

804485.14 T

Approved by the Registrar-General of Land, Wellington, No. 065547

NEW ZEALAND

MEMORANDUM OF TRANSFER

Wellington.. Land Registry Office

WHEREAS WAIONE DEVELOPMENT LIMITED

is
 (hereinafter called the Transferor) being registered as proprietor of an estate set out in the schedule
 below subject to such interests as are therein notified.

SCHEDULE A

ESTATE	FEE SIMPLE	LEASEHOLD	RENT	MORTGAGE	ENCUMBRANCE	NEW ZEALAND STATE DUTY	UN
Delete those which do not apply				LEGAL DESCRIPTION			
C/L OR DOCUMENT NO		AREA					
Certificate of Title	/	1.1339 ha		Lot 34	D.P. 60474	DUTY	*10.00
"	"	/	1.0259	" 35	"	"	
"	"	/	1.1280	" 36	"	"	
"	"	/	1.1117	" 37	"	"	
"	"	/	1.5199	" 38	"	"	
"	"	/	1.2347	" 39	"	"	
"	"	/	1.1084	" 40	"	"	
XXXXXXXXXXXXXXXXXXXXXXX							
"	"	/	1.0044	" 41	"	"	
"	"	/	1.3295	" 42	"	"	

all being part Certificate of Title Volume 27C Folio 769

SUBJECT TO:

1. As to Lots 39, 40, 41 & 42 to Stormwater Drainage Easement created by Transfer No. 800000000
2. As to Lot 37 to Transformer Site Easement created by Transfer No. 800000000
3. Lots 38 & 39 being together with and subject to rights of way created by Transfer No. 800000000 and detailed in Easement Certificate No. 800000000
4. Mortgage No. 746963.5
5. Mortgage No. 763346.1

AND WHEREAS the Transferor desires to create certain restrictive covenants between the various lots described in the Schedule hereto to the intent that each of the said lots (subject as hereinafter provided) shall have both the burden and benefit of the said restrictive covenants as hereinafter set forth

NOW THEREFORE the Transferor in consideration of the premises doth hereby transfer the said lots described in the Schedule hereto to the Transferor and doth hereby further covenant with itself the Transferor of the said lots to the intent that all of the lots described in the Schedule hereto shall be subject to the burden of the restrictive covenants which follow in the paragraphs below in respect of each individual lot in favour of all other lots and shall have the benefit of the restrictive covenants which follow in favour of each individual lot over all other lots such restrictive covenants being as follows:

1. No buildings may be constructed or used for commercial or industrial use, unless such use is a predominant use under the code of ordinances of the Kapiti Borough Council for such lot.
2. Except when building operations are in progress, no trade vehicle, trade equipment or materials, debris, rubbish or unsightly vehicle shall be allowed on to or remain in any lot, unless the same is adequately garaged or screened to prevent it from being visible from any adjoining lot, or from the road frontage.
3. No transportable or relocatable buildings shall be permitted to be placed or erected on any lot.
4. No glass house, shade house or other similar construction over 200 sq metres in total shall be permitted on any individual lot. No glass house of any size shall be permitted on individual lots unless the same is screened by plantings or positioned to prevent it from being visible from the road frontage of the lot. No more than one (1) glass house shade house or similar construction may be built on any individual lot.
5. No vacant lot shall be kept in an unown or untidy state and no noxious weeds shall be allowed to develop on any vacant lot.
6. No dwelling house (including garage and/or carport if attached) of a value of less than one and a half times the value of the purchase price of the lot shall be constructed on such lot. The value of a dwelling house for the purpose of this covenant shall be the value shown on the application for the building permit for such dwelling house.

IN WITNESS WHEREOF these presents have been executed this 22 day
of August 1986

THE COMMON SEAL of WAIONE)
DEVELOPMENT LIMITED was)
hereunto affixed in the)
presence of:)



[Signature] Director
[Signature] Director

Correct for the purposes of the Land Transfer Act.


Solicitor for Transferee

I hereby certify that Part IIA of The Land Settlement
Promotion and Land Acquisition Act 1952 does not apply
to the within transaction.


Solicitor for the Transferee

Particulars entered in the Register at the date and at the
time recorded below.

District Land Registrar
Assistant of the District of

TRANSFER

CHAPMAN TRIPP SHEFFIELD YOUNG
SOLICITORS
WELLINGTON & AUCKLAND

THE CANTON PRESS, CHRISTCHURCH

10.48 18 SEP 86 804485.14
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY WELLINGTON
304/367 304/369 428/1819
304/375 458/776,777
DISTRICT LAND REGISTRAR
WELLINGTON

