

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or profit à prendre, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

EI 6272398.5 Easement

Land registration district

NORTH AUCKLAND



Cpy - 01/01.Pgs - 008.23/02/05.15:39



DocId: 311750393

Grantor

Surname(s) must be underlined or in CAPITALS.

435 WEST LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

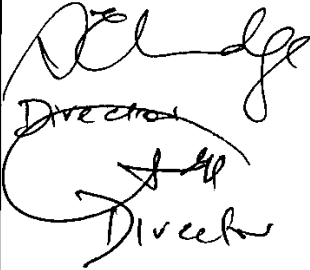
435 WEST LIMITED

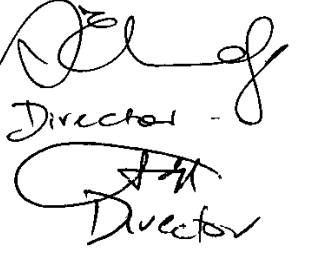
Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

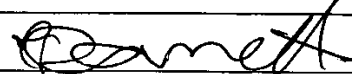
Dated this 7 day of December 2004

Attestation

 Director Director	Signed in my presence by the Grantor
	_____ Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantor	

 Director Director	Signed in my presence by the Grantee
	_____ Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantee	

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



[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1



Easement instrument

Dated

7 December 2004

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pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Pedestrian Right of Way	"AL" & "AO" DP 342732	Lot 22 CT's 175415 - 175429 inclusive	Lots 1-6 inclusive CT's 175409 - 175414 inclusive
Stormwater Drainage	"AH" DP 342732	Lot 2 CT 175410	Lot 3 CT 175411
Stormwater Drainage	"A J" DP342732	Lot 4 CT 175412	Lot 5 CT 175413
Wastewater Drainage	"AI" DP 342732	Lot 3 CT 175411	Lot 2 CT 175410
Electricity Supply (continued on annexure schedule page 2)	"AP" DP 342732	Lot 11 CT 175419	Lot 12 CT 175420

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are [varied] [negatived] [added to] or [substituted] by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule



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

Easement

Dated 7 December 2004

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(Continue in additional Annexure Schedule, if required.)

Continuation of Schedule A

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Party Wall	"A" DP 342732	Lot 1 CT 175409	Lot 2 CT 175410
Party Wall	"B" DP 342732	Lot 2 CT 175410	Lot 1 CT 175409
Party Wall	"C" DP 342732	Lot 2 CT 175410	Lot 3 CT 175411
Party Wall	"D" DP 342732	Lot 3 CT 175411	Lot 2 CT 175410
Party Wall	"E" DP 342732	Lot 4 CT 175412	Lot 5 CT 175413
Party Wall	"F" DP 342732	Lot 5 CT 175413	Lot 4 CT 175412
Party Wall	"G" DP 342732	Lot 5 CT 175413	Lot 6 CT 175414
Party Wall	"H" DP 342732	Lot 6 CT 175414	Lot 5 CT 175413
Party Wall	"I" DP 342732	Lot 7 CT 175415	Lot 8 CT 175416
Party Wall	"J" DP 342732	Lot 8 CT 175416	Lot 7 CT 175415
Party Wall	"K" DP 342732	Lot 8 CT 175416	Lot 9 CT 175417
Party Wall	"L" DP 342732	Lot 9 CT 175417	Lot 8 CT 175416

(continued on annexure schedule page 3)

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.

Annexure Schedule



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

Easement

Dated 7 December 2004

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(Continue in additional Annexure Schedule, if required.)

Continuation of Schedule A

Purpose (nature and extent) of easement, <i>profit</i> , or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Party Wall	"M" DP 342732	Lot 9 CT 175417	Lot 10 CT 175418
Party Wall	"N" DP 342732	Lot 10 CT 175418	Lot 9 CT 175417
Party Wall	"O" DP 342732	Lot 10 CT 175418	Lot 11 CT 175419
Party Wall	"P" DP 342732	Lot 11 CT 175419	Lot 10 CT 175418
Party Wall	"Q" DP 342732	Lot 11 CT 175419	Lot 12 CT 175420
Party Wall	"R" DP 342732	Lot 12 CT 175420	Lot 11 CT 175419
Party Wall	"S" DP 342732	Lot 13 CT 175421	Lot 14 CT 175422
Party Wall	"T" DP 342732	Lot 14 CT 175422	Lot 13 CT 175421
Party Wall	"U" DP 342732	Lot 14 CT 175422	Lot 15 CT 175423
Party Wall	"V" DP 342732	Lot 15 CT 175423	Lot 14 CT 175422
Party Wall	"W" DP 342732	Lot 15 CT 175423	Lot 16 CT 175424
Party Wall	"X" DP 342732	Lot 16 CT 175424	Lot 15 CT 175423

(continued on annexure schedule page 4)

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.

Annexure Schedule



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

Easement

Dated 7 December 2004

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(Continue in additional Annexure Schedule, if required.)

Continuation of Schedule A

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Party Wall	"Y" DP 342732	Lot 16 CT 175424	Lot 17 CT 175425
Party Wall	"Z" DP 342732	Lot 17 CT 175425	Lot 16 CT 175424
Party Wall	"AA" DP 342732	Lot 17 CT 175425	Lot 18 CT 175426
Party Wall	"AB" DP 342732	Lot 18 CT 175426	Lot 17 CT 175425
Party Wall	"AC" DP 342732	Lot 18 CT 175426	Lot 19 CT 175427
Party Wall	"AD" DP 342732	Lot 19 CT 175427	Lot 18 CT 175426
Party Wall	"AE" DP 342732	Lot 19 CT 175427	Lot 20 CT 175428
Party Wall	"AF" DP 342732	Lot 20 CT 175428	Lot 19 CT 175427

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Annexure Schedule



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

Easement

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(Continue in additional Annexure Schedule, if required.)

Annexure Schedule 2

Where there is a conflict between the provisions of Schedule 4 of the Land Transfer Regulations 2002 and the Ninth Schedule of the Property Law Act 1952 the provisions of Schedule 4 shall prevail.

The rights and powers implied in specific classes of easements as prescribed by the Land Transfer Regulations 2002 shall be extended to include the pedestrian right of way and party wall easements contained herein.

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.

