



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

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R. W. Muir  
Registrar-General  
of Land

**Identifier** NA39D/102  
**Land Registration District** North Auckland  
**Date Issued** 30 May 1977

**Prior References**  
 NA2039/27

**Estate** Fee Simple - 1/3 share  
**Area** 849 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 49987

**Registered Owners**  
 Chang Zhai

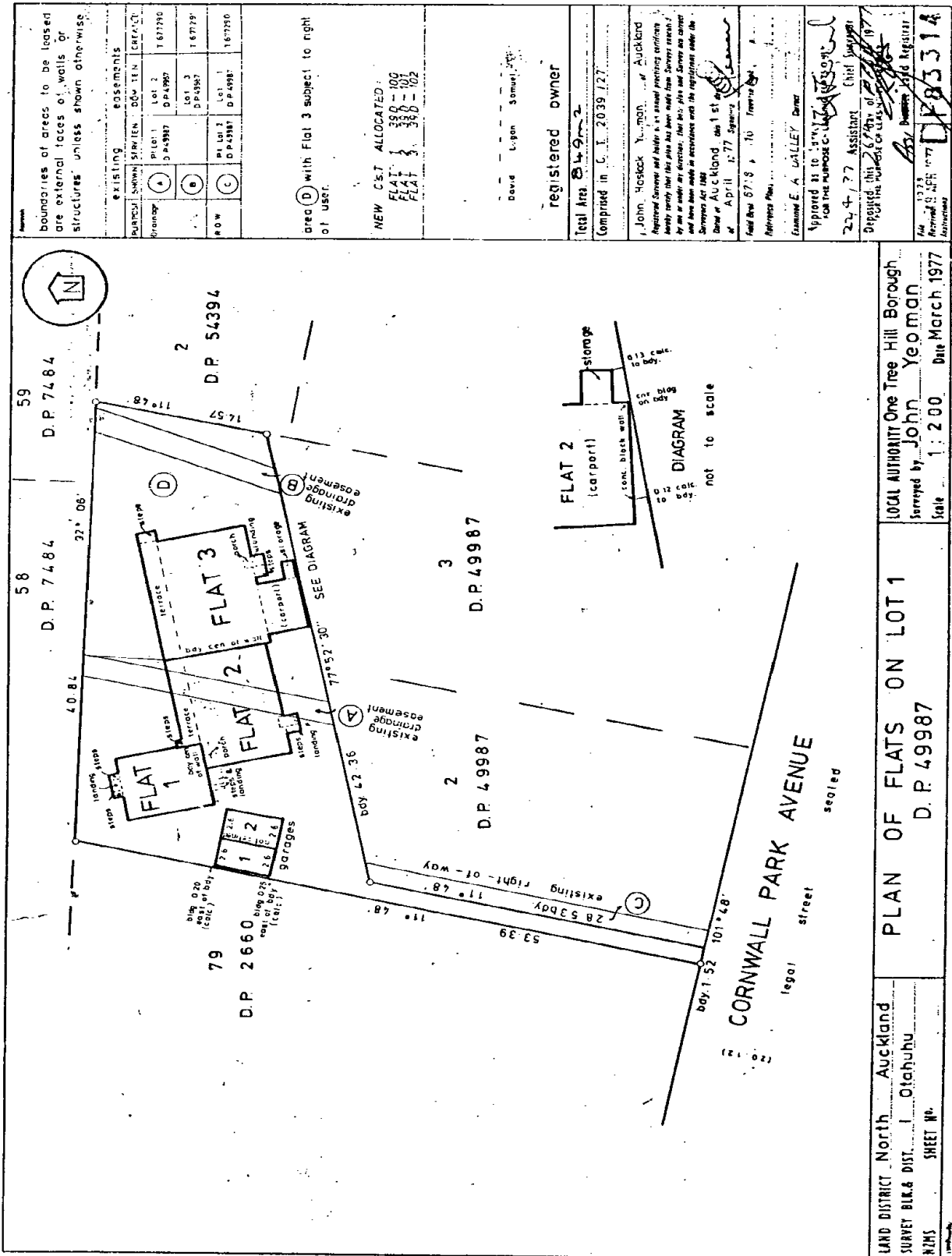
<b>Estate</b>	Leasehold	<b>Instrument</b>	L 644094.3
		<b>Term</b>	999 years as from and including 1.1.1977

**Legal Description** Flat 3 Deposited Plan 83314

**Registered Owners**  
 Chang Zhai

**Interests**

- Appurtenant hereto is a right of way created by Transfer 677290 (Affects Fee Simple)
- Subject to a drainage right over parts marked A and B on DP 83314 created by Transfer 677290 (Affects Fee Simple)
- The easements created by Transfer 677290 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
- Subject to a drainage right over parts marked A and B on DP 83314 created by Transfer 677291 (Affects Fee Simple)
- The easements created by Transfer 677291 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
- 644094.1 Lease of Flat 1 Composite CT NA39D/100 issued - 30.5.1977 (Affects Fee Simple)
- 644094.2 Lease of Flat 2 Composite CT NA39D/101 issued - 30.5.1977 (Affects Fee Simple)
- Land Covenant in Lease 644094.3 - 30.5.1977 (Affects Fee Simple)
- 644094.3 Lease of Flat 3 DP 83314 Term 999 years as from and including 1.1.1977 Composite CT NA39D/102 issued - 30.5.1977 (Affects Fee Simple)
- 11614865.3 Mortgage to ANZ Bank New Zealand Limited - 29.11.2019 at 1:07 pm



boundaries of areas to be leased are external faces of walls or structures unless shown otherwise

EXISTING EASEMENTS	NEW EASEMENTS
Drainage	Lot 1 D.P. 49987
	Lot 2 D.P. 49987
	Lot 3 D.P. 49987
	Lot 4 D.P. 49987
	Lot 5 D.P. 49987
	Lot 6 D.P. 49987
	Lot 7 D.P. 49987
	Lot 8 D.P. 49987
	Lot 9 D.P. 49987
	Lot 10 D.P. 49987
	Lot 11 D.P. 49987
	Lot 12 D.P. 49987
	Lot 13 D.P. 49987
	Lot 14 D.P. 49987
	Lot 15 D.P. 49987
	Lot 16 D.P. 49987
	Lot 17 D.P. 49987
	Lot 18 D.P. 49987
	Lot 19 D.P. 49987
	Lot 20 D.P. 49987
	Lot 21 D.P. 49987
	Lot 22 D.P. 49987
	Lot 23 D.P. 49987
	Lot 24 D.P. 49987
	Lot 25 D.P. 49987
	Lot 26 D.P. 49987
	Lot 27 D.P. 49987
	Lot 28 D.P. 49987
	Lot 29 D.P. 49987
	Lot 30 D.P. 49987
	Lot 31 D.P. 49987
	Lot 32 D.P. 49987
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	Lot 92 D.P. 49987
	Lot 93 D.P. 49987
	Lot 94 D.P. 49987
	Lot 95 D.P. 49987
	Lot 96 D.P. 49987
	Lot 97 D.P. 49987
	Lot 98 D.P. 49987
	Lot 99 D.P. 49987
	Lot 100 D.P. 49987

area (D) with Flat 3 subject to right of user.

NEW C&T ALLOCATED:  
 FLAT 1 380-100  
 FLAT 2 380-100  
 FLAT 3 380-100

registered owner  
 Davis Ligon Samuel

Total Area 2.992  
 Comprised in C.T. 2039/27

John Hosack Yeoman, of Auckland  
 Registered Surveyor and holder of a special practicing certificate  
 hereby certifies that this plan and been made from correct surveys  
 and from correct measurements, that all lots and areas are correct  
 and have been made in accordance with the registered title file  
 Surveyed for 1977  
 Date of Auckland on 1st  
 of April 1977  
 Seal No. 6738 of 10  
 Reference Plan

Examined E. A. VALLEY, Director  
 Approved on 10th day of  
 for the purpose of being registered

22/4/77 Assistant Chief Surveyor  
 Deposited this 26th day of  
 for the purpose of being registered

1977  
 Received 26th day of  
 1977  
 10283314

PLAN OF FLATS ON LOT 1  
 Surveyed by John Yeoman  
 Scale 1:200 Date March 1977