



**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 **866884**
Land Registration District **North Auckland**
Date Issued 18 April 2019

Prior References
855271

Supplementary Record Sheet
875866

Estate Stratum in Freehold
Legal Description Principal Unit 59 Deposited Plan 531317
Registered Owners
Gary Noel Scrafton

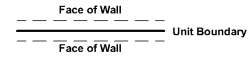
The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

- 10827027.7 Encumbrance to Her Majesty the Queen - 29.6.2017 at 4:01 pm
- 10827027.8 Encumbrance to Hobsonville Point Residents Society Incorporated - 29.6.2017 at 4:01 pm
- 11158913.11 Encumbrance to Uku Laneway Society Incorporated - 10.9.2018 at 4:37 pm
- 11351102.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.4.2019 at 4:55 pm
- 12183372.3 Mortgage to ANZ Bank New Zealand Limited - 30.7.2021 at 4:46 pm

DP 531317
SHEET 1 OF 11



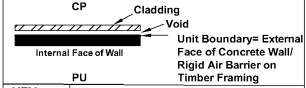
NOTE:
1. Principal Unit Boundary Definition:
Unless shown or described otherwise,
Principal Unit boundaries are the centreline
of walls, doors, glazing, floor slabs, ceilings
of upper level units, deck balustrades and
the productions thereof where applicable
and are shown thus:



- 2. PU = Principal Unit
- 3. AU = Accessory Unit
- 4. CP = Common Property

Subject to Part IV A Conservation Act 1987.

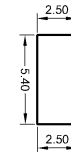
Detail of Unit Boundary Definition on External Walls.



KEY:

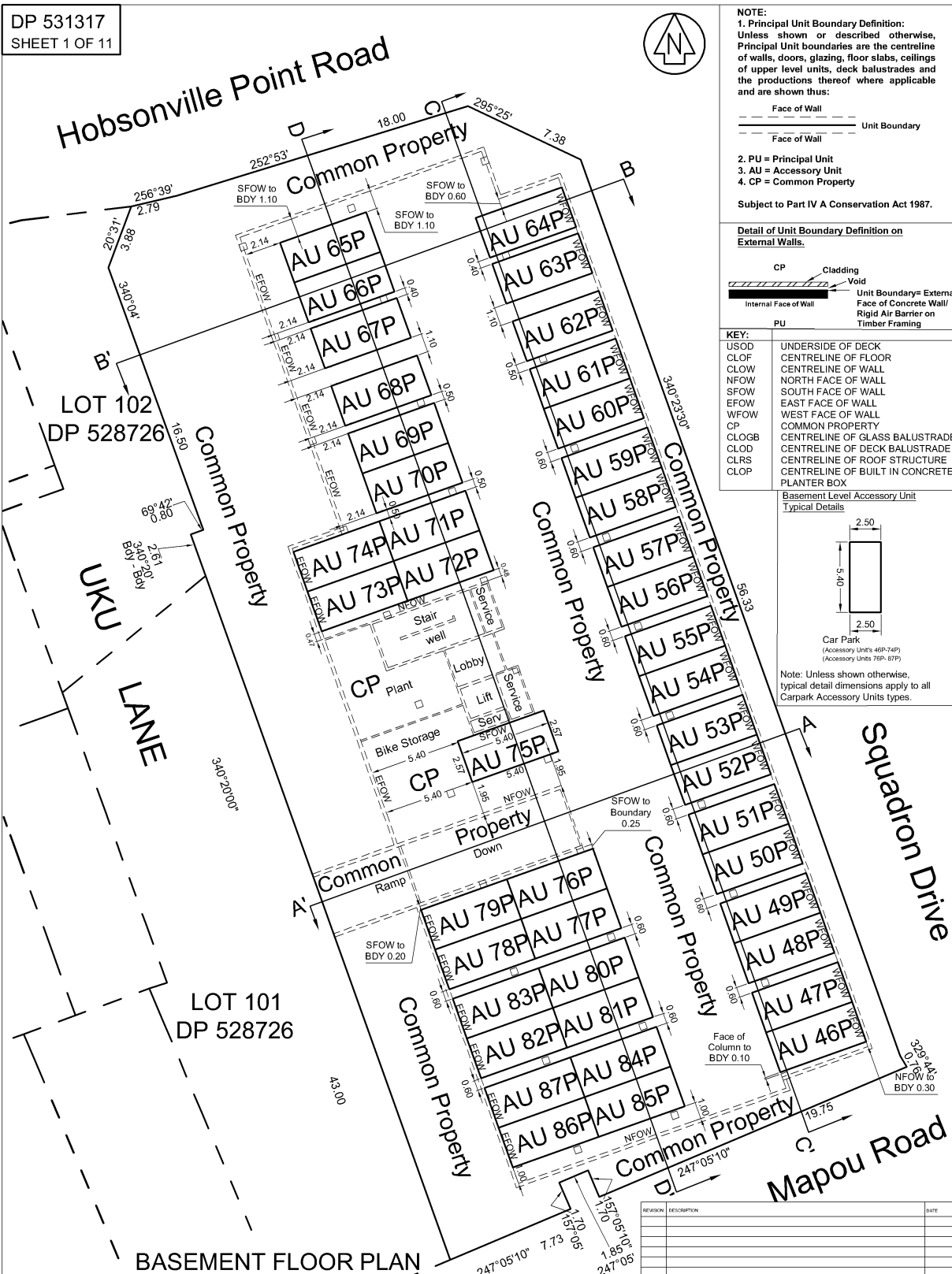
USOD	UNDERSIDE OF DECK
CLOF	CENTRELINE OF FLOOR
CLOW	CENTRELINE OF WALL
NFW	NORTH FACE OF WALL
SFW	SOUTH FACE OF WALL
EFOW	EAST FACE OF WALL
WFOW	WEST FACE OF WALL
CP	COMMON PROPERTY
CLOGB	CENTRELINE OF GLASS BALUSTRADE
CLOD	CENTRELINE OF DECK BALUSTRADE
CLRS	CENTRELINE OF ROOF STRUCTURE
CLOP	CENTRELINE OF BUILT IN CONCRETE PLANTER BOX

Basement Level Accessory Unit Typical Details



Car Park (Accessory Units 46P-74P) (Accessory Units 76P-87P)

Note: Unless shown otherwise, typical detail dimensions apply to all Carpark Accessory Units types.



BASEMENT FLOOR PLAN

REVISION	DESCRIPTION	DATE



Units on Lot 32 DP 528726

Unit 1, The Mares, 31 Northern Street, Takapuna, Auckland, N.Z. (09) 309 3761. Email: scott.kirkman@southernland.co.nz, www.southernland.co.nz
Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. As areas and dimensions may vary upon survey it should not be relied to site & purchase agreements without an appropriate condition to cover such variations.

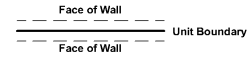


DP 531317		SCALE	1:200 @ A3
LAND DISTRICT	North Auckland	SUBJECT	Mt Eden 2000
TERRITORIAL AUTHORITY	Auckland Council	TYPE	Survey
SURVEYOR	Scott Goss Kirkman	DATE	30/11/18
DATE	19/19/18	APPROVED	SK
DATE	30/11/18	DATE	30/11/18
REVISION		REVISION REFERENCE	U1021_UT_4 B

DP 531317
SHEET 4 OF 11



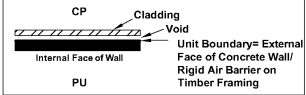
NOTE:
1. Principal Unit Boundary Definition:
Unless shown or described otherwise, Principal Unit boundaries are the centreline of walls, doors, glazing, floor slabs, ceilings of upper level units, deck balustrades and the productions thereof where applicable and are shown thus:



- 2. PU = Principal Unit
- 3. AU = Accessory Unit
- 4. CP = Common Property

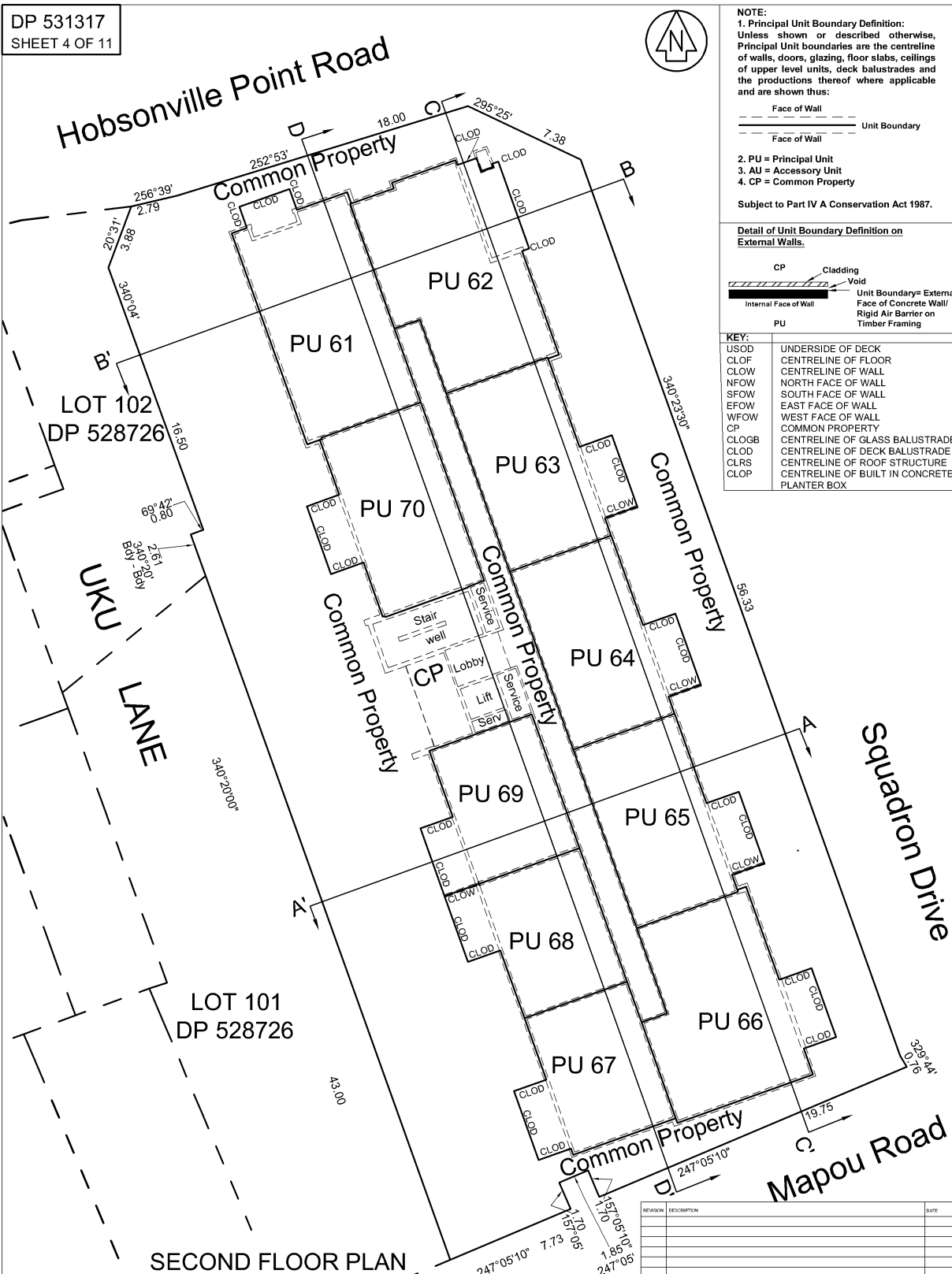
Subject to Part IV A Conservation Act 1987.

Detail of Unit Boundary Definition on External Walls.



KEY:

USOD	UNDERSIDE OF DECK
CLOF	CENTRELINE OF FLOOR
CLOW	CENTRELINE OF WALL
NFOW	NORTH FACE OF WALL
SFOW	SOUTH FACE OF WALL
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CLOP	CENTRELINE OF BUILT IN CONCRETE PLANTER BOX



SECOND FLOOR PLAN

REVISION	DESCRIPTION	DATE



Units on Lot 32 DP 528726

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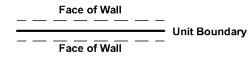


DP 531317		SCALE	1:200 @ A3
LAND DISTRICT	North Auckland	SUBDIVISION	Mt Eden 2000
TERRITORIAL AUTHORITY	Auckland Council	TYPE	Survey
SURVEYOR	Scott Goss Kirkman	DATE	30/11/18
REGISTERED	SK	APPROVED	SK
DATE	19/12/18	DATE	30/11/18
DRAWING REFERENCE		U1021_UT_4 B	

DP 531317
SHEET 6 OF 11



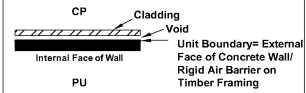
NOTE:
1. Principal Unit Boundary Definition:
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- 4. CP = Common Property

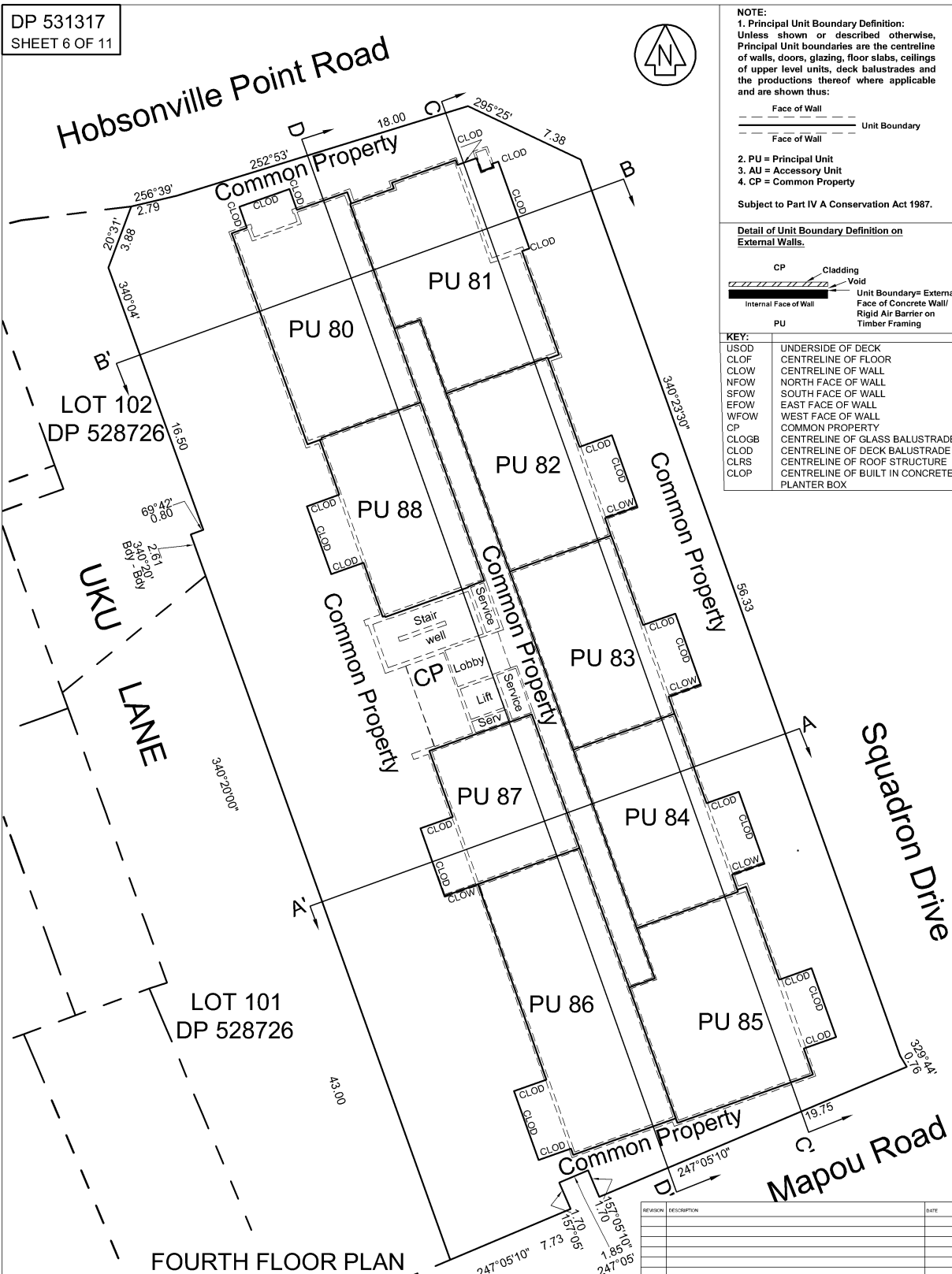
Subject to Part IV A Conservation Act 1987.

Detail of Unit Boundary Definition on External Walls.



KEY:

USOD	UNDERSIDE OF DECK
CLOF	CENTRELINE OF FLOOR
CLOW	CENTRELINE OF WALL
NFOW	NORTH FACE OF WALL
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CP	COMMON PROPERTY
CLOGB	CENTRELINE OF GLASS BALUSTRADE
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CLOP	CENTRELINE OF BUILT IN CONCRETE PLANTER BOX



FOURTH FLOOR PLAN

REVISION	DESCRIPTION	DATE

SOUTHERN LAND
SURVEYING | PLANNING | LAND DEVELOPMENT

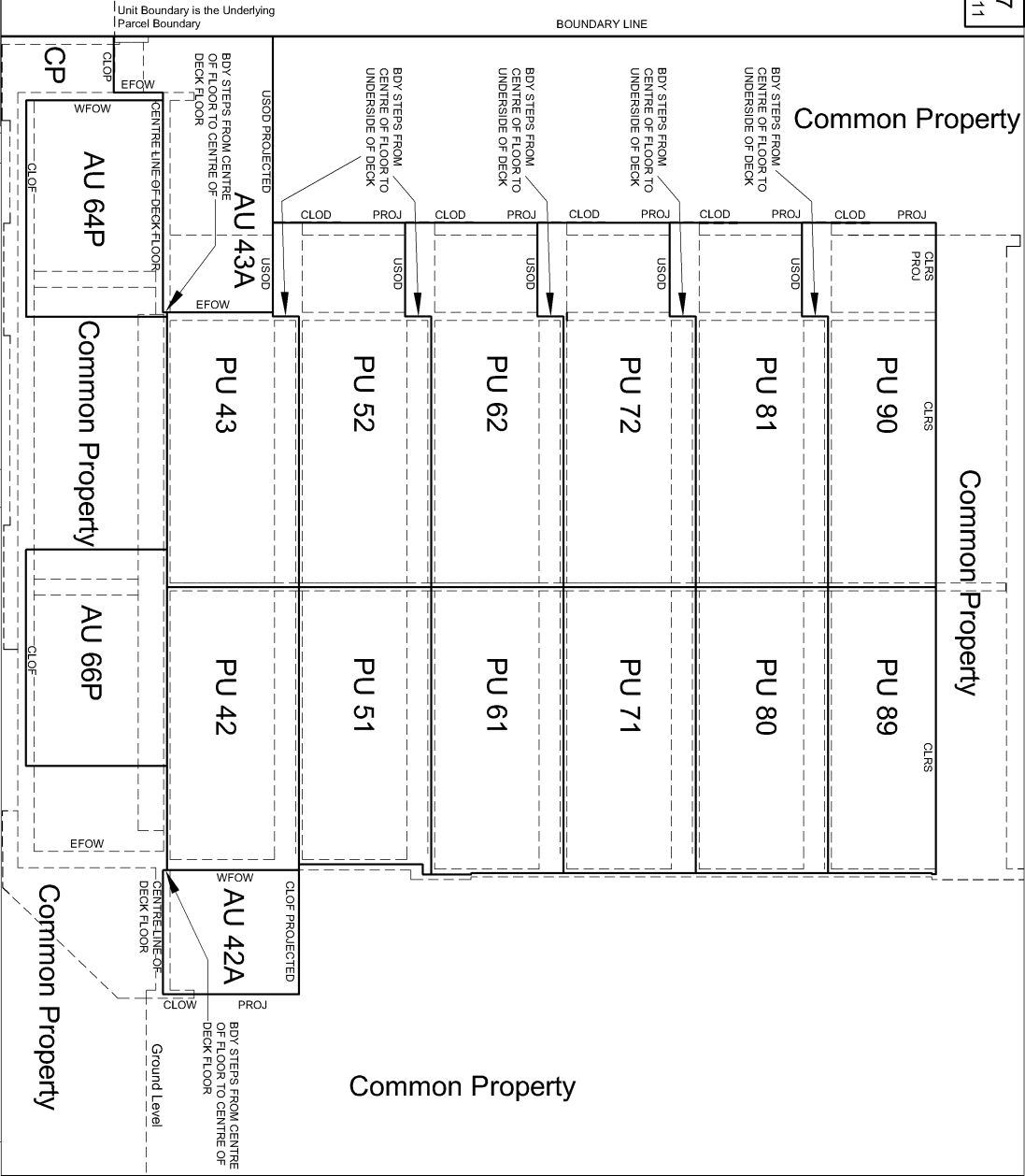
Units on Lot 32 DP 528726

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	SURVEYOR Scott Goss Kirkman SK	DATE 19/12/18	CHECKED SK	DATE 30/11/18	DRAWING REFERENCE U1021_UT_4 B
	APPROVED SK	DATE 30/11/18	REVISION B	SCALE 1:200 @ A3	LAND DISTRICT North Auckland

DP 531317
SHEET 9 OF 11

SQUADRON DRIVE



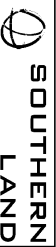
Common Property

UKU LANE

LOT 102
DP 528726

CROSSECTION BB

Units on Lot 32 DP 528726



0711 Corporate Street, Springvale, VIC 3012
 1300 555 555
 www.southernland.com.au
 Southern Land is a registered provider of land services under the Land Services Act 2015.
 Southern Land is a registered provider of land services under the Land Services Act 2015.
 Southern Land is a registered provider of land services under the Land Services Act 2015.

DATE	DESCRIPTION

PROJECT	DP 531317	SCALE	1:100 @ A3
CLIENT	North Australia	DATE	30/11/18
DESIGNER	Scott Goss Korman	DATE	30/11/18
CHECKER	26/11/18	DATE	30/11/18
APPROVER	ME Eden 2000	DATE	30/11/18
REVISION	U1021_UT_4	DATE	30/11/18

NOTE:
 1. Principal Unit Boundary Definition: Unless shown, or described otherwise, Principal Unit boundaries are the centreline of walls, doors, glazing, floor slabs, ceilings of upper level units, deck balustrades and the projections thereof where applicable and are shown thus:
 --- Face of Wall
 --- Unit Boundary

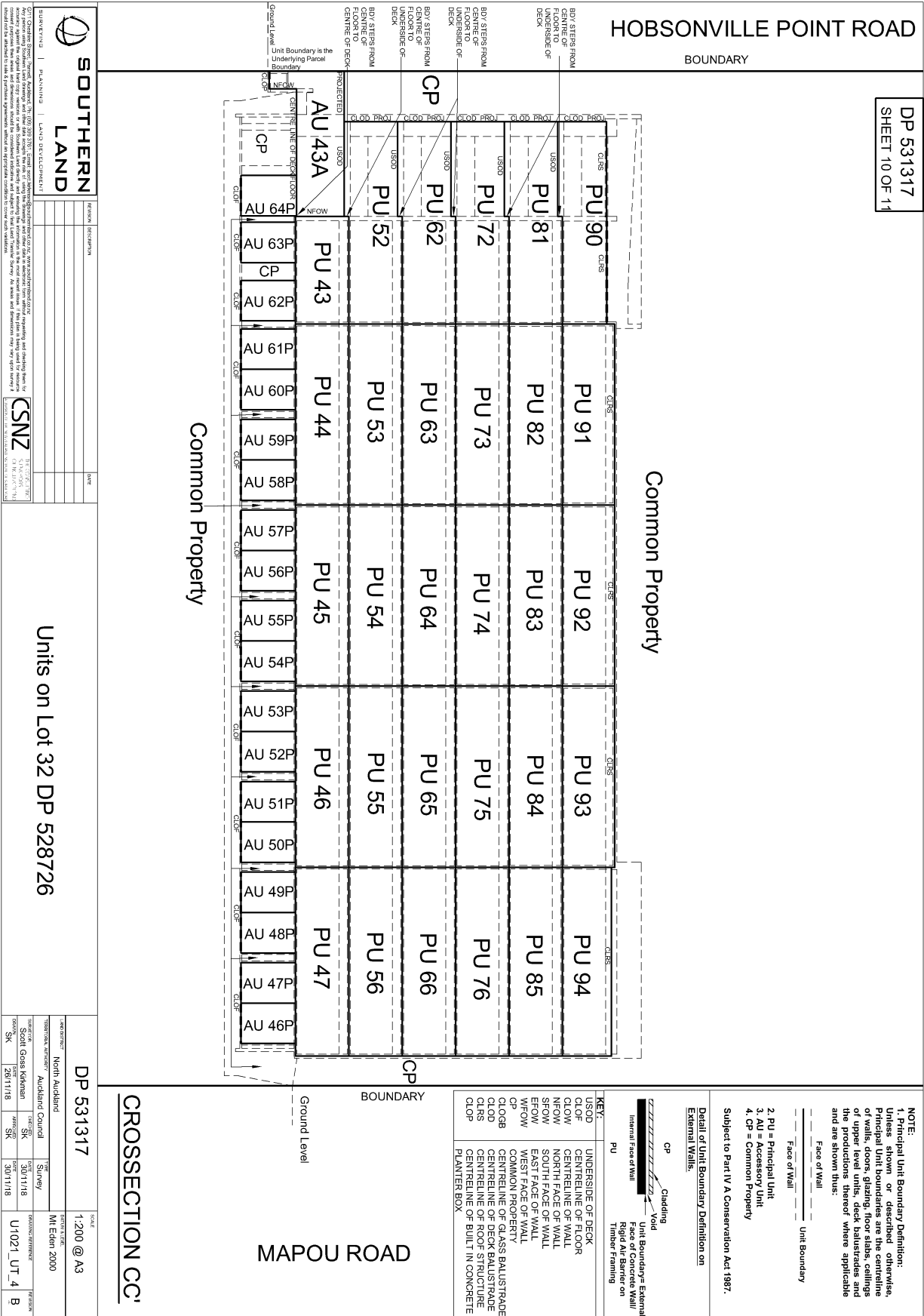
2. PU = Principal Unit
 3. AU = Accessory Unit
 4. CP = Common Property

Subject to Part IV A Conservation Act 1987.

Detail of Unit Boundary Definition on External Walls:

CP --- Cladding
 --- Void
 --- Unit Boundary = External Face of Concrete Wall
 --- Timber Framing

KEY:
 USOD --- UNDERSIDE OF DECK
 CLOF --- CENTRELINE OF FLOOR
 CLOW --- NORTH FACE OF WALL
 SFWO --- SOUTH FACE OF WALL
 EFWO --- EAST FACE OF WALL
 WFWO --- WEST FACE OF WALL
 CP --- COMMON PROPERTY
 CLOGB --- CENTRELINE OF GLASS BALUSTRADE
 CLOD --- CENTRELINE OF DECK BALUSTRADE
 CLOS --- CENTRELINE OF ROOF STRUCTURE
 CLOP --- CENTRELINE OF BUILT IN CONCRETE PLANTER BOX



SOUTHERN LAND

PLANNING | LAND DEVELOPMENT

REVISION

NO.	DESCRIPTION	DATE

Units on Lot 32 DP 528726

DP 531317	SCALE	1:200 @ A3
North Auckland	PROJECT	ME Eden 2000
26/11/18	DATE	30/11/18
26/11/18	DATE	30/11/18
U1021_UT_4	PROJECT REFERENCE	B

CROSSSECTION CC1

KEY:

UNIT BOUNDARY	UNIT BOUNDARY = EXTERNAL
FACE OF WALL	FACE OF CONCRETE WALL
CLADDING	CLADDING
VOID	VOID
INTERNAL FACE OF WALL	INTERNAL FACE OF WALL
PLANTER BOX	PLANTER BOX

Detail of Unit Boundary Definition on External Walls:

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 4. CP = Common Property

Subject to Part IV A Conservation Act 1987.



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

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

Identifier

875866Land Registration District **North Auckland**

Date Issued 18 April 2019

Plan Number DP 531317

Subdivision of

Lot 32 Deposited Plan 528726

Prior References

855271

Unit Titles Issued

866867	866868	866869	866870
866871	866872	866873	866874
866875	866876	866877	866878
866879	866880	866881	866882
866883	866884	866885	866886
866887	866888	866889	866890
866891	866892	866893	866894
866895	866896	866897	866898
866899	866900	866901	866902
866903	866904	866905	866906
866907	866908	866909	866910
866911	866912	866913	866914
866915	866916	866917	866918
866919	866920	866921	866922

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.

10694777.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.4.2017 at 4:01 pm

Fencing Covenant in Transfer 10827027.9 - 29.6.2017 at 4:01 pm

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Appurtenant hereto is a right to convey water and a right to drain water and sewage and a party wall easement and a overhanging eave and maintenance easement created by Easement Instrument 11158913.5 - 10.9.2018 at 4:37 pm

The easements created by Easement Instrument 11158913.5 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey water and a right to drain water and sewage created by Easement Instrument 11242570.3 - 17.10.2018 at 3:24 pm

The easements created by Easement Instrument 11242570.3 are subject to Section 243 (a) Resource Management Act 1991

11351102.2 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 18.4.2019 at 4:55

pm

11351102.3 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 18.4.2019 at 4:55

pm