RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **88480**

Land Registration District **North Auckland**

Date Issued 05 September 2003

Prior References			Supplementary Record Sheet
NA16B/10	NA16B/9	NA417/41	111184

Estate Stratum in Freehold

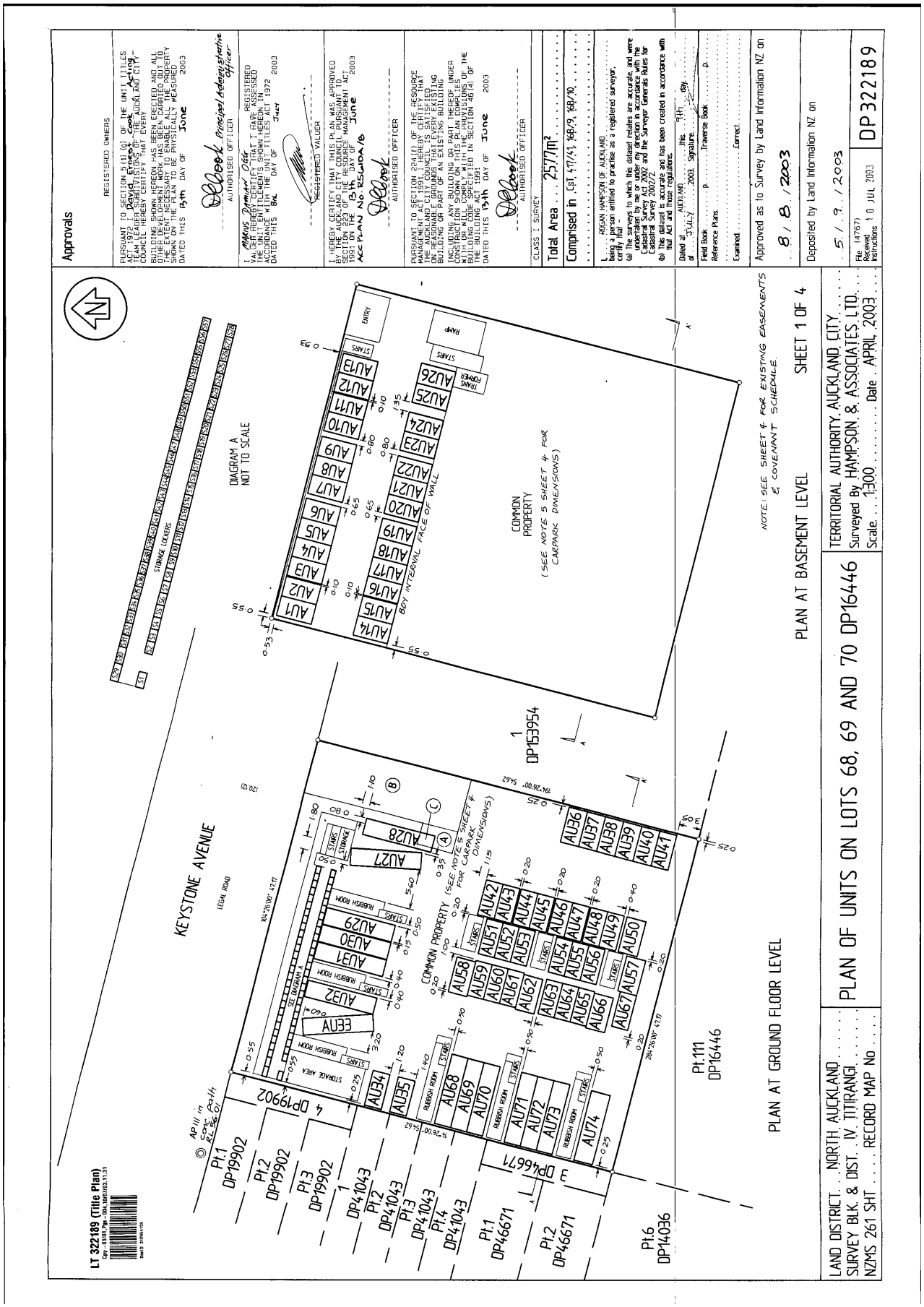
Legal Description Unit PU2M/3 and Accessory Unit AU73,
S2 Deposited Plan 322189

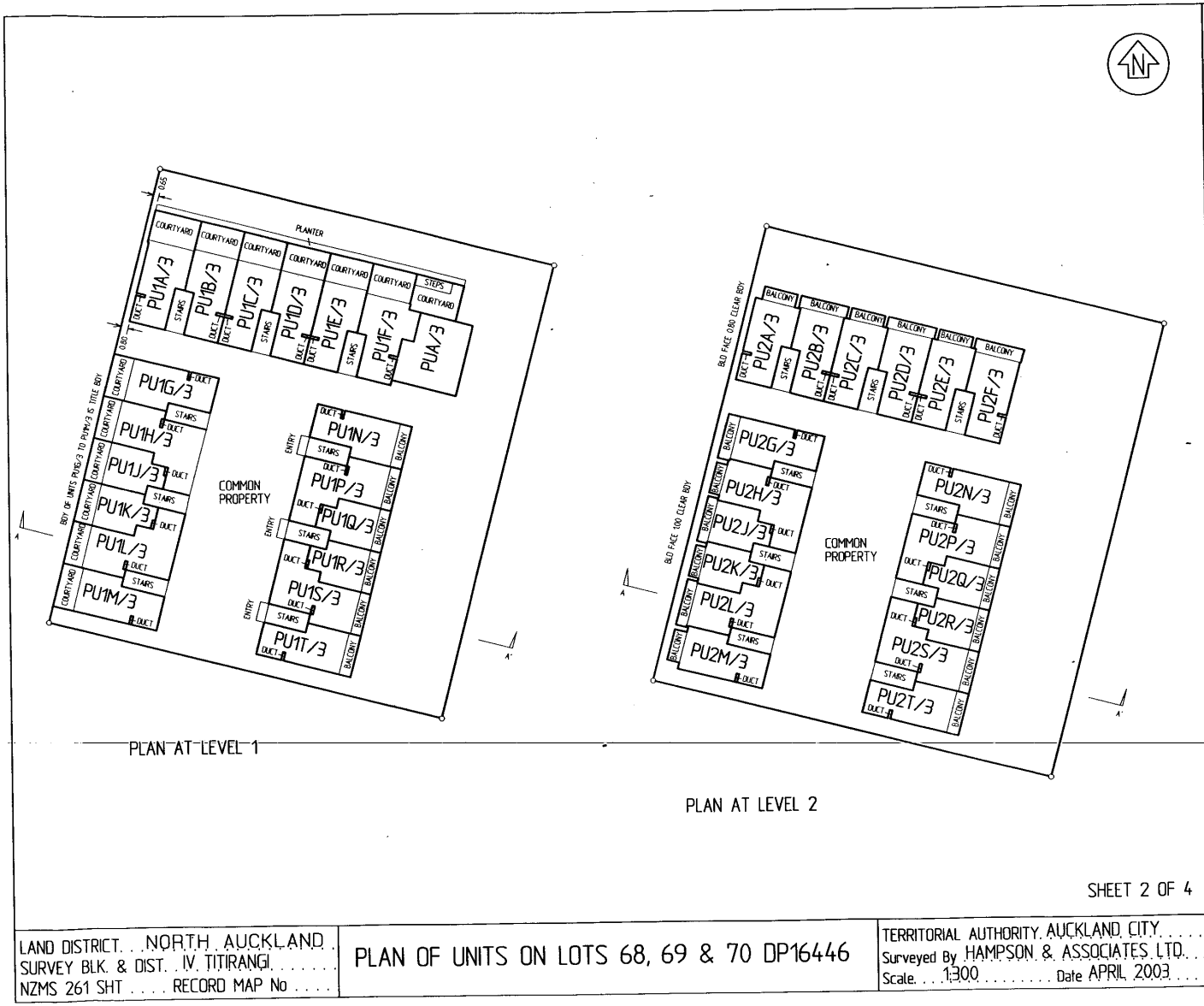
Registered Owners

Yanfen Xiao

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

5799180.3 Mortgage to Bank of New Zealand - 13.11.2003 at 9:00 am


Approvals
REGISTERED OWNERS
PURSUANT TO SECTION 5(1)(g) OF THE UNIT TITLES ACT 1972 DAVID JOHN STOKES OF TAMAKI AND CHRISTINE ANN STOKES OF TAMAKI AS TENANTS IN COMMON IN EQUAL SHARES
BUILDING SHOWN HEREON HAS BEEN ERECTED AND ALL THE EXISTING WORK HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE CONSENT ISSUED AND IS SHOWN ON THE PLAN TO BE PHYSICALLY MEASURED
DATED THIS 15th DAY OF June 2003
AUTHORISED OFFICER
I, Mervyn Dean REGISTERED VALUER CERTIFY THAT I HAVE ASSESSED THE UNITS SHOWN HEREON IN ACCORDANCE WITH THE UNIT TITLES ACT 1972
DATED THIS 8th DAY OF July 2003
REGISTERED VALUER
I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE AUCKLAND CITY COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 13th DAY OF June 2003
AS PLAN No 6516A/16
AUTHORISED OFFICER
PURSUANT TO SECTION 224(1) OF THE RESOURCE MANAGEMENT ACT 1991 I CERTIFY THAT THE AUCKLAND CITY COUNCIL IS SATISFIED ON REASONABLE GROUNDS THAT EXISTING BUILDINGS ARE AS SHOWN ON THIS PLAN
INCLUDING ANY BUILDING OR PART THEREOF UNDER CONSTRUCTION SHOWN ON THIS PLAN COMPLIES WITH THE PROVISIONS OF THE BUILDING ACT 1991 IN RESPECT TO SECTION 40(4) OF THE BUILDING ACT 1991
DATED THIS 15th DAY OF June 2003
AUTHORISED OFFICER
CLASS I SURVEY
Total Area ... 2577m²
Comprised in ... Lot 4 77/41, 168/9, 168/10
I, ROGAN HAMPSON OF AUCKLAND
being a person entitled to practise as a registered surveyor, do hereby certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/72
(b) This dataset is accurate and has been created in accordance with that Act and those regulations.
Dated at AUCKLAND this 9th day of JULY 2003 Signature
Field Book ... p ... Traverse Book ... p
Reference Plans
Examined ... Correct
Approved as to Survey by Land Information NZ on
8 / 8 / 2003
Deposited by Land Information NZ on
5 / 9 / 2003
File Reference (4767)
Received Instructions 10 JUL 2003
DP 322189
TERRITORIAL AUTHORITY AUCKLAND CITY
Surveyed By HAMPSON & ASSOCIATES LTD.
Scale ... 1:100 ... Date APRIL 2003
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV TITIRANGI
NZMS 261 SHT ... RECORD MAP No ...
PLAN OF UNITS ON LOTS 68, 69 AND 70 DP16446
PLAN AT GROUND FLOOR LEVEL
PLAN AT BASEMENT LEVEL
SHEET 1 OF 4
NOTE: SEE SHEET 4 FOR EXISTING EASEMENTS & COVENANT SCHEDULE.
DIAGRAM A NOT TO SCALE
KEYSTONE AVENUE
LEGAL ROAD
COMMON PROPERTY
(SEE NOTE 5 SHEET 4 FOR CARPARK DIMENSIONS)
STORAGE LOCKERS
RAMP
STAIRS
ENTRY
BOY INTERNAL FACE OF WALL
Pt.1 DP19902
Pt.2 DP19902
Pt.3 DP19902
1 DP41043
Pt.2 DP41043
Pt.3 DP41043
Pt.4 DP41043
Pt.1 DP46671
Pt.2 DP46671
Pt.6 DP14036
Pt.111 DP16446
1 DP153954
4 DP19902
3 DP46671
LT 322189 (Title Plan)



Approvals

Total Area .....

Comprised in .....

I ROGAN HAMPSON OF AUCKLAND being a person entitled to practise as a registered surveyor, certify that -

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.

(b) This dataset is accurate and has been created in accordance with that Act and those regulations.

Dated at AUCKLAND this 9th day of JULY 2003 Signature .....

Field Book ..... p. ..... Traverse Book ..... p. .....

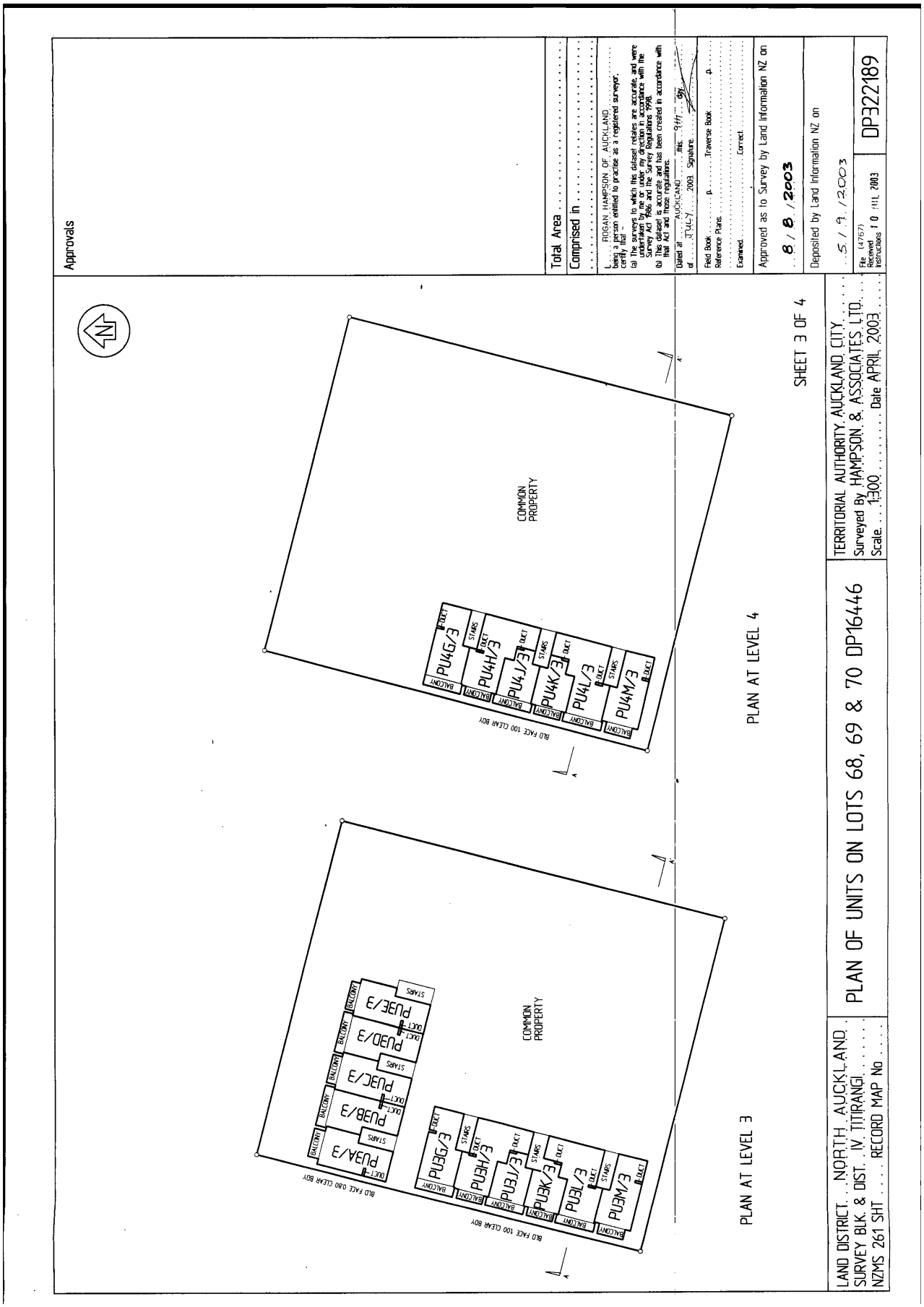
Reference Plans .....

Examined ..... Correct .....

Approved as to Survey by Land Information NZ on 8/8/2003

Deposited by Land Information NZ on 5/9/2003

LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. IV TITIRANGI NZMS 261 SHT .... RECORD MAP No	PLAN OF UNITS ON LOTS 68, 69 & 70 DP16446	TERRITORIAL AUTHORITY AUCKLAND CITY Surveyed By HAMPSON & ASSOCIATES LTD. Scale 1:300 Date APRIL 2003	File (4767) Received 10 JUL 2003 Instructions DP322189


Approvals
Total Area
Comprised in
I, ROGAN HAMPSON OF AUCKLAND
being a person entitled to practise as a registered surveyor, certify that
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
(b) This dataset is accurate and has been created in accordance with that Act and those regulations.
Dated at AUCKLAND this 8th day of JULY 2003 Signature
Field Book p Traverse Book p
Reference Plans
Examined Correct
Approved as to Survey by Land Information NZ on
8/8/2003
Deposited by Land Information NZ on
5/9/2003
File (4767)
Received Instructions 10 JUL 2003
DP322189
SHEET 3 OF 4
PLAN AT LEVEL 4
PLAN AT LEVEL 3
COMMON PROPERTY
COMMON PROPERTY
PU4G/3
PU4H/3
PU4J/3
PU4K/3
PU4L/3
PU4M/3
PU3G/3
PU3H/3
PU3J/3
PU3K/3
PU3L/3
PU3M/3
PU3A/3
PU3B/3
PU3C/3
PU3D/3
PU3E/3
BALCONY
DUCT
STAIRS
BLD FACE 100 CLEAR BOV
BLD FACE 080 CLEAR BOV
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV TITIRANGI
NZMS 261 SHT RECORD MAP No
PLAN OF UNITS ON LOTS 68, 69 & 70 DP16446
TERRITORIAL AUTHORITY AUCKLAND CITY
Surveyed By HAMPSON & ASSOCIATES LTD
Scale 1:300 Date APRIL 2003

SCHEDULE

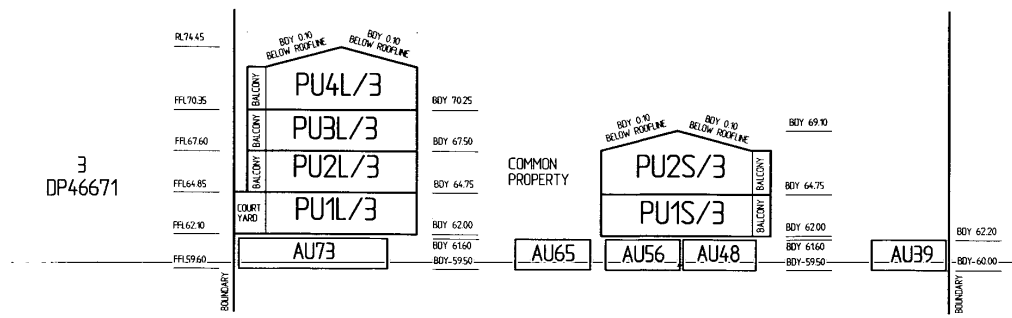
CT ALLOCATED	APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS LOWER	HEIGHT LIMITS UPPER
88450	PU1A/3	155	62.00	64.75
88451	PU1B/3	155	62.00	64.75
88452	PU1C/3	155	62.00	64.75
88453	PU1D/3	155	62.00	64.75
88454	PU1E/3	151	62.00	64.75
88455	PU1F/3	155	62.00	64.75
88456	PUA/3	160	62.00	64.95
88457	PU1G/3	155	62.00	64.75
88458	PU1H/3	194	62.00	64.75
88459	PU1J/3	116	62.00	64.75
88460	PU1K/3	116	62.00	64.75
88461	PU1L/3	228	62.00	64.75
88462	PU1M/3	168	62.00	64.75
88463	PU1N/3	168	62.00	64.75
88464	PU1P/3	194	62.00	64.75
88465	PU1Q/3	112	62.00	64.75
88466	PU1R/3	112	62.00	64.75
88467	PU1S/3	228	62.00	64.75
88468	PU1T/3	168	62.00	64.75
88469	PU2A/3	159	64.75	67.50
88470	PU2B/3	168	64.75	67.50
88471	PU2C/3	159	64.75	67.50
88472	PU2D/3	159	64.75	67.50
88473	PU2E/3	159	64.75	67.50
88474	PU2F/3	159	64.75	67.50
88475	PU2G/3	169	64.75	67.50
88476	PU2H/3	229	64.75	67.50
88477	PU2J/3	121	64.75	67.50
88478	PU2K/3	121	64.75	67.50
88479	PU2L/3	198	64.75	67.50
88480	PU2M/3	159	64.75	67.50
88481	PU2N/3	169	64.75	69.10
88482	PU2P/3	229	64.75	69.10
88483	PU2Q/3	116	64.75	69.10
88484	PU2R/3	116	64.75	69.10
88485	PU2S/3	229	64.75	69.10
88486	PU2T/3	169	64.75	69.10

CT ALLOCATED	APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS LOWER	HEIGHT LIMITS UPPER
88487	PU3A/3	164	67.50	71.35
88488	PU3B/3	164	67.50	71.35
88489	PU3C/3	169	67.50	71.35
88490	PU3D/3	164	67.50	71.35
88491	PU3E/3	164	67.50	71.35
88492	PU3G/3	164	67.50	70.25
88493	PU3H/3	203	67.50	70.25
88494	PU3J/3	121	67.50	70.25
88495	PU3K/3	121	67.50	70.25
88496	PU3L/3	203	67.50	70.25
88497	PU3M/3	169	67.50	70.25
88498	PU4G/3	168	70.25	74.35
88499	PU4H/3	207	70.25	74.35
88500	PU4J/3	125	70.25	74.35
88501	PU4K/3	125	70.25	74.35
88502	PU4L/3	207	70.25	74.35
88503	PU4M/3	169	70.25	74.35
	AU1	13	56.41	58.51
	AU2	13	56.41	58.51
	AU3	13	56.41	58.51
	AU4	13	56.41	58.51
	AU5	13	56.41	58.51
	AU6	13	56.41	58.51
	AU7	13	56.41	58.51
	AU8	13	56.41	58.51
	AU9	13	56.41	58.51
	AU10	13	56.41	58.51
	AU11	13	56.41	58.51
	AU12	13	56.41	58.51
	AU13	13	56.41	58.51
	AU14	13	56.41	58.51
	AU15	13	56.41	58.51
	AU16	13	56.41	58.51
	AU17	13	56.41	58.51
	AU18	13	56.41	58.51
	AU19	13	56.41	58.51
	AU20	13	56.41	58.51

CT ALLOCATED	APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS LOWER	HEIGHT LIMITS UPPER
	AU21	13	56.41	58.51
	AU22	13	56.41	58.51
	AU23	13	56.41	58.51
	AU24	13	56.41	58.51
	AU25	13	56.41	58.51
	AU26	13	56.41	58.51
	AU27	19	59.50	61.60
	AU28	19	59.50	61.60
	AU29	19	59.50	61.60
	AU30	19	59.50	61.60
	AU31	19	59.50	61.60
	AU32	19	59.50	61.60
	AU33	19	59.50	61.60
	AU34	13	59.50	61.70
	AU35	13	59.50	61.70
	AU36	13	59.50	61.70
	AU37	13	59.70	61.90
	AU38	13	59.80	62.00
	AU39	13	60.00	62.20
	AU40	13	60.10	62.30
	AU41	13	60.30	62.50
	AU42	13	59.50	61.60
	AU43	13	59.50	61.60
	AU44	13	59.50	61.60
	AU45	13	59.50	61.60
	AU46	13	59.50	61.60
	AU47	13	59.50	61.60
	AU48	13	59.50	61.60
	AU49	13	59.50	61.60
	AU50	13	59.50	61.60
	AU51	13	59.50	61.60
	AU52	13	59.50	61.60
	AU53	13	59.50	61.60
	AU54	13	59.50	61.60
	AU55	13	59.50	61.60
	AU56	13	59.50	61.60
	AU57	13	59.50	61.60
	AU58	13	59.50	61.60
	AU59	13	59.50	61.60
	AU60	13	59.50	61.60

CT ALLOCATED	APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS LOWER	HEIGHT LIMITS UPPER
	AU61	13	59.50	61.60
	AU62	13	59.50	61.60
	AU63	13	59.50	61.60
	AU64	13	59.50	61.60
	AU65	13	59.50	61.60
	AU66	13	59.50	61.60
	AU67	13	59.50	61.60
	AU68	19	59.50	61.60
	AU69	19	59.50	61.60
	AU70	19	59.50	61.60
	AU71	19	59.50	61.60
	AU72	19	59.50	61.60
	AU73	19	59.50	61.60
	AU74	19	59.50	61.60
	S1	2	59.50	61.60
	S2	2	59.50	61.60
	S3	2	59.50	61.60
	S4	2	59.50	61.60
	S5	2	59.50	61.60
	S6	2	59.50	61.60
	S7	2	59.50	61.60
	S8	2	59.50	61.60
	S9	2	59.50	61.60
	S10	2	59.50	61.60
	S11	2	59.50	61.60
	S12	2	59.50	61.60
	S13	2	59.50	61.60
	S14	2	59.50	61.60
	S15	2	59.50	61.60
	S16	2	59.50	61.60
	S17	2	59.50	61.60
	S18	2	59.50	61.60
	S19	2	59.50	61.60
	S20	2	59.50	61.60
	S21	2	59.50	61.60
	S22	2	59.50	61.60
	S23	2	59.50	61.60
	S24	2	59.50	61.60
	S25	2	59.50	61.60
	S26	2	59.50	61.60
	S27	2	59.50	61.60
	S28	2	59.50	61.60
	S29	2	59.50	61.60
	S30	2	59.50	61.60
	S31	2	59.50	61.60
	S32	2	59.50	61.60
	S33	2	59.50	61.60
	S34	2	59.50	61.60
	S35	2	59.50	61.60
	S36	2	59.50	61.60
	S37	2	59.50	61.60
	S38	2	59.50	61.60
	S39	2	59.50	61.60
	S40	2	59.50	61.60
	S41	2	59.50	61.60
	S42	2	59.50	61.60
	S43	2	59.50	61.60
	S44	2	59.50	61.60
	S45	2	59.50	61.60
	S46	2	59.50	61.60
	S47	2	59.50	61.60
	S48	2	59.50	61.60
	S49	2	59.50	61.60
	S50	2	59.50	61.60
	S51	2	59.50	61.60
	S52	2	59.50	61.60
	S53	2	59.50	61.60
	S54	2	59.50	61.60
	S55	2	59.50	61.60
	S56	2	59.50	61.60
	S57	2	59.50	61.60

TOTAL UNIT ENTITLEMENTS 10,000



SECTION A-A'

SCALE 1:200

SHEET 4 OF 4

Approvals

NOTES:

1. LEVELS ARE IN TERMS OF LANDS AND SURVEY DATUM 1946 RM3917 SD52136 RL48.775
2. THE LOWER LIMIT OF UNITS IS 0.10 BELOW FINISHED FLOOR LEVEL.
3. THE UPPER LIMIT OF UNITS IS 0.10 BELOW THE FINISHED FLOOR LEVEL OF THE UNIT ABOVE AND 0.10 BELOW THE ROOF LINE OF UNITS ON THE TOP FLOORS.
4. UNIT BOUNDARIES ARE IN THE CENTRE OF INTERNAL WALLS AND IN THE EXTERNAL WALLS, GLAZING LINES OR STRUCTURES.
5. AU1-74 ARE FOR CARPARKING. AU1-26, 50, 57, 58, 62, 66 ARE 2.70 x 5.00, AU27-33, 68-73 ARE 2.40 x 10.00, AU74 IS 2.70 x 10.00, AU 34-49, 51-56, 59-61, 63-65, 67 ARE 2.40 x 5.00 METERS.
6. S1-S57 ARE AUXILIARY UNITS FOR STORAGE LOCKERS.
7. BOUNDARIES OF STORAGE LOCKERS ARE IN THE CENTRE OF INTERNAL WALLS AND IN THE EXTERNAL WALLS.
8. ALL DUCTS AND DOWN PIPES ARE COMMON PROPERTY.
9. ADDRESS OF BODY CORPORATE: CENTURION MANAGEMENT SERVICES LTD PO BOX 35566 AUCKLAND

EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	SPECIFIED IN
ELECTRICITY	A B C	COMMON PROPERTY/AU28	TRANSFER 470460.1

EXISTING COVENANT

PURPOSE	SPECIFIED IN
LAND COVENANT	D.144244.3

Total Area . . . . . .

Comprised in . . . . . .

I, ... ROGAN HAMPSON OF AUCKLAND . . . . . being a person entitled to practise as a registered surveyor, certify that -

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.

(b) This dataset is accurate and has been created in accordance with that Act and those regulations.

Dated at . . . . AUCKLAND . . . . . this . . . . 9th . . . . day . . . . of . . . . JULY . . . . . 2003 Signature . . . . . .

Field Book . . . . . p. . . . . Traverse Book . . . . . p. . . . . .

Reference Plans . . . . . .

Examined . . . . . Correct . . . . . .

Approved as to Survey by Land Information NZ on

8 / 8 / 2003

Deposited by Land Information NZ on

5 / 9 / 2003

File (4767) Received Instructions

DP322189

LAND DISTRICT . . NORTH AUCKLAND
SURVEY BLK. & DIST. . IV TITIRANGI . . . . . .
NZMS 261 SHT . . . . RECORD MAP No . . . .

PLAN OF UNITS ON LOTS 68, 69 & 70 DP16446

TERRITORIAL AUTHORITY AUCKLAND CITY . . . . .
Surveyed By HAMPSON & ASSOCIATES LTD. . . . .
Scale . . . 1:200 . . . . . Date APRIL 2003 . . . .

SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier **111184**

Land Registration District **North Auckland**

Date Issued 05 September 2003

Plan Number DP 322189

Subdivision of

Lot 69 Deposited Plan 16446 and Lot 68 Deposited Plan 16446 and Lot 70 Deposited Plan 16446

Prior References

NA16B/10 NA16B/9 NA417/41

Unit Titles Issued

116136	137190	298136	298137
642343	840335	848372	849731
861402	88450	88451	88452
88453	88454	88455	88457
88458	88459	88460	88462
88463	88464	88465	88466
88467	88468	88469	88470
88471	88472	88473	88474
88475	88476	88478	88479
88480	88481	88482	88483
88484	88485	88486	88487
88488	88489	88490	88491
88493	88494	88495	88496
88497	88498	88499	88500
88501	88502	88503	

Interests

OWNERSHIP OF COMMON PROPERTY
Pursuant to Section 47 Unit Titles Act 2010 -
(a) the body corporate owns the common property and
(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.
The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to an electricity transmission right (in gross) over parts marked A, B & C on DP 322189 in favour of The Auckland Electric Power Board created by Transfer 470460.1 - 13.4.1978 at 11.24 am

Land Covenant in Deed D144244.3 - 15.5.1997 at 11.00 am

5718595.5 Change of rules of the Body Corporate - 5.9.2003 at 9:00 am

6639923.4 Change of rules of the Body Corporate - 8.11.2005 at 9:00 am

9170723.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 31.8.2012 at 5:10 pm

10660875.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 -

20.12.2016 at 10:18 am

11345276.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 30.1.2019 at 3:50 pm