



**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 NA107D/348
Land Registration District North Auckland
Date Issued 31 July 1996

Prior References
NA29B/635

Estate Fee Simple - 1/2 share
Area 1167 square metres more or less
Legal Description Lot 287 Deposited Plan 73259
Registered Owners
Patrick Francis Bray and Sean William Bray

Estate	Leasehold	Instrument	L D026501.3
		Term	999 years commencing on the 25th July 1996

Legal Description Flat 2 Deposited Plan 175193
Registered Owners
Patrick Francis Bray and Sean William Bray

Interests

Appurtenant hereto are rights of way specified in Easement Certificate 306205.5 (Affects Fee Simple)

Subject to a right of way over part marked C on DP 175193 specified in Easement Certificate 306205.5 (Affects Fee Simple)

The easements specified in Easement Certificate 306205.5 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Subject to a water right (in gross) over part marked C on DP 175193 in favour of The East Coast Bays Borough Council created by Transfer 306205.8 (Affects Fee Simple)

Subject to an electricity right (in gross) over part marked C on DP 175193 in favour of The Waitemata Electric Power Board created by Transfer 306205.9 (Affects Fee Simple)

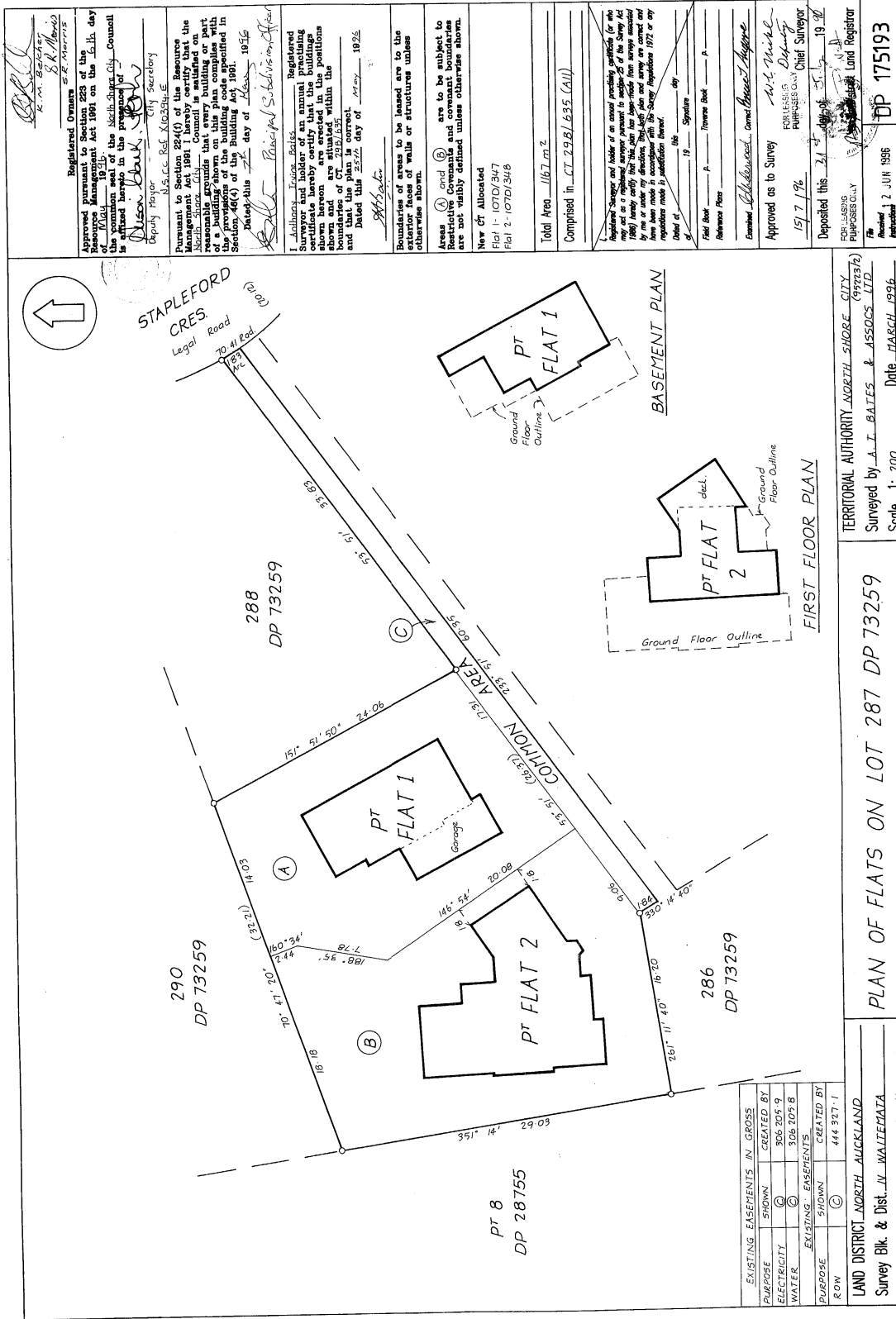
D026501.2 Lease of Flat 1 Composite CT NA107D/347 issued - 31.7.1996 (Affects Fee Simple)

Land Covenant in Lease D026501.2 - 31.7.1996 (Affects Fee Simple)

Land Covenant in Lease D026501.3 - 31.7.1996 (Affects Fee Simple)

D026501.3 Lease of Flat 2 DP 175193 Term 999 years commencing on the 25th July 1996 Composite CT NA107D/348 issued - 31.7.1996 (Affects Fee Simple)

13008603.4 Mortgage to Westpac New Zealand Limited - 15.5.2024 at 11:06 am



Registered Owners
 K. M. Beckley
 S. R. Morris

Approved Pursuant to Section 224(1) of the Resource Management Act 1991 on the 15th day of May 1996
 the common seal of the North Shore City Council is placed hereon in the presence of
 Deputy Mayor
 N.S.C.C. Ref. X10334-E

Pursuant to Section 224(1) of the Resource Management Act 1991 the Council is satisfied that the reasonable grounds that every building or part of a building shown on this plan is exempt from Section 46(4) of the Building Code specified in Section 46(4) of the Building Act 1991. 19/16
 Dated this 15th day of May 1996
 Principal Solicitor

I, Michael James Stokes, Registered Surveyor and holder of an annual practicing certificate, hereby certify that the buildings shown hereon are situated within the boundaries of CT 282/635 and that the plan is correct and that the plan is correct and dated this 20th day of May 1996.

Boundaries of areas to be leased are to the extent of walls or structures unless otherwise shown.

Areas ① and ② are to be subject to areas ③ and ④ unless otherwise shown. Areas are not validly defined unless otherwise shown.

New CT Allocated
 Flat 1 - 107D/347
 Flat 2 - 107D/348

Total Area - 1167.02 m²
 Comprised in - CT 282/635 (411)

Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor) certifies that this plan has been made from surveys conducted by me or under my direction. This plan and any other surveys or maps or plans made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at _____ the _____ day of _____ 19__

Field Book _____ P. _____ Traverse Book _____ A. _____
 Reference Plan _____

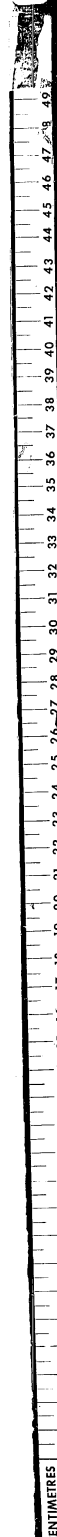
Examined Richardson Connell Boyd Boyd
 Approved as to Survey FOR LEASING PURPOSES ONLY
 15/7/96
 Deposited this 21st day of August 1996
 FOR LEASING PURPOSES ONLY
 Chief Surveyor
 Land Registrar
 DP 175193

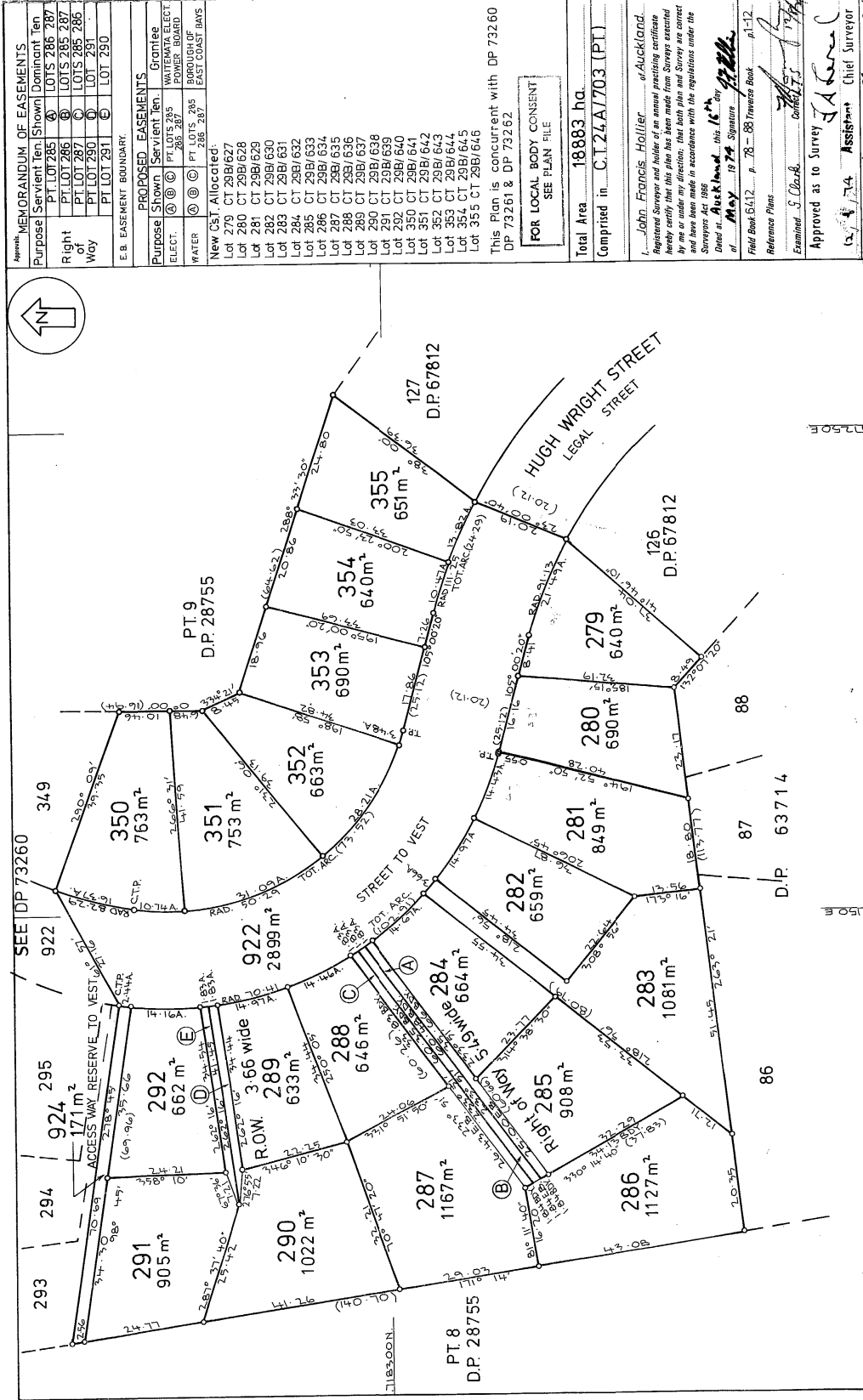
TERRITORIAL AUTHORITY NORTH SHORE CITY (1973/16)
 Surveyed by A. J. BATES & ASSOC. LTD.
 Scale 1: 200 Date March 1996

PLAN OF FLATS ON LOT 287 DP 73259

LAND DISTRICT NORTH AUCKLAND
 Survey Blk. & Dist. IN WAITEMATA
 NZMS 261 Sheet _____ Record Map No. _____

2 AUG 1996





APPROVED MEMORANDUM OF EASEMENTS

Purpose	Shown	Dominant Ten
Right of Way	PT LOT 285	LOTS 285, 287
	PT LOT 286	LOTS 285, 286
	PT LOT 289	LOTS 285, 286
	PT LOT 290	LOT 291
	PT LOT 291	LOT 290

PROPOSED EASEMENTS

Purpose	Shown	Grantor	Grantee
ELECT.	① ②	PT LOTS 285, 286, 287	WAITEMATA ELECT. POWER BOARD
WATER	③ ④	PT LOTS 285, 286, 287	BOROUGH OF EAST COAST BAYS

New Cst. Allocated:
 Lot 279 CT 298/627
 Lot 280 CT 298/628
 Lot 281 CT 298/629
 Lot 282 CT 298/630
 Lot 283 CT 298/631
 Lot 284 CT 298/632
 Lot 285 CT 298/633
 Lot 286 CT 298/634
 Lot 287 CT 298/635
 Lot 288 CT 298/636
 Lot 289 CT 298/637
 Lot 290 CT 298/638
 Lot 291 CT 298/639
 Lot 292 CT 298/640
 Lot 350 CT 298/641
 Lot 351 CT 298/642
 Lot 352 CT 298/643
 Lot 353 CT 298/644
 Lot 354 CT 298/645
 Lot 355 CT 298/646

This Plan is concurrent with DP 73260 DP 73261 & DP 73262.

FOR LOCAL BODY CONSENT
SEE PLAN FILE

Total Area 18883 ha.
Comprised in C.T. 24A/703 (PT.)

I, John Francis Hollier, 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 1958.

Dated at Auckland this 16th day of May 1974
 Signature *J.F. Hollier*
 Reference Plans Field Book 6412 p. 78 - 88 Transverse Book p. 1-12

Examined S. O'Leary, Chief Surveyor
 Approved as to Survey by *J. A. O'Leary*
 Assistant Chief Surveyor
 Deposited this 20th day of April 1974
 Received *S. O'Leary*
 District Land Registrar
 File 2805/59
DP 73259
 Instructions

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. IV WAITEMATA
 SHEET NO. **DP 73259**

LOCAL AUTHORITY BOROUGH OF EAST COAST BAYS
 Surveyed by **BARRONCLOUGH HOLLIER ASSOCIATES**
 Date **APRIL 1974**
 Scale **1:500**

