



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

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Identifier NA79A/286
Land Registration District North Auckland
Date Issued 21 February 1990

Prior References
 NA4C/207

Estate Fee Simple - 1/2 share
Area 1267 square metres more or less
Legal Description Lot 40 Deposited Plan 52455


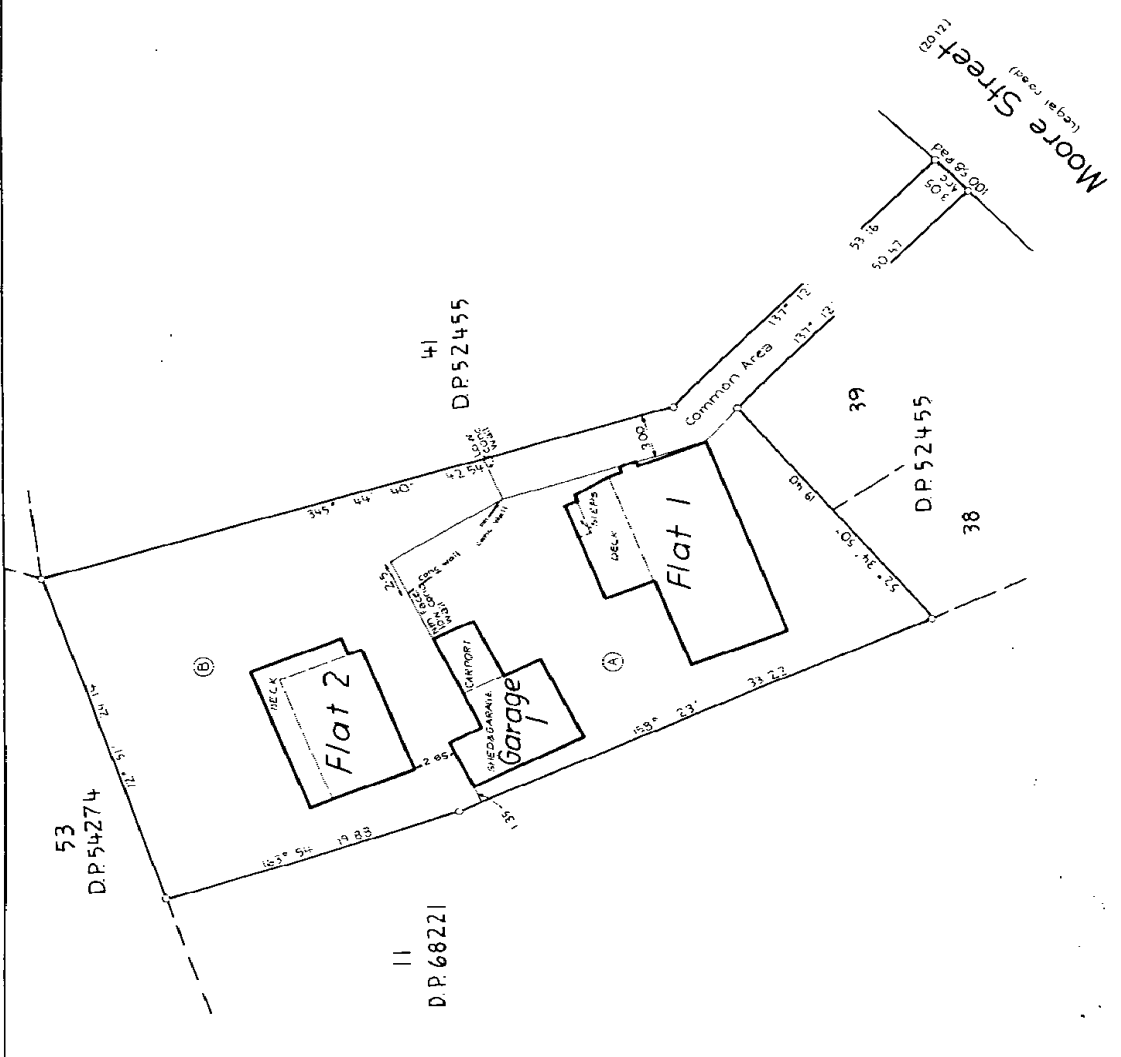
Proprietors
 Stephen James Delaney

Estate	Leasehold	Instrument	L C107558.4
		Term	999 years commencing on the 1.10.1989

Legal Description Flat 2 Deposited Plan 133853
Proprietors
 Stephen James Delaney

Interests

Appurtenant hereto is a right of way specified in Easement Certificate A16247 (Affects Fee Simple)
 Subject to a right of way over part coloured yellow on DP 52455 specified in Easement Certificate A16247 (Affects Fee Simple)
 The easements specified in Easement Certificate A16247 are subject to Section 37 (1) (a) Counties Amendment Act 1961
 C107558.3 Lease of Flat 1 Composite CT NA79A/285 issued - 21.2.1990 at 2.24 pm (Affects Fee Simple)
 Land Covenant in Lease C107558.3 - 21.2.1990 at 2.24 pm (Affects Fee Simple)
 Land Covenant in Lease C107558.4 - 21.2.1990 at 2.24 pm (Affects Fee Simple)
 C107558.4 Lease of Flat 2 DP 133853 Term 999 years commencing on the 1.10.1989 Composite CT NA79A/286 issued - 21.2.1990 at 2.24 pm (Affects Fee Simple)
 9703130.3 Mortgage to Bank of New Zealand - 24.4.2014 at 2:23 pm

<p>Approved: <i>Richard Hanks</i> Registered owner</p>	<p>CERTIFICATE OF TITLE</p> <p>Pursuant to Section 114 of the Local Government Act 1974, I, the Registrar, hereby certify that Flats 1 & 2 and the Garage and their appurtenances were constructed before 1st April 1979 and were protected with such safeguards against fire as were required by the By-Laws of the Takapuna City Council applying as at the date of this certificate, and that the construction of Flats 1 & 2 and the Garage commenced after 1st April 1979 and a building permit for the construction of any building depicted has been issued by the Takapuna City Council pursuant to the By-Laws.</p> <p>Dated this 18th day of August 1989</p> <p>Principal Officer: <i>J. Gray</i></p> <p>I, John Frederick Cartwright of Auckland, registered Surveyor, do hereby certify that the buildings hereby depicted are situated within the boundaries of CT 1207 and that the plan is correct.</p> <p>Dated this 18th day of July 1989</p> <p>Boundaries of areas to be included in the external faces of exterior walls or structures are marked (M) to be subject to restrictive covenants not wholly defined unless otherwise shown.</p> <p>Total Area 1267 m²</p> <p>Comprised in All CT 1207</p> <p>Registered owner: <i>Richard Hanks</i> This certificate is subject to the provisions of the Land Transfer Act 1952 and the Land Transfer Regulations 1979 and the provisions of the Land Transfer Act 1987 and the Land Transfer Regulations 1987 and the provisions of the Land Transfer Act 1992 and the Land Transfer Regulations 1992.</p> <p>Registered owner: <i>Richard Hanks</i> This certificate is subject to the provisions of the Land Transfer Act 1952 and the Land Transfer Regulations 1979 and the provisions of the Land Transfer Act 1987 and the Land Transfer Regulations 1987 and the provisions of the Land Transfer Act 1992 and the Land Transfer Regulations 1992.</p>	<p>Approved by Survey: <i>J.F. Cartwright</i></p> <p>Deposited this 18th day of August 1989</p> <p>Registered Land Registrar: <i>J.F. Cartwright</i></p> <p>DP 133853</p>
	 <p>Moore Street (local road)</p> <p>DP 52455</p> <p>DP 68221</p> <p>DP 52474</p> <p>DP 52455</p> <p>DP 52455</p> <p>Common Area</p> <p>Flat 1</p> <p>Flat 2</p> <p>Garage</p>	<p>New CT Allocated: Flat 1: 79A/285 Flat 2: 79A/286</p> <p>T.C.C. FILE: 79A/286/23</p> <p>TERRITORIAL AUTHORITY Takapuna City Surveyed by J.F. Cartwright Scale 1:200 Date July 1989</p>
<p>Plan of Flats on Lot 40 DP 52455</p>		<p>LAND DISTRICT North Auckland SURVEY BLK. & DIST. XII Waitemata NZMS 261 SH1 RECORD MAP No</p>