Fee Simple - 1/3 share
Area 1846 square metres more or less
Legal Description Lot 5-6 Deposited Plan 40172

Registered Owners

Jiansen Liu and Meixiu Zhang

Estate	Leasehold	Instrument	L D353839.3
		Term	988 years commencing on the 9 September 1997

Legal Description Flat 4 Deposited Plan 192118 and Carport
4 Deposited Plan 192118

Registered Owners

Jiansen Liu and Meixiu Zhang

Interests

Fencing Agreement in Transfer 540269 (affects Lot 5 DP 192118) (Affects Fee Simple)

B580325.1 Lease of Flat 1 DP 113712 CT NA63D/964 issued - produced 3.2.1999 at 9.19 am and entered 9.2.1999 at 9.00 am (Affects Fee Simple)

D353839.2 Lease of Flat 3, Carport 3 and Carport 5 DP 192118 CT NA122A/389 issued - produced 3.2.1999 at 9.19 am and entered 9.2.1999 at 9.00 am (Affects Fee Simple)

D353839.3 Lease of Flat 4 and Carport 4 DP 192118 Term 988 years commencing on the 9 September 1997 Composite CT NA122A/390 issued - produced 3.2.1999 at 9.19 am and entered 9.2.1999 at 9.00 am (Affects Fee Simple)

5209069.2 Lease of Flat 2 Deposited Plan 205526 Term 999 years commencing on 9.9.1986 Composite CT 32786 issued - 3.5.2002 at 2:46 pm (affects fee simple)

10409356.3 Mortgage to ASB Bank Limited - 27.4.2016 at 3:17 pm

12397698.1 Notice pursuant to Section 18 Public Works Act 1981 - 9.3.2022 at 2:14 pm (affects Lot 5 - 6 DP 40172)

12500665.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 4.7.2022 at 5:45 pm



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA122B/217**
Land Registration District **North Auckland**
Date Issued 18 December 1998

Prior References
NA1990/2

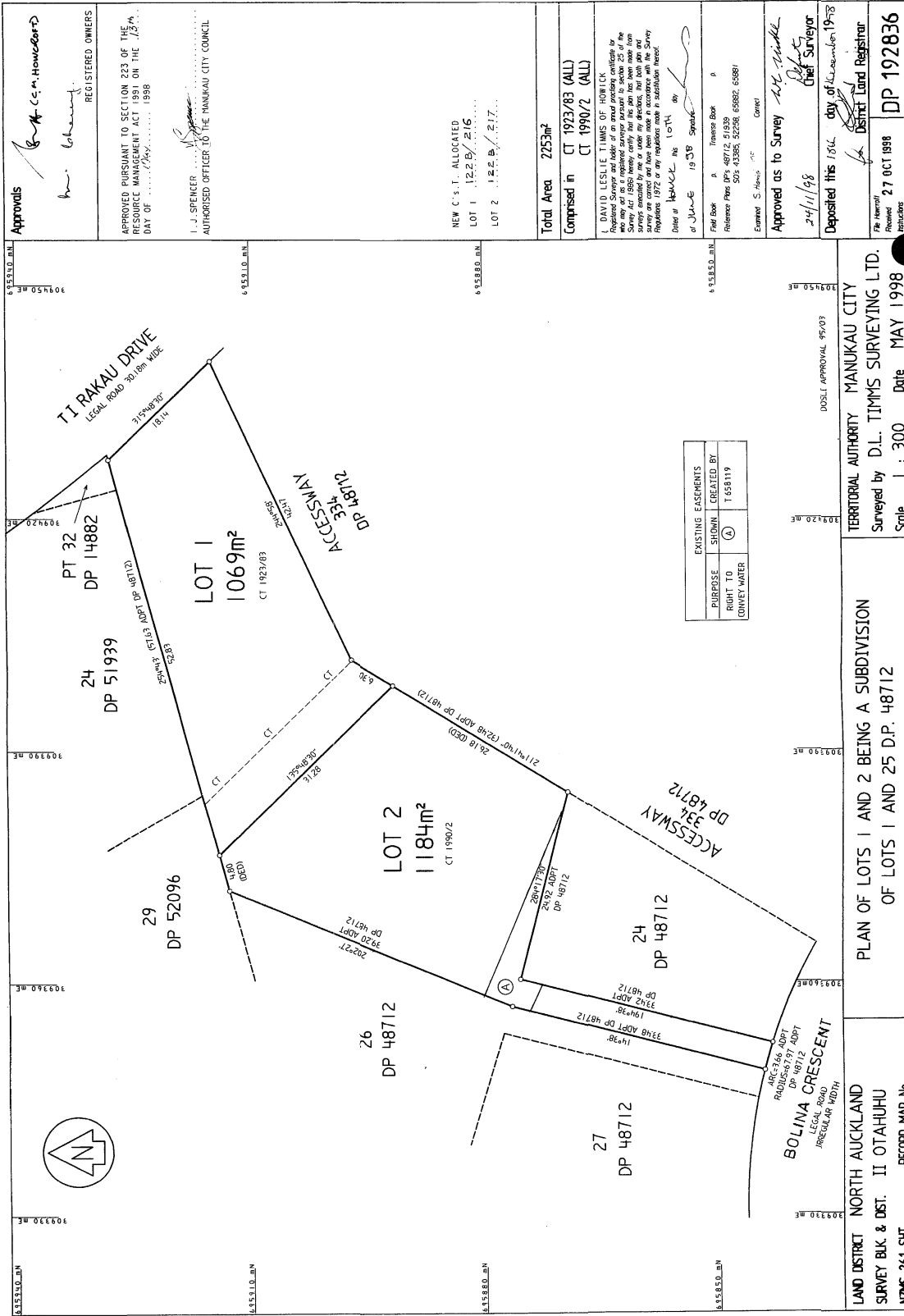
Estate Fee Simple
Area 1184 square metres more or less
Legal Description Lot 2 Deposited Plan 192836
Registered Owners
Auckland Council

Interests

Fencing Agreement in Transfer 191752

Subject to a right (in gross) to convey water over part marked A on DP 192836 in favour of Auckland City Council created by Transfer 658119

K82826 Building Line Restriction



Approvals
 Registered Owners: *[Signature]*
 APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 13th DAY OF JULY 1998

I. J. SPENCER
 AUTHORISED OFFICER TO THE MANUKAU CITY COUNCIL

NEW C.S.T. ALLOCATED
 LOT 1 12.2 B/216
 LOT 2 12.2 B/217

Total Area 2253m²
 Comprised in CT 1923/83 (ALL)
 CT 1990/2 (ALL)

I. DAVID LESLIE TIMMS OF HOWICK Registered Surveyor and holder of an annual practicing certificate for who may do a registered survey pursuant to section 25 of the Survey Act 1980. I have surveyed the land shown on this plan and the survey is correct and has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at HOWICK this 10th day of JULY 1998
[Signature]
 Chief Surveyor

Field Book A Timewise Book
 Reference Page DP 48712, 51939
 505-43365, 52258, 65892, 65891
 Examined S. Hewitt
 Date of APPROVAL 1998
 Approved as to Survey *[Signature]*
 24/11/98
 Deposited this 18th day of December 1998
 District Land Registrar
 Received 27 OCT 1998
 DP 192836

EXISTING EASEMENTS	
PURPOSE	SHOWN
RIGHT TO CONVEY WATER	(A) T 658119

LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. II OTAHUHU NZMS 261 SHIT RECORD MAP No.
 PLAN OF LOTS 1 AND 2 BEING A SUBDIVISION OF LOTS 1 AND 25 D.P. 48712
 TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by D.L. TIMMS SURVEYING LTD.
 Scale 1 : 300 Date MAY 1998
 DOSL APPROVAL 99/03

12 JAN 1999
 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA128B/922
Land Registration District North Auckland
Date Issued 03 December 2003

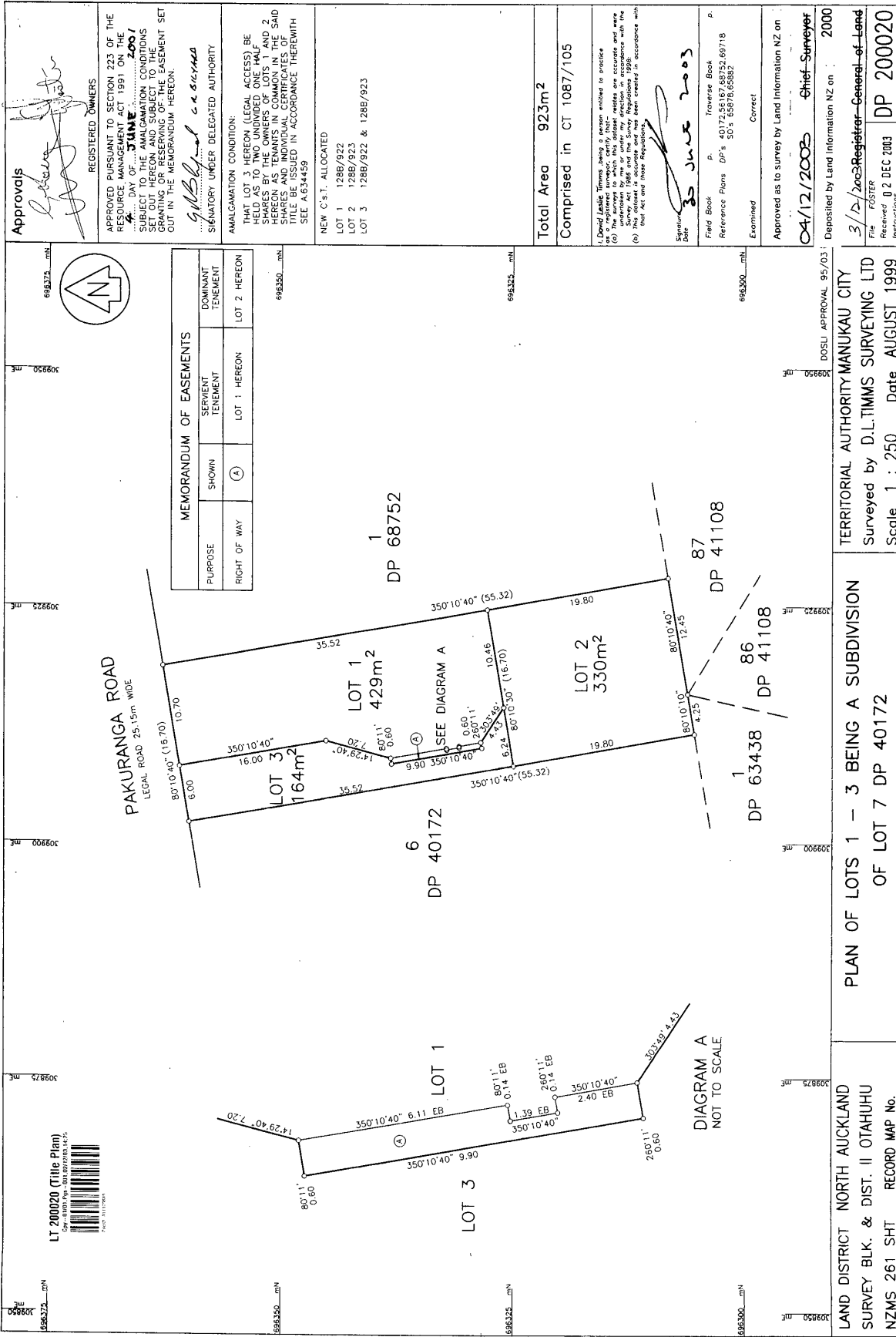
Prior References
NA1087/105

Estate Fee Simple
Area 429 square metres more or less
Legal Description Lot 1 Deposited Plan 200020
Registered Owners
Auckland Council

Estate Fee Simple - 1/2 share
Area 164 square metres more or less
Legal Description Lot 3 Deposited Plan 200020
Registered Owners
Auckland Council

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 200020)
Subject to a right of way over part marked A on DP 200020 created by Easement Instrument 5822374.4 - 3.12.2003 at 9:00 am
The easement created by Easement Instrument 5822374.4 is subject to Section 243 (a) Resource Management Act 1991





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA128B/923**
Land Registration District **North Auckland**
Date Issued 03 December 2003

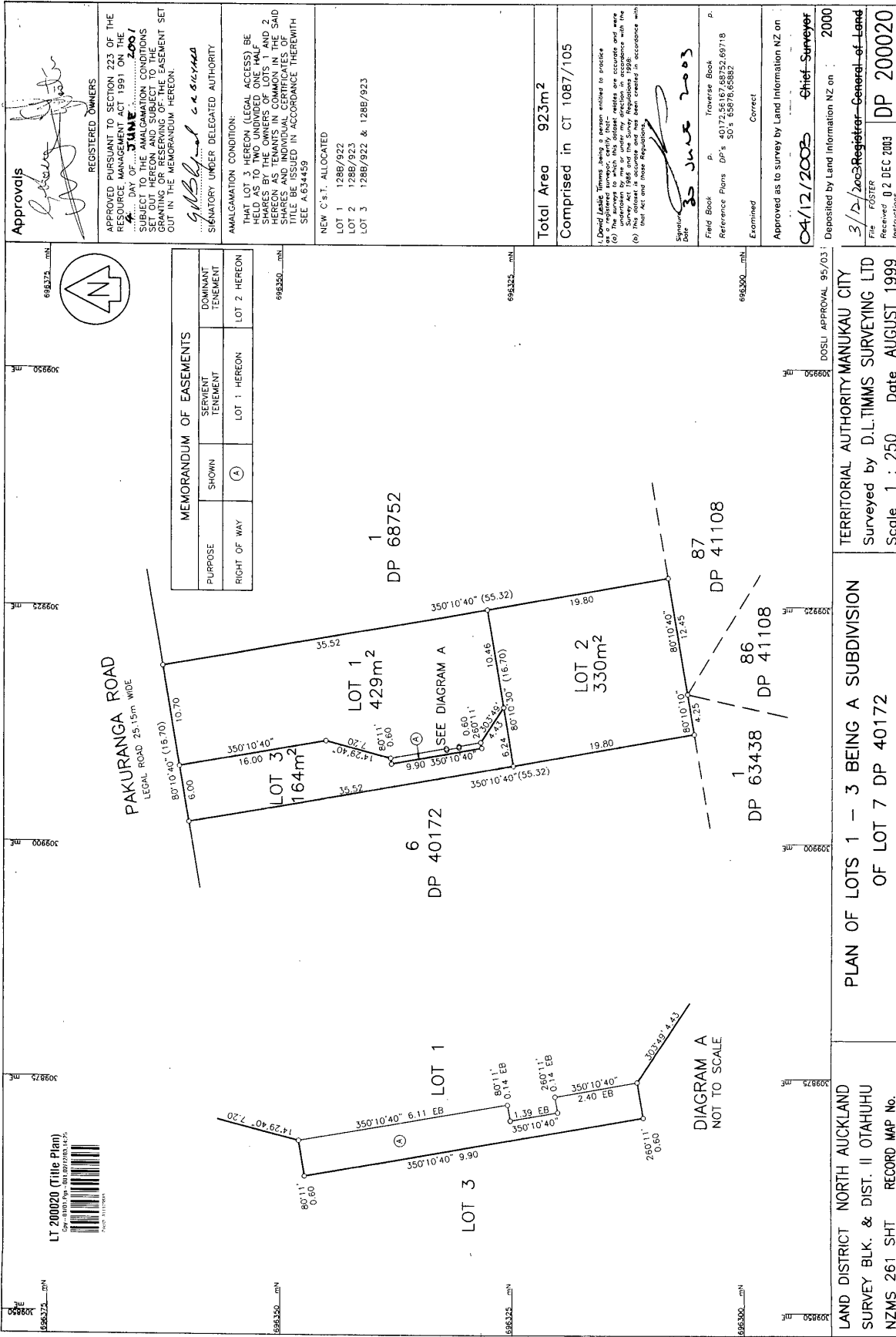
Prior References
NA1087/105

Estate Fee Simple
Area 330 square metres more or less
Legal Description Lot 2 Deposited Plan 200020
Registered Owners
Auckland Council

Estate Fee Simple - 1/2 share
Area 164 square metres more or less
Legal Description Lot 3 Deposited Plan 200020
Registered Owners
Auckland Council

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 200020)
Appurtenant hereto is a right of way created by Easement Instrument 5822374.4 - 3.12.2003 at 9:00 am
The easement created by Easement Instrument 5822374.4 is subject to Section 243 (a) Resource Management Act 1991



Approvals
 REGISTERED OWNERS
 APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 20th DAY OF JUNE 2003
 SUBJECT TO THE AMALGAMATION CONDITIONS SET OUT HEREON AND SUBJECT TO THE EASEMENT SET OUT IN THE MEMORANDUM HEREON.

AMALGAMATION CONDITION:
 THAT LOT 3 HERON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF AND 2 SHARES IN COMMON IN THE SAID LOT 3 HERON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH SEE A-634459

NEW C.S.T. ALLOCATED
 LOT 1 128B/922
 LOT 2 128B/922
 LOT 3 128B/922 & 128B/923

Total Area 923m²
Comprised in CT 1087/105

1. David Legg Timms being a person entitled to practice as a surveyor in New Zealand has surveyed the land shown on this plan in accordance with the Survey Act 1988 and the Survey Regulations 1998. The plan and the survey data thereon have been created in accordance with the Survey Act 1988 and the Survey Regulations 1998.

Signature
 Date 30 June 2003
 Field Book p. 401725616748752.69719
 Reference Plans 30's 63676.63682
 Examined Correct

Approved as to survey by Land Information NZ on 04/12/2003
 Chief Surveyor

Deposited by Land Information NZ on 2000
 3/2/2003 Register-General of Land
 File FOSTER
 Received 02 DEC 2003
 Instruction DP 200020

177 Pakuranga
 SP 6157. P 16580

TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by D.L. TIMMS SURVEYING LTD
 Scale 1 : 250 Date AUGUST 1999

PLAN OF LOTS 1 - 3 BEING A SUBDIVISION
 OF LOT 7 DP 40172

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. II OTAHUHU
 NZMS 261 SHT RECORD MAP No.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**





R.W. Muir
Registrar-General
of Land

Identifier NA132A/505
Land Registration District North Auckland
Date Issued 08 September 2000

Prior References
NA39B/695

Estate Fee Simple
Area 356 square metres more or less
Legal Description Lot 1 Deposited Plan 203448
Registered Owners
Auckland Council

Interests

<p>Approvals REGISTERED OWNERS</p> <p>.....</p>	<p>I hereby certify that this plan was prepared by the MANUKAU CITY Council pursuant to Section 223 of the Resource Management Act 1991 on the <u>17th</u> day of <u>July</u>, 2000</p> <p>Principal Administrative Officer/Authorised Officer <i>CB. Duack</i></p>	<p>New CT Allotment LOT 1 133A/505 LOT 4 133A/506</p>	<p>Class of Survey</p> <p>Total Area 1.094m²</p> <p>Comprised in CL 38R/695</p>	<p>SHANE DIXON being a person entitled to practice as a Registered Surveyor, certify that - (a) The survey to which this document relates was made in accordance with the Survey Act 1980 and (b) The document is accurate, and has been created in accordance with that Act and those Regulations.</p> <p>Dated at <u>AUCKLAND</u> this <u>17th</u> day of <u>July</u> 2000 Signature <i>Shane Dixon</i></p> <p>Field Book Reference Plans DP 82843, SO 658278, & SO 658482</p> <p>Examiner Correct</p>	<p>Approved as to Survey <i>M. Mink</i> 8/19/2000 Chief Surveyor</p> <p>Deposited this <u>17th</u> day of <u>July</u>, 2000 for Registration of Land File No. <u>DP 82843</u> Received <u>17 SEP 2000</u> Districts <u>DP 203448</u></p>
			<p>WILLIAM ROBERTS ROAD (2012) LEGAL ROAD</p>		
<p>LOT 1 356m²</p>			<p>LOT 4 738m²</p>		
<p>2 DP 82843</p>			<p>5 DP 47230</p>		
<p>PLAN OF LOTS 1 & 4 BEING A SUBDIVISION OF LOT 1 DP 82843</p>			<p>TERRITORIAL AUTHORITY MANUKAU CITY Surveyed by HARRISON GREYSON CONSULTANTS LTD. Scale 1:200 Date JUNE 2000</p>		
<p>LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST II OTAHUHU NZMS 261 SHIT RECORD MAP NO.</p>			<p>309775mE 309750mE 309750mE 309775mE</p>		

35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50
17 SEP 2000
12 SEP 2000



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA134A/171
Land Registration District North Auckland
Date Issued 12 January 2001

Prior References
NA132A/506

Estate Fee Simple
Area 364 square metres more or less
Legal Description Lot 2 Deposited Plan 205609
Registered Owners
Auckland Council

Interests

Approvals REGISTERED OWNERS

I hereby certify that this plan was approved by the Council pursuant to Section 223 of the Resource Management Act 1991 on the 20th day of November 2000

Principal Administrative Officer/Authorised Officer
 C. B. DUNCAN
 New City Auckland
 134A/172
 LOT 3 134A/172

BEARING DATUM
 GEODETIC 1949

NOTE
 All external boundaries are adopted from DP 203448

Class of Survey
 Total Area 738m²
 Comprised in C.I. 132A/506

NAME GIVEN
 (1) The survey is made in accordance with the Survey Act 1986 and the Survey Regulations 1988
 (2) The survey is made in accordance with the Survey Act 1986 and the Survey Regulations 1988
 (3) The survey is made in accordance with the Survey Act 1986 and the Survey Regulations 1988
 (4) The survey is made in accordance with the Survey Act 1986 and the Survey Regulations 1988

Dated at AUCKLAND this 20th day of November 2000
 2000 Signature
 Field Book p. Traverse Book 1906, p. 92-93
 Reference Plans
 Examined Correct

Approved as to Survey
 11/1/2001
 Chief Surveyor

Deposited this 16th day of January 2001
 for Registration of Land
 File No. 2000-110-1
 Received 2 p.m. 16/1/2001
 Instructions DP 203448

Approved AKLM 98/05



COMPILED PLAN

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. II OTAHUHU
 NZMS 261 SH1 RECORD MAP No.

TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by HARRISON GRIERSON CONSULTANTS LTD.
 Scale 1:200 Date NOVEMBER 2000

PLAN OF LOTS 2 & 3 BEING A SUBDIVISION OF LOT 4 DP 203448

T. BEVEN, SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND, NEW ZEALAND

Micro Record Bureau Ltd.
 16 JAN 2001
 7 16 JAN 2001



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier NA134A/172
Land Registration District North Auckland
Date Issued 12 January 2001

Prior References
NA132A/506

Estate Fee Simple
Area 374 square metres more or less
Legal Description Lot 3 Deposited Plan 205609
Registered Owners
Auckland Council

Interests

Approvals REGISTERED OWNERS

I hereby certify that this plan was approved by the Council pursuant to Section 223 of the Resource Management Act 1991 on the 20th day of November 2000

Principal Administrative Officer/Authorised Officer
 C. B. DUNCAN

New CT Allocated
 LOT 2 134A/172
 LOT 3 134A/172

BEARING DATUM
 GEODETIC 1948

NOTE
 All external boundaries are adapted from DP 203448

Class of Survey
 Total Area 738m²
 Comprised in CL 134A/506

NAME SHANE BROWN
 (1) the survey is correct and the areas are correctly and properly defined
 (2) the survey is correct and the areas are correctly and properly defined
 (3) the survey is correct and the areas are correctly and properly defined
 (4) the survey is correct and the areas are correctly and properly defined

Dated at AUCKLAND this 20th day of November 2000
 2000 Signature
 Field Book p. Traverse Book 1906, p. 92-93
 Reference Plans
 Examined Correct

Approved as to Survey
 11/1/2001 Chief Surveyor

Deposited this 16th day of January 2001
 for Registration of Land
 File No. 2000-110-1
 Received 2 p.m. 16/1/2001
 Instructions DP 203448

Approved AKLM 98/05



COMPILED PLAN

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. II OTAHUHU
 NZMS 261 SH1 RECORD MAP No.

TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by HARRISON GRIERSON CONSULTANTS LTD.
 Scale 1:200 Date NOVEMBER 2000

PLAN OF LOTS 2 & 3 BEING A SUBDIVISION OF
 LOT 4 DP 203448

T. BEVEN, SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND, NEW ZEALAND

Micro Record Bureau Ltd.
 16 JAN 2001
 7 0 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA135B/277**
Land Registration District **North Auckland**
Date Issued 07 August 2002

Prior References
NA122B/216

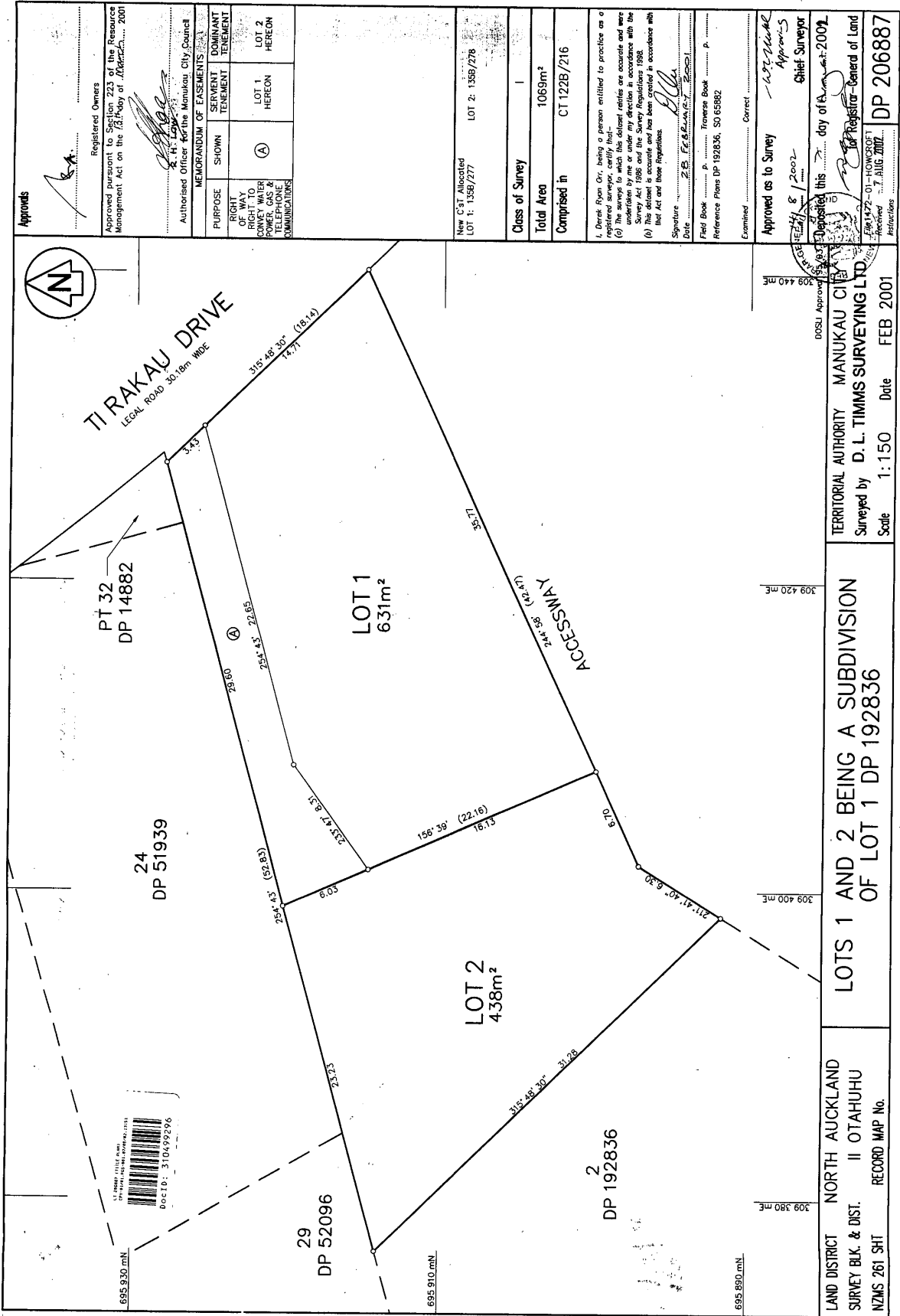
Estate Fee Simple
Area 631 square metres more or less
Legal Description Lot 1 Deposited Plan 206887
Registered Owners
Auckland Council

Interests

Fencing Agreement in Transfer 191752
K82826 Building Line Restriction

Subject to a right of way, right to convey water, power, gas and telephone communications easement over part marked A on DP 206887 specified in Easement Certificate 5307447.4 - 7.8.2002 at 11:32 am

The easements specified in Easement Certificate 5307447.4 are subject to Section 243 (a) Resource Management Act 1991



Approvals

Registered Owners
 Approved pursuant to Section 223 of the Resource Management Act on the 13th day of February, 2001
 Authorised Officer for the Manukau City Council
 R. H. L...

MEMORANDUM OF EASEMENTS		
PURPOSE SHOWN	SEMIANT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	LOT 1	LOT 2
CONVEY WATER	LOT 1	HEREON
POWER, GAS & TELEPHONE	LOT 1	HEREON
COMMUNICATIONS	LOT 1	HEREON

New C'ST Allocated
 LOT 1: 135B/277
 LOT 2: 135B/278

Class of Survey
 Total Area 1069m²
 Comprised in CT 122B/216

I, Derek Ryan Orr, being a person entitled to practice as a registered surveyor, certify that—
 (a) The surveys to which this document relates are accurate and were undertaken by me or under my direction in accordance with the provisions of the Survey Act 1988.
 (b) This document is accurate and has been prepared in accordance with that Act and these Regulations.

Signature: *Derek Ryan Orr*
 Date: 28 Feb 2001
 Field Book: P. 192836, Traverse Book P. 192836
 Reference Plans DP 192836, SO 65982

Examined: Correct
 Approved as to Survey: *W. J. ...*
 Chief Surveyor

TERRITORIAL AUTHORITY MANUKAU CITY COUNCIL
 Surveyed by D. L. TIMMS SURVEYING LTD.
 Scale 1:150 Date FEB 2001
 DP 206887



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA135B/278**
Land Registration District **North Auckland**
Date Issued 07 August 2002

Prior References
NA122B/216

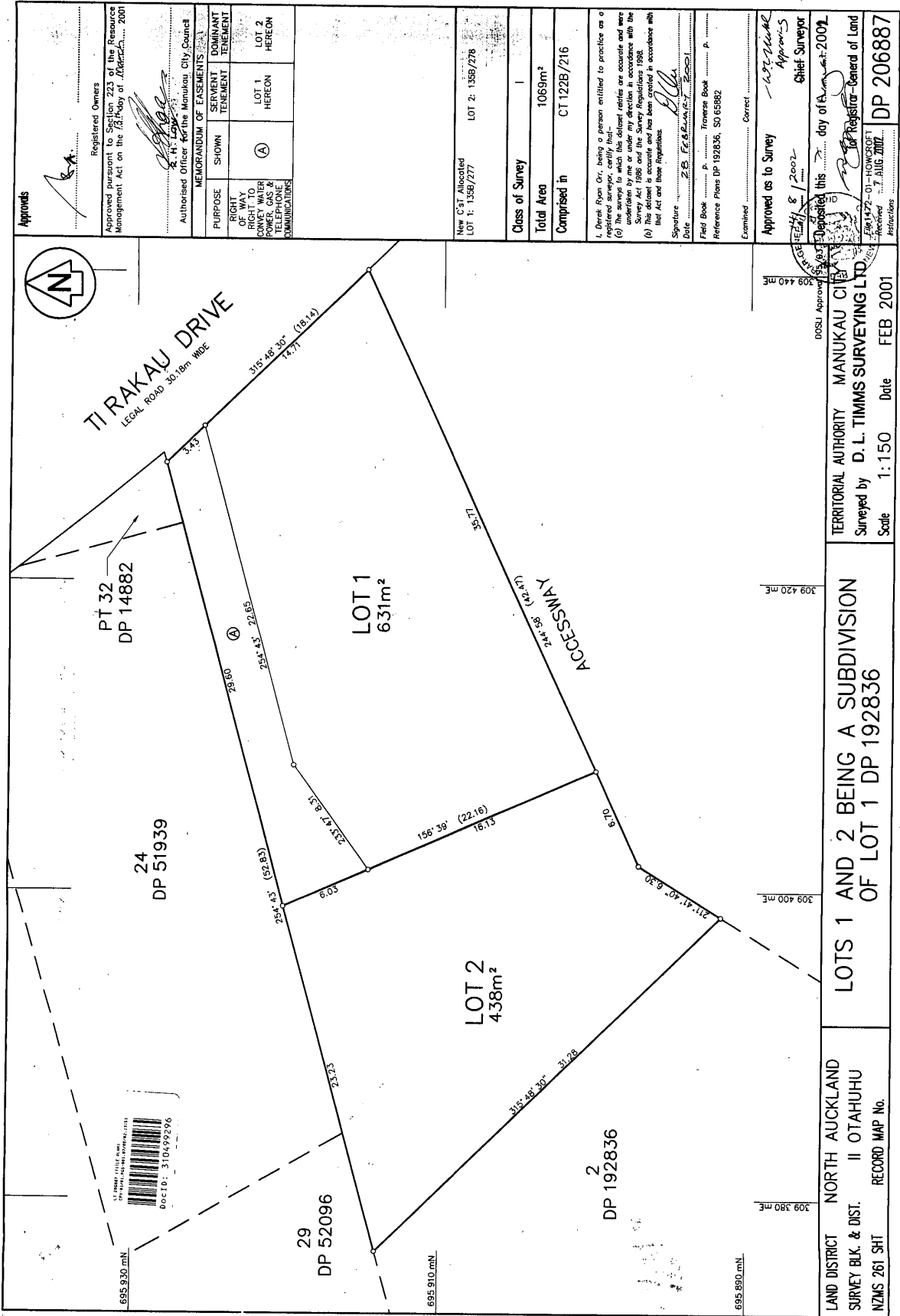
Estate Fee Simple
Area 438 square metres more or less
Legal Description Lot 2 Deposited Plan 206887
Registered Owners
Auckland Council

Interests

Fencing Agreement in Transfer 191752

Appurtenant hereto is a right of way, right to convey water, power, gas and telephone communications easement specified in Easement Certificate 5307447.4 - 7.8.2002 at 11:32 am

The easements specified in Easement Certificate 5307447.4 are subject to Section 243 (a) Resource Management Act 1991



Approvals

Registered Owners
 Approved pursuant to Section 223 of the Resource Management Act on the 13th day of February, 2001
 Authorised Officer for the Manukau City Council
 R. H. L...

MEMORANDUM OF EASEMENTS		DEMAND	REQUIREMENT
PURPOSE	SHOWN	SEMENT	REQUIREMENT
RIGHT OF WAY	(A)	LOT 1	HEREON
CONVEY WATER		LOT 2	HEREON
POWER, GAS & TELEPHONE			
COMMUNICATIONS			

New C'ST Allocated
 LOT 1: 135B/277
 LOT 2: 135B/278

Class of Survey
 Total Area 1069m²
 Comprised in CT 122B/216

I, Derek Ryan Orr, being a person entitled to practice as a registered surveyor, certify that—
 (a) The surveys to which this document relates are accurate and were undertaken by me or under my direction in accordance with the Survey Act and these Regulations; and
 (b) This document is accurate and has been prepared in accordance with the Act and these Regulations.

Signature: *Derek Ryan Orr*
 Date: 28 Feb 2001
 Field Book: P. 192836, SO 65982
 Reference Plans DP 192836, SO 65982

Examined: Correct
 Approved as to Survey: *W. J. ...*
 Chief Surveyor

TERRITORIAL AUTHORITY MANUKAU CITY COUNCIL
 Surveyed by D. L. TIMMS SURVEYING LTD.
 Scale 1:150 Date FEB 2001
 DP 206887



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA1011/16
Land Registration District North Auckland
Date Issued 05 October 1951

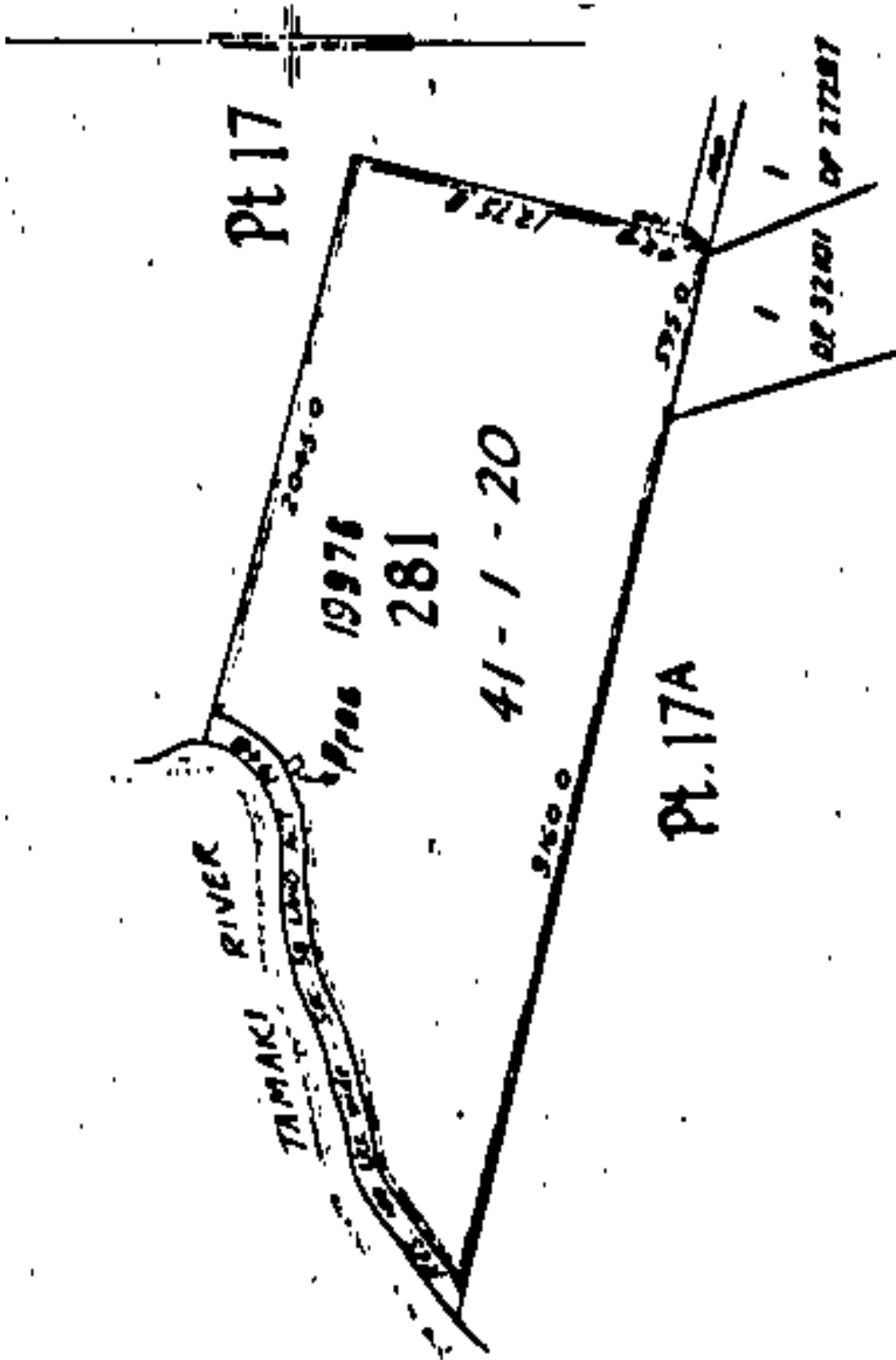
Part-Cancelled

Prior References
NAPR198/256 WA 5353

Estate Fee Simple
Area 16.7439 hectares more or less
Legal Description Allotment 281 Parish of Pakuranga
Registered Owners
St Kentigern Trust Board

Interests

Subject to Section 59 Land Act 1948
Subject to Section 8 Coal Mines Amendment Act 1950
19975 Proclamation taking part for the purposes of a pumping station and vesting the same in The Manukau County Council - 21.8.1963 at 1.54 pm
11688268.3 Mortgage to Bank of New Zealand - 21.5.2020 at 4:03 pm



SO 36341

10

T. S. ROE

V. W. WILSON

B. M. FITZGERALD

[Handwritten signature]



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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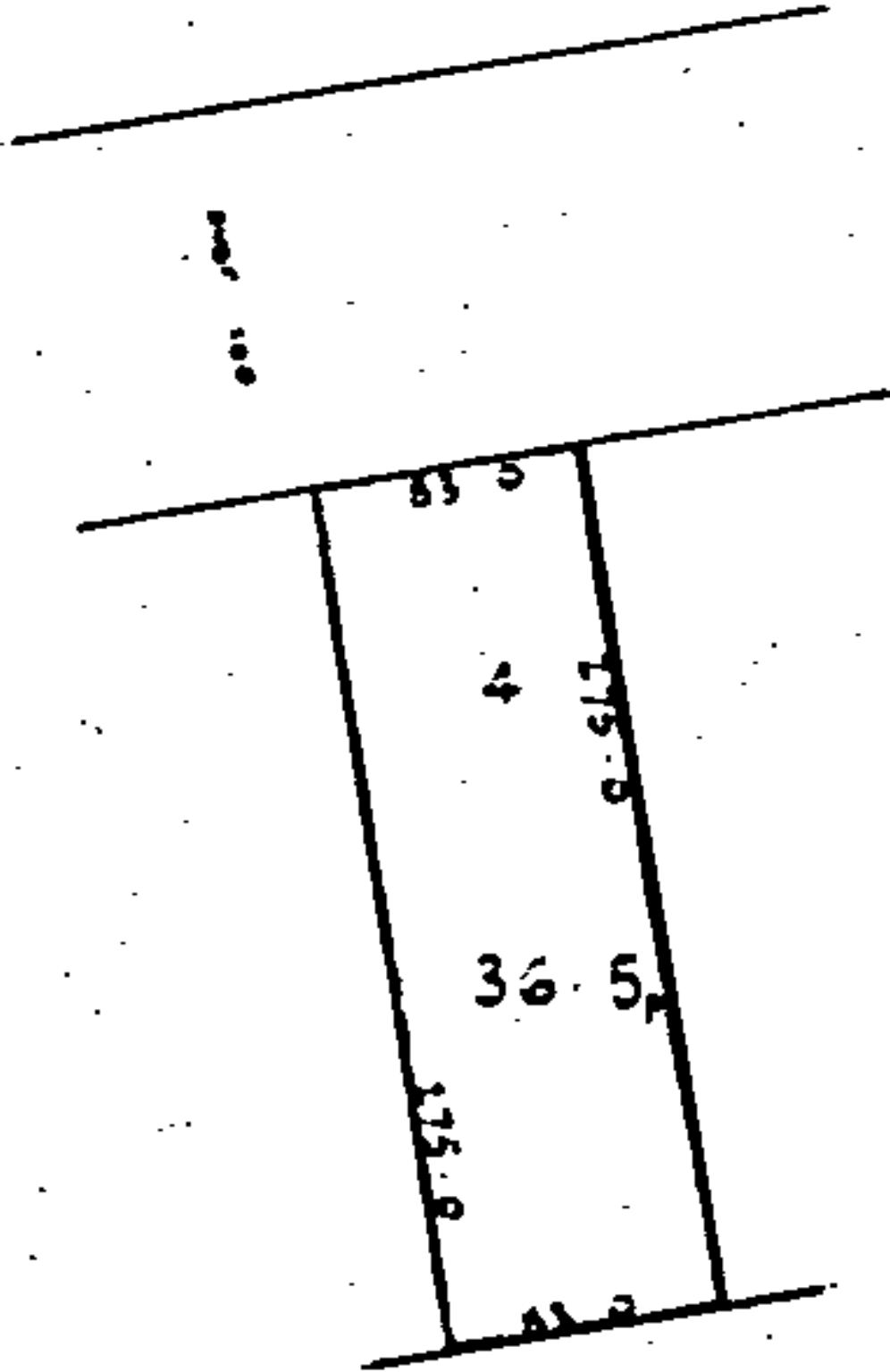

R.W. Muir
Registrar-General
of Land

Identifier NA1149/62
Land Registration District North Auckland
Date Issued 28 July 1955

Prior References
NA1081/89

Estate Fee Simple
Area 923 square metres more or less
Legal Description Lot 4 Deposited Plan 40172
Registered Owners
Auckland Council

Interests





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

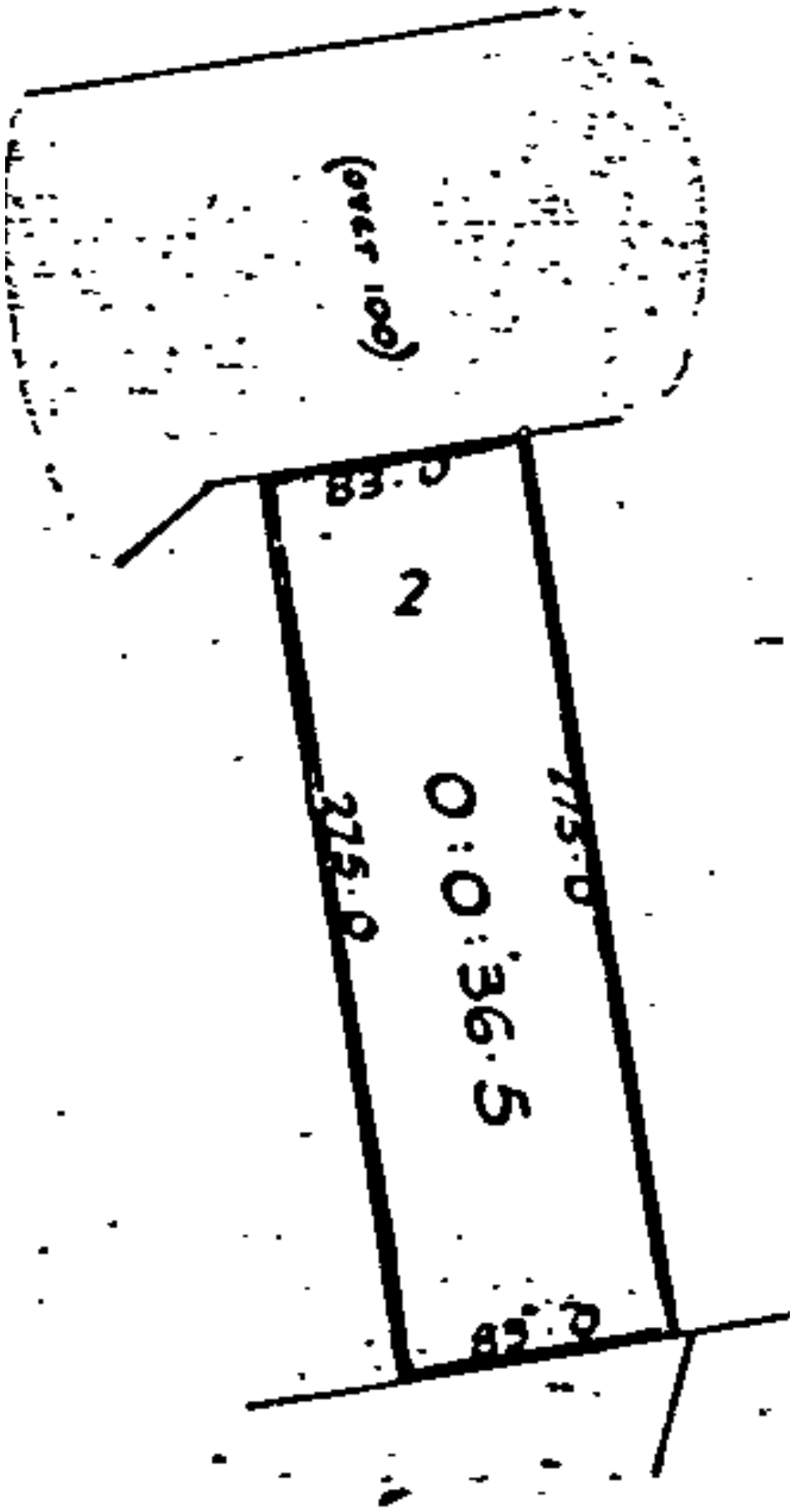
Identifier NA1557/71
Land Registration District North Auckland
Date Issued 29 May 1958

Prior References
NA1081/89

Estate Fee Simple
Area 923 square metres more or less
Legal Description Lot 2 Deposited Plan 40172
Registered Owners
Auckland Council

Interests

Fencing Agreement in Transfer 607451 - 24.7.1958 at 11.31 am
Subject to a right of way over part marked A created by Transfer C192806.1 - 25.9.1990 at 10.35 am





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA1689/72**
Land Registration District **North Auckland**
Date Issued 18 November 1959

Prior References
NA468/32

Estate Fee Simple
Area 943 square metres more or less
Legal Description Lot 5 Deposited Plan 47230
Registered Owners
Auckland Council

Interests
Fencing Agreement in Transfer 630118 - 18.11.1959



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



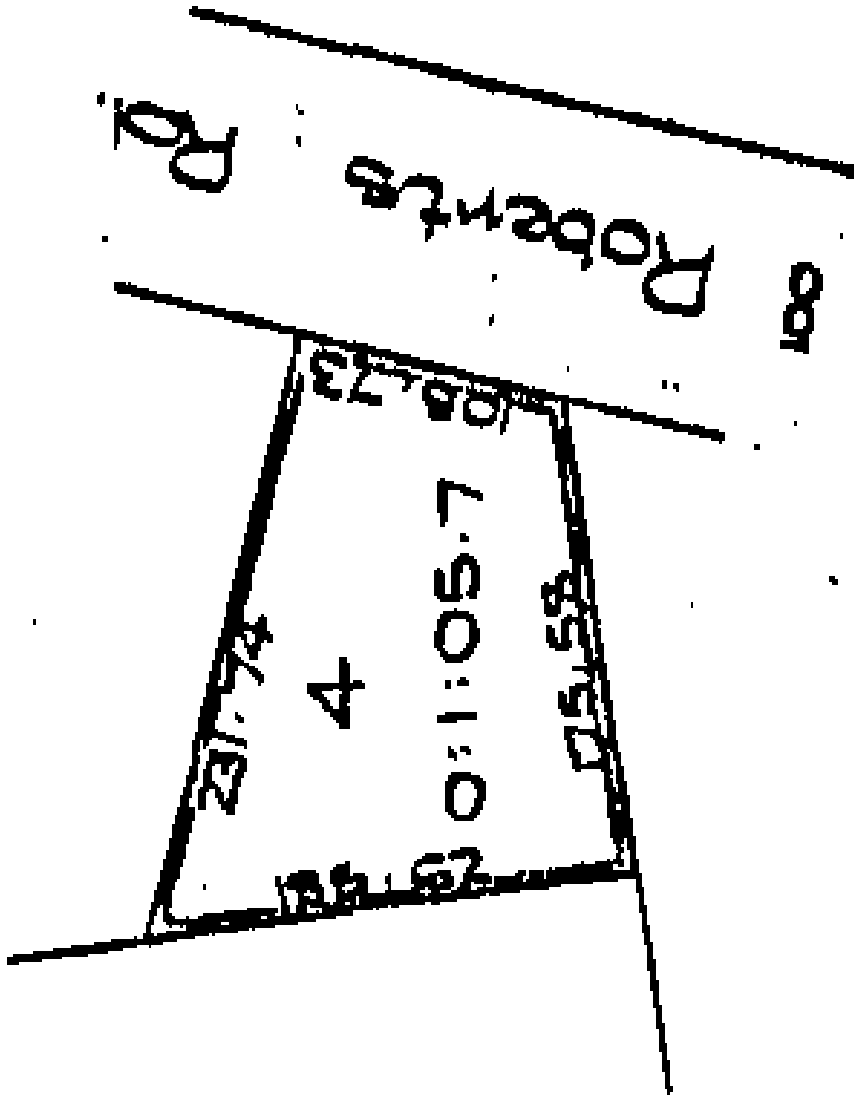

R.W. Muir
Registrar-General
of Land

Identifier NA1929/7
Land Registration District North Auckland
Date Issued 17 May 1961

Prior References
NA468/32

Estate Fee Simple
Area 1156 square metres more or less
Legal Description Lot 4 Deposited Plan 47230
Registered Owners
Auckland Council

Interests
Fencing Agreement in Transfer 659432 - 17.5.1961





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R.W. Muir
Registrar-General
of Land

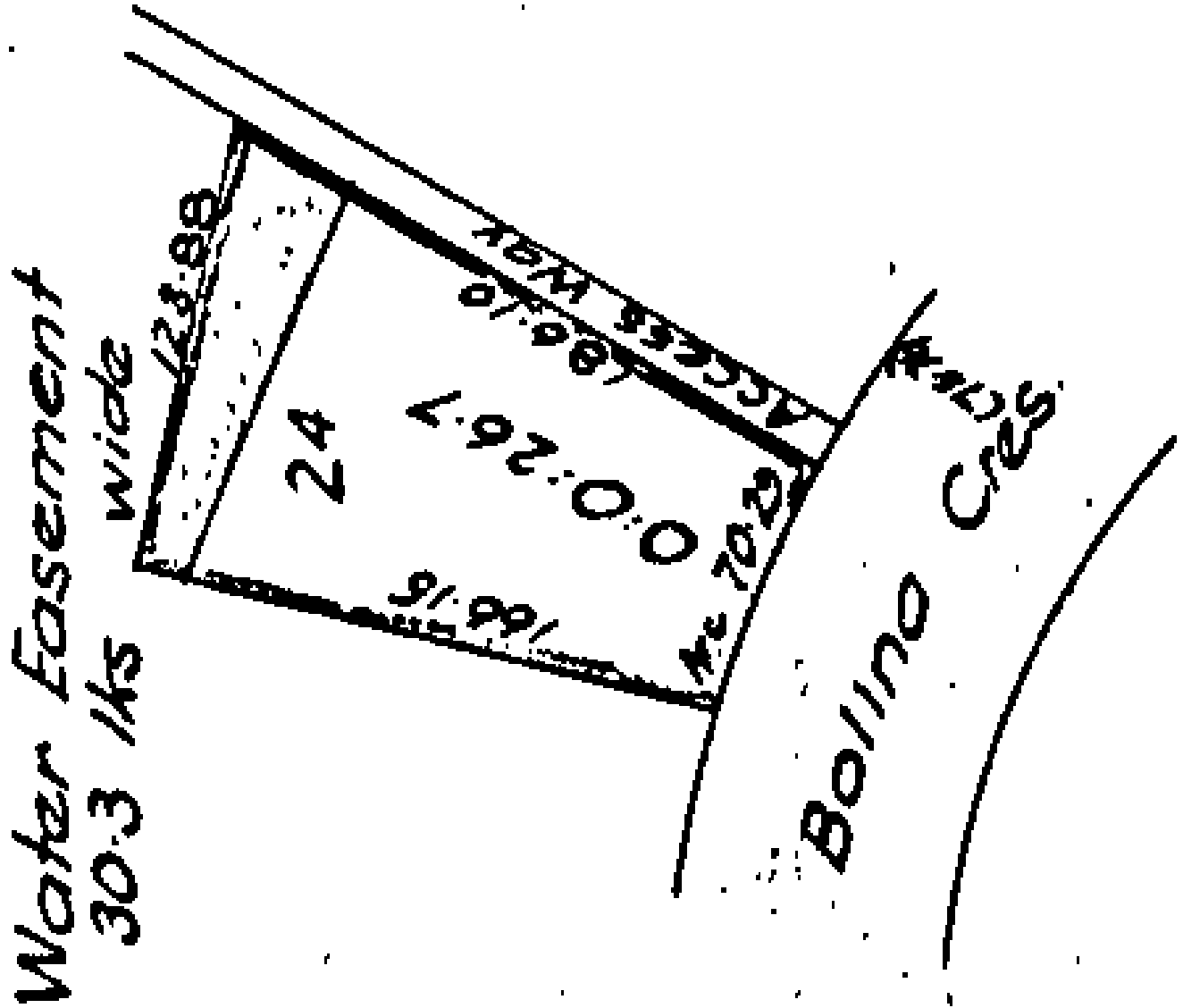
Identifier NA1950/64
Land Registration District North Auckland
Date Issued 02 August 1961

Prior References
NA1908/86

Estate Fee Simple
Area 675 square metres more or less
Legal Description Lot 24 Deposited Plan 48712
Registered Owners
Auckland Council

Interests

Subject to a water right (in gross) over part in favour of The Auckland City Council created by Transfer 658119
K82826 Building Line Restriction





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Registrar-General
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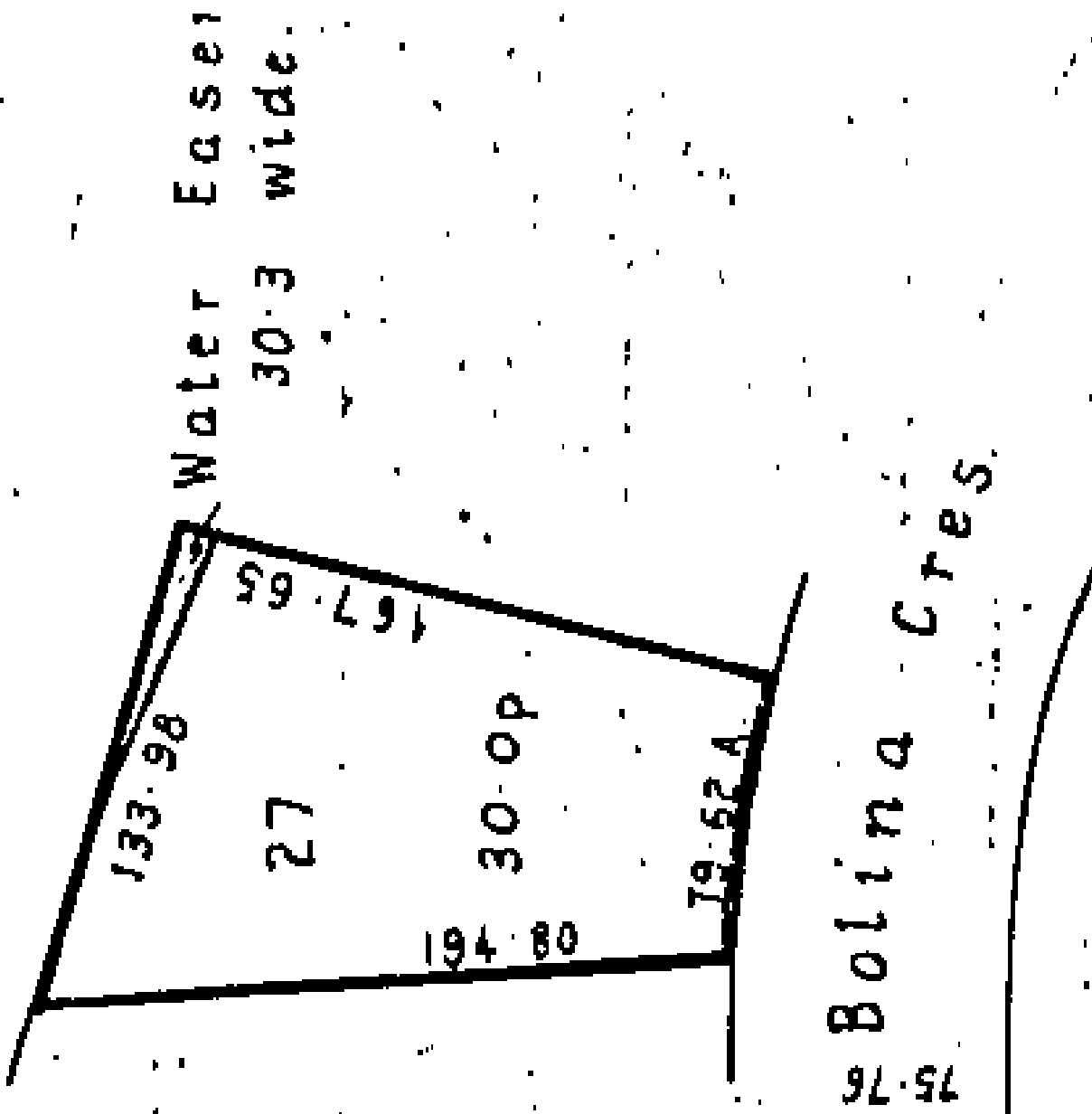
Identifier **NA1962/48**
Land Registration District **North Auckland**
Date Issued 21 August 1961

Prior References
NA1908/86

Estate Fee Simple
Area 759 square metres more or less
Legal Description Lot 27 Deposited Plan 48712
Registered Owners
Auckland Council

Interests

Subject to a water right (in gross) over part in favour of The Auckland City Council created by Transfer 658119
K82826 Building Line Restriction





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R.W. Muir
Registrar-General
of Land

Identifier NA1971/38
Land Registration District North Auckland
Date Issued 14 September 1961

Prior References
NA1908/89

Estate Fee Simple
Area 675 square metres more or less
Legal Description Lot 44 Deposited Plan 48712
Registered Owners
Auckland Council

Interests
K82826 Building Line Restriction
Fencing Agreement in Transfer 667299 - 14.9.1961

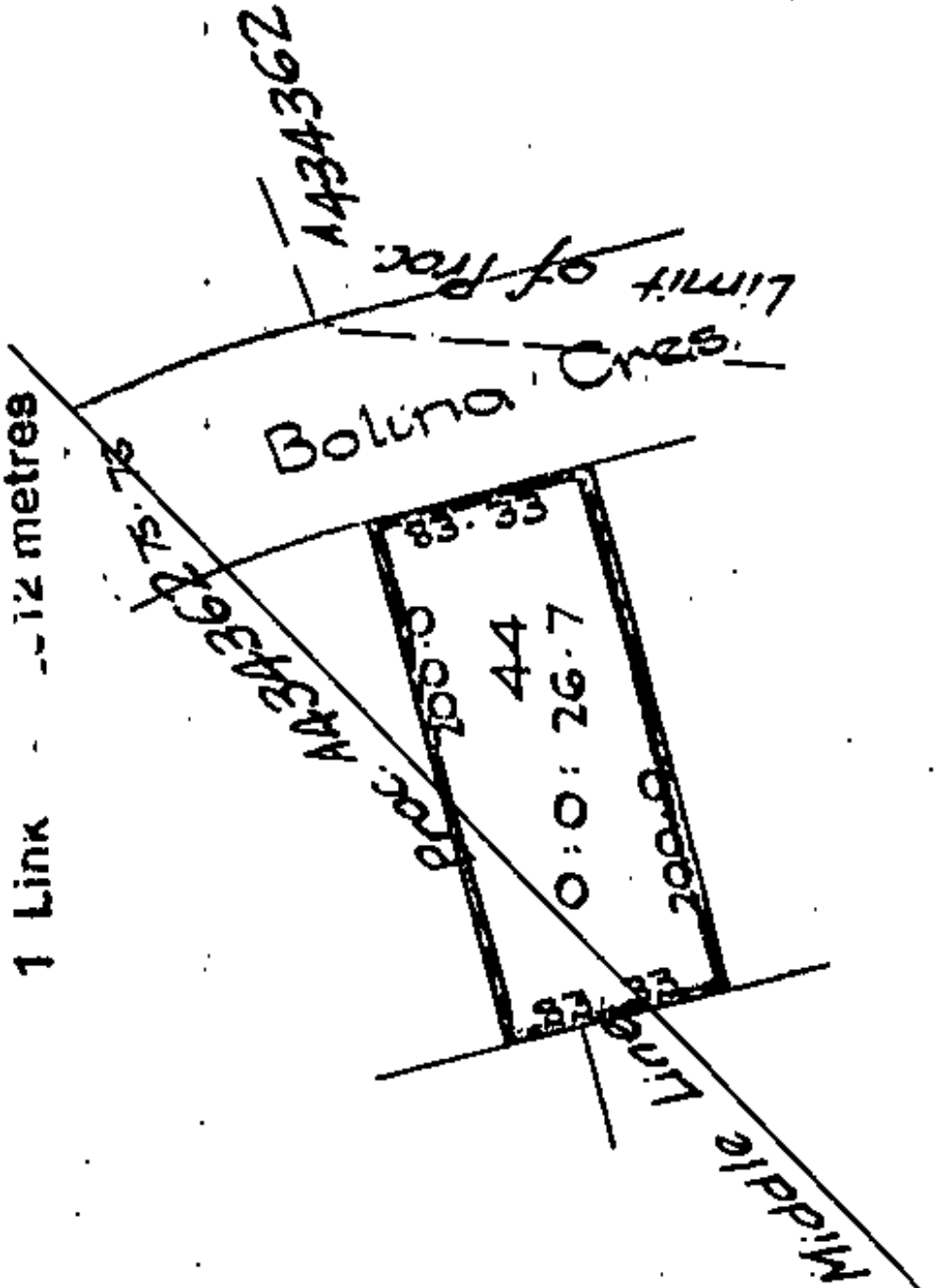
METRIC AREA IS 675m²
675m²

Conversion Factors:

1 Acre = 4046.86 m²

1 Perch = 39.6 m²

1 Link = 1/16 metres





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R.W. Muir
Registrar-General
of Land

Identifier NA2030/2
Land Registration District North Auckland
Date Issued 07 February 1962

Part-Cancelled

Prior References
NA1950/58

Estate Fee Simple
Area 675 square metres more or less
Legal Description Lot 30 Deposited Plan 48712
Registered Owners
Auckland Council

Interests

Fencing Agreement in Transfer 191752
Fencing Agreement in Transfer 663273
K82826 Building Line Restriction
B246067.1 Gazette Notice (N.Z Gazette 1.12.1983 page 4165) acquiring part (12 square metres) for road and vesting same in the Manukau City Council - 13.12.1983 at 11.00 am

675
<u>12</u>
663

B246067

Limit

N.F.

M/L Proc. 734362

30

0:0:26.7

200.0

100.04

50

Cross

75.76

100.0

B246067



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R.W. Muir
Registrar-General
of Land

Identifier NA2039/35
Land Registration District North Auckland
Date Issued 13 March 1962

Prior References
NA1908/86

Estate Fee Simple
Area 1191 square metres more or less
Legal Description Lot 26 Deposited Plan 48712
Registered Owners
Auckland Council

Interests

Fencing Agreement in Transfer 191752
Subject to a water right (in gross) over part in favour of The Auckland City Council created by Transfer 658119
K82826 Building Line Restriction

