RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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R.W. Muir
Registrar-General
of Land

Identifier	**262012**
Land Registration District	**South Auckland**
Date Issued	28 March 2006

Prior References

SA61B/72 SA62B/986

Estate	Fee Simple
Area	354 square metres more or less
Legal Description	Lot 8 Deposited Plan 4011 and Lot 3 Deposited Plan 364495

Registered Owners

S & K Rowe Limited

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 364495)

Subject to a right (in gross) to drain sewage over part marked A on DP 364495 in favour of Waipa District Council created by Easement Instrument 6804559.5 - 28.3.2006 at 9:00 am

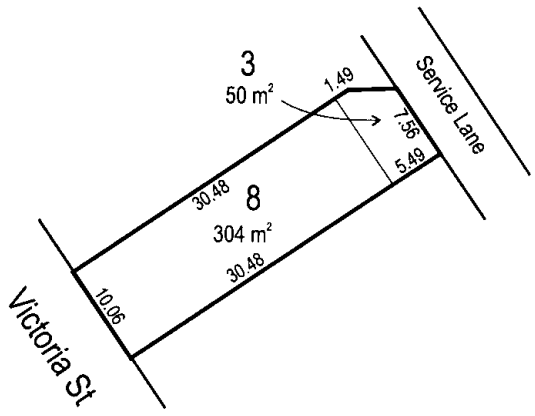
The easements created by Easement Instrument 6804559.5 are subject to Section 243 (a) Resource Management Act 1991

13274179.4 Mortgage to B J B Enterprises Limited - 17.4.2025 at 4:38 pm

Title Diagram 262012

Cpy – 01/01, Pgs – 001, 06/05/06, 08:38

DocID: 511487710



Total Area : 354 m²

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or *profit à prendre*, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

Registrar-General of Land Approval 02/6055EF A.D.L.S.

EI 6804559.5 Easement I
Cpy-01/01, Pgs-005, 27/03/06, 15:44
DocID: 611454982

Land registration district

SOUTH AUCKLAND

Grantor *Surname(s) must be underlined or in CAPITALS.*

32 VICTORIA STREET LIMITED and BKC PROPERTIES LIMITED

Grantee *Surname(s) must be underlined or in CAPITALS.*

WAIPA DISTRICT COUNCIL

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 20th day of February 2006

Attestation

Director C.C. Boyd Director **Signature [common seal] of Grantor**	**Signed in my presence by the Grantor** 32 VICTORIA STREET LIMITED *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** **Address**
WAIPA DISTRICT COUNCIL The Common Seal Of **Signature [common seal] of Grantee**	**Signed in my presence by the Grantee** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** JUZANNE O'ROURKE **Occupation** SENIOR PLANNER **Address** PRIVATE BAG 2402 TE AWAMUTU

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement	Dated **20 February 2006**	Page **1** of **1** pages

(Continue in additional Annexure Schedule, if required.)

SIGNED for and on behalf of)
BKC PROPERTIES LIMITED)
by two directors – GRANTOR)

.....

.....

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/6055

Annexure Schedule 1

Registrar-General of Land Approval 02/6055EF A.D.L.S.

Easement instrument Dated 20.02.06 Page 1 of 3 pages

Schedule A *(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT *or* in gross)
Right to drain sewage	A DP 364495	Lot 3 DP 364495 CT 262012	In gross
	B DP 364495	Lot 2 DP 364495 CT 262011	
	C DP 364495	Lot 1 DP 364495 CT 262010	

Easements or *profits à prendre* rights and powers (including terms, covenants, and conditions)

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[varied]** ~~**[negatived]**~~ ~~**[added to]**~~ or ~~**[substituted]**~~ by:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952].~~

[the provisions set out in Annexure Schedule 2].

Covenant provisions
Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement	Dated	20.02.06	Page	2	of	3	Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Grant of Easement to be created:

Background:

The easements are granted as a condition of subdivision pursuant to Section 220(1)(f) Resource Management Act 1991.

The Parties Further Agree:

1. Any terms used in this easement that are defined in the Land Transfer Regulations 2002 shall take those meanings.

2. Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations and the modifications in this Easement Instrument, the modifications must prevail.

3. Reference in clause 4(l) of the Fourth Schedule of the above regulations to the Dominant Land shall be deleted for the purpose of this Easement Instrument.

4. The Grantee shall have the right to dig up to any depth the soil of the portions of the Servient land and to lay down and construct pipes of such size and material as the Grantee thinks fit for the purpose of this easement.

5. The Grantor covenants with the Grantee not to place any buildings, erect fences or other permanent structures on the Stipulated Course without the prior consent of the Grantee and the Grantor will not at any time commit or suffer any acts whereby the rights, powers, licences and liberties hereby granted to the Grantee may be interfered with or affected.

6. The maintenance provisions in the Fourth Schedule to the Land Transfer Regulations 2002 are modified by adding the following:

   Any maintenance, repair or replacement of the easement facilities whether on Servient tenement or similar facilities of the Grantee connected to the easement(s) that is necessary because of any act or omission by the Grantor (which includes agents, employees, contractors, subcontractors and invitees of that Grantor) must be carried out promptly by that owner and at that owner's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that owner responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule).

7. The Grantee may drain sewage in any quantities.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

8. The Grantee's rights to the easement facility or facilities under this easement are exclusive.

9. Nothing contained or implied by this easement shall be deemed to compel the Grantee to drain sewage along the Stipulated Course.

10. Any rights or immunities from liabilities, powers and remedies which the Grantee may have or be entitled to by virtue of statute or at common law shall not be affected by the easement and the Grantee may exercise any such other powers vested in it at common law or by statute independently of these grants of easements.

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Identifier	**SA15D/159**
Land Registration District	**South Auckland**
Date Issued	19 June 1973

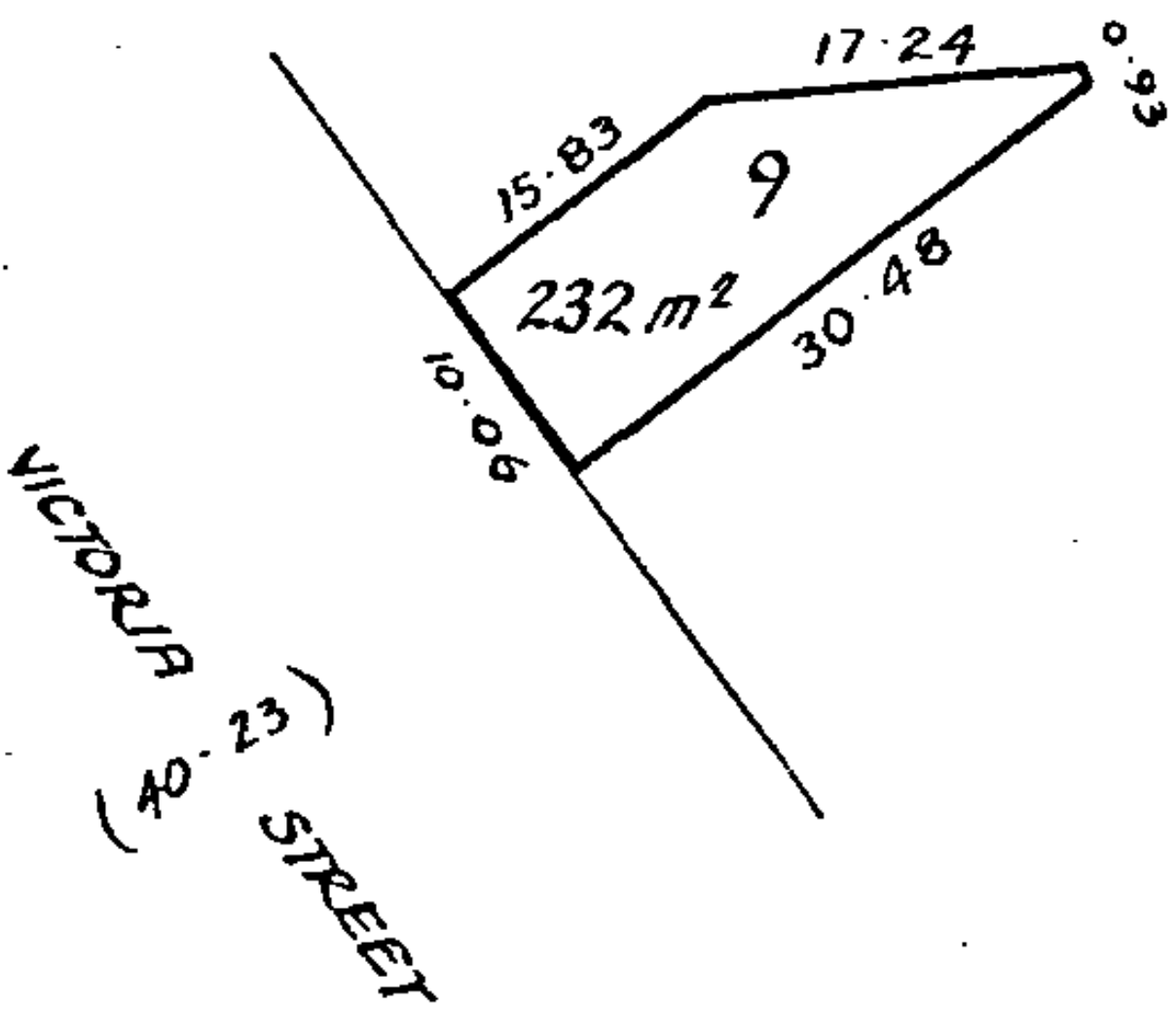
Prior References
SA976/263

Estate	Fee Simple
Area	232 square metres more or less
Legal Description	Lot 9 Deposited Plan 4011
Registered Owners	

Edmund Ronald Geck, Wilhelmina Albertina Hendrika Geck and Lewislegal Trustees 2015 Limited

Interests

Cambridge Borough



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R.W. Muir
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Identifier **SA19D/1133**

Land Registration District **South Auckland**

Date Issued 16 February 1976

Prior References

SA11A/313 SA5A/121

Estate Fee Simple

Area 844 square metres more or less

Legal Description Lot 1 and Lot 4 Deposited Plan South Auckland 13401

Registered Owners

Edmund Ronald Geck, Wilhelmina Albertina Hendrika Geck and Lewislegal Trustees 2015 Limited

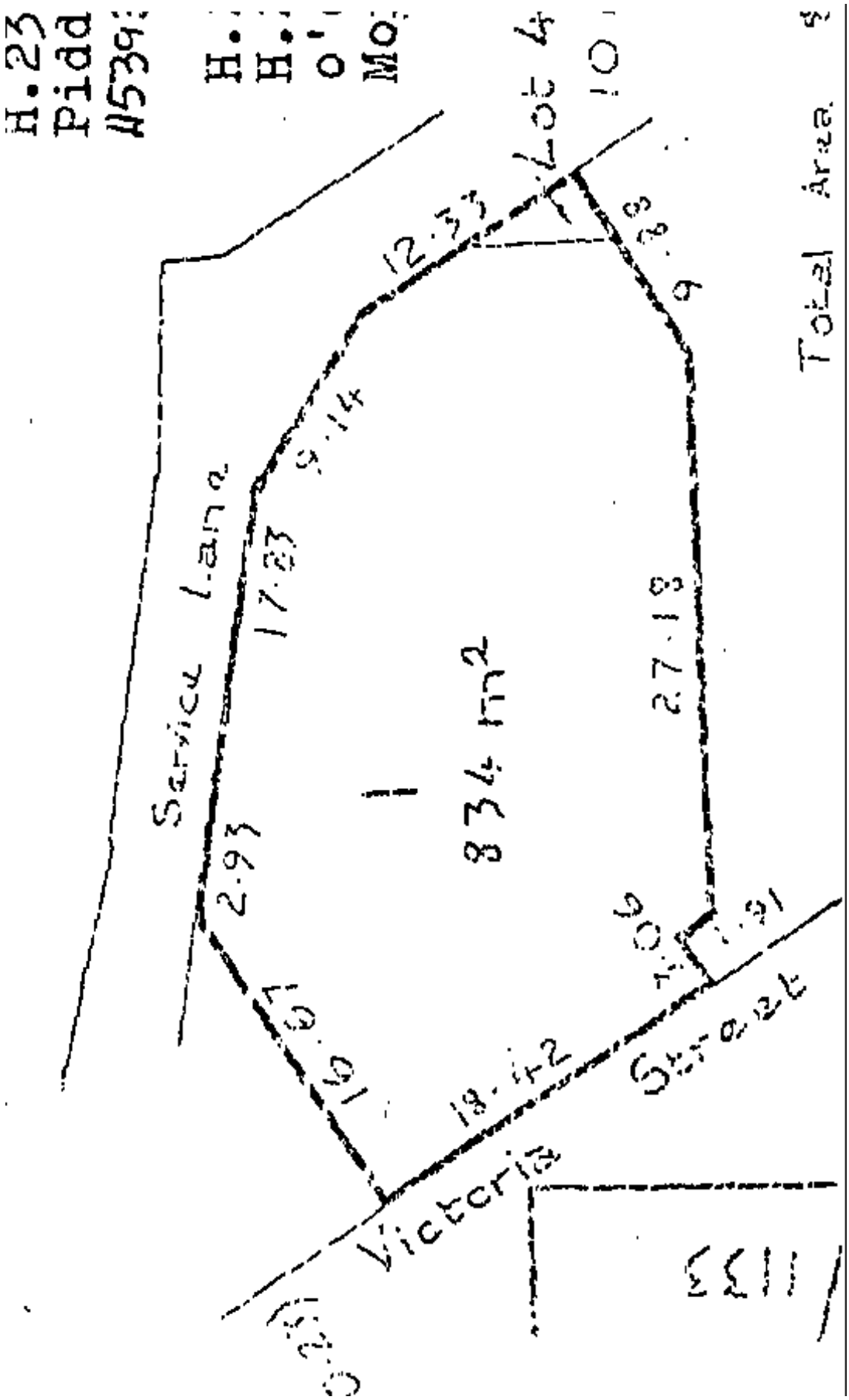
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Interests

Appurtenant hereto are party wall rights created by Transfer 218425

Appurtenant hereto are party wall rights created by Transfer S11932

Appurtenant hereto are party wall rights created by Transfer S109915


H.23
Pidd
Total Area
Service Lane
2.93
17.23
9.14
12.33
9.08
27.18
834 m2
Victoria
Street

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R.W. Muir
Registrar-General
of Land

Identifier	**SA19D/1134**
Land Registration District	**South Auckland**
Date Issued	16 February 1976

Prior References
SA11A/313

Estate	Fee Simple
Area	75 square metres more or less
Legal Description	Lot 2 Deposited Plan South Auckland 13401

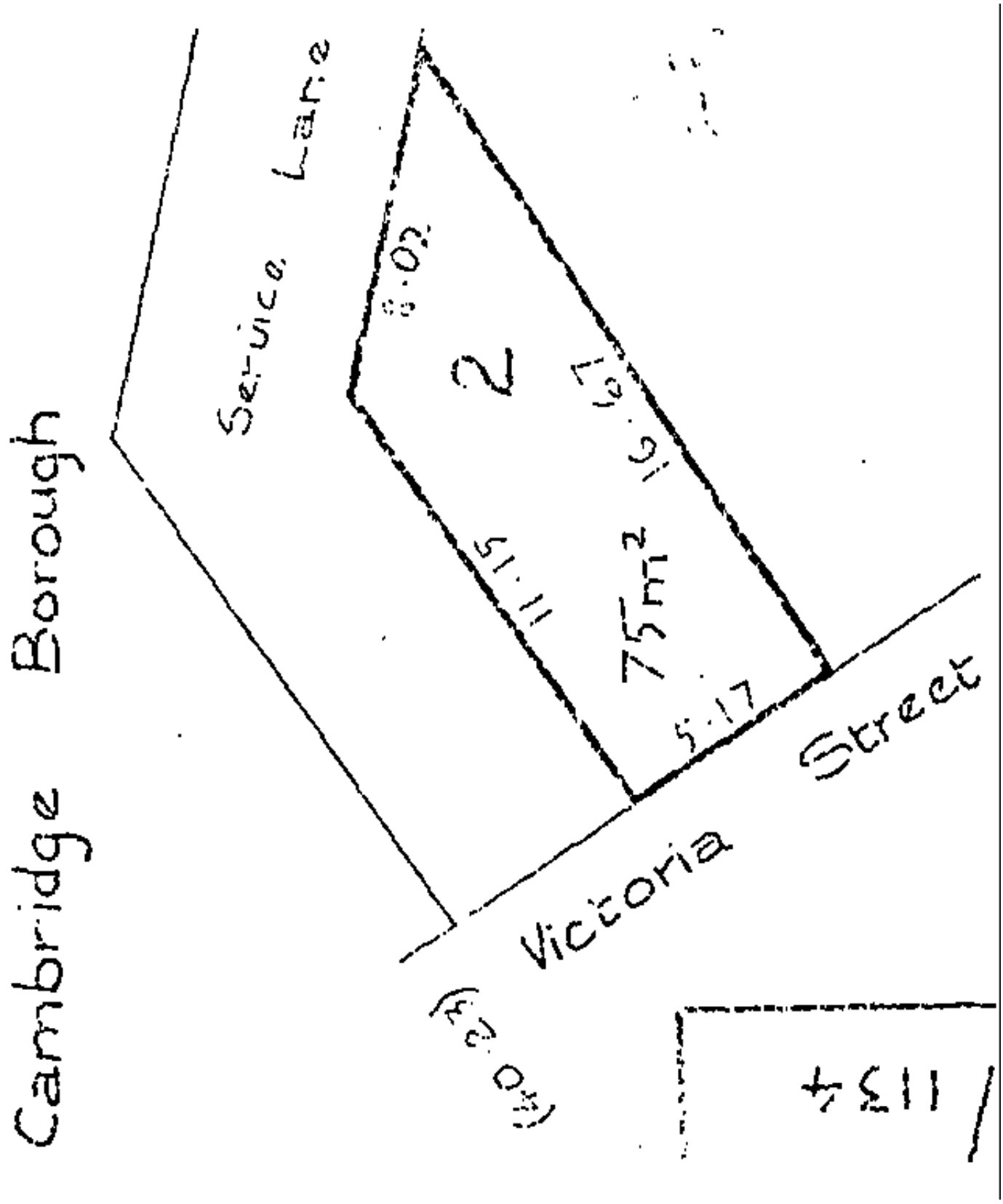
Registered Owners
Edmund Ronald Geck, Wilhelmina Albertina Hendrika Geck and Lewislegal Trustees 2015 Limited

Interests

Appurtenant hereto are party wall rights created by Transfer 218425

Appurtenant hereto are party wall rights created by Transfer S11932

Appurtenant hereto are party wall rights created by Transfer S109915


Service Lane
2
8.02
51.11
75m²
5.17
Victoria Street
Cambridge Borough
113½

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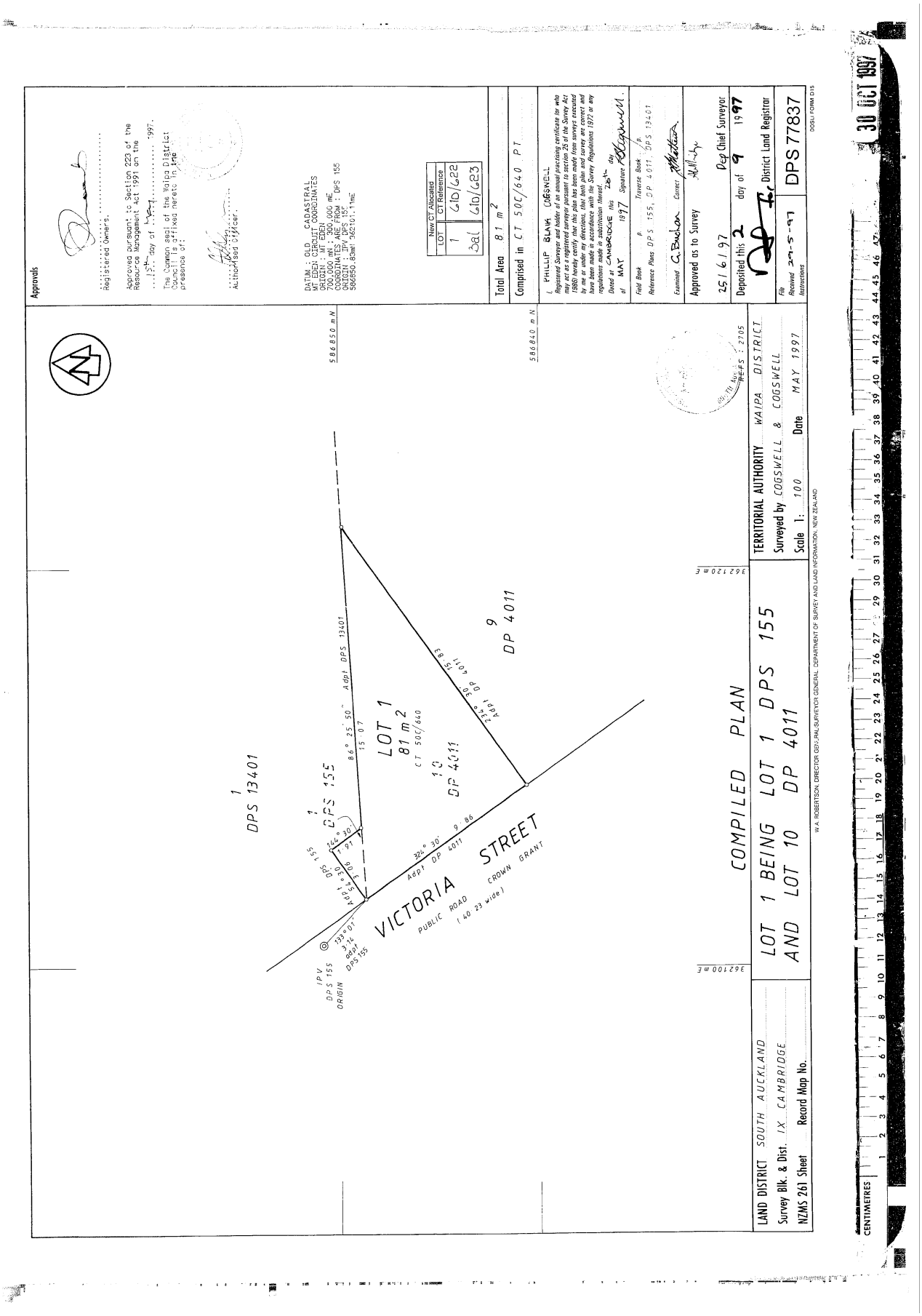
Identifier	**SA61D/622**
Land Registration District	**South Auckland**
Date Issued	02 September 1997

Prior References
SA50C/640

Estate	Fee Simple
Area	81 square metres more or less
Legal Description	Lot 1 Deposited Plan South Auckland 77837

Registered Owners
Edmund Ronald Geck, Wilhelmina Albertina Hendrika Geck and Lewislegal Trustees 2015 Limited

Interests


Approvals
Registered Owners
Approved pursuant to Section 223 of the Resource Management Act 1991 on the
day of 199
The Common seal of the Waipa District Council is affixed hereto in the presence of:
Authorised Officer
DATUM : OLD CADASTRAL
PROJECTION : MT EDEN CIRCUIT COORDINATES
ORIGIN : MT EDEN 2,000,000 mE
COORDINATES ARE FROM : DPS 155
ORIGIN : IPV DPS 155
5866850.83mN 362101.71mE
New CT Allocated
LOT | CT Reference
1 | 61D/622
Bal | 61D/623
Total Area 81 m2
Comprised in CT 50C/640 PT
I, PHILLIP BLAIR COGSWELL
Registered Surveyor and holder of an annual practising certificate for 1997 do hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at CAMBRIDGE this 28th day of MAY 1997 Signature
Field Book p. Traverse Book p.
Reference Plans DPS 155, DP 4011, DPS 13401
Examined C. Buclon Correct
Approved as to Survey
25/6/97
Deposited this 2 day of 9 1997
Dep Chief Surveyor
File
Received 29-5-97
Instructions
District Land Registrar
DPS 77837
DOSLI FORM D15
COMPILED PLAN
LOT 1 BEING LOT 1 DPS 155
AND LOT 10 DP 4011
LAND DISTRICT SOUTH AUCKLAND
Survey Blk. & Dist. IX CAMBRIDGE
NZMS 261 Sheet Record Map No.
TERRITORIAL AUTHORITY WAIPA DISTRICT
Surveyed by COGSWELL & COGSWELL
Scale 1: 100 Date MAY 1997
W.A. ROBERTSON, DIRECTOR GEOSPATIAL SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
30 OCT 1997
CENTIMETRES
LOT 1
81 m2
CT 50C/640
DP 4011
DPS 13401
DPS 155
VICTORIA STREET
PUBLIC ROAD
(40.23 wide)
CROWN GRANT
Adpt DPS 13401
Adpt DP 4011
IPV DPS 155 ORIGIN
5866850 mN
5866840 mN
362120 mE
362100 mE
84° 25' 50"
15.07
144° 30'
7.91
324° 30'
9.86
138° 01'
15.83
Adpt DP 4011
Adpt DPS 155
Adpt DPS 155

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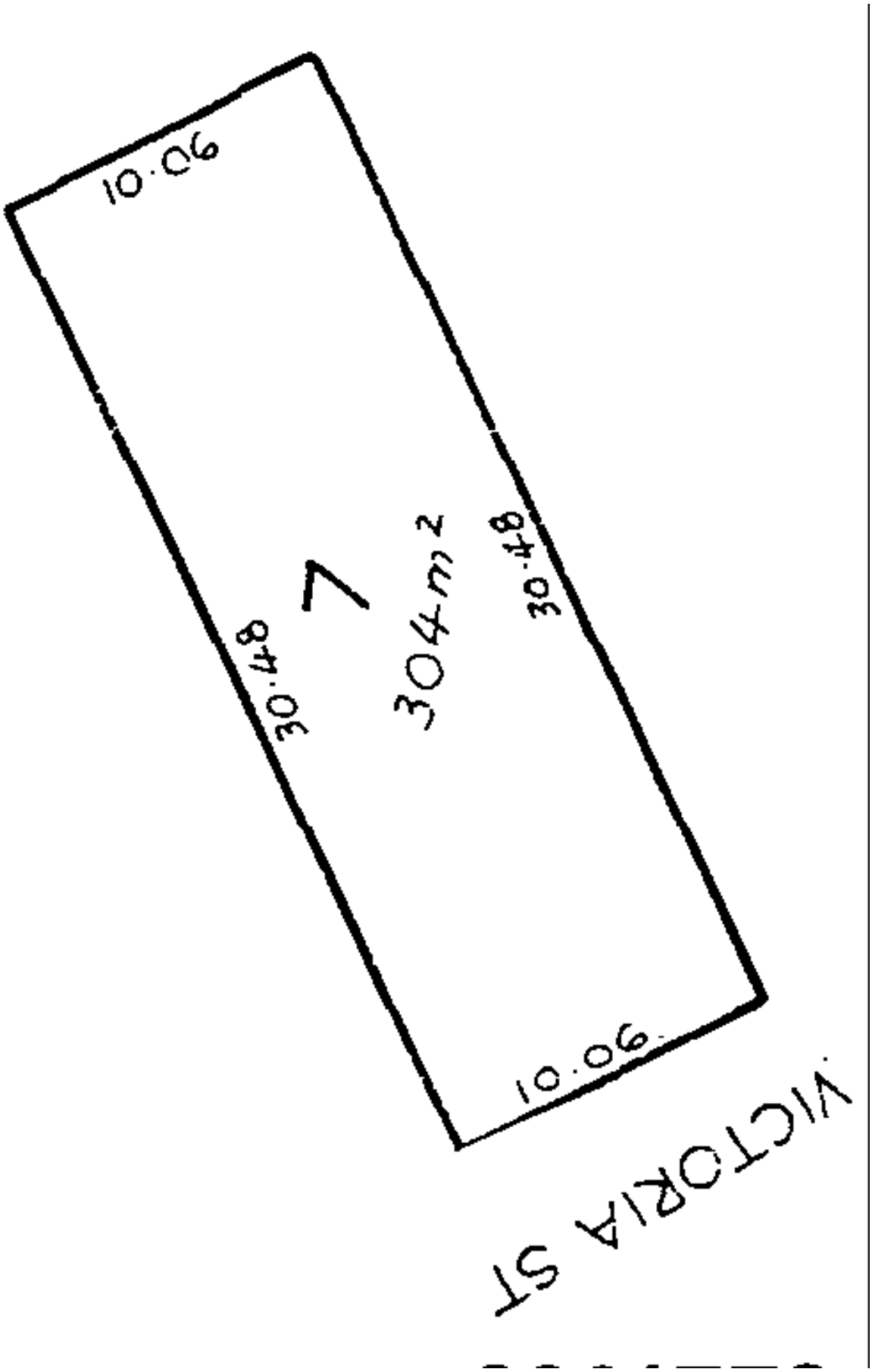
Identifier	**SA62B/985**
Land Registration District	**South Auckland**
Date Issued	02 September 1997

Prior References
SA61D/623

Estate	Fee Simple
Area	304 square metres more or less
Legal Description	Lot 7 Deposited Plan 4011
Registered Owners	
S & K Rowe Limited	

Interests

13274179.4 Mortgage to B J B Enterprises Limited - 17.4.2025 at 4:38 pm


10.06
7
304m2
30.48
30.48
10.06
VICTORIA ST