



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



**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**

R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA108C/233**  
**Land Registration District** **North Auckland**  
**Date Issued** 31 October 1996

**Prior References**

NA6B/966                      NA85D/943

**Estate**                      Fee Simple - 1/2 share  
**Area**                        779 square metres more or less  
**Legal Description**      Lot 3 Deposited Plan 53963  
**Registered Owners**  
Donna Margaret Needham and Mark William Needham

<b>Estate</b>	Leasehold	<b>Instrument</b>	L D062073.2
		<b>Term</b>	999 years commencing on the 1st August 1991

**Legal Description**      Flat 2 Deposited Plan 176359  
**Registered Owners**  
Donna Margaret Needham and Mark William Needham

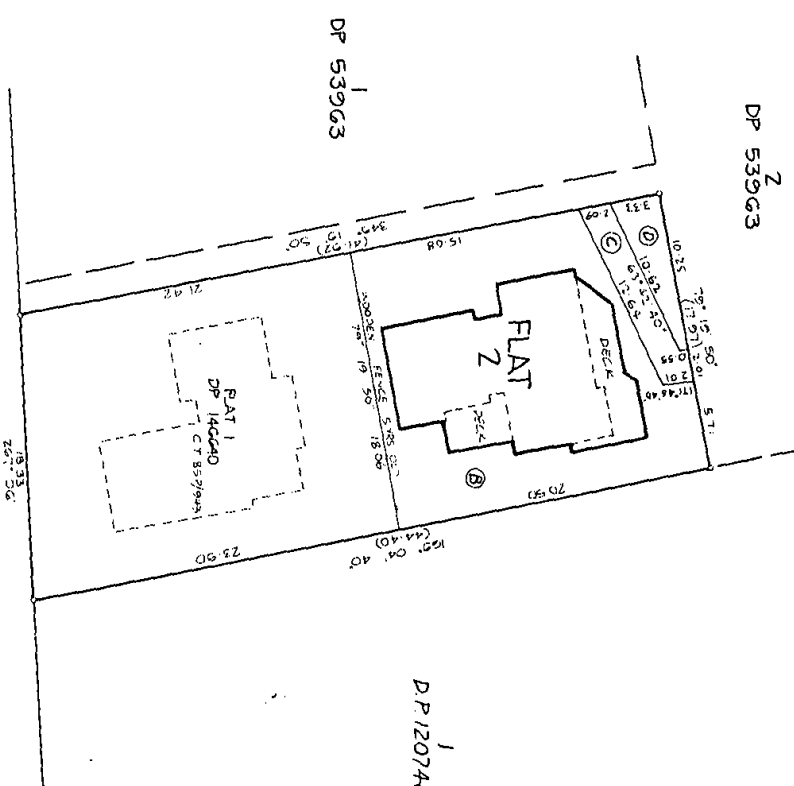
**Interests**

Fencing agreement in Conveyance 237269 (R242/94) (Affects Fee Simple)  
Appurtenant hereto is a right of way and a drainage right specified in Easement Certificate A90507 (Affects Fee Simple)  
Subject to a sewage drainage right over part coloured yellow on DP 53963 specified in Easement Certificate A90507 (Affects Fee Simple)  
The easements specified in Easement Certificate A90507 are subject to Section 351E (1) (a) Municipal Corporations Act 1954  
C289034.2 Lease of Flat 1 Plan 146640 Composite CT NA85D/943 issued (Affects Fee Simple)  
Land Covenant in Lease C289034.2 (Affects Fee Simple)  
D062073.2 Lease of Flat 2 DP 176359 Term 999 years commencing on the 1st August 1991 Composite CT NA108C/233 issued - 31.10.1996 at 11.05 am (Affects Fee Simple)  
Land Covenant in Lease D062073.2 - 31.10.1996 at 11.05 am (Affects Fee Simple)  
9905944.3 Mortgage to Bank of New Zealand - 5.12.2014 at 2:48 pm

LAND DISTRICT NORTH AUCKLAND  
 SURVEY BLK. & DIST. XV DELURY  
 NZMS 261 SHF RECORD MAP No 0

PLAN OF FLAT ON LOT 3 DP 53963

TOTARA AVENUE  
 (70.2)



TERRITORIAL AUTHORITY FRANKLIN DISTRICT  
 Surveyed by MADSEN LAWLE CONSULTANTS  
 Scale 1:200 Date MARCH 1996

PURPOSE	SHOW	CREATED BY
SEWER DRAINAGE	(C)	4 90507

EXISTING EASEMENT  
 PURSUANT TO SECTION 224(1) OF THE RESOURCE MANAGEMENT ACT 1991 THE DISTRICT COUNCIL IS SANCTIONED TO GRANT EASEMENTS TO THE SEWER DRAINAGE SYSTEM ON THIS PLAN CONVEYED BY SECTION 224(1) OF THE BUILDING ACT 1991 DATED THIS 31 DAY OF JULY 1996  
 CHIEF INSPECTOR



APPROVED  
 APPROVED PURSUANT TO SECTION 223 OF THE BUILDING ACT 1991 AND SECTION 224(1) OF THE RESOURCE MANAGEMENT ACT 1991 THE COMMON SEAL OF THE FRANKLIN DISTRICT COUNCIL IS AFFIXED HEREIN IN THE PRESENCE OF  
 CHIEF EXECUTIVE

APPROVED PURSUANT TO SECTION 223 OF THE BUILDING ACT 1991 AND SECTION 224(1) OF THE RESOURCE MANAGEMENT ACT 1991 THE COMMON SEAL OF THE FRANKLIN DISTRICT COUNCIL IS AFFIXED HEREIN IN THE PRESENCE OF  
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