

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier SA69B/639
Land Registration District South Auckland
Date Issued 21 March 2000

Prior References
SA52D/613

Estate Fee Simple
Area 2518 square metres more or less
Legal Description Lot 14 Deposited Plan South Auckland
87507

Proprietors

Jeanette Mary Jenkins, Suzanne Lois Ings and Eltan Trust Management Limited

Estate Fee Simple - 1/7 share
Area 2833 square metres more or less
Legal Description Lot 28 Deposited Plan South Auckland
87507

Proprietors

Jeanette Mary Jenkins, Suzanne Lois Ings and Eltan Trust Management Limited

Interests

Excepting as exempted by Proclamation S7849 all minerals, mineral oils, gas, metals, coal and valuable stone on or under the surface of the land

Subject to Section 241(2) Resource Management Act 1991

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

B597490.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 16.3.2000 at 3.33 pm and entered 21.3.2000 at 9.00 am (affects Lot 14 DPS 87507)

Subject to an electricity right (in gross) over part marked A on DPS in favour of WEL Energy Group Limited created by Transfer B597490.7 - produced 16.3.2000 at 3.33 pm and entered 21.3.2000 at 9.00 am

The easements created by Transfer B597490.7 are subject to Section 243 (a) Resource Management Act 1991

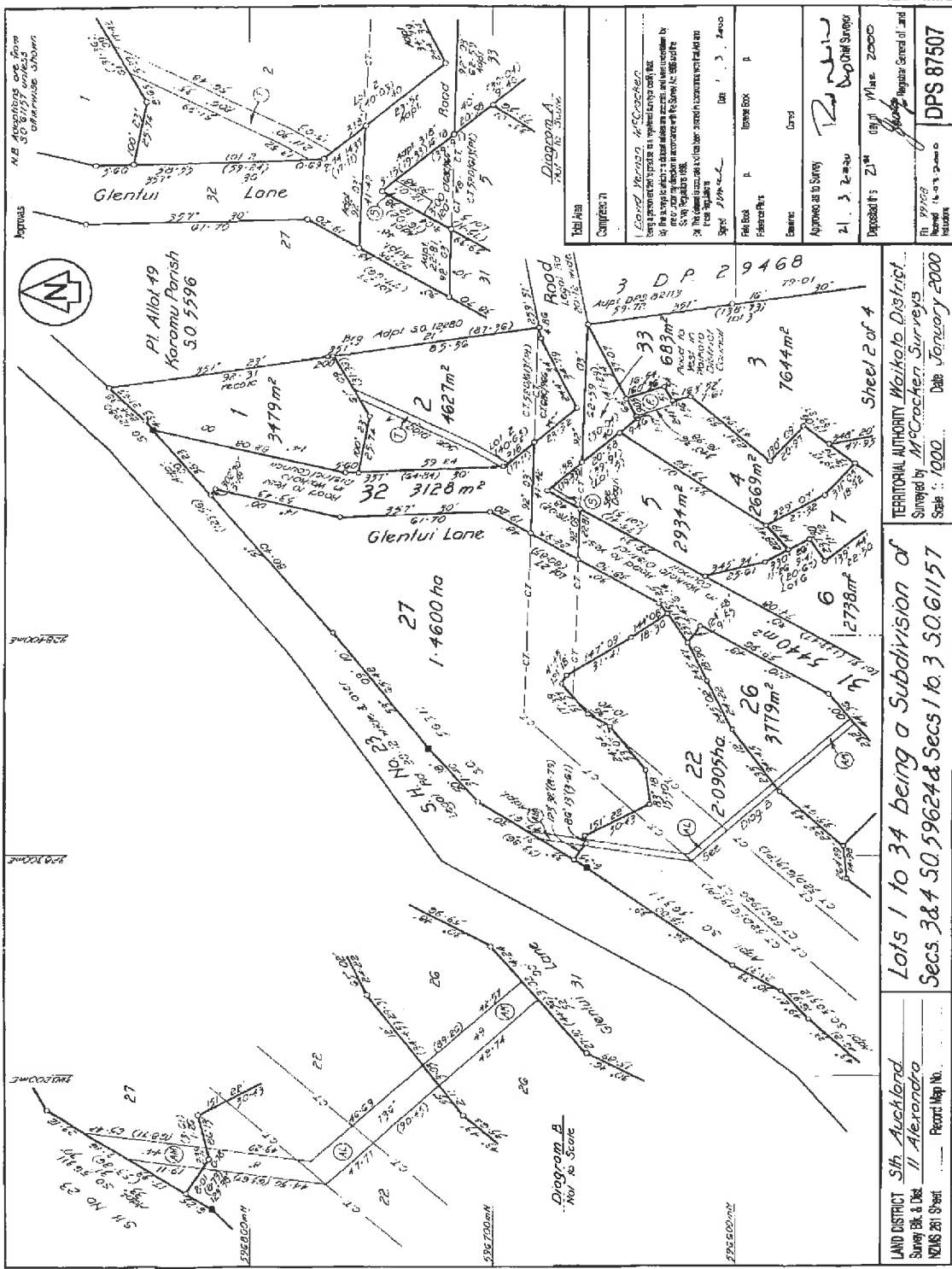
Appurtenant hereto are rights of way and telephone and non-potable water supply rights specified in Easement Certificate B597490.9 - produced 16.3.2000 at 3.33 pm and entered 21.3.2000 at 9.00 am (affects Lot 14 DPS 87507)

Subject to a right of way and a non-potable water supply right over part marked A on DPS 87507 specified in Easement Certificate B597490.9 - produced 16.3.2000 at 3.33 pm and entered 21.3.2000 at 9.00 am (affects Lot 28 DPS 87507)

The easements specified in Easement Certificate B597490.9 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Transfer 5157052.2 - 18.2.2002 at 3:48 pm

9931679.4 Mortgage to ASB Bank Limited - 19.12.2014 at 4:09 pm

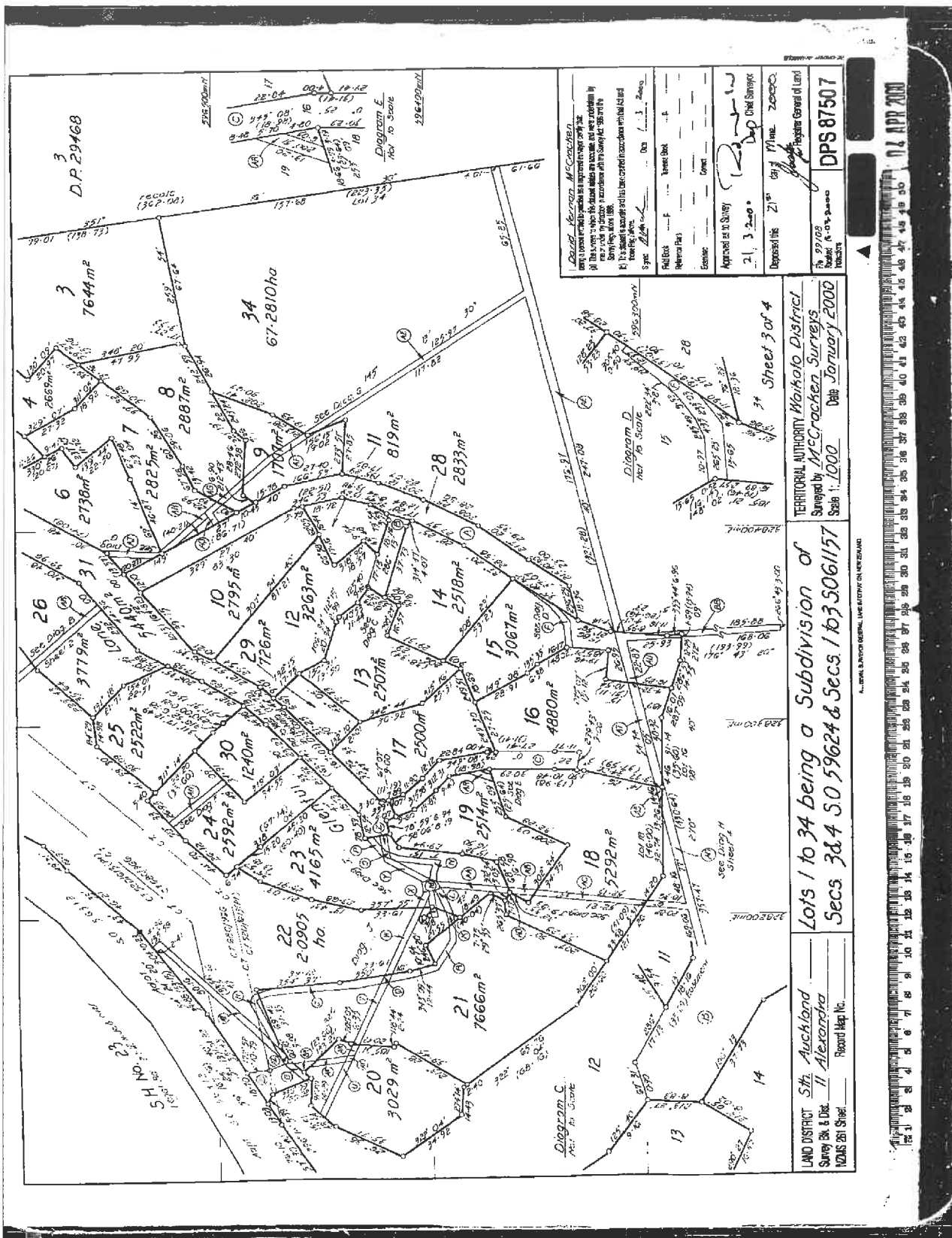


Compass: n	Scale: 1:2000
Land: M.C. Crocker	Plan: 29468
Survey: 21/3/2000	Sheet: 2 of 4
Approved by: [Signature]	Registered: 21/3/2000
Surveyor: [Signature]	Registrar: [Signature]
Project: 29468	Plan: 29468
Scale: 1:2000	Sheet: 2 of 4
Project: 29468	Plan: 29468
Scale: 1:2000	Sheet: 2 of 4

TERRITORIAL AUTHORITY Waikato District
 Surveyed by M.C. Crocker Surveys
 Scale: 1:2000 Date: January 2000

Lots 1 to 34 being a Subdivision of
 Secs 3 & 4 S.O. 59624 & Secs 1 to 3 S.O. 61157

LAND DISTRICT: Sth Auckland
 Survey: Bk. & Dist. II Alexander
 NZLAS 201 Sheet: [Blank]
 Parcel Map No.: [Blank]



David Kerran McCracken
 Surveyor
 No. 17926
 District of Waikato

Approved as to Survey
 Date 21.3.2000
 Deputy Chief Surveyor

Deposited this 21st Day of March 2000
 Registrar General of Land

DPS 87507

TERRITORIAL AUTHORITY Waikato District
 Surveyed by McCracken Surveys
 Scale 1:1000 Date January 2000

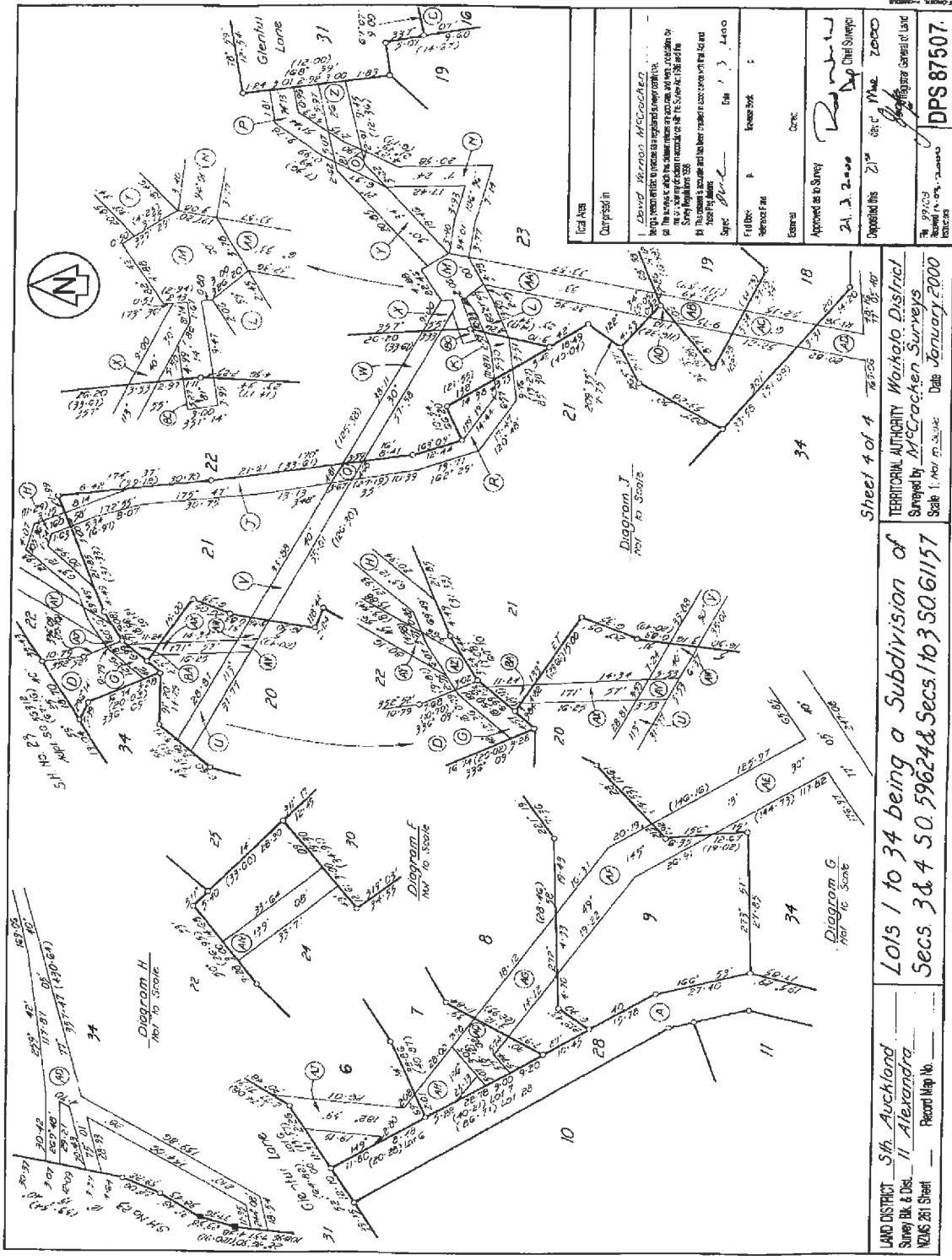
Lots 1 to 34 being a Subdivision of
 Secs 3&4 S.O. 59624 & Secs 1&3 S.O. 61157

LAND DISTRICT Sth. Auckland
 Survey Bk. & Dist. II Alexander
 10245 281 Sheet



Sheet 3 of 4

Record Map No.



Local Area	
Compared in	David Brennan, MFC, C.A.E.C.
	The signatory certifies to produce an original copy of this survey, which the Surveyor-General may examine, and may refer to for the purpose of ascertaining the accuracy of the survey, and for the purpose of ascertaining the accuracy of the survey, and for the purpose of ascertaining the accuracy of the survey.
Surveyed by	David Brennan
Scale	1:500
Field Book	1
Approved as to Survey	21. 3. 2000
Approved as to Map	21. 3. 2000
Deposited this	21. 3. 2000
By	M. J. McLeod
Record	199/2000
Record No.	DPS 87507

Sheet 4 of 4

TERRITORIAL AUTHORITY Waikato District
 Surveyed by MFC Brennan
 Scale 1:500 Date January 2000

Lots 1 to 34 being a Subdivision of
 Secs 3 & 4 S.O. 59624 & Secs 1 to 3 S.O. 6117

LAND DISTRICT — Sth. Auckland
 Survey Bk. & Dist. — II Alexandra
 No. 261 Sheet — Record Map No. —

S 7849 PROC

PROCLAMATION S.7849

H.932600.2 Certificate pursuant to Section 107(7) Public Works Act 1981 vesting

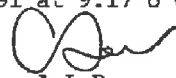
- (a) Section 1 SO.56852
 - (b) Section 1 SO.56853
 - (c) Section 1 SO.56854
 - (d) Section 1 SO.56855
- all in Namwen Holdings Limited - 14.2.1990
at 10.40 o'clock

Certificates of Titles issued

- (a) Section 1 SO.56852 - 45C/564
- (b) Section 1 SO.56853 - 45C/565
- (c) Section 1 SO.56854 - 45C/566
- (d) Section 1 SO.56855 - 45C/567


A.L.R.

B.047801.1 Gazette Notice taking part Lot 2 DPS.3123 (536m2) part herein now known as part Section 2 SO.56314 and amalgamated with the land in CT 36A/790 - 15.10.1991 at 9.17 o'clock Amalgamated CT 49B/864 issued


A.L.R.

B.158069.1 ONCT)CT 52D/613 issued for:

REVISED
ENTRLED
27.8.1993
15.10.1993

- a) part Section 1 SO.59624 (formerly Section 2 Block, II Alexandra Survey and part of Parish of Karamu District)
- B) part Section 2 SO.59624 (formerly part Allotments 50 and 51 Parish of Karamu)
- c) Section 3 SO.59624 (formerly part Allotments 50 and 51 Parish of Karamu)
- d) part Section 4 SO.59624 (formerly Lot 1 DP.29468) ~~lot 1 and part Lot 2 DPS.3123~~

~~A.L.R.~~

The right of entry reserved under the Land Act 1924 was cancelled by virtue of Section 48 Crown Minerals Act 1991 (affects Lot 2 DP.29468, Lot 1 and part Lot 2 DPS.3123)

~~A.L.R.~~



[Extract from N.Z. Gazette No. 43, 5th October, 1950, page 1806]

Land, and an Estate or Interest in Land, Taken for Buildings of the General Government, in Block II, Alexandra Survey District

[L.S.] B. G. FREYBERG, Governor-General

A PROCLAMATION

PURSUANT to the Public Works Act, 1928, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, do hereby proclaim and declare that the land described in the First Schedule hereto, and that the estate or interest held by the Public Trustee under and by virtue of Occupation Licence under section 195 of the Land Act, 1924, and section 7 of the Land Laws Amendment Act, 1926, on the purchase on deferred payments of the land comprised in an occupation licence with right of purchase, recorded in the Register Book, Volume 618, folio 122, Auckland Land Registry, in the land described in the Second Schedule hereto, are hereby taken for buildings of the General Government; and I do also declare that this Proclamation shall take effect on and after the 9th day of October, 1950.

FIRST SCHEDULE

APPROXIMATE areas of the pieces of land taken —

A.	R.	P.	Being	
727/162	194	0	4	Lots 1 and 2, D.P. 29468, being Allotments 55, 56, and 58, and portion of Allotment 57, Parish of Karamu, situated in Block II, Alexandra Survey District, excepting thereout all minerals, mineral oils, gas, metals, coal, and valuable stone, on or under the surface of the said land, and subject to the reservation in favour of His Majesty the King and to all other persons lawfully engaged in working the said minerals, mineral oils, gas, metals, coal, or stone, of a right of ingress, egress, and regress, and being the whole of the land comprised and described in Certificate of Title, Volume 727, folio 162, Auckland Land Registry.
271/174	167	0	23	Allotment 51 and parts Allotment 50, Parish of Karamu, situated in Block II, Alexandra Survey District, and being the whole of the land comprised and described in Certificate of Title, Volume 271, folio 174, Auckland Land Registry.

SECOND SCHEDULE

APPROXIMATE area of the piece of land in respect of which the above-described estate or interest is taken: 304 acres 1 rood 15 perches.

619/122

Being Section 2, Block II, Alexandra Survey District, Auckland Land Registry.

Given under the hand of His Excellency the Governor-General of the Dominion of New Zealand, and issued under the Seal of that Dominion, this 2nd day of October, 1950.

W. S. GOOSMAN, Minister of Works.

GOD SAVE THE KING!

(P.W. 24/3732.)

S

S7849

Proclamation

PARTICULARS ENTERED IN THE REGISTER-BOOK

VOL. 29 P. FOLIO 174, 219, 122, 127, 122

THE
AT



27th January, 1950

Stratford
Assistant Land Registrar
C. Auckland

d/c 27/1/1950 noted
M 82309 noted
d/c M 301420 noted

Recorded on D.P. 29469 & 909
727/162 }
M 301420 } noted 20.11.50

Advice Ministry of Works
Wellington

Request discharge Comp. Certs K 34595, 34596

L. & D. 18 - 30.10.1950

Notice to:

Braham Alexander Johnston
of *Stace Hammond & Co. Solicitors*
Hamilton.

L.T. 727/162 & d/c 301420 for cancellation

District Public Trustee
Hamilton.

L.T. 619/122 for cancellation.
(Estate Engine Egan (decd.))

L.T. 271/174 & d/c 82309 noted 17/10/50.

L. & D. 54 - 30.10.1950

NIZ
PROV
Min 6/10/50
17.10.50

H.152392 Coal Prospecting licence 35066
issued for part within land CCT. 104/105
to Glen Afton Collieries limited and
Fletcher Timber Company limited
Term: 1 year from 27th September
1977 (renewal clause) produced
5-10-1977 at 10-470c.
C.T. 220/338

Leeward
A.L.R.

H.730310 Gazette Notice declaring
(a) part, herein to be road which pursuant
to Section 11(1A) National Roads Act
1953 shall form part of State Highway
No. 23 and
(b) part adjoining road to be stopped
and added to the within Proclamation
entered 4.6.1987 at 9.55 o/c

Mason
A.L.R.

H.792304 Gazette Notice declaring
a) 2246m² which is taken to be added
to the within Proclamation and
b) part herein (165m²) to be taken
entered 29.4.1988 at 1.40 o/c

Mason
A.L.R.

H.891708 Change of Appellation whereby
Part Lot 2 DPS.3123 (6017m²) is now
known as Section 1 on SO.56855 - 4.8.1989
at 1.57 o/c

A.L.R.

H.891708 Change of Appellation whereby
Part Lot 2 DPS.3123 (6017m²) is now
known as Section 1 on SO.56855 - 4.8.1989
at 1.57 o/c

A.L.R.

Noted 31/7/51.

H.891709.3 Change of Appellation whereby
Part Allotment 51 Parish of Karamu (4354
m²) is now known as Section 1 SO.56854

A.L.R.

H.891709.1 Change of Appellation
whereby part Section 2 Blk II
Alexandra S.D (1.1636ha) is now
known as Section 1 SO.56852 - 4-8-1989
at 1.57 o/c

Mason
A.L.R.

H.891709.2 Change of Appellation
parts Section 2 Blk II Alexandra S.D (4m²
and 2208m²) are now known as Section
1 & 2 SO.56853 - 4-8-1989 at 1.57 o/c

ATT: Karin

07 834 8160

85974 90.4

FILE

FAXED

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

The Registrar General of Land
South Auckland Land Registry

IN THE MATTER

of a Consent Notice pursuant to Section
221 of the Resource Management Act 1991

and

IN THE MATTER

of a subdivision Consent pursuant to
Sections 105, 108, 220, and 221 of the
Resource Management Act 1991

PURSUANT to section 252(1)(a) of the Local Government Act 1974, I, WARWICK LESLIE BENNETT Chief Executive of THE WAIKATO DISTRICT COUNCIL, hereby certify that by way of delegated authority conferred on Council Officers under Section 34(4) of the Resource Management Act 1991 the following Notice should be registered on the Certificates of Title for Lots 1 to 27 inclusive on Deposited Plan S. 87507 being a subdivision of Sections 3 and 4 on SO Plan S.59624 and Sections 1 to 3 inclusive on SO Plan S.61157 comprised in Certificate of Title Volume 52D Folio 613 (South Auckland Registry).

THE Owner of the land (as defined in the Resource Management Act 1991) shall, on a continuing basis, ensure that:

IN RESPECT OF LOTS 1 TO 27:

1. Any additions or alterations to existing buildings and or any construction of new buildings be subject to the conditions of permitted activity as specified in the Rural Zone section of the Waikato District Council Plan with the exception of the following building restrictions which shall replace the provisions stated in Rule 9.5.6(b) and (c) of the Waikato District Plan:

- a. All buildings shall have a maximum height of 7.5 metres from the natural ground level.
- b. The siting of the buildings shall comply with the following yard requirements:
 - (i) 1.5 metres from any side or rear property boundary.
 - (ii) 3 metres from any road boundary.
- c. No part of any building shall exceed a height recession plane determined by the following calculation:

3.0 metres plus the horizontal distance to the boundary, of the site on which the building is to be constructed.

Sup Doc 1062271 Corres

Copy - 01/01, Pgs - 003, 13/07/11, 14:01



DocID: 512414705

d. All buildings shall be sited in a manner to ensure that the operation of the effluent treatment system and effluent disposal field is not compromised.

2. All future owners of Lots 1 to 27 be advised that:

- (a) The vegetative cover and planting of gully slopes be maintained to assist in the control of surface erosion.
- (b) Any ponding of any stormwater at the top of all slopes be prevented. There shall be no concentrated flows of stormwater, such as discharges from stormwater pipes, over the edge of gully slopes.
- (c) No fill, including inorganic or organic matter, be placed over the edges of the gully.
- (d) The use of the gully areas be restricted to uses compatible with soil conservation and erosion control.

3. Any new wastewater treatment and or disposal system to be installed on any lot be designed by a suitably qualified and experienced person. The design has to be approved by the Council before any building consent can be issued.

IN RESPECT OF LOTS 3, 8, 9, 11 and 14:

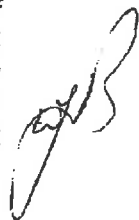
4. All future owners of the above lots be advised that part of their property is situated in an area which could be affected by mining subsidence. Any building consent applications which do not conform with the proposed house sites as identified on sheet 4 of the scheme plan prepared by McCracken Surveys Ltd, dated 2 June 1999 Ref: 99108, require extensive geotechnical investigations prior to the issuing of any building consents, and to the satisfaction of the Council. A copy of aforesaid scheme plan can be viewed at the office of the Waikato District Council.

IN RESPECT OF LOTS 9 and 11:

5. All future owners be advised that the building site of Lot 11 may be at risk from mining related subsidence and that Lot 9 constitutes a potential retreat area if subsidence was to occur. Lot 9 also forms the reserve area for a new effluent field, if the field on Lot 11 fails. Separate dwellings are not to be placed on Lots 9 and 11 at the same time.

IN RESPECT OF LOTS 16 and 26:

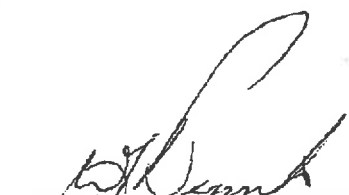
6. Prior to the issuing of any building consents for the above lots the foundation of any buildings be designed and constructed to the satisfaction of the Council and in accordance with the recommendations of the geotechnical report prepared by Colin Jacobsen of Worley Consultants (Ref: 50 913 48\Whata01\cbj and dated 25 March 1999). A copy of which may be viewed at the office of the Waikato District Council.



IN RESPECT OF LOTS 29 and 30:

7. (a) The ongoing maintenance of the communal facilities located on the above lots be the responsibility of the owners and or occupiers of Lots 1 to 27.
- (b) Should the use of the above lots for communal recreational activities cease, the land contained in those lots are to be amalgamated with the certificates of title of any of the abutting residential lots, (namely 12, 13, 17, 24, 25) as Lots 29 and 30 are too small to be used as independent residential sites.

DATED at Ngaruawahia this 15th day of FEBRUARY 2000.



WARWICK LESLIE BENNETT
Principal Administrative Officer

DXK10021413G\70 00 34

TRANSFER
Land Transfer Act 1952

B 597490.7 TE



If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

SOUTH AUCKLAND

Certificate of Title No. All or Part? Area and legal description -- *insert only when part or Stratum, CT*

68C	966	AH	see page 3 annexure schedule
52D	613	AH	

Transferor Surnames must be underlined or in CAPITALS

WAIKATO RAUPATU TRUSTEE COMPANY LIMITED

Transferee Surnames must be underlined or in CAPITALS

WEL ENERGY GROUP LIMITED at Hamilton

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No; Right of way etc.*

An easement in gross for electricity purposes as per annexure schedule

Consideration

\$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 15th day of March 2009

Attestation

 FRED KAA - DIRECTOR WM MCLEAN - DIRECTOR	Signed in my presence by the Transferor Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name Occupation Address
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952
 Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
 (DELETE INAPPLICABLE CERTIFICATE)



Solicitor for the Transferee

Annexure Schedule



TRANSFER

Dated

15/3/2000

Page

2

of

3

Pages

Continuation of "Estate or Interest or Easement to be created"

* "BB"

The Transferee shall have a perpetual easement in gross for electricity purposes on the terms set out in, under and over those parts of the land marked "A" on Lot 28 Deposited Plan S.87507, "B" on Lot 12 Deposited Plan S.87507 "M", "O", "X", "Y", "Z" and "AA" on Lot 23 Deposited Plan S.87507, "U", "AV" and "AW" on Lot 20 Deposited Plan S.87507, "Q" and "V" on Lot 21 Deposited Plan S.87507, "W" and "AL" on Lot 22 Deposited Plan S.87507, "AB" on Lot 19 Deposited Plan S.87507, "AC" and "AO" on Lot 18 Deposited Plan S.87507, "AD" and "AE" on Lot 34 Deposited Plan S.87507, "AF" on Lot 9 Deposited Plan S.87507, "AG" on Lot 8 Deposited Plan S.87507, "AQ" and "AH" on Lot 7 Deposited Plan S.87507, "AJ" on Lot 6 Deposited Plan S.87507, "AK" on Lot 26 Deposited Plan S.87507 "AM" on Lot 27 Deposited Plan S.87507, "AS" on Lot 18 Deposited Plan S.87507, "AT" on Lot 16 Deposited Plan S.87507 and "F" and "AU" on Lot 15 Deposited Plan S.87507 (hereinafter called "the Electricity Easement"). Those parts of the land subject to the Electricity Easement shall hereafter be called "the Electricity Easement Land".

EASEMENT TERMS

- 1. The full free right, liberty and licence for all times hereafter for the Transferee, its engineers, surveyors, servants, agents, employees, contractors and invitees with or without vehicles laden or unladen and with materials, machinery and implements from time to time and at all times:
 - a) to convey electric power through the Electricity Easement Land by means of an Overhead or Underground Cable, Cables or Works;
 - b) to lay in place and maintain at a depth of not less than 600 millimetres from the surface in and under the soil of the Electricity Easement Land such Underground Cable, Cables or Works or as the case may be to erect, construct and maintain Overhead Cable, Cables or Works from time to time under or over the Electricity Easement Land;
 - c) to enter and remain upon the Servient Land for the purposes of laying, maintaining, inspecting, repairing, renewing, erecting, constructing, replacing or altering the Overhead or Underground Cable, Cables or Works as the case may be and opening up the soil of the Electricity Easement Land and make any cuttings, fillings, grades, batters or trenches and to reopen the same and generally do and perform such acts or things upon the Electricity Easement Land as may be necessary to enable the Transferee to receive the full free use and enjoyment of the rights and privileges granted herein;
 - d) to use the Overhead or Underground Cable, Cables or Works for the purpose of electricity without interruption nor impediment (except during any periods of inspection, repair, renewal, replacement or alteration);

PROVIDED THAT in laying, erecting, constructing, maintaining, inspecting, repairing, replacing or altering a Overhead or Underground Cable, Cables or Works over or under the Electricity Easement Land the Transferee shall:

- a) give to the Transferor reasonable notice of the Transferee's intention to enter the Electricity Easement Land (but at any time and without notice in the case of an emergency),
- b) make all reasonable attempts not to interfere with the business activity of the Transferor or the use of the Electricity Easement Land by the Transferor, and;

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule



Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated **15 / 3 / 2000**

Page **3** of **3** Pages

- (c) at the sole expense of the Transferee restore the surface of the Electricity Easement Land to its former condition and consolidated to its former level to a good and workmanlike standard.
- 2. The Transferor will not place any buildings, erections, trees, shrubs or fences on the Electricity Easement and will not at any time hereafter do, permit or suffer any act whereby the rights, powers and privileges hereby transferred to the transferee may be interfered with or affected.
- 3. The easements recorded in this memorandum are not in substitution for and are without prejudice to such statutory rights and authorities as the transferee may have from time to time in respect of the land.
- 4. The ownership of the Overhead or Underground Cable, Cables or Works installed in, over or under the Electricity Easement Land from time to time by the Transferee shall at all times remain vested in the Transferee and no person shall have any interest in such Overhead or Underground Cable, Cables or Works by reason only of having an interest or estate in the land.
- 5. The Transferor shall pay the Transferee's costs incurred in the negotiation, preparation, completion, execution and registration of this easement.

DEFINITIONS

- 6. "Transferee" means WEL Energy Group Limited and includes any subsidiary thereof (within the meaning of Section 5 of the Companies Act 1993) and also any related company (within the meaning of Section 2 of the Companies Act 1993) of any of those companies and where not repugnant of the context, the successors and assigns and the servants and agents of those companies.
- 7. "Overhead" or "Underground" "Cable", "Cables" or "Works" means a wire cable or a conductor of any kind used or intended to be used for the conveying of electricity and includes any part of any Cable, Cables or Works and includes "existing works" as defined by the Electricity Act 1992.

Executed by:
WEL ENERGY GROUP LIMITED
by:

BRODIE DBS FORBES
DIRECTOR

SIL DRAYDEN SPRING
DIRECTOR

Continuation of "Certificate of Title":
i) 69B/633 - 69B/634, 69B/637 - 69B/640 and 69B/635
part - 2833 m2 - lot 28 DPS.87507 ii) 69B/637
iii) 69B/648 iv) 69B/645 v) 69B/646 vi) 69B/647
vii) 69B/644 viii) 69B/643 ix) 69B/654 x) 69B/635
part - 1707m2 - lot 9 DPS.87507 xi) 69B/634 xii) 69B/633 xiii) 69B/632
xiv) 69B/651 xv) 69B/652 xvi) 69B/643 xvii) 69B/641 xviii) 69B/640

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General
of Land under No. 1995/1004EF



TRANSFER

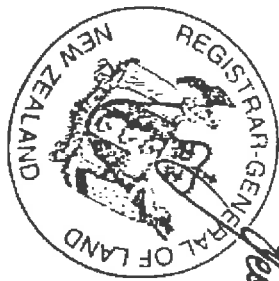
Land Transfer Act 1952

Law Firm Acting
SWARBRICK DIXON BARRISTERS & SOLICITORS P O BOX 19010 DX GP 20027 HAMILTON

Auckland District Law Society
REF: 4135 /4

7/12/13

This page is for Land Registry Office use only.
(except for "Law Firm Acting")



Hearts

PRODUCED
ENTERED
3.3.16 MAR 00 B 597490.7
21.3.2000 at 9.00
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY SOUTH AUCKLAND
FOR REGISTRAR GENERAL OF LAND



B597490.9 EC



EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

W We WAIKATO RAUPATU TRUSTEE COMPANY LIMITED

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at **SOUTH AUCKLAND** on the _____ day of _____ 2000 under No. **S.87507** are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO. S.87507

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way Electricity and Telephone	Lot 28	A	Lots 7, 8, 9, 11, 12, 13, 14, 15 and 34	69B/633 to 69B/635, 69B/637 to 69B/640 and 69B/654
	Lot 12	B	Lots 13 and 14	69B/637 to 69B/639
	Lot 4	E	Lot 3	69B/629 and 69B/630
Right of Way	Lot 16	C	Lots 17, 18 and 19	69B/641 to 69B/644
	Lot 22	D and G	Lots 20, 21 and 34	69B/645 to 69B/647 and 69B/654
Telephone	Lot 15	F	Lot 16	69B/640 and 69B/641
	Lot 22	AY and AZ	Lots 20 and 21	69B/645 to 69B/647
	Lot 6	AJ	Lots 7 to 16	69B/632 to 69B/641
Water and Telephone	Lot 7	AQ (continued over)	Lot 8	69B/633 and 69B/634

Nature of Easement	Servient Lot No. or other Legal Description	Tenement Means of Identification	Dominant Tenement Lot No. or other Legal Description	Title Reference
Water and Telephone	Lot 22	G	Lots 20 and 21	69B/645 to 69B/647
	Lot 21	BA	Lot 20	69B/645 and 69B/646
Electricity	Lot 20	AV and AX	Lot 21	69B/645 and 69B/646
	Lot 22	G	Lot 21	69B/646 and 69B/647
	Lot 4	E	Lot 3	69B/629 and 69B/630
	Lot 5	S	Lots 1 and 2	69B/627, 69B/628 and 69B/631
	Lot 2	T	Lot 1	69B/627 and 69B/628
Non-Potable Water Supply	Lot 28	A	Lots 7, 8, 9, 11, 12, 13, 14 and 15	69B/633 to 69B/635, 69B/637 to 69B/640
	Lot 12	B	Lots 11, 13 and 14	69B/635 and 69B/637 to 69B/639
	Lot 16	C	Lots 17, 18 and 19	63B/641 to 63B/644
	Lot 4	E	Lot 3	64B/629 and 64B/630
	Lot 22	G, AZ and H	Lots 20 and 21	64B/645 to 64B/647
	Lot 22	BC	Lots 1 to 21, 23 to 27, 29 and 30	64B/627 to 64B/646, 64B/648 to 64B/652 and 64B/653
	Lot 21	J, R and Q	Lots 20 and 22	64B/645 to 64B/647
	Lot 22	K	Lots 20 and 21	64B/645 to 64B/647
	Lot 23	L	Lots 20, 21 and 22	64B/645 to 64B/648
	Lot 23	M	Lots 1 to 22, 24 to 27, 29 and 30	64B/627 to 64B/647, 64B/649 to 64B/652 and 69B/653

Electricity and Telephone	Lot 23	N, O and P	Lots 1 to 19, 24 to 27, 29 and 30	64B/627 to 64B/644, 64B/648, 64B/652 and 64B/653
	Lot 19	AR	Lot 18	69B/643 and 69B/644
	Lot 16	C	Lot 18	69B/641 and 69B/643
Drainage	Lot 24	AN	Lot 30	69B/649 and 69B/653

Author
for



State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:
(as set out in the attached schedule)



2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:
(as set out in the attached schedule)

Dated this 24th day of February 2000

Signed by the above-named
EXECUTED by
WAIKATO RAUPATU TRUSTEE
COMPANY LIMITED

in the presence of

Witness

Occupation

Address

Kaa FRED KAA - DIRECTOR

U McLean
UMU McLEAN - DIRECTOR

Correct for the purposes of the Land Transfer Act 1952

Sue McLeigh
(attest for) the registered proprietor:

RIGHTS AND POWERS, TERMS, CONDITIONS, COVENANTS OR RESTRICTIONS

I. Non-Potable Water Easement

The following provisions shall apply to each water easement:

- (a) The right (in common with all others having the like right) to convey and lead water in free unimpeded flow (except during any periods of necessary cleaning, renewal and/or repair) to the dominant land through pipes and conduits laid or to be laid under the surface of and through the soil of the water easement area of the servient land.
- (b) The registered proprietors for the time being of the dominant land shall be responsible for arranging:
 - (i) the installation of the water supply; and
 - (ii) the repair and maintenance of the water supply so as to keep the same in good order, repair and condition and to prevent the same becoming a nuisance.

II. Electricity Easement

The following provisions shall apply to each gas and electricity easement:

- (a) The right (in common with all others having the like right) to lead and convey electricity, electric impulses and any other form of energy without interruption or impediment (except during any periods of necessary renewal and/or repair) to the dominant land by means of conduits, cables and pipes laid or to be laid under the surface of and through the soil of the electricity easement area of the servient land.
- (b) The registered proprietor for the time being of the dominant land shall be responsible for arranging:
 - (i) the installation of the energy supply; and
 - (ii) the repair and maintenance of the energy supply so as to keep the same in good order, repair and condition and to prevent the same becoming a danger or a nuisance.

III. Telephone

The following provisions shall apply to each telephone easement:

- (a) The right (in common with all others having the like right) to convey telephone and similar services without interruption or impediment (except during any periods of necessary renewal and/or repair) to the dominant land by means of conduits, cables or pipes laid or to be laid under the surface of and through the soil of the telephone easement area of the servient land.
- (b) The registered proprietor for the time being of the dominant land shall be responsible for arranging:
 - (i) the installation of the telephone services; and
 - (ii) the repair and maintenance of the telephone services so as to keep the same in good order, repair and condition and to prevent the same becoming a danger or a nuisance.



IV. Drainage Easement

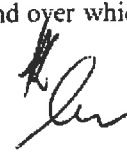
The following provisions shall apply to each drainage easement:

- (a) The right (in common with all others having the like right) to drain, discharge or convey water in any quantities in free and unimpeded flow (except during any periods of necessary renewal and/or repair) from the dominant land through pipes and conduits laid or to be laid under the surface of and through the soil of the drainage easement area of the servient land.
- (b) The registered proprietor for the time being of the dominant land shall be responsible for arranging:
 - (i) the installation of the drainage; and
 - (ii) the repair and maintenance of the drainage so as to keep the same in good order, repair and condition and to prevent the same becoming a danger or a nuisance.

V. Rights of Way

The following provisions shall apply to each right of way:

- 1. The right of the occupiers of the dominant land their servants, tenants, agents, workmen, licensees and invitees (in common with the occupiers of the servient land their tenants, and any other person lawfully entitled) at all times by day and by night to go, pass, and repass, with or without vehicles, machinery, and implements of any kind, over an along the land over which the easement is granted.
- 2. The owners of the dominant land shall have the following rights over which, the easement is granted:
 - (a) The right to establish a driveway, and to effect necessary repairs to any existing driveway, and to carry out any necessary maintenance and upkeep, where necessary altering the state of the land over which the easement is granted; and any necessary rights of entry on the land over which the easement is granted with or without machinery, plant, and equipment;
 - (b) The right to have that land over which the easement is granted kept clear at all times of obstructions whether caused by buildings, structures, earthworks, parked vehicles, deposit of materials, or unreasonable impediment to the use and enjoyment of the driveway;
 - (c) The right to an equal contribution from other owners of dominant lands towards to cost of establishment, maintenance, upkeep, and repair of the driveway to an appropriate standard;
 - (d) The right to recover from the other owners of dominant lands the cost of repairs to the driveway occasioned by any wilful or negligent act, and all such costs occasioned by them, their agents, servants, contractors, permitted occupants, residents, or invitees arising out of the use of the driveway;
 - (e) Where work is carried out by one owner on the land of an adjoining owner pursuant to paragraph (b) of this clause or to any order of a Court, the right of the latter owner to have the land restored as far as possible to its former condition after the completion of the work, subject to the right of contribution described in paragraph (c) of this clause.
- 3. The registered proprietors and occupiers of each dominant tenement from time to time, their tenants and others lawfully entitled will not use or permit to be used the land over which the



easement is granted other than for the purposes set out in sub clause 2(a) of this clause or allow a state of disrepair to arise.

4. In the event of any dispute as to such repair, maintenance or renewal or need for the same or as to the interpretation of these rights and liabilities, such dispute shall be referred to a single arbitrator for arbitration in accordance with the provisions of the Arbitration Act 1996 and its amendments. In case the parties can not agree upon the appointment of a single arbitrator within 7 days, then any party may request that the President of the Waikato Bay of Plenty District Law Society appoint the arbitrator. The reference of such dispute will be a submission to arbitration under the Arbitration Act 1996 or any statutory modification or re-enactment.



Approved by Registrar-General
of Land under No. 1998/6031EF



EASEMENT CERTIFICATE

Land Transfer Act 1952

REMOVED
ENTERED

Law Firm Acting
NORRIS WARD SOLICITORS HAMILTON

Auckland District Law Society
REF-4050 /a

3.33 16.MAR.00 B 597490.9
21.5.2000 at 8.00
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY SOUTH AUCKLAND
FOR REGISTRAR GENERAL OF LAND



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(except for "Law Firm Acting")

REGISTER *only*

A
9
B

TRANSFER
Land Transfer Act 1952

TL 5157052.2 TRANSFER OF LEASE
CPV-01/01-PGS-002.27/02/02.09:52



DocID: 510322455

If there is not enough space in any of the panels below, the two page form incorporating the Annexure Schedule should be used: no other format will be received.

Land Registration District

South Auckland

Certificate of Title No. All or Part? Area and legal description — Insert only when part or Stratum, CT

1. 69B	639	All	
2. 69B	653	All	

Transferor Surnames must be underlined

Glentui Developments Limited

Transferee Surnames must be underlined

Shona Maree MACKINNON

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.

1. Fee simple and the Transferee shall be bound by a fencing covenant as defined in Section 2 of the Fencing Act 1978 in favour of the Transferor
2. Fee simple as to a 1/26th share and Leasehold as to a 1/26th share under Lease B.602966.2

Consideration

\$142,000.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 19th day of January 2002

Attestation

<p>Rachel Dawn Balme Director</p>	<p>Signed in my presence by the Transferor Signature of Witness</p>
<p>Ian Deane Balme Director</p>	<p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p>
<p>Signature, or common seal of Transferor</p>	<p>Witness name Occupation Address</p>

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971 (DELETE INAPPLICABLE CERTIFICATE)

Solicitor for the Transferee

Approved by Registrar-General
of Land under No. 1995/1003

TRANSFER

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF 4130

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