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L. & D. 82

New Zealand

(T)

EASEMENT CERTIFICATE

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

LSUN-LINE HOMES LIMITED a duly incorporated company having its registered office at Auckland

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 Auckland on the first day of November 19 66 under No. 56813 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

John

SCHEDULE
DEPOSITED PLAN No. 56813

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		
Right of Way	Lot 4 ✓	Sepia	Lots 5,6	10C/707 ✓
Right of Way	Lot 5 ✓	Yellow	Lots 4,6	10C/708 ✓
Right of Way	Lot 6	Blue	Lots 4,5	10C/709 ✓
Right of Way	Lot 9	Blue	Lot 10	10C/712 ✓
Right of Way	Lot 10	Yellow	Lot 9	10C/713 ✓
Right of Way	Lot 18 ✓	Blue	Lot 19	10C/721 ✓
Right of Way	Lot 19 ✓	Yellow	Lot 18	10C/722 ✓
Right of Way	Lot 22 ✓	Blue	Lot 23	10C/725 ✓
Right of Way	Lot 23 ✓	Yellow	Lot 22	10C/726 ✓
Right of Way	Lot 55	Blue	Lot 32	10C/737 ✓
Right of Way	Lot 32 ✓	Yellow	Lot 55	10C/735 ✓

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.

I, JOHN OLLIVER LUSK of Auckland, Solicitor DO ..
SOLEMNLY AND SINCERELY DECLARE as follows :-

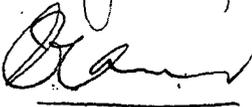
1. THAT I have executed the annexed ^{Easement} ~~Memorandum of~~ ..
Certificate ~~lease~~ as an Attorney and in the name of the therein- ..
named and described SUN-LINE HOMES LIMITED under ..
and by virtue of a certain Power of Attorney bearing ..
date the 30th day of April, 1964 (a copy of which ..
said Power of Attorney is deposited in the Land ..
Registry Office at Auckland under Number A 5475). _____

2. THAT I have not received any notice or inform- ..
ation of the revocation of the said Power of Attorney ..
by the winding up or dissolution of the said Company ..
or otherwise and I verily believe the same to be in ..
full force and effect. _____

_____ AND I MAKE this solemn declaration ..
conscientiously believing the same to be true and by ..
virtue of the Oaths and Declarations Act, 1957. _____

DECLARED at Auckland by the
said JOHN OLLIVER LUSK this

1st day of May 1967, } Jan.
before me :-



A Solicitor of the Supreme Court of New Zealand.

Schedule

Transfer A208269 creates the easements specified within relative to lot 6 + plan 56813

Drilling 948
Transfer A295514 creates the easements specified within relative to lot 5 plan 56813. *Requirements* 948

Transfer A200262 creates the easements set out herein relative to lot 18 *Requirements*

MR
A190871 Transfer creates the easements set out herein *all*
(relative to lot 20)

MR

Reference :	}	Certificate of Title Vol.	Folio	Register-book.
		Order for N/C No.		Vol.
		Lease No.		, folio



NEW ZEALAND

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

LEASEHOLD

This Certificate, dated the _____ day of _____, one thousand nine hundred and _____, witnesses that under the hand and seal of the District Land Registrar of the Land Registration District of _____

_____ are seized of an estate of leasehold created by the lease particulars of which are set out in the schedule hereunder written (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered _____, be the several admeasurements a little more or less, that is to say: All that parcel of land containing _____

SCHEDULE

Registered Lease No.	Name of Lessor.	Term of Lease.
		Lessor's Certificate of Title, Vol. _____ Folio _____

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

Dated this 1st day of May 1967

Signed by the above-named SUN-LINE HOMES/LIMITED
in the presence of by its Attorney JOHN OLLIVER

LUSK in the presence of:

Witness: W. J. Dawson
Occupation: General Electric Electrician
Address: 1234 Main Street

4218683

149

No.

Correct for the purposes of the Land Transfer Act.

[Signature]
Solicitor for the Registered Proprietor.

EASEMENT CERTIFICATE

situated in the Land Registration District of North Auckland

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—

- (a) 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;
- (b) 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 and 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 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. 1135, folio 166

the 16th day of May at 11.35 o'clock.

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100/1000
District Land Registrar Assistant



of the District of North Auckland

The easements in the within Easement Certificate subject to Section 37 (1)(c) Transfer Ordinance Act 1961

Transfer A215501 creates the easements set out herein (relative to Lot 19 Plan 56813)

Section A 196957 creates the easements set out herein (relative to Lot 19 Plan 56813)

Lease A 274370 creates the easements relative to Lot 19 Plan 56813 set out herein

LAND & DEEDS	
No.:	<i>16</i>
From:	<i>McKenzie B.</i>
16 MAY 1967	
At:	<i>11.35</i>
For:	<i>3</i>
Abstract No.:	<i>2395</i>

Transfer A274371 creates the easements specified within relative to Lot 19 Plan 56813

Transfer A279806 creates the easements specified within relative to Lot 23 Plan 56813

LAND & DEEDS	
Nature:	<i>Base</i>
From:	<i>McKenzie B.</i>
3 MAY 1967	
Time:	<i>1.45</i>
Fee:	<i>£ 1</i>
Abstract No.:	<i>1699</i>

Lease A307249 and Transfer A207252 creates the easements relative to Lot 9 Plan 56813

MCKENZIE & BARTLETT, SOLICITORS, AUCKLAND.

SEE WITHIN

see schedule

