

Transfer instrument
Section 90, Land Transfer Act 1952

Land registration district

Wellington



Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

Refer to Annexure
Schedule

ALL

Transferor

Surname(s) must be underlined.

Rangeview Investments Limited

Transferee

Surname(s) must be underlined.

Rangeview Investments Limited

Estate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created
State if fencing covenant imposed.

Fee Simple subject to Restrictive Covenants (continued on Annexure Schedule)

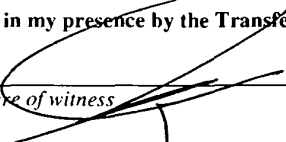
Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

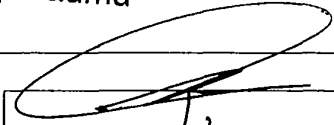
Dated this 16th day of August 2007

Attestation

If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule.

 Gary William Holland	Signed in my presence by the Transferor
	 Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Transferor	STEVEN LEE Barrister & Solicitor Paraparaumu

Certified correct for the purposes of the Land Transfer Act 1952.


[Solicitor for] the Transferee

Insert type of instrument "Mortgage",
"Transfer", "Lease" etc

Transfer

Dated

16-8-07

Page 1 of 2 pages

(Continue in additional Annexure Schedule, if required.)

Unique Identifier or Title Reference	All or Part	Legal Description
283485	All	Lot 1 DP 369877
283486	All	Lot 2 DP 369877
283487	All	Lot 3 DP 369877
283488	All	Lot 4 DP 369877
283489	All	Lot 5 DP 369877
283491	All	Lot 7 DP 369877
283492	All	Lot 8 DP 369877

The Transferor hereby covenants ^{and} agrees with the Transferee in respect of each of the Lots described in Schedule A ("the Lots") that it will at all times from the date of this transfer observe and perform all the covenants and obligations contained in Schedule B to the intent that each of the Lots:

- Is subject to the burden of the restrictive covenants that relate to such Lot contained in schedule B for the benefit of all other Lots.
- Has the benefit of the restrictive covenants relating to any other Lot contained in Schedule B over or in respect of any such Lot.

SCHEDULE A

Unique Identifier or Title Reference	All or Part	Legal Description
283485	All	Lot 1 DP 369877
283486	All	Lot 2 DP 369877
283487	All	Lot 3 DP 369877
283488	All	Lot 4 DP 369877
283489	All	Lot 5 DP 369877
283491	All	Lot 7 DP 369877
283492	All	Lot 8 DP 369877

SCHEDULE B

- 1) No building other than a new single one family dwelling shall be permitted to be erected on the property at any time.
- 2) Except when building operations are in progress no trade vehicles, caravans trade equipment or materials, debris, rubbish or vehicle of any unsightly nature shall be allowed or suffer to be brought on or remain on the property unless the same is adequately garaged or screened to prevent offence to any adjoining lot and to preserve the amenities of the neighbourhood.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Signature]

Insert type of instrument "Mortgage",
"Transfer", "Lease" etc

TRANSFER

Dated

16-8-07

Page 2 of 2 pages

(Continue in additional Annexure Schedule, if required.)

- 3) All plans and specifications proposed for any dwellinghouse to be erected on the said land must first be approved by the transferor and the endorsement on the plans and specifications must be given by the transferor before a permit is sought from the Local Authority. Such approval shall not be unreasonably or arbitrarily withheld.
- 4) The exterior of the dwelling to be erected on the said land must be substantially completed prior to occupancy, all drives and pathways are also to be completed prior to occupancy.
- 5) Any dwelling to be erected on the land is to be completed within nine (9) months of commencement of construction of the dwelling and is not to be left without substantial work being carried out thereon for a period exceeding three(3) months.
- 6) The transferee shall not erect or permit to be erected upon the said land any relocatable and/or second-hand building of any kind whether a dwellinghouse, garage, flat carport or any other structure unless the prior written consent of the transferor is had and obtained. The transferor will have complete discretion in granting or declining consent in order to ensure that the overall high standard of buildings in the immediate neighbourhood is maintained.
- 7) The transferee shall not remove nor permit to be removed any soil from the said land except as may be necessary for the construction of permanent buildings.
- 8) The said land shall be kept in a mown and tidy state and no noxious weeds shall be allowed to develop. If, in the transferor's opinion the said land is unkempt then the transferor shall have the right to mow and/or weed the said land and charge the transferee for such work if required.
- 9) No transferee shall object whatsoever to the existing operation of the transferor's sand quarry on balance of land owned by the transferor more described in Identifier 283493 or the future subdivision of the balance of land with or without the covenants herein or the modification of them, all at the sole discretion of the Transferor.
- 10) A breach or Non-observance of the foregoing covenants which the transferee failed to rectify the said breach or non-observance within 20 working days from receipt of a notice of demand to rectify, the transferee shall pay the transferor liquidated damages the sum of \$1,000.00 per day for every day such breach or non-observance continues.
- 11) The Transferor shall not be called upon to contribute towards the cost of erecting any fence upon any of the Lots or the future maintenance thereof.

Signed by the Transferee in
Presence of:

STEVEN LEE
Barrister & Solicitor
Paraparaumu

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Signature] x

IN THE MATTER OF LAND TRANSFER ACT 1952

AND Rangeview Investments Limited
Registered Proprietor/Mortgagor

AND The National Bank of New Zealand
Limited

Mortgagee (Mortgage No. B704640.4)

MEMORANDUM OF CONSENT

WE, The National Bank of New Zealand Limited, the abovesaid mortgagee do hereby consent to the registration of the land covenants as contained in Transfer dated 16th day of August 2007 affecting lands in Lots 1, 2, 3, 4, 5, 7 and 8 DP369877 but without prejudice to our rights as Mortgagees.

DATED this 16th day of August 2007

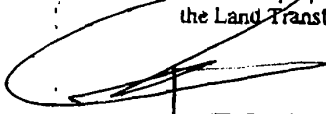
SIGNED by The ANZ National Bank)
Limited by its authorised person(s))
As Mortgagee in the Presence of:)


Vanita Patel

Witness Sign:
Print Full Name:
Occupation:
Address:


STEFANUS DARMAWAN
BANK OFFICER
AUCKLAND

Correct for the purposes of
the Land Transfer Act


Solicitor for the Mortgagee/Registered Proprietor
STEVEN LEE
Barrister & Solicitor
Paraparaumu

ANZ NATIONAL BANK LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **Vanita Patel** Manager Lending Services of Auckland in New Zealand, certify 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 rights, 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. On 18 August 2006 Arawata Investments Limited and Philodendron Investments Limited (**Amalgamating Companies**) among other companies, amalgamated with ANZ National Bank Limited to become ANZ National Bank Limited. Accordingly, on that date ANZ National Bank Limited (as the amalgamated company) succeeded to all the property, rights, powers, privileges, liabilities and obligations of each of the Amalgamating Companies under Part XIII of the Companies Act 1993.
4. At the date of this certificate, I am a Manager Lending Services, Auckland Lending Services Centre of The National Bank of New Zealand, part of the ANZ National Bank Limited.
5. At the date of this certificate, I have not received any notice of the revocation of that appointment by the winding-up or dissolution of the ANZ National Bank Limited or otherwise.

SIGNED by the abovenamed
Attorney at Auckland on this
16th day of August 2007



Vanita Patel

Landonline User ID:

slee001

HEREWIHI

Dealing / SUD Number:
(LINZ use only)

LODGING FIRM:

STEVEN LEE

Survey Plan (#)

Address:

DX RP60033

Title Plan (#)

PARAPARAUMU

Traverse Sheets (#)

Field Notes (#)

Uplifting Box Number:

Calc Sheets (#)

ASSOCIATED FIRM:

Survey Report

Client Code / Ref:

RANGEVIEW INV. LTD

Repeated Dealing Number:

Other (state) National Bank memorandum of consent + Creditors Consent

SW

Priority Paraparaumu Stamp
(LINZ use only)

WN

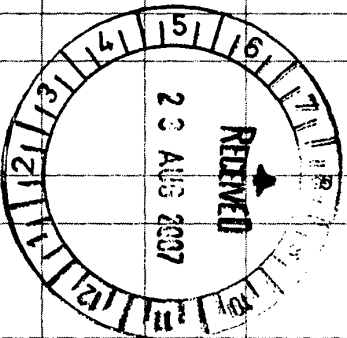
T 7515843.1 Transfer

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Copies
(inc. original)

DocID: 21204503

Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTITITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	See Schedule	T	Rangeview Inv. Ltd - Rangeview Inv. Ltd	50.00							\$50.00
2											
3											
4											
5											
6											



Annotations (LINZ use only)

Fees Receipt and Tax Invoice
GST Registered Number 17 022 895
LINZ Form P005

Letter requesting vacancy?

Original Signatures?

PAID

Subtotal (for this page)

\$50.00

Total for this dealing

\$50.00

Less Fees paid on Dealing #

Cash/Cheque enclosed for

\$50.00

SW

TITLE SCHEDULE

Landonline User ID: slee001

LODGING FIRM: STEVEN LEE

Client Code / Ref: RANGEVIEW INV. LTD

Line Number	CT Ref:	Line Number	CT Ref:	Line Number	CT Ref:	Line Number	CT Ref:
1	283485 283486 283487 283488 283489 283491 283492	5		9		13	
2		6		10		14	
3		7		11		15	
4		8		12		16	
		</					