



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**




R.W. Muir
Registrar-General
of Land

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Identifier 1108669
Land Registration District North Auckland
Date Issued 07 May 2025
Prior References
NA23A/169

Estate Fee Simple
Area 252 square metres more or less
Legal Description Lot 43 Deposited Plan 585785
Registered Owners
St Johns Park Investments Limited

Estate Fee Simple - 1/38 share
Area 2022 square metres more or less
Legal Description Lot 100 Deposited Plan 585785
Registered Owners
St Johns Park Investments Limited

Estate Fee Simple - 1/39 share
Area 1401 square metres more or less
Legal Description Lot 101 Deposited Plan 585785
Registered Owners
St Johns Park Investments Limited

Estate Fee Simple - 1/5 share
Area 275 square metres more or less
Legal Description Lot 102 Deposited Plan 585785
Registered Owners
St Johns Park Investments Limited

Interests

11390810.2 Encumbrance to Auckland Council - 2.4.2019 at 5:05 pm

12470070.2 Mortgage to ANZ Bank New Zealand Limited - 1.7.2022 at 2:09 pm

12650082.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.5.2025 at 11:18 am (affects Lot 43 DP 585785)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 585785)

Subject to a right (in gross) to convey telecommunications over Lot 100 DP 585785 marked A, over Lot 101 DP 585785 marked B, over part Lot 43 DP 585785 marked AB and over Lot 102 DP 585785 marked BF all on DP 585785 in favour of Chorus New Zealand Limited created by Easement Instrument 12650082.6 - 7.5.2025 at 11:18 am

Subject to a right (in gross) to convey gas over Lot 101 DP 585785 marked B and over Lot 102 DP 585785 marked BF all on DP 585785 in favour of Vector Limited created by Easement Instrument 12650082.7 - 7.5.2025 at 11:18 am

Subject to a right (in gross) to convey electricity over Lot 100 DP 585785 marked A and over part Lot 43 DP 585785 marked AB all on DP 585785 in favour of Vector Limited created by Easement Instrument 12650082.8 - 7.5.2025 at 11:18 am

Subject to a right (in gross) to drain water (overland flowpath) over Lot 101 DP 585785 marked B and over Lot 102 DP 585785 marked BF all on DP 585785 in favour of Auckland Council created by Easement Instrument 12650082.9 - 7.5.2025 at 11:18 am

The easements created by Easement Instrument 12650082.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way (in gross) over Lot 100 DP 585785 marked A, over Lot 101 DP 585785 marked B and over Lot 102 DP 585785 marked BF all on DP 585785 in favour of Auckland Council created by Easement Instrument 12650082.10 - 7.5.2025 at 11:18 am

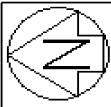
The easements created by Easement Instrument 12650082.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to a pedestrian right of way (in gross) over Lot 100 DP 585785 marked A, over Lot 101 DP 585785 marked B and over Lot 102 DP 585785 marked BF all on DP 585785 in favour of Auckland Council created by Easement Instrument 12650082.11 - 7.5.2025 at 11:18 am

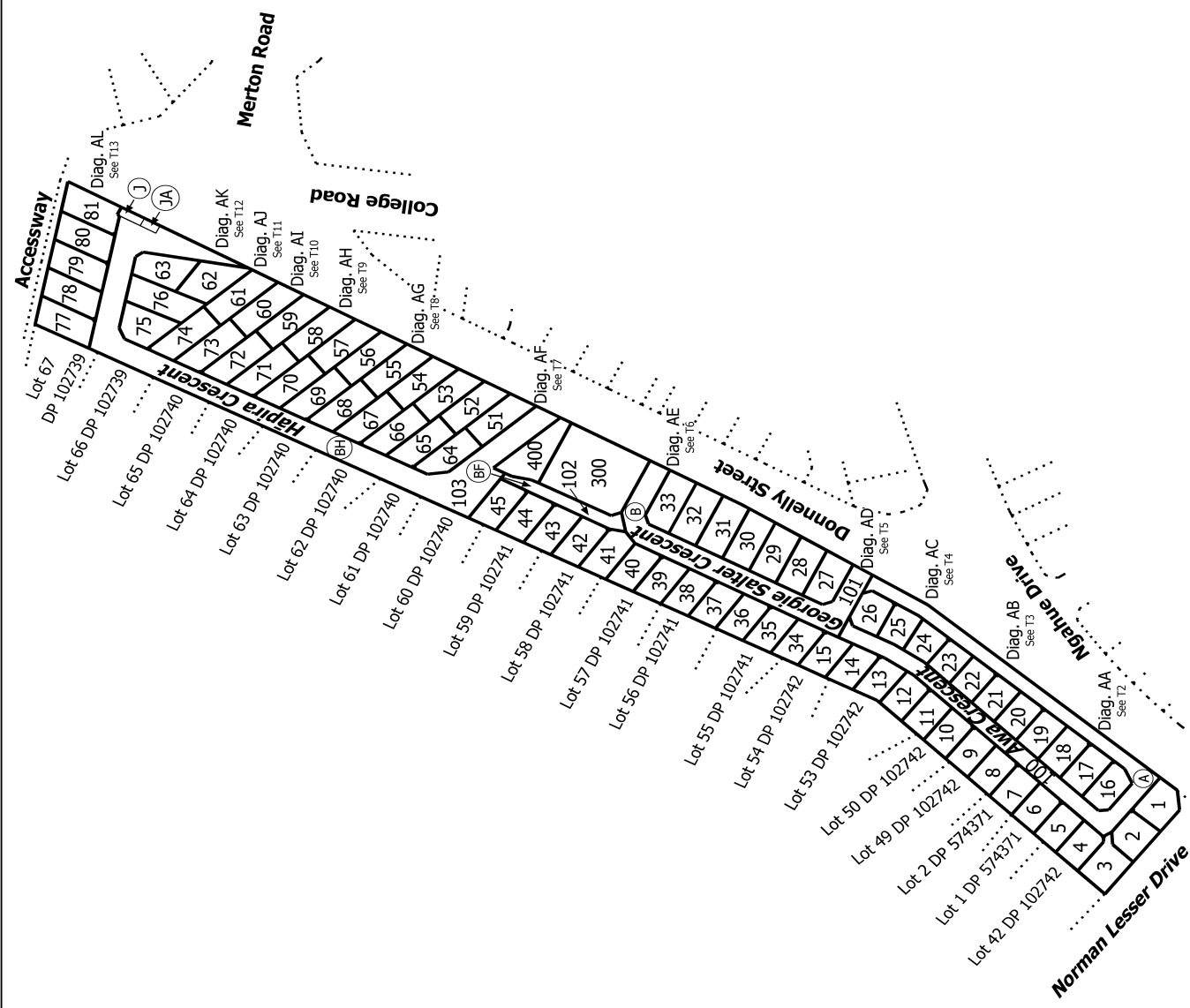
The easements created by Easement Instrument 12650082.11 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12650082.12 - 7.5.2025 at 11:18 am (affects Lot 43 DP 585785)

12650082.13 Encumbrance to St Johns Heights Residents Association Incorporated - 7.5.2025 at 11:18 am



Diag. A



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Land District: North Auckland	Lots 1-45, 51-81, 100-103, 300 and 400 being a subdivision of Lot 6 DP 67256	
Digitally Generated Plan Generated on: 05/02/2024 08:51 am Page 12 of 25	Surveyor: Olivia Hanna Dowling-Cornwell Firm: Candor3 Ltd	Title Plan LT 585785 Approved on: 5/02/2024