

LEASE

Land Transfer Act 1952

L 6720812.4 Lease

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DocID: 211630861

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

CANTERBURY

Certificate of Title No.

All or Part? Area and legal description - *Insert only when part or Stratum, CT*

217 216
CB3AA/172 + CB3AA/173

All

Lessor Surnames must be underlined or in CAPITALS

**Victoria Ann GROSE as to a one-half share and
CRYSTAL PROPERTY INVESTMENTS LIMITED**

Lessee Surnames must be underlined or in CAPITALS

Victoria Ann GROSE

Estate or Interest: *Insert e.g. Fee simple; Leasehold in Lease No. etc.*

Fee Simple

Term

999 years commencing on the **8th** day of **August 2005**

Rental

10 cents per annum payable yearly in advance if demanded in writing by the Lessors before the commencement of the year for which it is payable.

Operative Clause

In consideration of payment of the rent the Lessors lease to the Lessee and the Lessee accepts on lease the flat to be held by the Lessee as lessee subject to the restrictions, conditions, and covenants set out in Memorandum Number **1995/4005** registered in the Land Registry Office for the above district together with the restrictions, conditions, and covenants contained in the attached Annexure Schedule all relating to the land in the above Certificate(s) of Title.


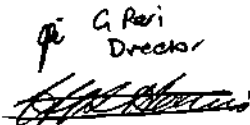
Dated this

8th

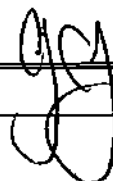
day of

August 2005

Attestation

 Signature, or common seal of Lessor	Signed in my presence by the Lessor Signature of Witness	and Lessee Victoria Ann GROSE by her attorney Heather Rose HARRIS
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name Christopher John Charles Simpson Occupation Solicitor Address Christchurch	
 Signature, or common seal of Lessee	Signed in my presence by the Lessee Signature of Witness	Lesser Crystal Property Investments Limited
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name Suzanne Margaret Fordyce Occupation Solicitor Address Palmerston North	

Certified correct for the purposes of the Land Transfer Act 1952


Solicitor for the Lessee

Annexure Schedule

LEASE

Dated

8th August 2003

Page

2

of

2

Pages



Additional Lease Details

Description of flat: Flat 1 and garage/entrance 1 on DP 353018

Restricted area: That part of the land on DP 353018 marked "A"

Staged development area: That part of the land on DP marked "

Common area: That part of the land on DP 353018 marked "Common Area" "C"

Land share: A one-half share

Maximum number of dwelling units for staged development area.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

[Signature]

[Signature]

[Initials]

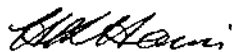
[Initials]

DECLARATION OF NON-REVOCATION
of
ENDURING POWER OF ATTORNEY

I **HEATHER ROSE HARRIS** of Christchurch, Housewife solemnly and sincerely declare:

- 1 That by Enduring Power of Attorney dated 23 April 2003 **VICTORIA ANN GROSE** of London, United Kingdom, Accountant appointed the Declarant her Attorney on the terms and subject to the conditions set out in the said Power of Attorney which was deposited in the Land Registry Office at Christchurch as Number 5749704.4.
- 2 That at the date hereof the Declarant has not received any notice or information of the revocation of that appointment by the death of the said **VICTORIA ANN GROSE** or otherwise.
- 3 That the said Power of Attorney is in all respects in force at the date hereof by virtue of its terms and the provisions of Part IX of the Protection of Personal and Property Rights Act 1988.
- 4 That the Declarant is authorised by the Enduring Power of Attorney to execute the annexed instrument.
- 5 That the annexed instrument complies with all conditions and restrictions set out in the said Power of Attorney.

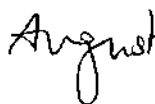
And I make this solemn declaration conscientiously believing the same to be true and by virtue of "The Oaths and Declarations Act 1957".



DECLARED at Christchurch this
before me

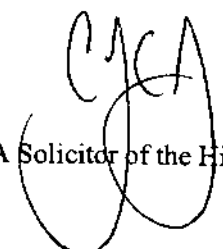


day of

 August

2005

A Solicitor of the High Court of New Zealand


(C.J.C. Simpson)

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Insert type of instrument
"Caveat", "Mortgage" etc**Mortgage**Page **1** of **1** pages**Consentor**Surname must be underlined or in CAPITALS**The National Bank of New Zealand Limited
now ANZ National Bank Limited****Capacity and Interest of Consentor**(eg. Caveator under Caveat no./Mortgagee under
Mortgage no.)**Mortgagee under Mortgage No. 6037712.3****Consent**

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~~~section~~ of the ~~Land Transfer Act 1952~~ Act

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:
the registration of the within document.

It is certified that on 26 June 2004 The National Bank of
New Zealand Limited was amalgamated with ANZ Banking Group (New Zealand)
Limited to become ANZ National Bank
Limited and that the mortgage has become the property of ANZ National Bank Limited (as the
amalgamated company) under Part X111 of the Companies Act 1993.

Dated this 22nd day of December 2004**Attestation**ANZ National Bank Limited
by its Attorney**RIZWAAN IFTIKAR KHAN**

Signature of Consentor

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

Witness: Beatrix Anthony-Teau

Occupation: Bank Officer

Address: Auckland

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable
registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



The National Bank of New Zealand

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **Rizwaan Iftikar Khan** Manager Lending Services of Auckland in New Zealand certifies that:

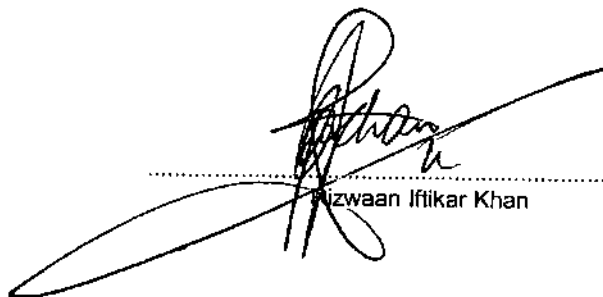
1. By Deed dated 28 June 1996 deposited in the Land Registry Offices situated at:

Auckland	as No.	D.016180	Hokitika	as No.	105147
Blenheim	as No.	186002	Invercargill	as No.	242542.1
Christchurch	as No.	A.256503.1			
Napier	as No.	644654.1			
Dunedin	as No.	911369	Nelson	as No.	359781
Gisborne	as No.	G.210991	New Plymouth	as No.	433509
Hamilton	as No.	B.355185	Wellington	as No.	B.530013.1

The National Bank of New Zealand Limited appointed me its attorney with the powers and authorities specified in that Deed.

2. On 26 June 2004 The National Bank of New Zealand Limited was amalgamated with ANZ Banking Group (New Zealand) Limited to become ANZ National Bank Limited and the property being dealt with pursuant to the Deed has become the property of ANZ National Bank Limited (as the amalgamated company) under Part XIII of the Companies Act 1993.
3. At the date of this certificate, I am the Manager Lending Services, Auckland Lending Services Centre of The National Bank of New Zealand, part of the ANZ National Bank Limited.
4. At the date of this certificate, I have not received any notice or information of the revocation of that appointment by the winding-up or dissolution of the ANZ National Bank Limited or otherwise.

DATED at Auckland this day of **22 DEC 2004** 2004


Rizwaan Iftikar Khan

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Insert type of instrument
"Caveat", "Mortgage" etc**Mortgage**Page **1** of **1** pages**Consentor**Surname must be underlined or in CAPITALS**Pioneer First Limited****Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

Mortgagee under Mortgage No. 5749704.5**Consent**

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.


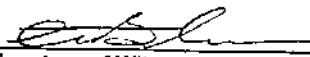
Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~~~section~~ of the ~~Land Transfer Act 1952~~ Act

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:
the registration of the within document.Dated this 23rd day ofNovember 2014**Attestation**

	Signed in my presence by the Consentor
	 Signature of Witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>Carlos Barbosa</u> Occupation <u>Bank officer</u> Address <u>Auckland,</u>
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

PIONEER FIRST LIMITED
CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Lorraine Grace Coe of Auckland in New Zealand, Manager Mortgage Securities of ANZ, part of ANZ National Bank Limited, hereby certify that:

1. By deed dated 07 November 2003 I was, by virtue on my holding a specified office, within the ANZ Banking Group (New Zealand) Limited, appointed Local Attorney of Pioneer First Limited, a Company incorporated in New Zealand and having its registered office at Auckland, on the terms and subject to the conditions set out in that deed.

Copies of that deed are deposited in the Land Transfer Offices listed below under the number shown alongside each of those offices:

North Auckland	D435960.1	Nelson	392927.1
South Auckland	B574763.1	Westland	113400.1
Taranaki	466305.1	Canterbury	A433991.1
Wellington	B756392.1	Southland	269711.1

2. On 26 June 2004 ANZ Banking Group (New Zealand) Limited was amalgamated with The National Bank of New Zealand Limited to become ANZ National Bank Limited and the rights and powers and property covered by the Deed have become the rights, powers and property of ANZ National Bank Limited (as the amalgamated company) under Part XIII of the Companies Act 1993.
3. At the date hereof I have not received any notice of the revocation of that appointment by the winding up or dissolution of Pioneer First Limited, ANZ National Bank Limited or otherwise.

SIGNED by the above named)
Local Attorney at Auckland)



Lorraine Grace Coe

This 23rd day of November 2004



LEASE

Land Transfer Act 1952

Law Firm Acting
Harman & Co PO Box 13151 Christchurch

Auckland District Law Society
REF: 4140 /2

This page is for Land Registry Office use only
(except for "Law Firm Acting")

ORDER FOR NEW CERTIFICATE OF TITLE

The District Land Registrar
Christchurch

Please issue a new certificate of title in the name of **VICTORIA ANN GROSE** for firstly an estate in fee simple as to an undivided one-half share being Lot 50 on Deposited Plan 29518 and secondly an estate in leasehold being Flat 1 on Deposited Plan 353018 and Garage with Flat 1 Deposited Plan 353018 by virtue of Memorandum of Lease being all of the Land formerly included in Volume 34A Folio 172 (now) of the Canterbury Land Registry.

Subject to:

Memoranda of Lease 915371.3 and

~~Memorandum of Mortgage 5749704 5~~

DATED at Christchurch this 8th day of August 2005


Solicitor for the Registered Proprietor

Approved by Registrar-General of Land under No. 2003/6150
Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Mortgage

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

**The National Bank of New Zealand Limited
now ANZ National Bank Limited**

Mortgagee under Mortgage No. 6037712.3

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~

~~section~~ of the ~~Land Transfer Act 1952~~ Act

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the Consentor hereby consents to:

the registration of the within document.

It is certified that on 26 June 2004 The National Bank of New Zealand Limited was amalgamated with ANZ Banking Group (New Zealand) Limited to become ANZ National Bank Limited and that the mortgage has become the property of ANZ National Bank Limited (as the amalgamated company) under Part X111 of the Companies Act 1993.

Dated this **22nd** day of **December 2004**

Attestation

**ANZ National Bank Limited
by its Attorney**

RIZWAAN IFTIKAR KHAN

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Witness: Beatrix Anthony-Teau

Occupation

Occupation: Bank Officer

Address

Address: Auckland

Signature of Consentor

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REF: 7029 - AUCKLAND DISTRICT LAW SOCIETY



The National Bank of New Zealand

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I, **Rizwaan Iftikar Khan** Manager Lending Services of Auckland in New Zealand certifies that:

1. By Deed dated 28 June 1996 deposited in the Land Registry Offices situated at:

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Christchurch	as No.	A.256503.1			
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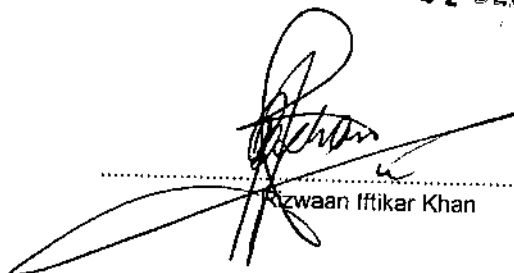
The National Bank of New Zealand Limited appointed me its attorney with the powers and authorities specified in that Deed.

2. On 26 June 2004 The National Bank of New Zealand Limited was amalgamated with ANZ Banking Group (New Zealand) Limited to become ANZ National Bank Limited and the property being dealt with pursuant to the Deed has become the property of ANZ National Bank Limited (as the amalgamated company) under Part XIII of the Companies Act 1993.
3. At the date of this certificate, I am the Manager Lending Services, Auckland Lending Services Centre of The National Bank of New Zealand, part of the ANZ National Bank Limited.
4. At the date of this certificate, I have not received any notice or information of the revocation of that appointment by the winding-up or dissolution of the ANZ National Bank Limited or otherwise.

DATED at Auckland this

day of

22 DEC 2004 2004



Rizwaan Iftikar Khan

Annexure Schedule - Consent Form

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Mortgagee under Mortgage No. 5749704.5**Consent**

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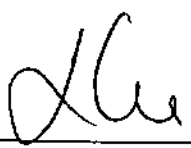
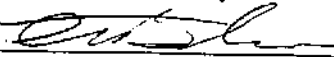
State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~~~section~~ of the ~~Act~~

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

the registration of the within document.Dated this 2nd day of November 2004**Attestation**

	Signed in my presence by the Consentor
	 Signature of Witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name <u>Carlos Barbosa</u>
	Occupation <u>Bank Officer</u>
	Address <u>Auckland</u>
Signature of Consentor	

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3. At the date hereof I have not received any notice of the revocation of that appointment by the winding up or dissolution of Pioneer First Limited, ANZ National Bank Limited or otherwise.

SIGNED by the above named)
Local Attorney at Auckland)



Lorraine Grace Coe

This 22nd day of November 2004

No

ORDER FOR NEW CERTIFICATE OF TITLE

HARMAN & CO
SOLICITORS
CHRISTCHURCH

170382\D1805d
