



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **WN45B/623**
Land Registration District **Wellington**
Date Issued 23 May 1995

Prior References
WN45B/620

Estate Fee Simple - 1/2 share
Area 796 square metres more or less
Legal Description Lot 1 Deposited Plan 78927
Registered Owners
Benjamin Hauraki Cook

Estate	Leasehold	Instrument	L B435224.3
		Term	999 years commencing on 1.3.1995
Legal Description	Flat 2 Deposited Plan 78928		
Registered Owners	Benjamin Hauraki Cook		

Interests

The within land has no frontage to a public road - see No. B401967.1 (Affects Fee Simple)
Subject to Section 59 Land Act 1948 (Affects Fee Simple)
Appurtenant hereto is a right of way and rights to drain sewage and stormwater, water and electricity supply, and gas and telephone rights specified in Easement Certificate B243383.9 (affects part formerly Lot 9 DP 69885) (Affects Fee Simple)
The easements specified in Easement Certificate B243383.9 are subject to Section 309 (1) (a) Local Government Act 1974
Fencing Covenant in Transfer B413214.1 - 4.1.1995 (Affects Fee Simple)
B435224.2 Lease of Flat 1 DP 78928 Term 999 years commencing on 1.3.1995 Composite CT WN45B/622 issued - 23.5.1995 at 3.16 pm (Affects Fee Simple)
Land Covenant in Lease B435224.2 - 23.5.1995 at 3.16 pm (Affects Fee Simple)
B435224.3 Lease of Flat 2 DP 78928 Term 999 years commencing on 1.3.1995 Composite CT WN45B/623 issued - 23.5.1995 at 3.16 pm (Affects Fee Simple)
Land Covenant in Lease B435224.3 - 23.5.1995 at 3.16 pm (Affects Fee Simple)
11349927.4 Mortgage to ANZ Bank New Zealand Limited - 28.2.2019 at 10:37 am

PT. 10
D.P. 69885

New CT's Allocated
Flat 1 45B/623
Flat 2 45B/623

TERRITORIAL AUTHORITY KAPITI COAST DIST.
Surveyed by CUTTRISS, MCKENZIE, MARTIN
Scale 1:200 Date APRIL 1993

Approved: *W. M. Edger*

REGISTERED OWNERS
Approved pursuant to Section 223 of the Resource Management Act 1991 on the 20th day of April 1993
The Common Seal of the Kapiti Coast District Council is affixed hereto in the presence of:
[Signature] Mayor
[Signature] General Manager

Pursuant to Section 224(4) of the Resource Management Act 1991 I hereby certify that the Kapiti Coast District Council is holding or part of a building shown on this plan complies with the provisions of the building code set out in section 46(4) of the Building Act 1991
Dated this 20th day of April 1993
[Signature] General Manager

For areas subject to restrictive covenants and labelled A-B; see leases

Total Area

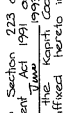
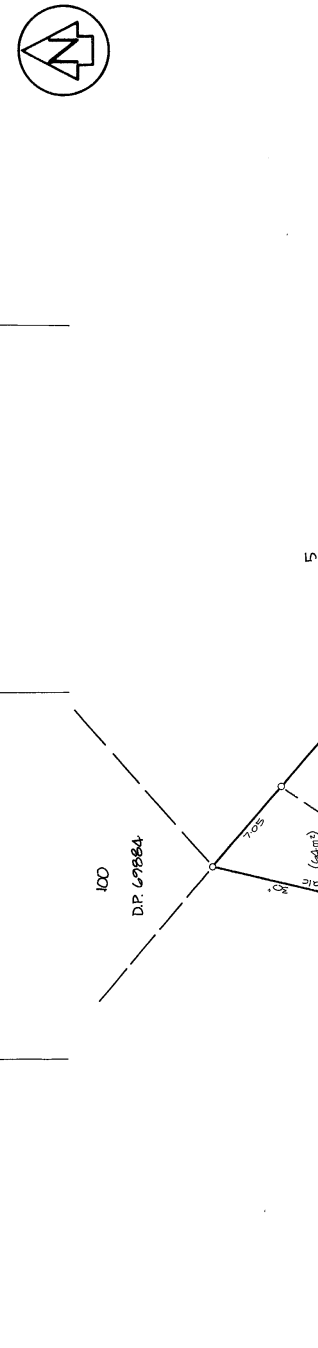
Comprised in C.T. 45B/620(All)

I, William Mark Edger, of Paraparaumu, Registered Surveyor and holder of an annual practicing certificate in the Survey Act 1986 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 1992 or any regulations made in substitution thereof.
Dated at Wellington this 19th day of April 1993. Signature: *[Signature]*
Field Book, Inverse Book,
Reference Plans: D.P. 69884, 5, D.P. 69885
Examined: *[Signature]* Career

Approved as to Survey
18/04/94
Deposited this 23rd day of April 1995
ASST. Territorial Land Registrar
File 15852 SF 871
Received 27/1/94
Instructions 78928

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. KAPITI
NZMS 261 SH1 R26 RECORD MAP No .30.05

FLATS 1 & 2 ON LOT 1 D.P. 78927.

<p>Approved Pursuant to Section 223 of the Resource Management Act 1991 on the 18th day of May 1994 the Common Seal of the Kapiti Coast District Council is affixed hereto in the presence of:</p>  <p>REGISTERED OWNERS</p> <p><i>[Signature]</i></p>	<p>Pursuant to section 224(6) of the Resource Management Act 1991 the conditions of the subdivision consent have been complied with to the satisfaction of the Kapiti Coast District Council.</p> <p>Dated this 17th day of June 1993</p> <p><i>[Signature]</i> GENERAL MANAGER</p>	<p>DATUM : GEODETIC 1949 WANGANUI CIRCUIT COORDS ORIGIN : MT STEWART 700 000N 300 000E Boundary pegs & dimensions adopted from DP 69885</p> <p>Total Area 796m²</p> <p>Comprised in CT 41c/291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>	<p>Approved as to Survey</p> <p>18/8/94</p> <p>Deposited this 21st day of August 1994</p> <p>Field Book</p> <p>Reference Plans</p> <p>Examined</p>	<p>Approved as to Survey</p> <p>18/8/94</p> <p>Deposited this 21st day of August 1994</p> <p>Field Book</p> <p>Reference Plans</p> <p>Examined</p>	<p>Approved as to Survey</p> <p>18/8/94</p> <p>Deposited this 21st day of August 1994</p> <p>Field Book</p> <p>Reference Plans</p> <p>Examined</p>
 <p>LOT 1 DOES NOT HAVE FRONTAGE TO A LEGAL ROAD</p>		<p>Plotting Original: IT IV DP 69885 TB492 P 243</p> <p>627 025 00m 259 596 25mE</p>	<p>NEW CTs ALLOCATED</p> <p>LOT 1 - 458/620</p> <p>BAL - 458/621</p>	<p>LOT 1 BEING SUBDIVISION OF LOTS 9 & 10 DP 69885</p>	<p>LAND DISTRICT WELLINGTON</p> <p>SURVEY BLK. & DIST. III KAPITI</p> <p>NZMS 261 SH1 R26 RECORD MAP No 30-05</p> <p>Scale 1:200 Date MAY 1993</p> <p>TERRITORIAL AUTHORITY KAPITI COAST DISTRICT</p> <p>Surveyed by CUTTRISS-MCKENZIE-MARTIN LTD</p> <p>Scale 1:200 Date MAY 1993</p>