

A029414 EC

Approved by the Registrar General of Land, Wellington. No. 725812

NEW ZEALAND

EASEMENT CERTIFICATE

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

EZ BUDDLE ANDERSON NOMINEES LIMITED a duly incorporated company
at Wellington

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements 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 Wellington
on the 26 day of March 19 74 under No. 35120
are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE
DEPOSITED PLAN NO. 35120

Nature of Easement (e.g., Right of Way, etc.)	SERVIENT TENEMENT		Dominant Tenement Allotment No(s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Sewer	pt Lot 108 ✓	Blue	pt Lot 25 DP 22652	Part Certificate of Title 6A/350
Sewer	pt Lot 109 ✓	Blue	Lot 108 & pt Lot 25 DP 22652	"
Sewer	pt Lot 110 ✓	Blue	Lots 108, 109 & pt Lot 25 DP 22652	"
Sewer	pt Lot 111 ✓	Blue	Lots 108- 110 & pt Lot 25 DP 22652	"
Sewer	pt Lot 112 ✓	Blue	Lots 108- 111 & pt Lot 25 DP 22652	"
Sewer	pt Lot 113 ✓	Blue	Lots 108- 112 & pt Lot 25 DP 22652	"
Sewer	pt Lot 124 ✓	Blue	Lots 125- 127 & 134	"
Sewer	pt Lot 125 ✓	Blue	Lots 126, 127 & 134	"
Sewer	pt Lot 126 ✓	Blue	Lots 127 & 134	"
"A" Sewer	pt Lot 134 ✓	Blue	Lot 127 ✓	"
Sewer	pt Lot 136 ✓	Blue	Lot 135	"
Sewer	pt Lot 137 ✓	Blue B & C	Lots 135 & 136	"
Sewer	pt Lot 138 ✓	Blue	Lots 135- 137 & 139 143, 74-75	"
Sewer	pt Lot 139 ✓	Blue	Lots 141-143 74 & 75	"
Sewer	pt Lot 140 ✓	Blue	Lots 140-143 74 & 75	" 141-143?
Sewer	pt Lot 141 ✓	Blue B & C	Lot 75	"
Stormwater Drainage	pt Lot 141 ✓	Blue A & B	Lot 75	"
"A" Sewer	pt Lot 142 ✓	Blue	Lots 143 & 74	"
Stormwater Drainage	pt Lot 155 ✓	Blue	Pt Lot 25 DP 22652	"
Sewer	pt Lot 149 ✓	Blue	pt Lot 25 DP 22652	"
Sewer	pt Lot 141 ✓	Blue	Lots 142, 143 & 74	"

NOTE:
Please show each allotment that is a servient tenement separately.

1. Rights and powers:

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.

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

Easements created.

Lot 141	Plan 35120	by T A035439	6.5.74	<i>[Signature]</i>
" 135	"	" T A035606	7.5.74	<i>[Signature]</i>
" 110	"	" T A035657	7.5.74	<i>[Signature]</i>
" 102	"	" T A036383	10.5.74	<i>[Signature]</i>
" 74	"	" T A038145	29.5.74	<i>[Signature]</i>
" 138	"	" T A043022	18.6.74	<i>[Signature]</i>
" 113 134 135	"	" T A045773	3/7/74	<i>[Signature]</i>
" 140	"	" T 101742.1	27.8.1974	<i>[Signature]</i>
" 126	"	" T 102896.1	13.9.1974	<i>[Signature]</i>
" 149	"	" T 055888.1	3.10.1974	<i>[Signature]</i>
" 139	"	" T 104175.1	7.10.74	<i>[Signature]</i>
Lot 137	"	by T 128682.1	16.9.1975	<i>[Signature]</i>
Lot 136	"	" T 060876.1	16.10.1975	<i>[Signature]</i>
Lot 108	"	" T 132340.1	29.10.1975	<i>[Signature]</i>
Lot 155	"	by T. 403609.2	13.6.1980	<i>[Signature]</i>
Lot 125	"	by 1. H 28134.2	29.4.1981	<i>[Signature]</i>

Dated this 25th day of March 1974.

Signed by the above named The Common Seal of)
 in the presence of BUDDLE ANDERSON NOMINEES)
 LIMITED was hereunto affixed in the)
 presence of :-)



Witness: _____

Occupation: _____

Address: _____

[Signature] Director
[Signature] Secretary

A029414

No.

Correct for the purposes of the Land Transfer Act.

EASEMENT CERTIFICATE

situated in Block VI Kaitawa
Survey District
Wellington Land District.

G. A. M. M.
Solicitor for the Registered Proprietor.

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

- To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes:
- Where no such line of pipes exists, to lay, place and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter 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:
- In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, 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 pipe line 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 pipe line 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 grantor 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."

Particulars entered in the Register-book,

Vol. 9A folio 822, 128, 129, 130, 132,
133, 134, 135, 136, 137,
142, 143, 144, 145,
147, 148, 149, 150, 151, 152,
153, 154, 155, 156, 162 and 168.

26 MAR 1974

the

at

2.39

o'clock

District Land Registrar

Assistant of the District of Wellington

The easements referred to herein when created will be subject to section 47 (1) (a) of the Counties Amendment Act 1921.

BS76788-3 Application mapping
the sewer easement herein
over pt Lot 113 coloured blue
on DP 35 (124) as appertains
to Lot 112 DP 35220 - (17-3-199)
at 3.51pm

LAND & DEEDS	
Nature:	E/Cat
Firm:	
26 MAR 1974	
Time:	2.39
Fee: \$	5
Abstract No.	2235

BUDDLE, ANDERSON, KENT & CO.

SOLICITORS

WELLINGTON, N.Z.