



**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 **SA51D/124**
Land Registration District **South Auckland**
Date Issued 12 January 1993

Prior References

SA31D/891 SA31D/892

Estate Fee Simple - 1/9 share
Area 1072 square metres more or less
Legal Description Lot 11 Deposited Plan 15373

Registered Owners

Ryan Michael Spearman as to a 1/2 share
Melissa Anne Spearman as to a 1/2 share

Estate	Leasehold	Instrument	L B120823.11
		Term	999 years commencing on 1.10.1992
Legal Description	Flat 7 Deposited Plan South Auckland 60543		

Registered Owners

Ryan Michael Spearman as to a 1/2 share
Melissa Anne Spearman as to a 1/2 share

Interests

Subject to Section 15 Rotorua Town Lands Act 1920 (Affects Fee Simple)

B120823.5 Lease of Flat 1 DP South Auckland 60543 Term 999 years commencing on 1.10.1992 Composite CT
SA51D/118 issued - 12.1.1993 at 9.03 am (Affects Fee Simple)

B120823.6 Lease of Flat 2 DP South Auckland 60543 Term 999 years commencing on 1.10.1992 Composite CT
SA51D/119 issued - 12.1.1993 at 9.03 am (Affects Fee Simple)

B120823.7 Lease of Flat 3 DP South Auckland 60543 Term 999 years commencing on 1.10.1992 Composite CT
SA51D/120 issued - 12.1.1993 at 9.03 am (Affects Fee Simple)

B120823.8 Lease of Flat 4 DP South Auckland 60543 Term 999 years commencing on 1.10.1992 Composite CT
SA51D/121 issued - 12.1.1993 at 9.03 am (Affects Fee Simple)

B120823.9 Lease of Flat 5 DP South Auckland 60543 Term 999 years commencing on 1.10.1992 Composite CT
SA51D/122 issued - 12.1.1993 at 9.03 am (Affects Fee Simple)

B120823.10 Lease of Flat 6 DP South Auckland 60543 Term 999 years commencing on 1.10.1992 Composite CT
SA51D/123 issued - 12.1.1993 at 9.03 am (Affects Fee Simple)

B120823.11 Lease of Flat 7 DP South Auckland 60543 Term 999 years commencing on 1.10.1992 Composite CT
SA51D/124 issued - 12.1.1993 at 9.03 am

B120823.12 Lease of Flat 8 DP South Auckland 60543 Term 999 years commencing on 1.10.1992 Composite CT
SA51D/125 issued - 12.1.1993 at 9.03 am (Affects Fee Simple)

B120823.13 Lease of Flat 9 DP South Auckland 60543 Term 999 years commencing on 1.10.1992 Composite CT

SA51D/126 issued - 12.1.1993 at 9.03 am (Affects Fee Simple)

B464938.3 Variation of Lease B120823.5 - 12.2.1998 at 10.37 am

B464938.4 Variation of Lease B120823.6 - 12.2.1998 at 10.37 am

B464938.5 Variation of Lease B120823.7 - 12.2.1998 at 10.37 am

B464938.6 Variation of Lease B120823.8 - 12.2.1998 at 10.37 am

B464938.7 Variation of Lease B120823.9 - 12.2.1998 at 10.37 am

B464938.8 Variation of Lease B120823.10 - 12.2.1998 at 10.37 am

B464938.9 Variation of Lease B120823.11 - 12.2.1998 at 10.37 am

B464938.10 Variation of Lease B120823.12 - 12.2.1998 at 10.37 am

B464938.11 Variation of Lease B120823.13 - 12.2.1998 at 10.37 am

13090091.3 Mortgage to Basecorp Finance Limited - 31.10.2024 at 3:02 pm

13473868.1 Variation of Mortgage 13090091.3 - 10.12.2025 at 12:20 pm

GROUND FLOOR PLAN

MALFROY ROAD (2012 width)
Public Road Crown Grant

FLATS ON LOT 11 DPI5373

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. 1 TARANAKI
NZMS 261 SH1 LUG RECORD MAP No 50 08 (ROTORUA)

FLAT NO. 1 **FLAT NO. 2** **FLAT NO. 3** **FLAT NO. 4** **FLAT NO. 5** **FLAT NO. 6**

FLAT NO. 7 **FLAT NO. 8** **FLAT NO. 9**

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATIONS

PLAN OF FIRST FLOOR

APPROVALS

Registered Owner: K. L. Simmons

Authorised Officer: [Signature]

I hereby certify that the buildings shown hereon are erected in accordance with the boundaries of Lot 11 of DP 5373.

Registered Surveyor: [Signature] 21/6/91

Total Area: 1072 m²

Comprised in: ST 30/801 (AN) 1/2 share
ST 30/802 (AN) 1/2 share

1. Peter Joughin, Hawley
Registered Surveyor and holder of an annual practicing certificate for Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey comply with the provisions of the Survey Act 1980 and the Regulations 1975 in any regulations made pursuant to the Survey Act 1980.

Dated: 21/6/91 at Rotorua

Field Book: [Blank]
Reference Plan: [Blank]
Examined: [Blank]
Approved for Leasing Purposes only: [Blank]

Deposited: 15th day of August 1991
By: [Signature] Assistant Registrar

Scale: 1:250 Date: JUNE 1991

DP S60543