



**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 **415901**
Land Registration District **Nelson**
Date Issued 08 October 2008

Prior References
415910

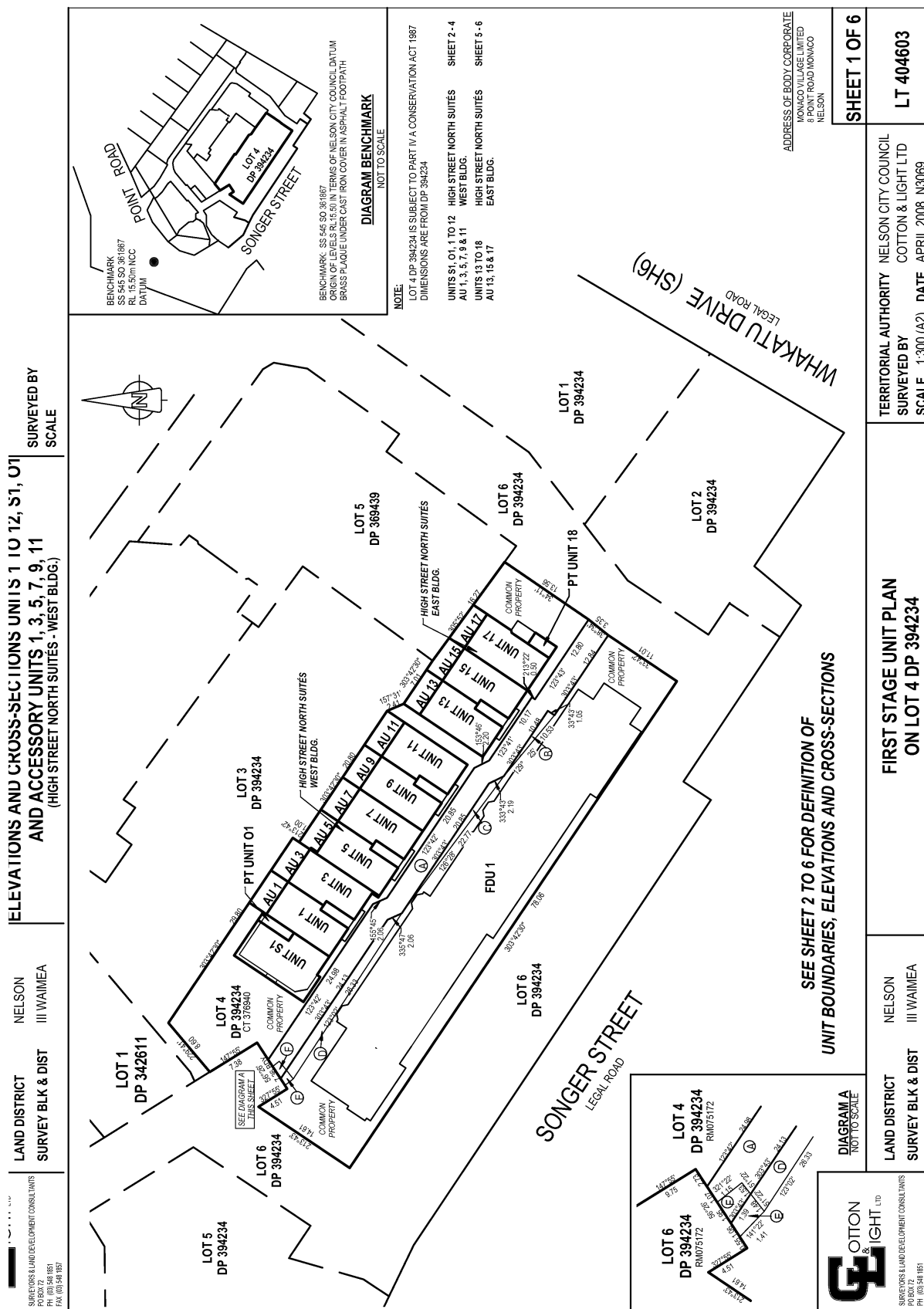
Supplementary Record Sheet
434206

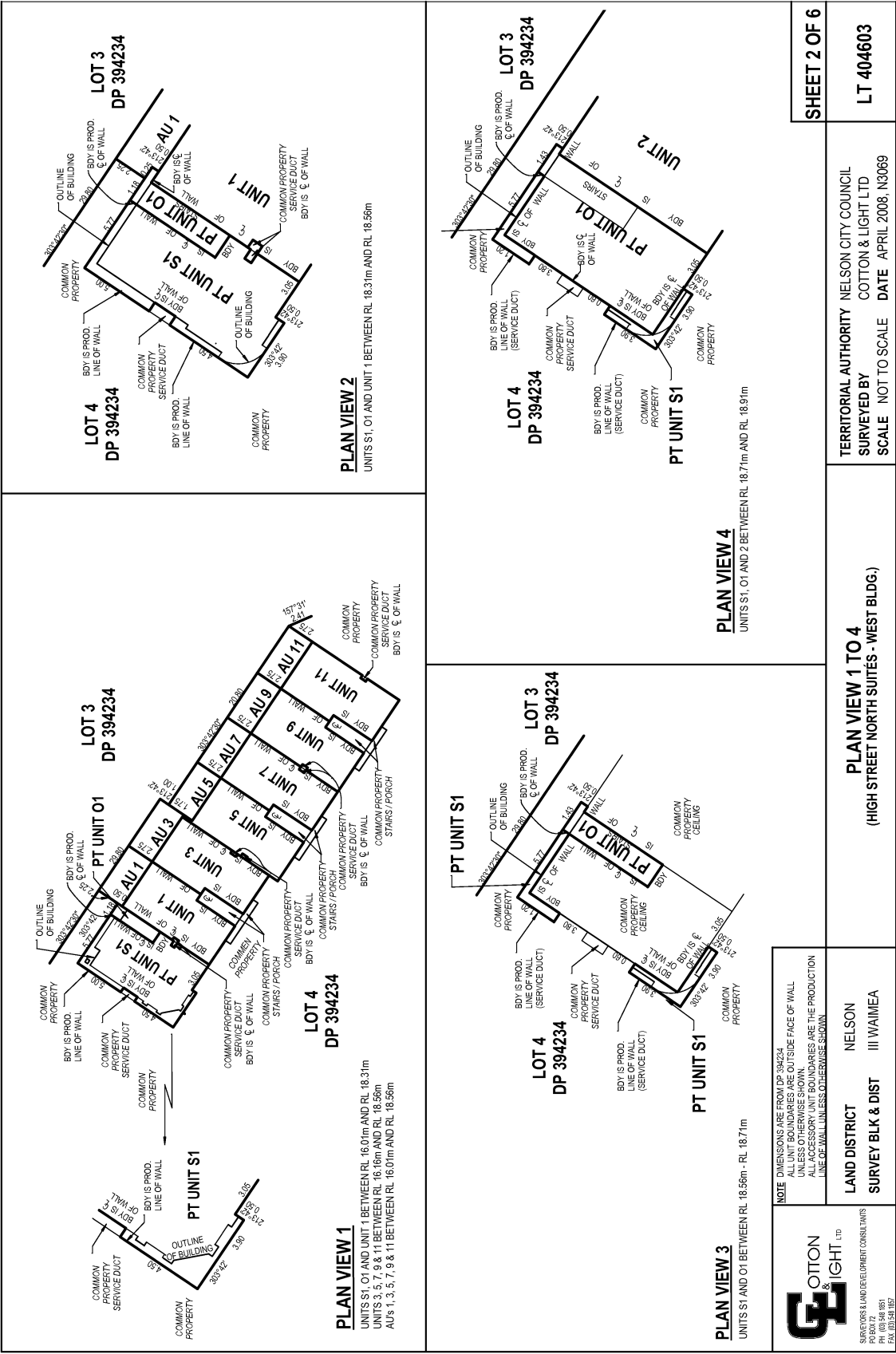
Estate Stratum in Freehold
Legal Description Unit 31 Deposited Plan 404603
Registered Owners
Philip John Crawford and Gabriella Borbala Czoma

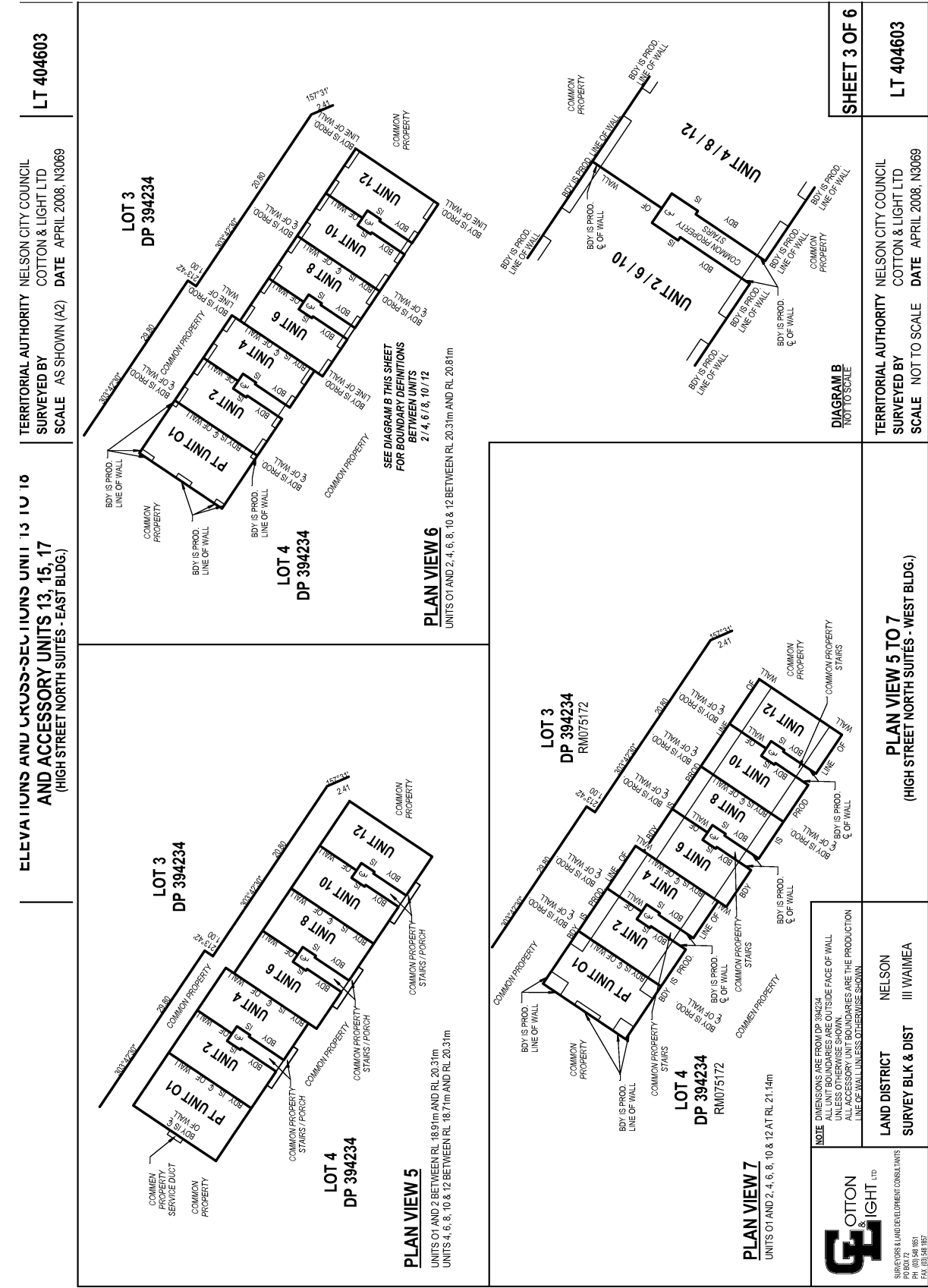
The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

Land Covenant (in gross) in favour of Nelson Airport Limited created by Covenant Instrument 11516575.1 - 10.9.2019 at 12:47 pm

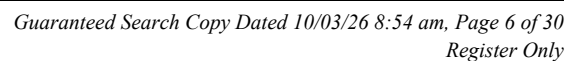
11689796.3 Mortgage to ASB Bank Limited - 2.3.2020 at 2:13 pm







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Register Only



Digital Title Plan - DP 404603

Survey Number	DP 404603
Surveyor Reference	N3069_HighSt_FirstStage
Surveyor	Robert Euan Jones
Survey Firm	Cotton & Light Limited (Nelson)
Surveyor Declaration	I Robert Euan Jones, being a person entitled to practise as a licensed cadastral surveyor, certify that - (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2; (b) This dataset is accurate, and has been created in accordance with that Act and those Rules. Declared on 15/07/2008.

Survey Details

Dataset Description	First Stage Unit Plan on Lot 4 DP 369439	Survey Class	Class I Cadastral Survey
Status	Deposited	Survey Approval Date	16/07/2008
Land District	Nelson	Deposit Date	04/07/2008
Submitted Date	15/07/2008		

Territorial Authorities

Nelson City

Created Parcels

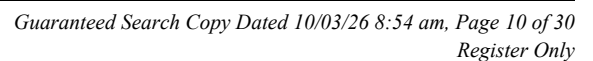
Parcels	Parcel Intent	Area	CT Reference
Unit 1 Deposited Plan 404603	Principal Unit		415869
Accessory Unit 1 Deposited Plan 404603	Accessory Unit		415869
Unit 2 Deposited Plan 404603	Principal Unit		415870
Unit 3 Deposited Plan 404603	Principal Unit		415871
Accessory Unit 3 Deposited Plan 404603	Accessory Unit		415871
Unit 4 Deposited Plan 404603	Principal Unit		415872
Accessory Unit 5 Deposited Plan 404603	Accessory Unit		415873
Unit 6 Deposited Plan 404603	Principal Unit		415874
Unit 7 Deposited Plan 404603	Principal Unit		415875
Accessory Unit 7 Deposited Plan 404603	Accessory Unit		415875
Unit 8 Deposited Plan 404603	Principal Unit		415876
Unit 9 Deposited Plan 404603	Principal Unit		415877
Accessory Unit 9 Deposited Plan 404603	Accessory Unit		415877
Unit 10 Deposited Plan 404603	Principal Unit		415878
Unit 11 Deposited Plan 404603	Principal Unit		415879
Accessory Unit 11 Deposited Plan 404603	Accessory Unit		415879
Unit 12 Deposited Plan 404603	Principal Unit		415880
Unit 13 Deposited Plan 404603	Principal Unit		415883
Accessory Unit 13 Deposited Plan 404603	Accessory Unit		415883



Digital Title Plan - DP 404603

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Unit 14 Deposited Plan 404603	Principal Unit		415884
Unit 15 Deposited Plan 404603	Principal Unit		415885
Accessory Unit 15 Deposited Plan 404603	Accessory Unit		415885
Unit 16 Deposited Plan 404603	Principal Unit		415886
Unit 17 Deposited Plan 404603	Principal Unit		415887
Accessory Unit 17 Deposited Plan 404603	Accessory Unit		415887
Unit 18 Deposited Plan 404603	Principal Unit		415888
Future Development Unit 1 Deposited Plan 404603	Future Development Unit		415910
Unit 5 Deposited Plan 404603	Principal Unit		415873
Unit S1 Deposited Plan 404603	Principal Unit		415881
Unit O1 Deposited Plan 404603	Principal Unit		415882
Total Area		0.0000 Ha	



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SOUTH - NORTH CROSS-SECTION THROUGH PORCH AND DOMER
UNITS 5 TO 12, AND ACCESSORY UNITS 5, 7, 9, 11
SCALE 1:200

SOUTH - NORTH CROSS-SECTION THROUGH STAIRS
UNITS 5 TO 12, AND ACCESSORY UNITS 5, 7, 9, 11
SCALE 1:200

NORTH - EAST ELEVATION
UNITS 2, 4, 6, 8, 10, 12, S1, O1 AND ACCESSORY UNITS 1, 3, 5, 7, 9, 11
SCALE 1:200

SOUTH - WEST ELEVATION
UNITS 1 TO 12, S1 AND O1
SCALE 1:200

ELEVATIONS AND CROSS-SECTIONS UNITS 1 TO 12, S1, O1 AND ACCESSORY UNITS 1, 3, 5, 7, 9, 11 (HIGH STREET NORTH SUITES - WEST RIDGE)

NOTE: DIMENSIONS ARE FROM DP 384234. ALL UNIT BOUNDARIES ARE OUTSIDE FACE OF WALL UNLESS OTHERWISE SHOWN. ALL ACCESSORY UNIT BOUNDARIES ARE THE PRODUCTION LINE OF WALL UNLESS OTHERWISE SHOWN.

LAND DISTRICT	NELSON	III WAIMEA
SURVEY BLK & DIST		

COTTON & LIGHT LTD

REGISTERED LAND DEVELOPMENT CONSULTANTS

PO BOX 10000 AUCKLAND 1142

(0) 548 1851

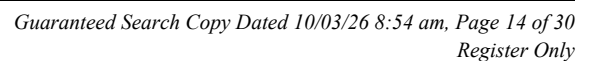
TERRITORIAL AUTHORITY NELSON CITY COUNCIL

SURVEYED BY COTTON & LIGHT LTD

SCALE AS SHOWN (A2) DATE APRIL 2008 N3069

SHEET 4 OF 6

LT 404603



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Schedule / Memorandum

Easements Schedule

Land Registration District

Nelson

Plan Number

LT 404603

Territorial Authority (the Council)

Nelson City Council

Schedule of existing Easements in Gross		
Purpose	Shown	Document
Right of way	A, F	EI6943817.3
Right of way foot access only	A, F, C, D	EI7835989.18
Right to drain water	E, F	EI5868630.5
	A, B, C, D	EI6943817.5
Right to drain sewage	A, F	EI6943817.5
Right to convey gas	A, D, E, F, C, D	EI6943817.7
Right to convey electricity, telecommunications and computer media	A, F	EI6943817.4

Schedule of existing Easements		
Purpose	Shown	Document
Right of way	A, F	EI6943817.2
Right of way foot access only	A, F	EI7835989.9

Schedule of appurtenant Easements	
Purpose	Document
Right of way and right to park	EI7835989.9



Digital Title Plan - DP 404603

Survey Number	DP 404603
Surveyor Reference	N3069_HighSt(CUD)
Surveyor	Robert Euan Jones
Survey Firm	Cotton & Light Limited (Nelson)
Surveyor Declaration	I Robert Euan Jones, being a person entitled to practise as a licensed cadastral surveyor, certify that - (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2; (b) This dataset is accurate, and has been created in accordance with that Act and those Rules. Declared on 30/09/2008.

Survey Details

Dataset Description	Complete Unit Development on Lot 4 DP 369439	Survey Class	Class I Cadastral Survey
Status	Deposited	Survey Approval Date	06/10/2008
Land District	Nelson	Deposit Date	08/10/2008
Submitted Date	30/09/2008		

Territorial Authorities

Nelson City

Comprised In

CT 376940
CT 415910

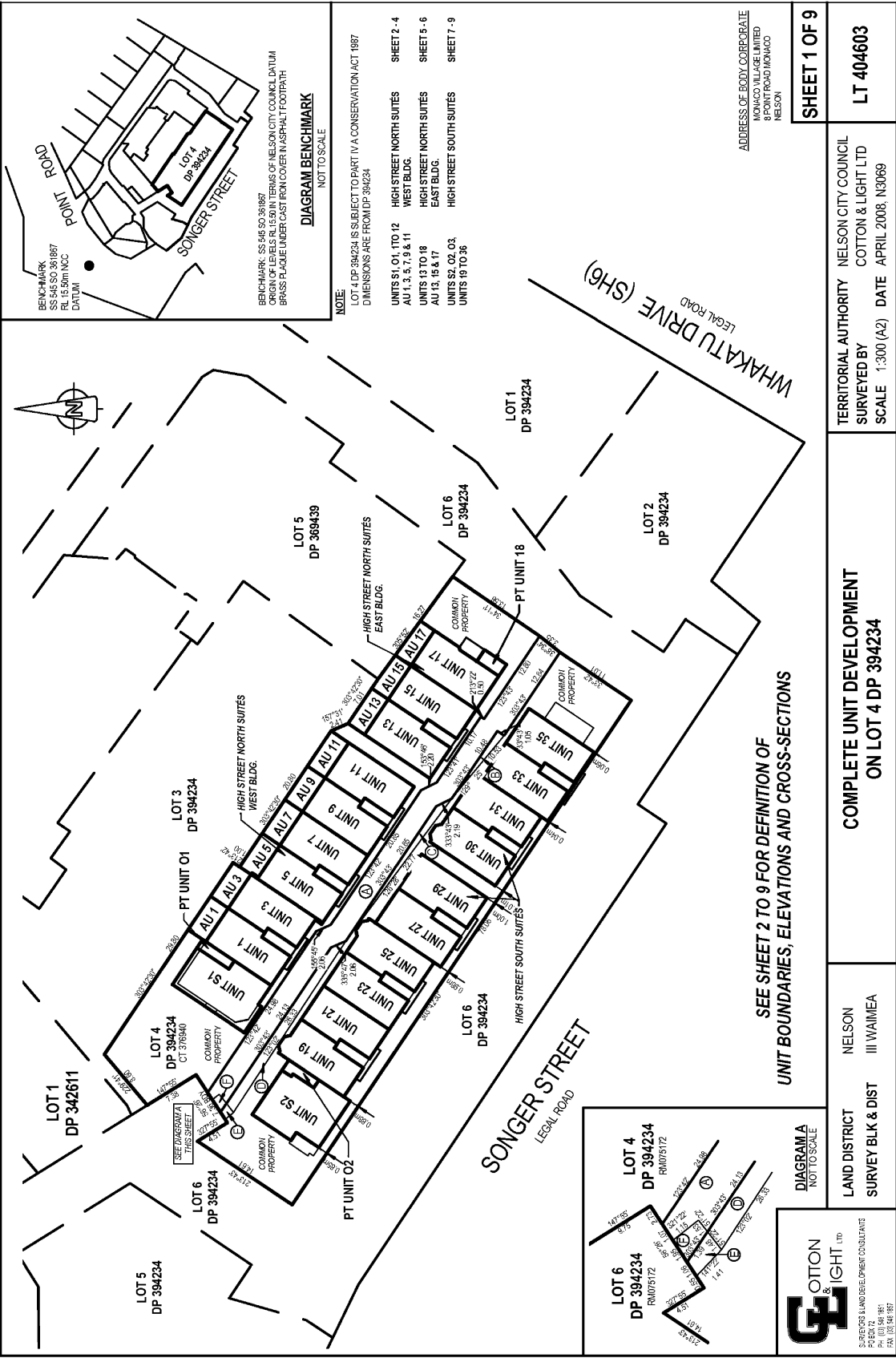
Created Parcels

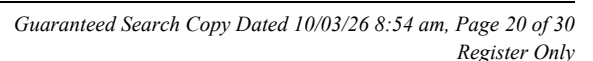
Parcels	Parcel Intent	Area	CT Reference
Unit 19 Deposited Plan 404603	Principal Unit		415889
Unit 20 Deposited Plan 404603	Principal Unit		415890
Unit 21 Deposited Plan 404603	Principal Unit		415891
Unit 22 Deposited Plan 404603	Principal Unit		415892
Unit 23 Deposited Plan 404603	Principal Unit		415893
Unit 24 Deposited Plan 404603	Principal Unit		415894
Unit 25 Deposited Plan 404603	Principal Unit		415895
Unit 26 Deposited Plan 404603	Principal Unit		415896
Unit 27 Deposited Plan 404603	Principal Unit		415897
Unit 28 Deposited Plan 404603	Principal Unit		415898
Unit 29 Deposited Plan 404603	Principal Unit		415899
Unit 30 Deposited Plan 404603	Principal Unit		415900
Unit 31 Deposited Plan 404603	Principal Unit		415901
Unit 32 Deposited Plan 404603	Principal Unit		415902
Unit 33 Deposited Plan 404603	Principal Unit		415903

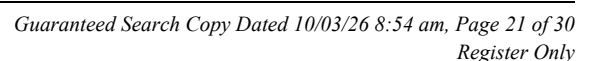


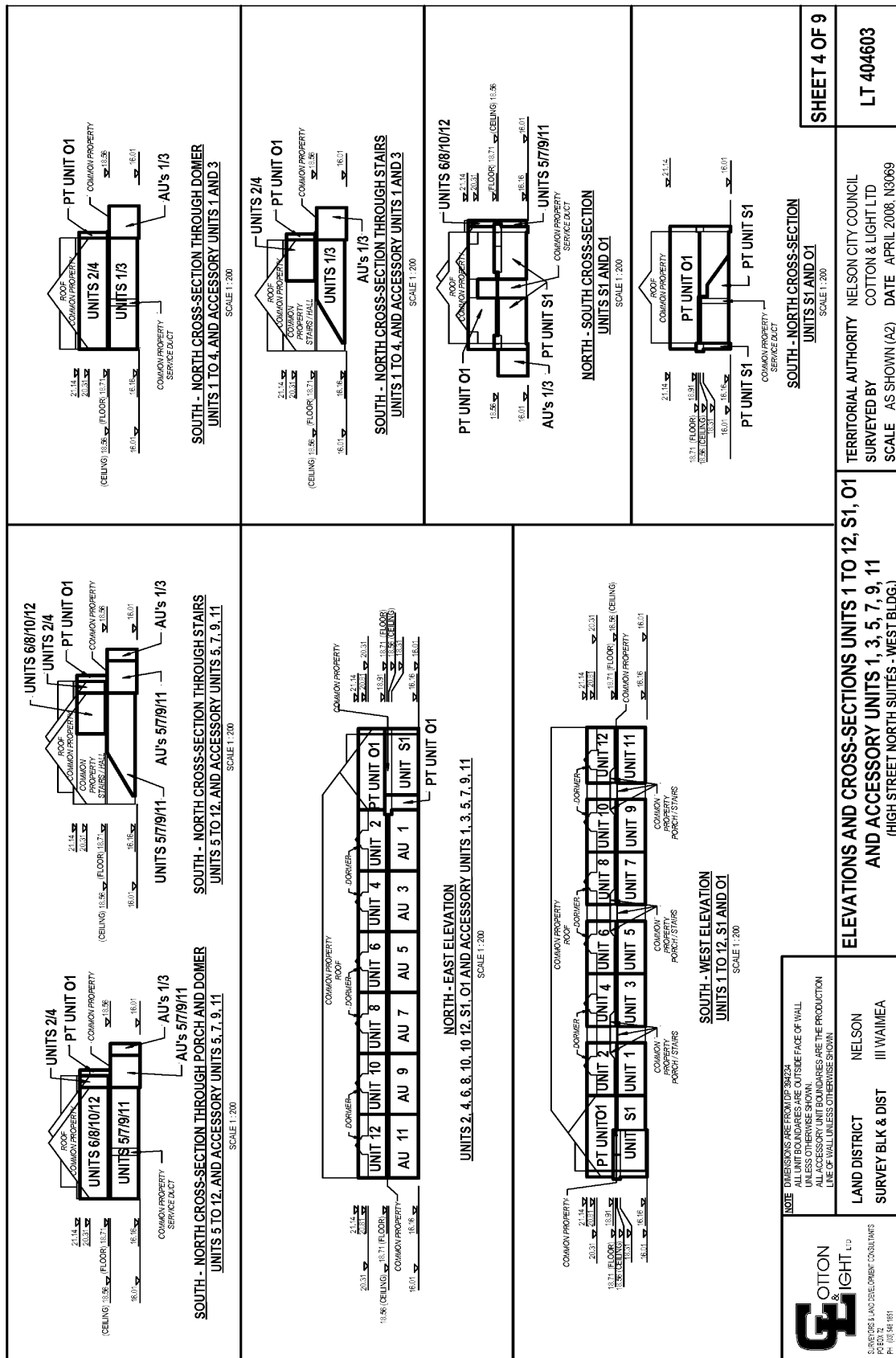
Digital Title Plan - DP 404603

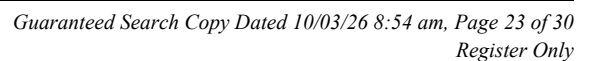
Created Parcels			
Parcels	Parcel Intent	Area	CT Reference
Unit 34 Deposited Plan 404603	Principal Unit		415904
Unit 35 Deposited Plan 404603	Principal Unit		415905
Unit 36 Deposited Plan 404603	Principal Unit		415906
Unit S2 Deposited Plan 404603	Principal Unit		415907
Unit O2 Deposited Plan 404603	Principal Unit		415908
Unit O3 Deposited Plan 404603	Principal Unit		415909
Total Area		0.0000 Ha	



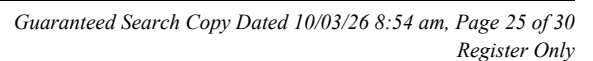


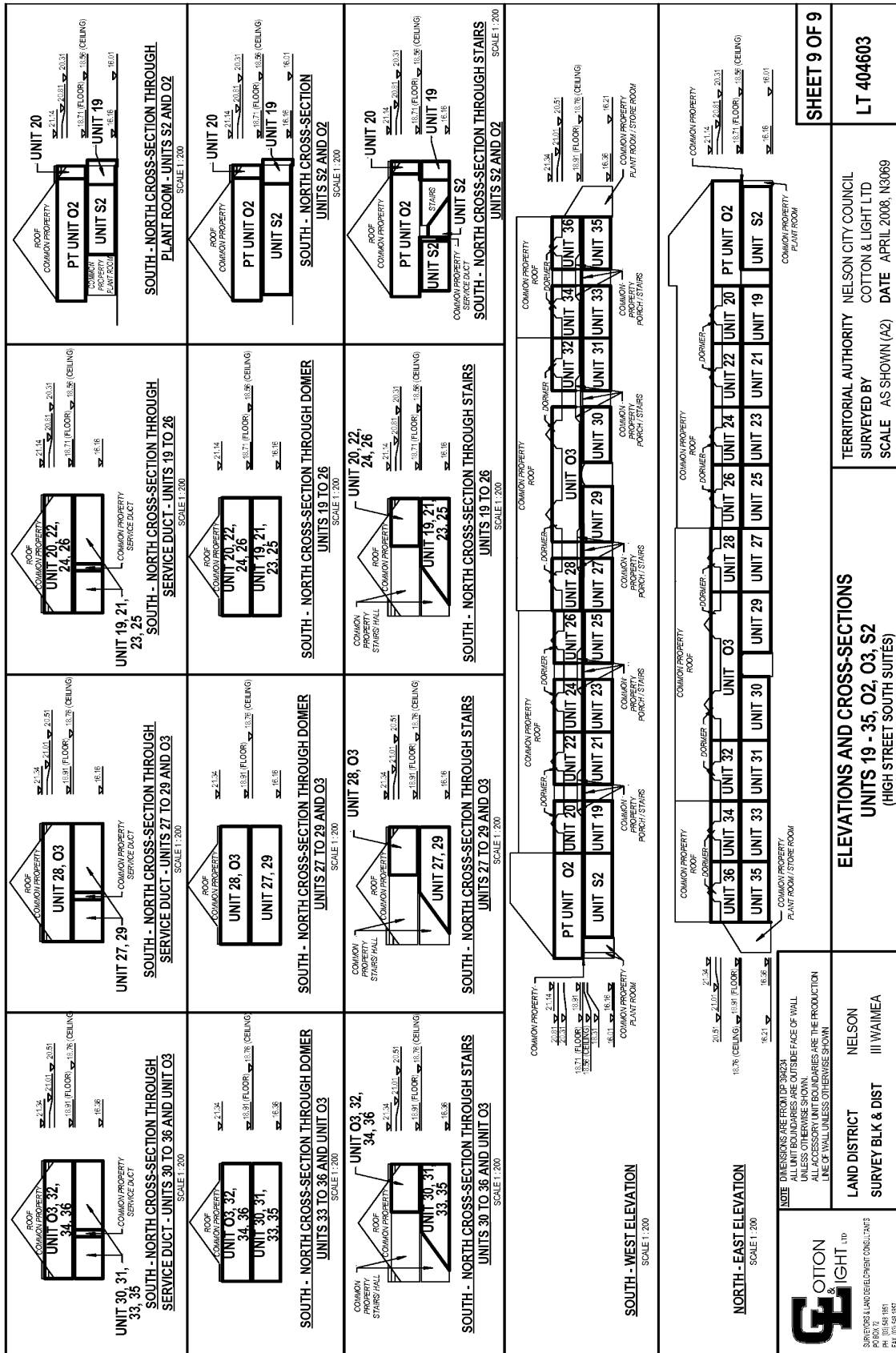






SOUTH - NORTH CROSS-SECTION THROUGH STAIRS UNITS 13 TO 16, AND ACCESSORY UNITS 13/15 SCALE 1:200	SOUTH - NORTH CROSS-SECTION THROUGH STAIRS UNITS 13 TO 16, AND ACCESSORY UNITS 13/15 SCALE 1:200	NORTH - EAST ELEVATION UNITS 14, 16, 18, AND ACCESSORY UNITS 13, 15, 17 SCALE 1:200
SOUTH - NORTH CROSS-SECTION THROUGH STAIRS UNITS 13 TO 16, AND ACCESSORY UNITS 13/15 SCALE 1:200	SOUTH - NORTH CROSS-SECTION THROUGH STAIRS UNITS 13 TO 16, AND ACCESSORY UNITS 13/15 SCALE 1:200	NORTH - EAST ELEVATION UNITS 14, 16, 18, AND ACCESSORY UNITS 13, 15, 17 SCALE 1:200





Schedule / Memorandum

Easements Schedule

Land Registration District

Nelson

Plan Number

LT 404603

Territorial Authority (the Council)

Nelson City Council

Schedule of existing Easements in Gross		
Purpose	Shown	Document
Right of way	A, F	EI6943817.3
Right of way foot access only	A, F, C, D	EI7835989.18
Right to drain water	E, F	EI5868630.5
	A, B, C, D	EI6943817.5
Right to drain sewage	A, F	EI6943817.5
Right to convey gas	A, D, E, F, C, D	EI6943817.7
Right to convey electricity, telecommunications and computer media	A, F	EI6943817.4

Schedule of existing Easements		
Purpose	Shown	Document
Right of way	A, F	EI6943817.2
Right of way foot access only	A, F	EI7835989.9

Schedule of appurtenant Easements	
Purpose	Document
Right of way and right to park	EI7835989.9



SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

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

Identifier 434206

Land Registration District Nelson

Date Issued 04 July 2008

Plan Number DP 404603

Subdivision of

Lot 4 Deposited Plan 394234

Prior References

376940

Unit Titles Issued

415869	415870	415871	415872
415873	415874	415875	415876
415877	415878	415879	415880
415881	415882	415883	415884
415885	415886	415887	415888
415889	415890	415891	415892
415893	415894	415895	415896
415897	415898	415899	415900
415901	415902	415903	415904
415905	415906	415907	415908
415909	432273		

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.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Subject to a right (in gross) to drain water over parts marked E and F on DP 404603 in favour of the Nelson City Council created by Easement Instrument 5868630.5 - 20.1.2004 at 9:00 am

The easements created by Easement Instrument 5868630.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over parts marked A and F on DP 404603 created by Easement Instrument 6943817.2 - 12.7.2006 at 9:00 am

The easements created by Easement Instrument 6943817.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way (in gross) over parts marked A and F on DP 404603 in favour of Monaco Village Management Limited created by Easement Instrument 6943817.3 - 12.7.2006 at 9:00 am

Subject to a right (in gross) to convey electricity, telecommunications and computer media over parts marked A and F on DP 404603 in favour of Network Tasman Limited created by Easement Instrument 6943817.4 - 12.7.2006 at 9:00 am

The easements created by Easement Instrument 6943817.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage over parts marked A and F and a right (in gross) to drain water over parts marked A, B, C and D all on DP 404603 in favour of the Nelson City Council created by Easement Instrument 6943817.5 - 12.7.2006 at 9:00 am

The easements created by Easement Instrument 6943817.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey gas over parts marked A, D, E, F, C and D on DP 404603 in favour of Petro Tec Developments Limited created by Easement Instrument 6943817.7 - 12.7.2006 at 9:00 am

The easement created by Easement Instrument 6943817.7 is subject to Section 243 (a) Resource Management Act 1991
6943817.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.7.2006 at 9:00 am

Fencing Covenant in Transfer 7063947.1 - 10.10.2006 at 9:00 am

7835989.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.6.2008 at 9:00 am

Subject to a right of way foot access only over parts marked A and F on DP 404603 created by Easement Instrument 7835989.9 - 4.6.2008 at 9:00 am

Appurtenant hereto is a right of way, and a right to park created by Easement Instrument 7835989.9 - 4.6.2008 at 9:00 am

Subject to a right (in gross) of way foot access only over parts marked A, F, C and D on DP 404603 in favour of Monaco Management Limited created by Easement Instrument 7835989.18 - 4.6.2008 at 9:00 am

The easements created by Easement Instrument 7835989.18 are subject to Section 243 (a) Resource Management Act 1991

7867536.2 Lease of Common Property on DP 404603 Term 10 years commencing on 1st August 2008 (Right of Renewal) CT 432273 issued. - 4.7.2008 at 9:00 am

7883854.1 Change of rules of the Body Corporate - 22.7.2008 at 9:00 am

8052902.1 Change of rules of the Body Corporate - 27.1.2009 at 1:32 pm

10115457.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 7.7.2015 at 7:00 am

11155232.1 Variation of Lease 7867536.2 and extension of term to 1 August 2028 - 27.7.2018 at 10:20 am

11299750.6 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 4.12.2018 at 11:34 am

11332730.2 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 18.1.2019 at 2:48 pm

11616436.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 21.11.2019 at 2:48 pm

11822265.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 6.8.2020 at 7:00 am

Appurtenant hereto is a right of way and a right to park created by Easement Instrument 12121953.1 - 13.9.2021 at 2:37 pm

12121953.5 Variation of Lease 7867536.2 - 13.9.2021 at 2:37 pm

12353868.3 Variation of Consent Notice 7835989.8 pursuant to Section 221(5) Resource Management Act 1991 - 8.9.2023 at 2:35 pm