



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



**Guaranteed Search Copy issued under Section 172A
of the Land Transfer Act 1952**

R. W. Muir
Registrar-General
of Land

Identifier NA65D/503
Land Registration District North Auckland
Date Issued 14 April 1987

Prior References
NA640/37

Estate Fee Simple - 1/2 share
Area 857 square metres more or less
Legal Description Lot 3 Deposited Plan 17984

Proprietors
Earle Houwawe Paapu, Raewyn Paapu and Neil Edward Wells

Estate	Leasehold	Instrument	L B652953.1
		Term	999 years commencing on the 14.1.1986

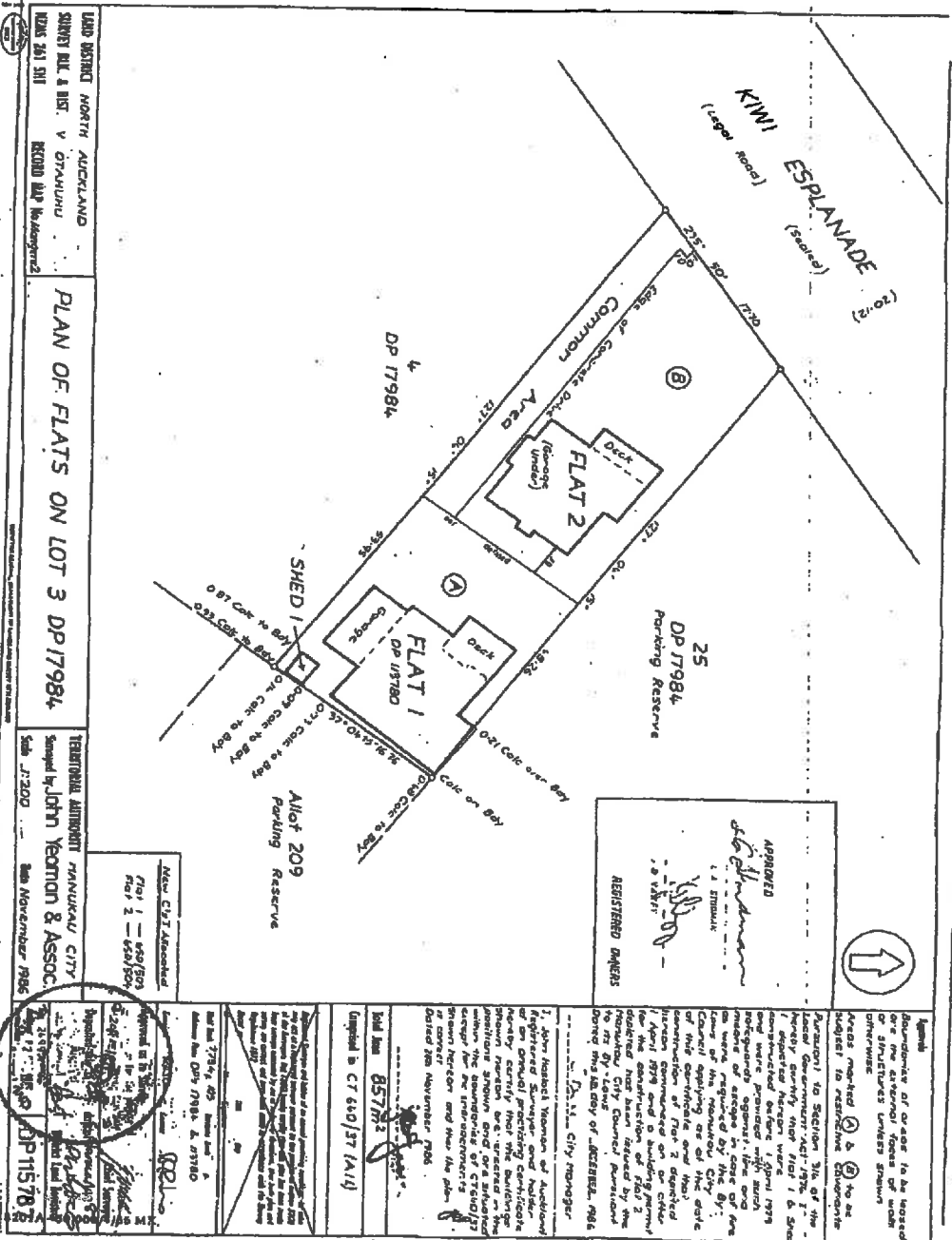
Legal Description Flat 1 Deposited Plan 115787 and Shed 1
Deposited Plan 115787

Proprietors
Earle Houwawe Paapu, Raewyn Paapu and Neil Edward Wells

Interests

Land Covenant in Lease B652953.1 - 14.4.1987 (Affects Fee Simple)
B652953.1 Lease of Flat 1 and Shed 1 DP 115787 Term 999 years commencing on the 14.1.1986 Composite CT
NA65D/503 issued - 14.4.1987 (Affects Fee Simple)
B652953.2 Lease of Flat 2 Composite CT NA65D/504 issued - 14.4.1987 (Affects Fee Simple)
Land Covenant in Lease B652953.2 - 14.4.1987 (Affects Fee Simple)
Appurtenant hereto is a right of way encroachment and drainage rights created by Transfer B734209.1
8731314.3 Mortgage to Westpac New Zealand Limited - 1.4.2011 at 2:16 pm

CERTIFICATE OF TITLE No.



LAND DISTRICT NORTH AUCKLAND
 SIMONS BLDG & BKT. V O'RYAN/WHU
 RECORD MAP No. 104/1984

PLAN OF FLATS ON LOT 3 DP 17984

TERRITORIAL AUTHORITY MANUKAU CITY
 Signed by John Yeoman & ASSOC.
 Sub. J1202 20th November 1986

New CIVT Attached
 Plan 1 - 450/503
 Plan 2 - 650/503

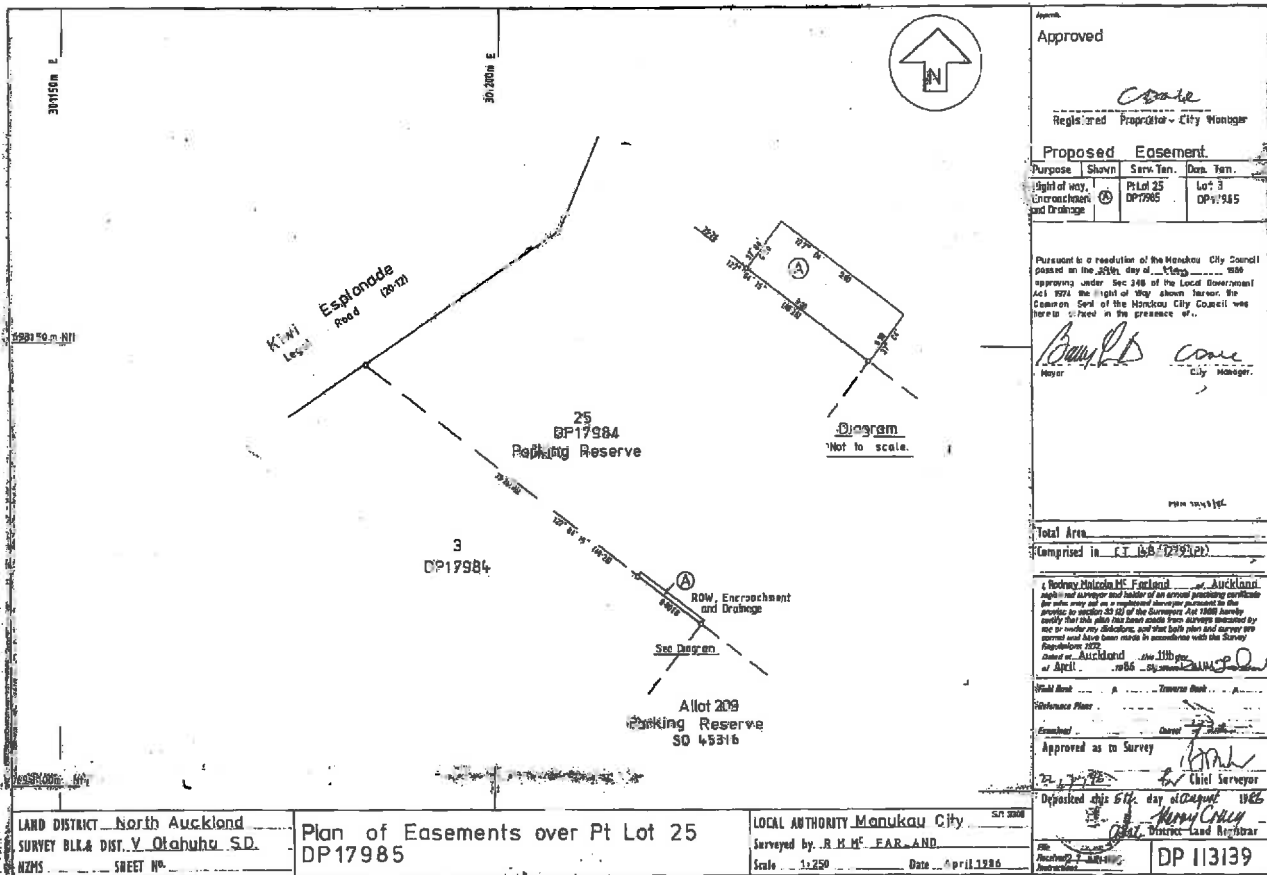
APPROVED
 REGISTERED BANKER
 [Signature]



1. John Yeoman & Associates, Registered Surveyors and Builders, hereby certify that the plan shown herein is a true and correct copy of the original plan as shown and as situated on the ground. The boundaries of the lots shown hereon are shown as they exist or correct as shown hereon and that the plan is a true and correct copy of the original plan as shown and as situated on the ground. Dated 20th November 1986.

John Yeoman & Associates
 Registered Surveyors and Builders
 101/102, The Arcade, Auckland

Stamp: DP 115767



Approved

C. Carr
 Registered Proprietor - City Manager

Proposed Easement

Purpose	Shown	Serv. Ten.	Dom. Ten.
Right of way, Encroachment and Drainage	(A)	Pt Lot 25 DP17984	Lot 3 DP17985

Pursuant to a resolution of the Manukau City Council passed on the 25th day of April 1986 approving under Sec 248 of the Local Government Act 1974 the right of way shown hereon, the Common Seal of the Manukau City Council was herein placed in the presence of:

C. Carr Mayor
C. Carr City Manager

Total Area
 Comprised in C.T. 657279320

Rodney Malcolm McFarland of Auckland
 Licensed Surveyor and holder of an official measuring certificate
 do hereby certify that this plan has been made from surveys conducted by me or under my direction, and that both plan and survey are correct and have been made in accordance with the Survey Regulations 1975
 dated at Auckland the 11th day of April 1986 by *Rodney Malcolm McFarland*

Witnessed this 5th day of August 1986
John Victor Lead Chief Surveyor
John Victor Lead District Surveyor

Approved as to Survey
 Date *11/11/86*

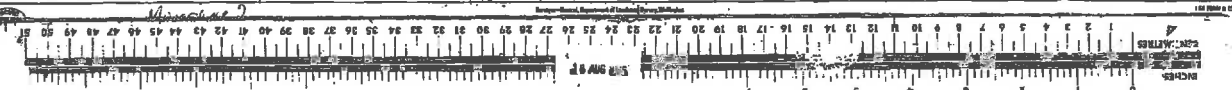
Scale 1:250 Date April 1986

DP 113139

LAND DISTRICT North Auckland
 SURVEY B.L.K. DIST. V. Otahuhu S.D.
 NZMS SWEET No.

Plan of Easements over Pt Lot 25
 DP17985

LOCAL AUTHORITY Manukau City
 Surveyed by R.M.C. FARLAND
 Scale 1:250 Date April 1986



Approved by the Registrar-General of Land, Wellington, No. 367635.80
Approved by the District Land Registrar, North Auckland, No. 4363/80

10 —
TE
856843/02

Under the Land Transfer Act 1952

222187 006074 DTY 0: \$10.00

NEW ZEALAND STAMP DUTY AKS

Memorandum of Transfer

35 + A

Plus add. costs &
DIRECT?

WHEREAS (1)

THE MANUKAU CITY COUNCIL (hereinafter called "the Council") is

being registered as proprietor

of an estate in fee simple subject to the Reserves Act 1977 and

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in all that piece of land situated in the Land District of North Auckland containing 2163 m²

more or less being Allotments 209 and 212 and part Allotment 17 Suburbs of Mangere and part more particularly shown as Lot 25 on Deposited Plan 17984 and also being all the land comprised and described in Certificate of Title No 14B/1229 (Auckland Registry) (hereinafter called "the Reserve").

(2) LEONARD ALFRED STUDMAN of Auckland, clerk (hereinafter called "the Grantee") is registered as proprietor First of an estate in fee simple as to an undivided one half share in all that parcel of land in the North Auckland Land Registration District containing 857 m² more or less being Lot 3 on Deposited Plan 17984 (Town of Mangere) and Secondly an estate of leasehold under and by virtue of lease 8652953-1 in Flat 1-542 on Deposited Plan 115787 erected on the aforesaid land and also being all that land comprised and described in Certificate of Title No 653/503 (Auckland Registry) Subject as to the fee simple estate to leases 8652953-1 & 8652953-2 (hereinafter called 'the flat')

(3) The flat immediately adjoins the Reserve.

(4) The flat encroaches as to portion upon the Reserve.

(5) The Council has agreed to authorise the encroachment in the manner and subject to the conditions and terms following pursuant to Section 48 (1) (e) of the Reserves Act 1977.

NOW THEREFORE

SCHEDULE

THE Grantee agrees and covenants with the Council as follows:-

1. THAT the encroaching eaves, gutters, spouting and drains shall at all times be maintained by the Grantee at his own costs to the satisfaction of the Council.
2. THAT in the event of the physical encroachment terminating the rights hereby granted and the easement hereby created shall terminate contemporaneously and re-encroachment shall not be made.
3. THAT the Grantee at his own cost shall erect, construct or build and thereafter maintain a fence to a design and of materials to the satisfaction of the Council on the boundary of the area shown marked "A" on Deposited Plan 113139 with the balance of the Reserve.

In Consideration of the premises the Council

(the receipt of which sum is hereby acknowledged)

Does hereby Transfer ~~AND GRANT~~ AND GRANT to the Grantee to be appurtenant to the flat for a term of Two Hundred (200) years from the date hereof (subject as provided in the Schedule hereto) the right to encroach the eaves gutters spouting and drains of the dwelling together with and incidental thereto a right of way and the right to drain water as set out in paragraphs (1) and (3) of the Seventh Schedule ~~of the Land Transfer Act 1952~~ of the Land Transfer Act 1952 onto over and through that portion of the Reserve shown marked "A" on Deposited Plan 113139 ~~and land above described~~ SUBJECT TO: the special terms conditions and covenants of the Grantee as set out in the Schedule hereto.

In witness whereof these presents have been executed this 23rd day of March 1987

Signed by the above named
LEONARD ALFRED STUDMAN

in the presence of:-

Raymond Schuster
L.A. Studman
Auckland

THE COMMON SEAL of
THE MANUKAU CITY COUNCIL
was hereunto affixed
in the presence of:-

Raymond Schuster
MAYOR

C. Dale
CITY MANAGER



MIN NOS 3351/85
3528/85

No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act.

[Handwritten signature]

Solicitor for the Transferee.

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE THE PROVISIONS OF PART IIA OF THE LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT 1952.

Transferor

SOLICITOR FOR THE TRANSFEEE

Transferee

I hereby certify that the provisions of Section 230 of the Local Government Act 1974 have been complied with in respect of this transaction.

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

C Dale

C J B Dale
City Manager

Assistant / District Land Registrar

of the District of

GERALD EDWARD ROWAN Public Servant of Auckland, a Commissioner under the Reserves Act 1977 acting for and on behalf of the Minister of Conservation under Section 48 of the said Act HEREBY CONSENTS to the within transfer.

Executed by the said Commissioner for and on behalf of the Minister of Conservation under Section 117 Reserves Act 1977 in the presence of:

[Handwritten signature]
GERALD EDWARD ROWAN

J Ansley
Solicitor
Auckland

[Circular Stamp]
BROOKFIELD PRENDERGAST & CO.
SOLICITORS
AUCKLAND
Solicitors for the Transferee
AUCKLAND DISTRICT LAW SOCIETY

12.03 28 SEP 87 B 734209
PARTICULARS ENTERED IN
LAND REGISTER

650/503
148/1825

