



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

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




R. W. Muir
Registrar-General
of Land

Identifier **557842**
Land Registration District **South Auckland**
Date Issued 22 August 2011

Prior References
466850

Supplementary Record Sheet
561496

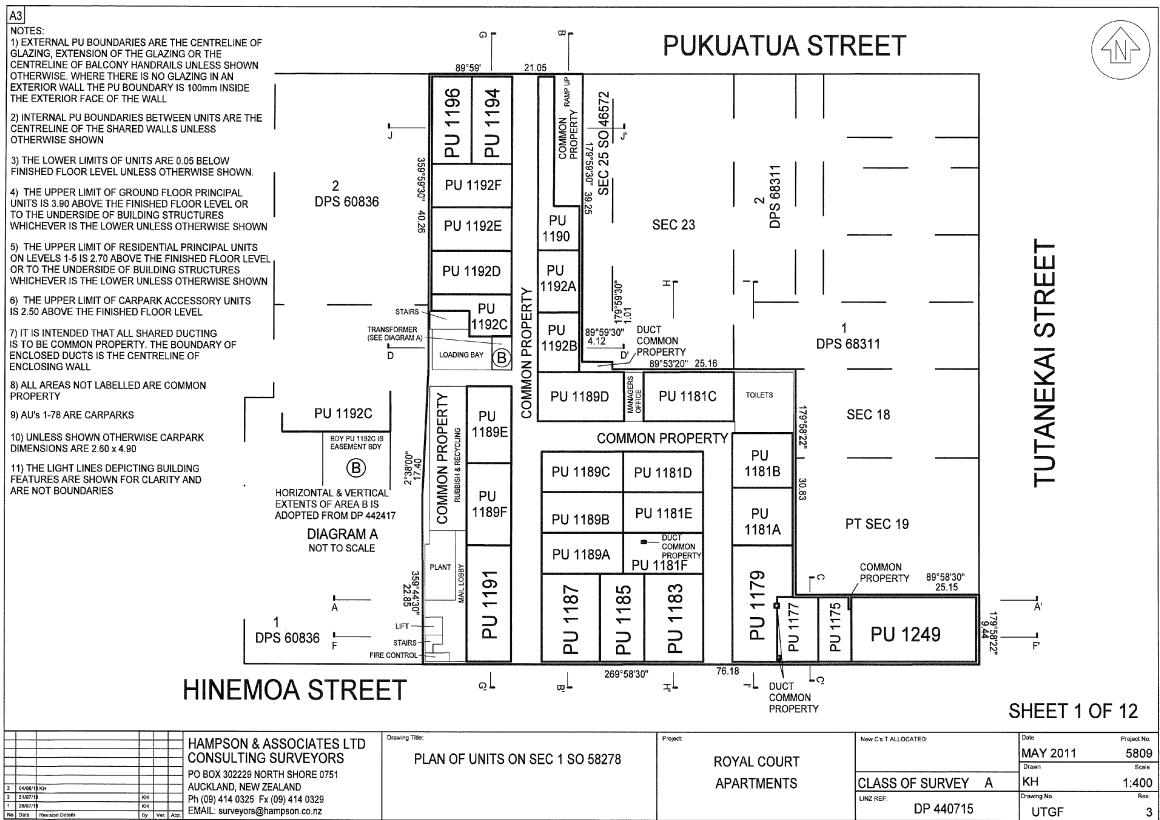
Estate Stratum in Freehold
Legal Description Principal Unit 415 and Accessory Unit 59
Deposited Plan 440715

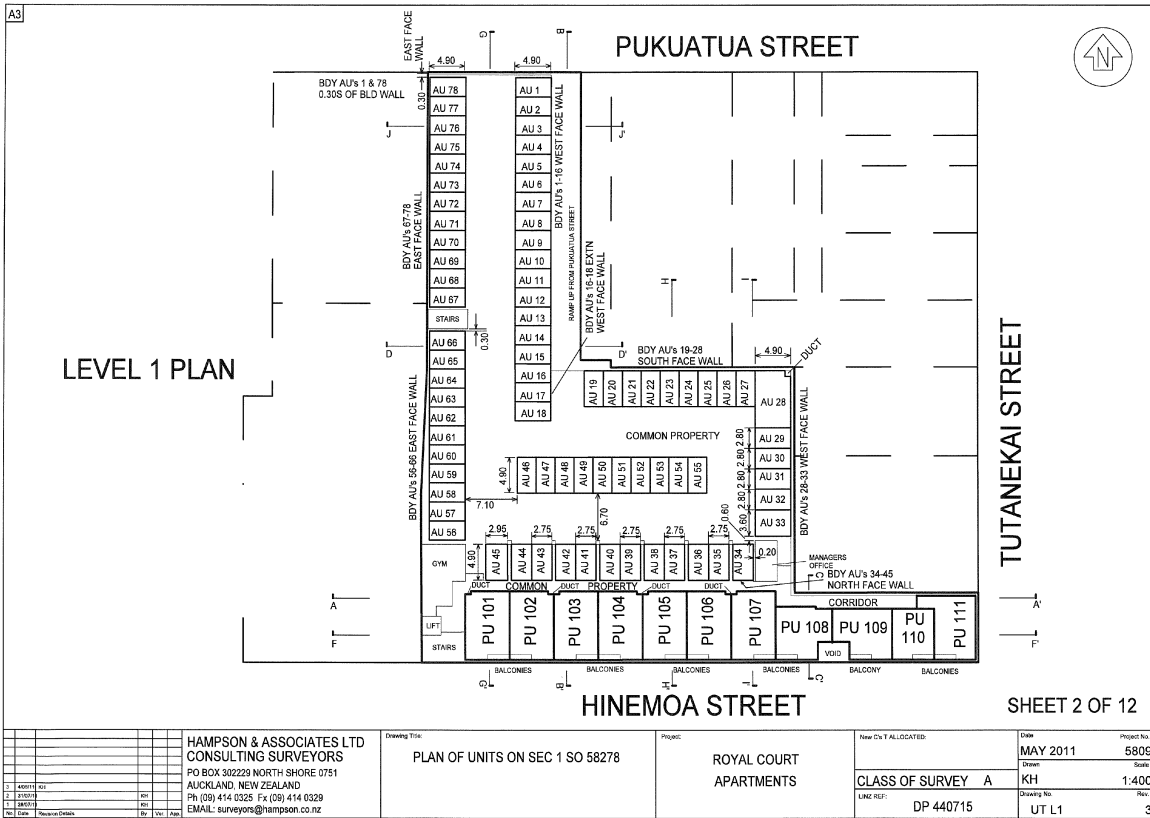
Registered Owners

Bruce Stanley Nixon and Lida Espinel Nixon

**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**

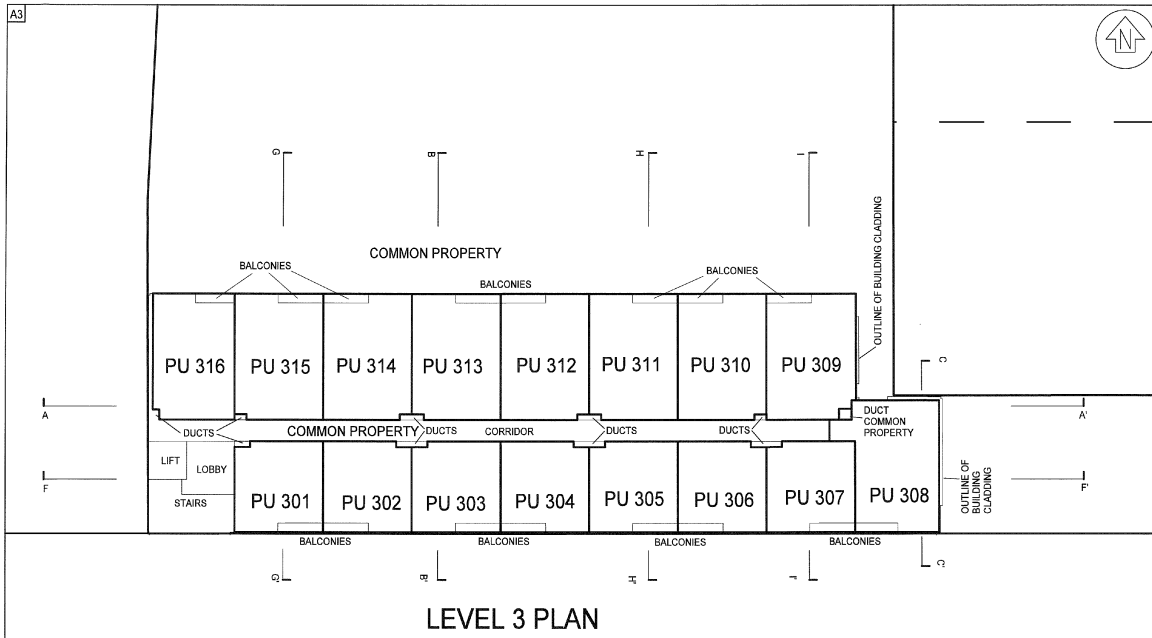
10334874.2 Mortgage to ANZ Bank New Zealand Limited - 29.2.2016 at 12:23 pm





SHEET 2 OF 12

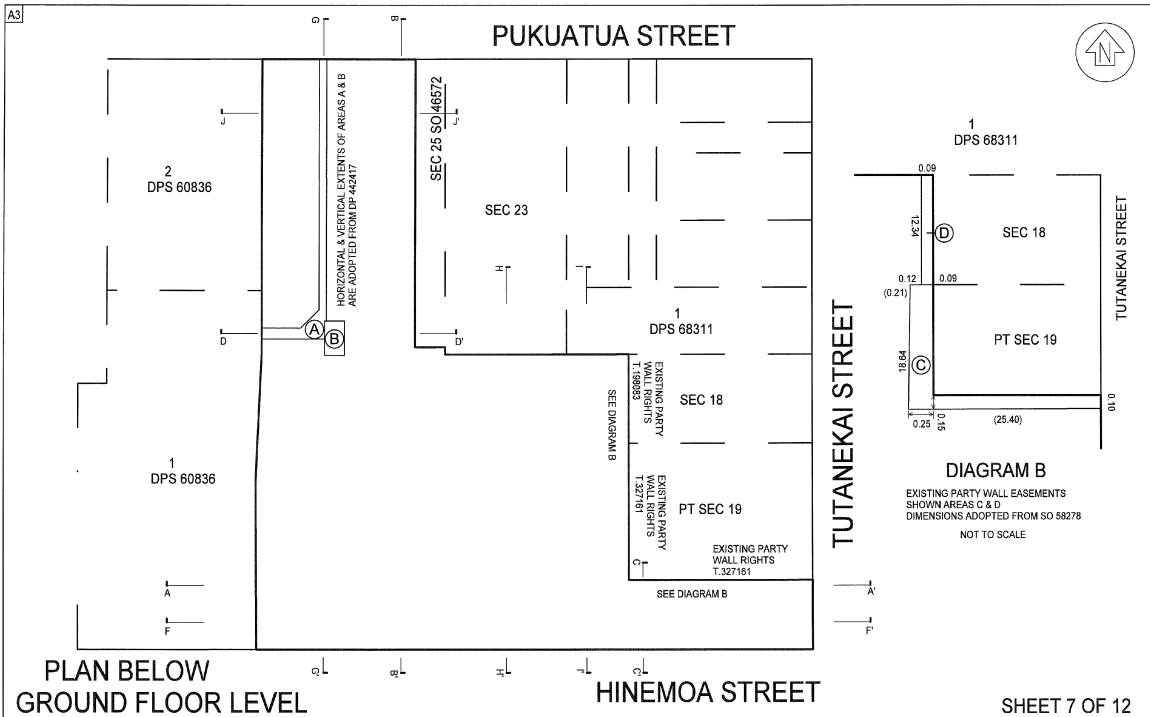
<p>HAMPSON & ASSOCIATES LTD CONSULTING SURVEYORS PO BOX 302223 NORTH SHORE 0751 AUCKLAND, NEW ZEALAND Ph (09) 414 0325 Fx (09) 414 0329 EMAIL: surveyors@hampson.co.nz</p>		<p>Drawing Title: PLAN OF UNITS ON SEC 1 SO 58278</p>	<p>Project: ROYAL COURT APARTMENTS</p>	<p>New Ck 1 ALLOCATED: CLASS OF SURVEY A</p>	<p>Date: MAY 2011</p>
<p>Project No: 5809</p>		<p>Scale: 1:400</p>		<p>Drawing No: UT L1</p>	
<p>Drawn By: KH</p>		<p>Checked By: KH</p>		<p>Issue No: 3</p>	



LEVEL 3 PLAN

SHEET 4 OF 12

HAMPSON & ASSOCIATES LTD CONSULTING SURVEYORS PO BOX 302228 NORTH SHORE 0751 AUCKLAND, NEW ZEALAND Ph (09) 414 3325 Fx (09) 414 3328 EMAIL: surveyors@hampson.co.nz		Drawing Title: PLAN OF UNITS ON SEC 1 SO 58278	Project: ROYAL COURT APARTMENTS	New C.T. ALLOCATED: CLASS OF SURVEY A LINC. NO.: DP 440715	Date: MAY 2011 Drawn: KH Drawing No.: UT L3	Project No.: 5509 Scale: 1:200 Rev.: 3
--	--	---	---------------------------------------	--	--	---

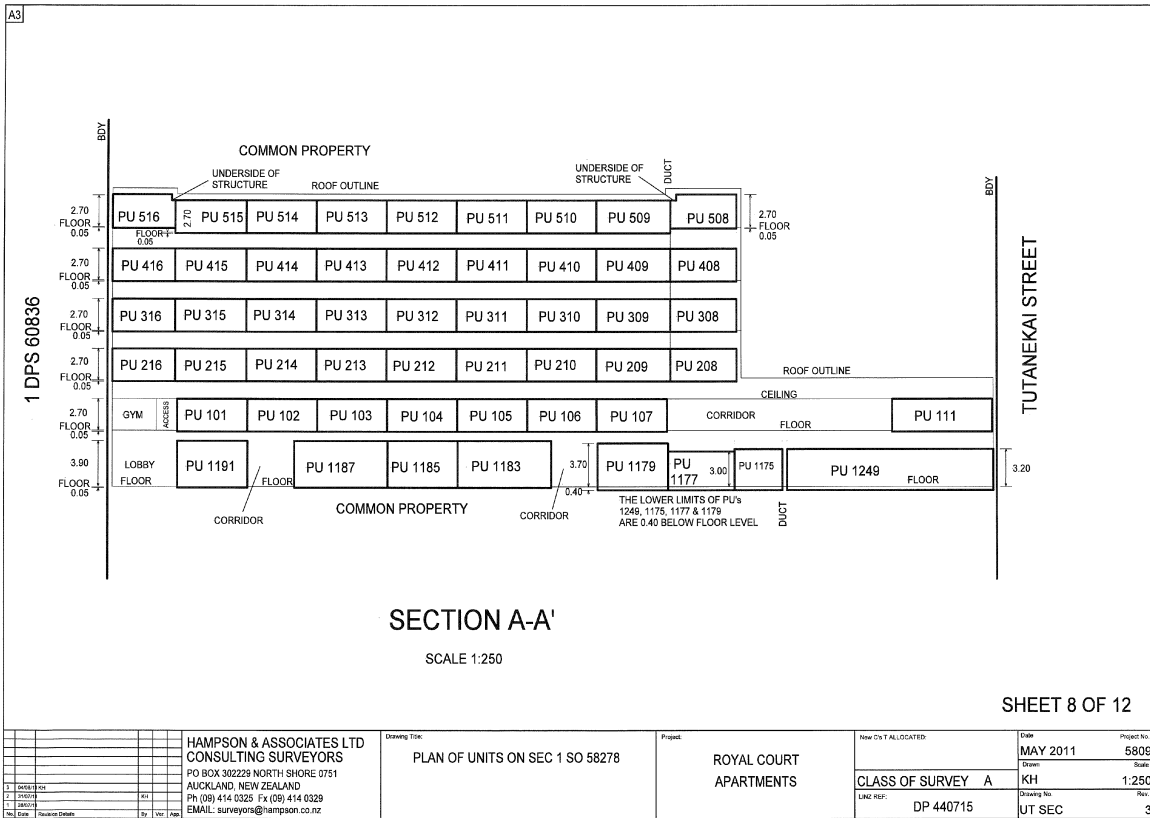


PLAN BELOW
GROUND FLOOR LEVEL

HINEMOA STREET

SHEET 7 OF 12

HAMPSON & ASSOCIATES LTD CONSULTING SURVEYORS PO BOX 302228 NORTH SHORE 0751 AUCKLAND, NEW ZEALAND PH (09) 414 0325 FX (09) 414 0329 EMAIL: surveyors@hampson.co.nz		Drawing Title: PLAN OF UNITS ON SEC 1 SO 58278	Project: ROYAL COURT APARTMENTS	New Ck. 1 ALLOCATED CLASS OF SURVEY A LINC REF: DP 440715	Date: MAY 2011 Drawn: KH Drawing No: UT B	Project No: 5809 Scale: 1:400 Rev: 3
--	--	---	---------------------------------------	---	--	---

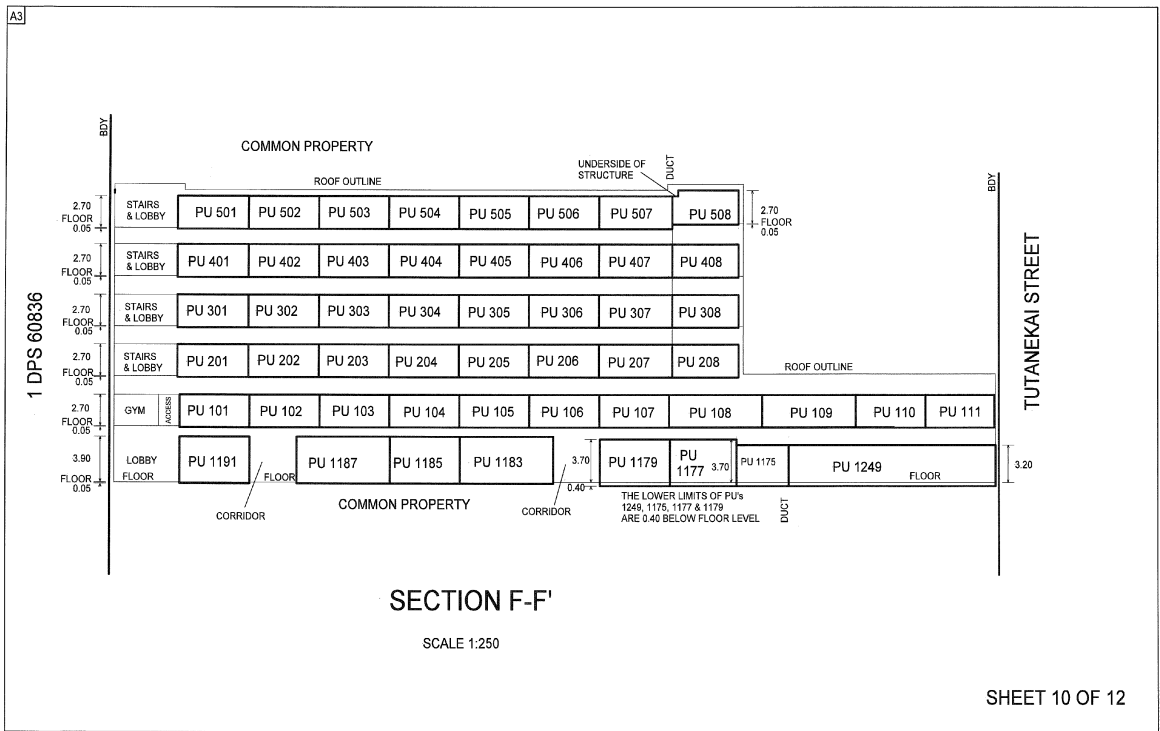


HAMPSON & ASSOCIATES LTD
CONSULTING SURVEYORS
PO BOX 302228 NORTH SHORE 0751
AUCKLAND, NEW ZEALAND
Ph (09) 414 0325 Fax (09) 414 0329
EMAIL: surveyors@hampson.co.nz

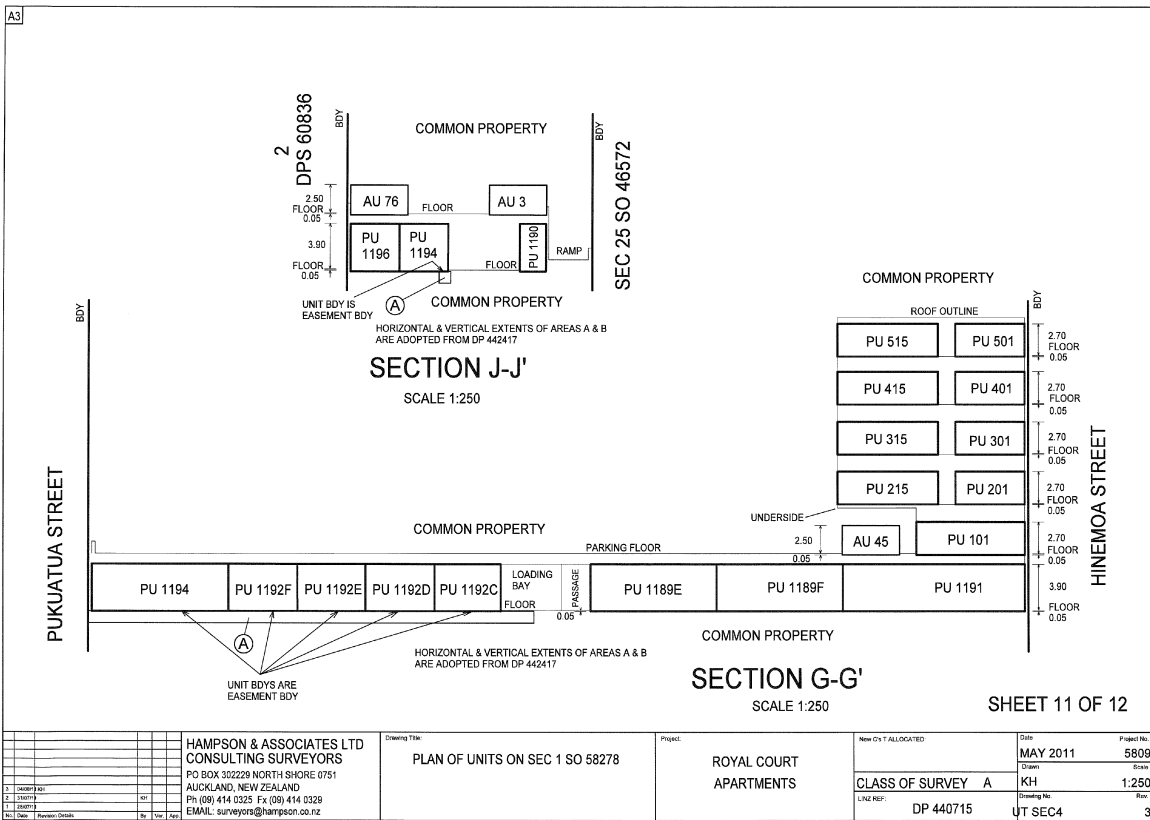
Drawing Title: PLAN OF UNITS ON SEC 1 SO 58278

Project: ROYAL COURT APARTMENTS

New C&T ALLOCATED	Date	Project No.
	MAY 2011	5809
CLASS OF SURVEY	Drawn	Scale
A	KH	1:250
LINE NO.	Drawing No.	Rev.
DP 440715	UT SEC	3



HAMPSON & ASSOCIATES LTD CONSULTING SURVEYORS PO BOX 302228 NORTH SHORE 0751 AUCKLAND, NEW ZEALAND Ph (09) 414 0325 Fax (09) 414 0328 EMAIL: surveyors@hampson.co.nz		Drawing Title: PLAN OF UNITS ON SEC 1 SO 58278	Project: ROYAL COURT APARTMENTS	New C.I.T. ALLOCATED: CLASS OF SURVEY A LINE NO: DP 440715	Date: MAY 2011 Drawn: KH Drawing No: UT SEC3	Project No: 5809 Scale: 1:250 Rev: 3
--	--	--	---	--	--	--



Schedule / Memorandum

EXISTING EASEMENTS DP 440715

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY OR SPECIFIED IN	HEIGHT LIMITS	
				UPPER	LOWER
Party Wall	D	Section 1 SO 58278	T.198083		
Party Wall	C	Section 1 SO 58278	T.327161		
Right to convey Electricity and Right to convey Telecommunications and Electronic Data	A	Section 1 SO 58278	EL 8812775.5	286.50	285.50
	B			290.30	285.50
Right to convey Electricity and Right to convey Telecommunications and Computer Media	A	Section 1 SO 58278	EL 8812775.4	286.50	285.50

EXISTING APPURTENANT EASEMENTS
DP 440715

PURPOSE	SERVIENT TENEMENT	CREATED BY OR SPECIFIED IN
Right of Way	Lot 1 DPS 60836	B084561.2
Party Wall	Section 18 SO 30378	T.198083
Party Wall	Pt Section 19 SO 30378	T.327161
Sewage	Lot 1 DPS 60836	EL 8812775.3

NOTE: LEVELS ARE IN TERMS OF MOTORIKI DATUM ON RM 18 SO 57334 RL=285.50

Unit Entitlements and Valuers Certification

NOTICE OF UTILITY INTERESTS
Section 39(2), Unit Titles Act 2010

Applicant: Golden Mile (Rotorua) Limited
Unit plan: 440715
Supplementary record sheet:

Notice

The applicant gives notice that the interests described in the schedule of utility interests have been fixed in relation to the units on the above unit plan.

Schedule of utility interests

Unit number	Unit utility interests	Accessory unit	Accessory unit utility interests	Identifier Allocated	Total utility interests
1249	2776			557756	2776
1175	687			557757	687
1177	826			557758	826
1179	2030			557759	2030
1181A	1158			557760	1158
1181B	1132			557761	1132
1181C	1518	28, 33, 34	60, 60, 95	557762	1733
1181D	1141			557763	1141
1181E	1136			557764	1136
1181F	1121			557765	1121
1183	1815			557766	1815
1185	1349			557767	1349
1187	1796			557768	1796
1189A	1138			557769	1138
1189B	1151			557770	1151
1189C	1158			557771	1158
1189D	1448			557772	1448
1189E	1188			557773	1188
1189F	1203			557774	1203
1191	1754			557775	1754
1190	1366			557776	1366
1192A	928			557777	928
1192B	872			557778	872
1192C	817			557779	817

31334335 614064

Unit Entitlements and Valuers Certification

Page 2

1192D	1216			557780	1216
1192E	1216			557781	1216
1192F	1210			557782	1210
1194	1225			557783	1225
1196	1225			557784	1225
101	974	51	60	557785	1034
102	937	52	60	557786	997
103	937	53	60	557787	997
104	937	54	60	557788	997
105	937	55	60	557789	997
106	937	29	60	557790	997
107	937	30	60	557791	997
108	832	31	60	557792	892
109	859	32	60	557793	919
110	669	11	60	557794	729
111	951	27	60	557795	1011
201	624	1	60	557796	684
202	604	78	60	557797	664
203	604	2	60	557798	664
204	604	77	60	557799	664
205	604	3	60	557800	664
206	604	76	60	557801	664
207	604	4	60	557802	664
208	860	12	60	557803	920
209	862	63	60	557804	922
210	850	16	60	557805	910
211	850	64	60	557806	910
212	850	15	60	557807	910
213	850	65	60	557808	910
214	850	14	60	557809	910
215	850	66	60	557810	910
216	793	13	60	557811	853
301	624	75	60	557812	684
302	604	5	60	557813	664
303	604	74	60	557814	664

31334335:614064

Unit Entitlements and Valuers Certification

Page 3

304	604	6	60	557815	664
305	604	73	60	557816	664
306	604	7	60	557817	664
307	604	72	60	557818	664
308	860	68	60	557819	920
309	862	62	60	557820	922
310	850	46	60	557821	910
311	850	47	60	557822	910
312	850	48	60	557823	910
313	850	49	60	557824	910
314	850	50	60	557825	910
315	850	17	60	557826	910
316	793	18	60	557827	853
401	624	8	60	557828	684
402	604	71	60	557829	664
403	604	9	60	557830	664
404	604	70	60	557831	664
405	604	10	60	557832	664
406	604	69	60	557833	664
407	604	19	60	557834	664
408	860	67	60	557835	920
409	862	35	95	557836	957
410	850	36	95	557837	945
411	850	37	95	557838	945
412	850	56	60	557839	910
413	850	57	60	557840	910
414	850	58	60	557841	910
415	850	59	60	557842	910
416	793	60	60	557843	853
501	596	20	60	557844	656
502	614	21	60	557845	674
503	614	22	60	557846	674
504	614	23	60	557847	674
505	614	24	60	557848	674
506	614	25	60	557849	674

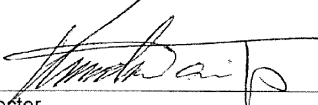
31334335:614064

Unit Entitlements and Valuers Certification

507	586	26	60	557850	646
508	890	61	60	557851	950
509	854	45	95	557852	949
510	837	43	95	557853	932
511	837	42	95	557854	932
512	837	41	95	557855	932
513	837	40	95	557856	932
514	837	39	95	557857	932
515	803	38	95	557858	898
516	820	44	95	557859	915

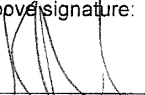
Date: 11 July 2011

Signed by the applicant
GOLDEN MILE (ROTORUA) LIMITED
 as sole registered proprietor by:


 Director


 Director

Witness to the above signature:


 (Signature of Witness)

Kirstin Dale Martin
 (Name of Witness) | Regional Executive to
 Brookfields
 Solicitors Auckland

(Occupation of Witness)

(Address of Witness)

31334335:614064

Unit Entitlements and Valuers Certification

SUPPLEMENTARY RECORD SHEET

CERTIFICATE OF ASSESSMENT OF OWNERSHIP INTERESTS
SECTION 38 UNIT TITLES ACT 2010

UNIT PLAN 440715

I, Michael John Jensen, registered valuer of 1268 Haupapa Street, Rotorua, certify that I have assessed the ownership interests for each of the units on the above unit plan in accordance with the Unit Titles Act 2010 and these are shown in the schedule of ownership interests.

GROUND FLOOR RETAIL OUTLETS SCHEDULE

UNIT NUMBER	COMPUTER REGISTER	OWNERSHIP INTEREST
PU 1249	557756	3870
PU 1175	557757	642
PU 1177	557758	664
PU 1179	557759	1416
PU 1181A	557760	597
PU 1181B	557761	597
PU 1181C	557762	863
PU 1181D	557763	730
PU 1181E	557764	642
PU 1181F	557765	642
PU 1183	557766	1327
PU 1185	557767	1018
PU 1187	557768	1327
PU 1189A	557769	664
PU 1189B	557770	664
PU 1189C	557771	730
PU 1189D	557772	885
PU 1189E	557773	730
PU 1189F	557774	730
PU 1191	557775	1261
PU 1190	557776	752
PU 1192A	557777	487
PU 1192B	557778	575
PU 1192C	557779	509
PU 1192D	557780	708
PU 1192E	557781	708
PU 1192F	557782	708
PU 1194	557783	1062
PU 1196	557784	951

Unit Entitlements and Valuers Certification

APARTMENTS & CARPARKS SCHEDULE		
UNIT NUMBER	COMPUTER REGISTER	OWNERSHIP INTEREST
PU 101	557785	973
PU 102	557786	951
PU 103	557787	951
PU 104	557788	951
PU 105	557789	951
PU 106	557790	951
PU 107	557791	951
PU 108	557792	885
PU 109	557793	885
PU 110	557794	708
PU 111	557795	973
PU 201	557796	664
PU 202	557797	642
PU 203	557798	642
PU 204	557799	642
PU 205	557800	642
PU 206	557801	642
PU 207	557802	642
PU 208	557803	863
PU 209	557804	938
PU 210	557805	907
PU 211	557806	907
PU 212	557807	907
PU 213	557808	907
PU 214	557809	907
PU 215	557810	907
PU 216	557811	863
PU 301	557812	695
PU 302	557813	686
PU 303	557814	686
PU 304	557815	686
PU 305	557816	686
PU 306	557817	686
PU 307	557818	686
PU 308	557819	907
PU 309	557820	1053
PU 310	557821	1018
PU 311	557822	1018
PU 312	557823	1018
PU 313	557824	1018
PU 314	557825	1018
PU 315	557826	1018
PU 316	557827	951
PU 401	557828	730
PU 402	557829	708
PU 403	557830	708
PU 404	557831	708

Unit Entitlements and Valuers Certification

UNIT NUMBER	COMPUTER REGISTER	OWNERSHIP INTEREST
PU 405	557832	708
PU 406	557833	708
PU 407	557834	708
PU 408	557835	951
PU 409	557836	1141
PU 410	557837	1106
PU 411	557838	1106
PU 412	557839	1106
PU 413	557840	1106
PU 414	557841	1106
PU 415	557842	1106
PU 416	557843	1040
PU 501	557844	730
PU 502	557845	752
PU 503	557846	752
PU 504	557847	752
PU 505	557848	752
PU 506	557849	752
PU 507	557850	730
PU 508	557851	1040
PU 509	557852	1380
PU 510	557853	1221
PU 511	557854	1221
PU 512	557855	1221
PU 513	557856	1221
PU 514	557857	1221
PU 515	557858	1172
PU 516	557859	1332
AU1	557796	66
AU2	557798	66
AU3	557800	66
AU4	557802	66
AU5	557813	66
AU6	557815	66
AU7	557817	66
AU8	557828	66
AU9	557830	66
AU10	557832	66
AU11	557794	66
AU12	557803	66
AU13	557811	66
AU14	557809	66
AU15	557807	66
AU16	557805	66
AU17	557826	66
AU18	557827	66
AU19	557834	66
AU20	557844	66

Unit Entitlements and Valuers Certification

UNIT NUMBER	COMPUTER REGISTER	OWNERSHIP INTEREST
AU21	557845	66
AU22	557846	66
AU23	557847	66
AU24	557848	66
AU25	557849	66
AU26	557850	66
AU27	557795	66
AU28	557762	66
AU29	557790	66
AU30	557791	66
AU31	557792	66
AU32	557793	66
AU33	557762	66
AU34	557762	134
AU35	557836	134
AU36	557837	134
AU37	557838	134
AU38	557858	134
AU39	557857	134
AU40	557856	134
AU41	557855	134
AU42	557854	134
AU43	557853	134
AU44	557859	134
AU45	557852	134
AU46	557821	66
AU47	557822	66
AU48	557823	66
AU49	557824	66
AU50	557825	66
AU51	557785	66
AU52	557786	66
AU53	557787	66
AU54	557788	66
AU55	557789	66
AU56	557839	66
AU57	557840	66
AU58	557841	66
AU59	557842	66
AU60	557843	66
AU61	557851	66
AU62	557820	66
AU63	557804	66
AU64	557806	66
AU65	557808	66
AU66	557810	66
AU67	557835	66
AU68	557819	66
AU69	557833	66

Unit Entitlements and Valuers Certification

UNIT NUMBER	COMPUTER REGISTER	OWNERSHIP INTEREST
AU70	557831	66
AU71	557829	66
AU72	557818	66
AU73	557816	66
AU74	557814	66
AU75	557812	66
AU76	557801	66
AU77	557799	66
AU78	557797	66
TOTAL		100000



Michael Jensen FNZIV
Registered Valuer
Cleghorn Gillespie Jensen Limited
25 June 2011



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 2010**

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

Identifier

561496Land Registration District **South Auckland**

Date Issued 22 August 2011

Plan Number DP 440715

Subdivision of

Section 1 Survey Office Plan 58278

Prior References

466850

Unit Titles Issued

557756	557757	557758	557759
557760	557761	557763	557764
557765	557767	557768	557769
557770	557771	557772	557773
557774	557775	557776	557777
557778	557779	557780	557781
557782	557783	557784	557786
557787	557788	557789	557790
557791	557792	557793	557794
557796	557797	557798	557803
557804	557805	557806	557807
557808	557809	557810	557811
557812	557813	557814	557815
557816	557818	557819	557820
557821	557822	557823	557824
557825	557826	557827	557828
557829	557830	557831	557832
557833	557834	557835	557836
557837	557838	557839	557840
557841	557842	557843	557844
557845	557846	557847	557848
557849	557850	557851	557852
557853	557854	557855	557856
557857	557858	557859	579918
583578	640132	648683	728257
730118	734654	734655	734656

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.

Subject to Section 3 Geothermal Energy Act 1953

Subject to Section 3 Petroleum Act 1937

Subject to Sections 6 and 8 Mining Act 1971

Subject to Part IV A Conservation Act 1987

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Section 8 Atomic Energy Act 1945

Subject to Sections 5 & 261 Coal Mines Act 1979

Subject to a party wall right over part marked D on DP 440715 created by Transfer 198083 - 8.2.1926 at 11.06 am

Appurtenant hereto is a party wall right created by Transfer 198083 - 8.2.1926 at 11.06 am

Subject to a party wall right over part marked C on DP 440715 created by Transfer 327161 - 18.10.1940 at 2.35 pm

Appurtenant hereto is a party wall right created by Transfer 327161 - 18.10.1940 at 2.35 pm

Appurtenant hereto is a right of way created by Transfer B084561.2 - 4.6.1992 at 1:35 pm

Appurtenant hereto is a right to drain sewage created by Easement Instrument 8812775.3 - 14.7.2011 at 11:58 am

Subject to a right to convey electricity, telecommunications and computer media over part marked A on DP 440715 created by Easement Instrument 8812775.4 - 14.7.2011 at 11:58 am

Subject to a right to convey electricity, telecommunications and electronic data (in gross) over parts marked A & B on DP 440715 in favour of Unison Networks Limited created by Easement Instrument 8812775.5 - 14.7.2011 at 11:58 am

8842257.1 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 22.8.2011 at 9:51 am

8845658.1 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 24.8.2011 at 2:49 pm

10406634.2 Notice of reassessment of utility interests pursuant to Section 42 Unit Titles Act 2010 - 20.4.2016 at 4:10 pm