

EASEMENT CERTIFICATE

CANTERBURY

Land Registry Office

(IMPORTANT — Registration of this certificate does not of itself create any of the easements specified herein.)

= AIRBORNE HONEY LIMITED at Christchurch

being the registered proprietor of the land described in Schedule 'A' hereto hereby certify that the easement specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Christchurch on the day of 1991 under No. 57713 are the easements which it is intended shall be created by the operation of Section 90A of the Land Transfer Act 1952.

SCHEDULE 'A'

C.T. Ref.	Nature of Easement (e.g. Right of Way etc.)	SERVIENT TENEMENT		Dominant Tenement Lot No. or other Legal Description
		Lot No. or other Legal Description	Identification of Part Subject to Easement	
	Right to Drain Sewage and to convey water, electric power and telephonic communications	Lot 1	"A"	Lot 2

1. The rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 are herein implied except as they are added to or substituted in Schedule 'B' hereto.

2. The terms, covenants, conditions, or restrictions set out in Schedule 'C' hereto shall attach to the easements specified therein.

Dated this 27th day of February, 1991

THE COMMON SEAL of AIRBORNE HONEY LIMITED
Signed by the above named =
was hereto affixed

in the presence of

Witness: _____
Occupation: P. Gray Director
Address: Debon Director/Secretary



Correct for the purposes of the Land Transfer Act

[Signature]
Solicitor for the Registered Proprietor

SCHEDULE 'B'

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and Powers:

- (i) In addition to the rights and powers set out in the Seventh Schedule to the Land Transfer Act, 1952, the full, free, uninterrupted and unrestricted right, liberty and privilege for the registered proprietor/s for the time being of the Dominant Tenement and his tenants (in common with the registered proprietor/s for the time being of the Servient Tenement his tenants and any other person lawfully entitled so to do) for the purposes of the easement concerned.
- (a) To use any line of poles, conduits, wires and cables already laid on the stipulated course or any poles, conduits, wires and cables in replacement or in substitution for all or any of those poles, conduits, wires and cables.
- (b) Where no such line of poles, conduits, wires and cables exists, to lay place and maintain or to have laid, placed and maintained a line of poles, conduits, wires and cables of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined.
- (c) In order to construct or maintain the efficiency of any such poles, conduits, wires and cables, the full free, uninterrupted and unrestricted right, liberty and privileges for the registered proprietor/s for the time being of the Dominant Tenement his tenants, servants, agents and workmen, with any tools, implements, machinery, vehicles or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easement is granted or created (or, where only the position of the poles, conduits, wires and cables is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining and renewing the poles, conduits, wires and cables or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the registered proprietor for the time being of the Servient Tenement and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.
- (ii) The rights and powers set out in the Seventh Schedule to the Land Transfer Act, 1952 including additional rights thereto shall apply to the Rights to Drain Sewage and to convey water hereby granted.

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DUB

SCHEDULE 'C'

Terms, conditions, covenants, or restrictions in respect of any of the above easements:

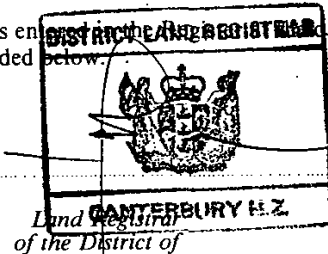
- ad'
- (i) Right to Drain Sewage and Right to convey water, electric power and Telephonic Communications: The costs of maintenance, repair and renewal of such services shall be borne by the registered proprietor/s for the time being of the servient and dominant tenements entitled to use and actually using the same in such shares and proportions as may be fair and reasonable having regard to use and benefit of such services derived by such registered proprietor/s.
 - (ii) Notwithstanding the above if any of the said services shall reach a state of disrepair or be damaged through abnormal wear or use by any of the parties entitled to use the same or any of their shareholders, tenants, servants, agents whether in business or persons having business with them then and in any such case the party or parties by whose action or by the action of whose shareholders, tenants, servants, agents, workmen, business or persons having business with them such damage or state of repair was occasioned shall be solely liable to repair and restore such damage.
 - (iii) In the event of any dispute or difference arising between any persons for the time being entitled to use and actually using the said services as to the extent or share of the liability of any person or persons towards the cost or maintenance, repair or renewal required to the said services or as to any of the covenants herein contained or as to any other matter relating to the easements or meaning or interpretation of this Easement Certificate the same shall be referred to arbitration in accordance with the provisions of the Arbitration Act, 1908 and its amendments.

DB
DMS

Registration of Transfer 927061/1
creates the easements relative to Lot 2 DP 57713
27.3.91 at 11.20 am
A.L.A.

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

District
Assistant



EASEMENT CERTIFICATE

THE WITHIN EASEMENTS WHEN CREATED WILL BE SUBJECT TO
SECTION 309(1)(a) LOCAL GOVERNMENT ACT 1974.

REGISTER

16.05 21 MAR 91 C 922824
PARTICULARS OF EASEMENTS
AND RIGHTS CREATED
DISTRICT LAND REGISTRAR

HILL LEE & SCOTT
SOLICITORS,
LEESTON

