

RPNZ document ordering service

Certificate of Title with diagram: SA72A/644

Property: 22 Redwood Lane, Tauriko, Tauranga City

Legal Description: Lot 2 Deposited Plan South Auckland 91122

CoreLogic Reference: 3190368/1

Processed: 25 April 2024

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



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




R.W. Muir
Registrar-General
of Land

Identifier SA72A/644
Land Registration District South Auckland
Date Issued 11 May 2001

Prior References
SA61B/550

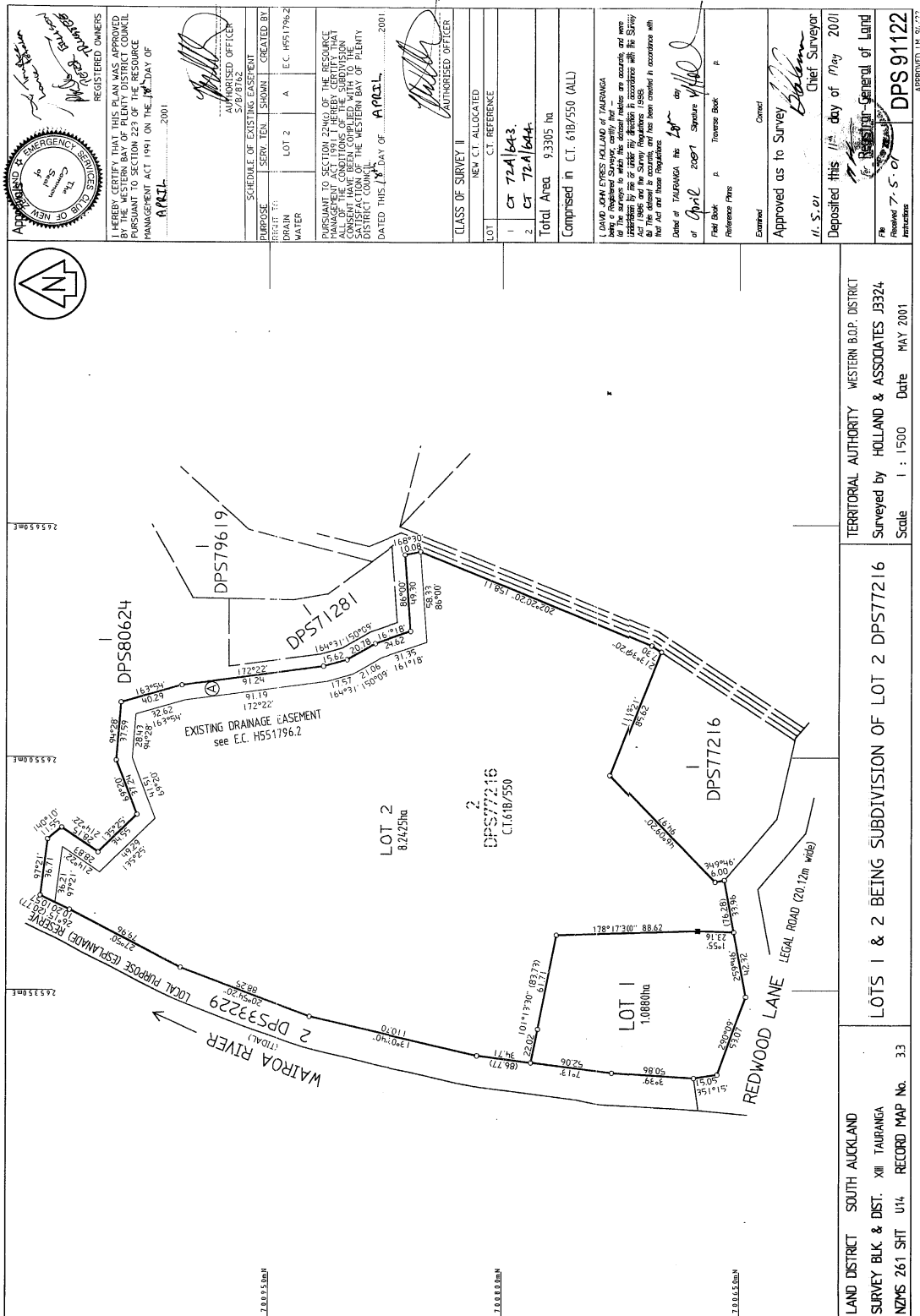
Estate Fee Simple
Area 8.2425 hectares more or less
Legal Description Lot 2 Deposited Plan South Auckland
91122

Registered Owners

Robert Moncrieff Clarkson, Martha Elizabeth Clarkson, JK Hamilton Trustee Services Limited, SJ Trustee Services Limited and Cherry Way Trustees BMC Limited

Interests

Subject to a right to drain water over part marked A on DPS 91122 specified in Easement Certificate H551796.2
The easements specified in Easement Certificate H551796.2 are subject to Section 309 (1) (a) Local Government Act 1974
9409611.18 Mortgage to Bank of New Zealand - 29.5.2013 at 8:44 am
10655301.6 Variation of Mortgage 9409611.18 - 19.12.2016 at 9:30 am
10662892.1 Mortgage to (now) Tauriko Property Group LP - 20.12.2016 at 12:24 pm
12562864.1 CAVEAT BY TAURIKO PROPERTY GROUP LP - 21.9.2022 at 10:15 am



RPNZ document ordering service

Certificate of Title with diagram: SA63C/349

Property: 45 Redwood Lane, Tauranga City

Legal Description: Lot 1 Deposited Plan South Auckland 79619 and Lot 1 Deposited Plan South Auckland 80624

CoreLogic Reference: 3190369/1

Processed: 25 April 2024

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **SA63C/349**
Land Registration District **South Auckland**
Date Issued 03 February 1998

Prior References

SA39C/578 SA57B/382

Estate Fee Simple
Area 8.7180 hectares more or less
Legal Description Lot 1 Deposited Plan South Auckland
79619 and Lot 1 Deposited Plan South
Auckland 80624

Registered Owners

Robert Moncrieff Clarkson, Martha Elizabeth Clarkson, JK Hamilton Trustee Services Limited, SJ Trustee Services Limited and Cherry Way Trustees BMC Limited

Interests

Subject to Sections 241(2) and Sections 242(1) and (2) Resource Management Act 1991 (see DPS 79619)

Subject to a right of way over parts marked A, E & H and a right to drain water over part marked E on DPS 36262 specified in Easement Certificate H551796.2 - 15.10.1984 at 11.26 am

The easements specified in Easement Certificate H551796.2 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto are rights of way specified in Easement Certificate H551796.2 - 15.10.1984 at 11.26 am

Appurtenant hereto are rights to drain water specified in Easement Certificate H551796.2 - 15.10.1984 at 11.26 am (Affects Lot 1 DPS 80624)

Appurtenant hereto is a right of way and rights to convey electricity and convey water created by Transfer H804119.3 - 24.6.1988 at 10.44 am (Affects Lot 1 DPS 79619)

Some of the easements created by Transfer H804119.3 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way and rights to convey water and to electricity and telecommunications rights over part marked A, B, C & E and a right to drain stormwater over parts marked E & C on DPS 71281 specified in Easement Certificate B301871.3 - 16.10.1995 at 9.05 am

Appurtenant hereto is a right of way specified in Easement Certificate B301871.3 - 16.10.1995 at 9.05 am (Affects Lot 1 DPS 80624)

The easements specified in Easement Certificate B301871.3 are subject to Section 243 (a) Resource Management Act 1991

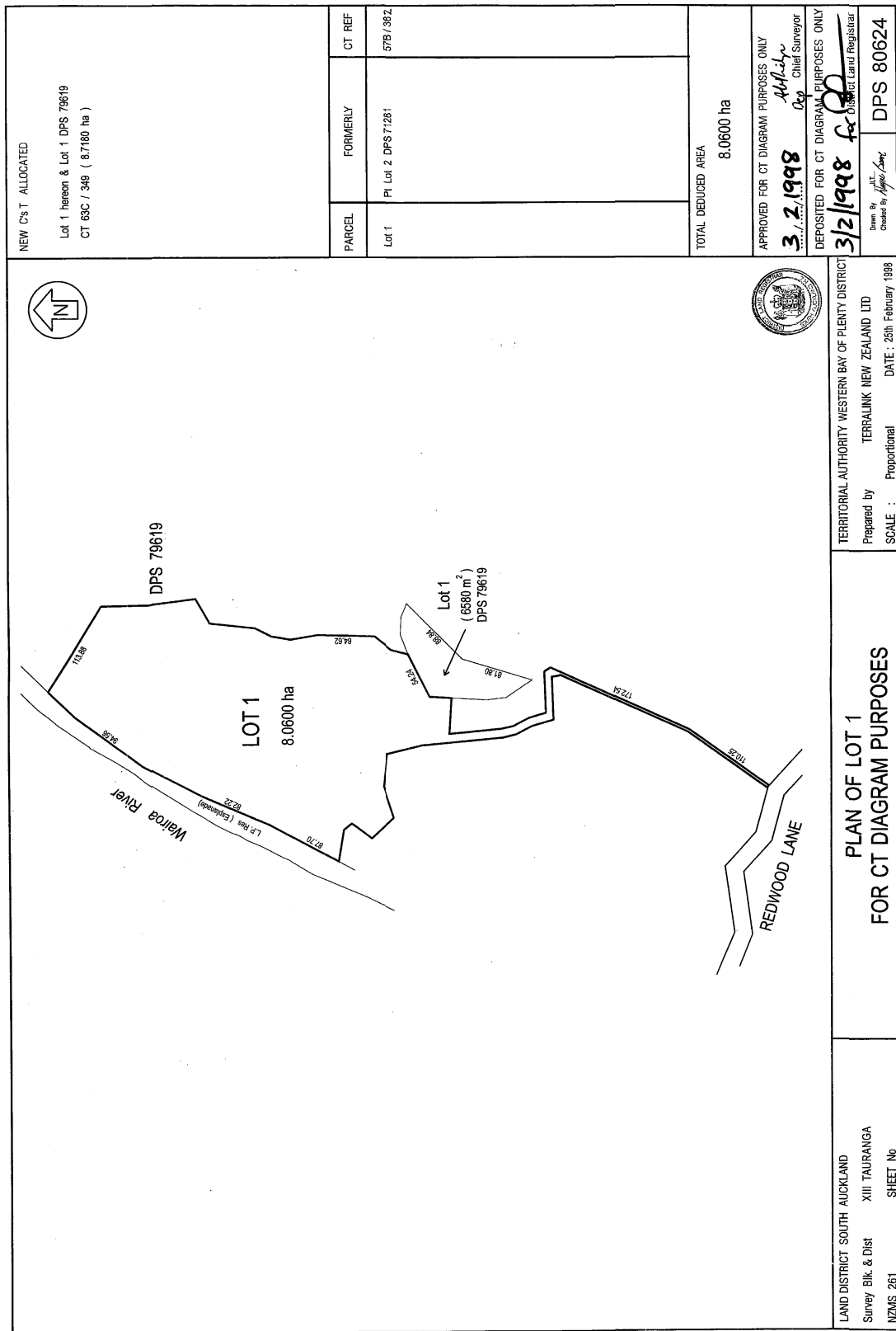
Subject to rights to transmit telecommunications and to electricity supply and water supply rights over part marked A on DPS 79619 created by Transfer B559088.1 - 2.8.1999 at 12.15 pm

9409611.23 Mortgage to Bank of New Zealand - 29.5.2013 at 8:44 am

10655301.8 Variation of Mortgage 9409611.23 - 19.12.2016 at 9:30 am

10662892.1 Mortgage to (now) Tauriko Property Group LP - 20.12.2016 at 12:24 pm

12562864.1 CAVEAT BY TAURIKO PROPERTY GROUP LP - 21.9.2022 at 10:15 am



NEW ZEALAND INFORMATION AND COMMUNICATION SERVICES



RPNZ document ordering service

Certificate of Title with diagram: SA57B/381

Property: 47 Redwood Lane, Tauriko, Tauranga City

Legal Description: Lot 1 Deposited Plan South Auckland 71281

CoreLogic Reference: 3190370/1

Processed: 25 April 2024

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **SA57B/381**
Land Registration District **South Auckland**
Date Issued 16 October 1995

Prior References
SA32B/766

Estate	Fee Simple
Area	4100 square metres more or less
Legal Description	Lot 1 Deposited Plan South Auckland 71281

Registered Owners

Robert Moncrieff Clarkson, Martha Elizabeth Clarkson, JK Hamilton Trustee Services Limited, SJ Trustee Services Limited and Cherry Way Trustees BMC Limited

Interests

The within land has no frontage to a public road

Appurtenant hereto are rights of way and a right to drain water specified in Easement Certificate H551796.2

Subject to a right of way over part marked A on DPS 36262 specified in Easement Certificate H551796.2

The easements specified in Easement Certificate H551796.2 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way and a right to drain stormwater, convey water, electricity and telecommunications specified in Easement Certificate B301871.3 - 16.10.1995 at 9.05 am

Subject to a right of way over part marked D on DPS 71281 specified in Easement Certificate B301871.3 - 16.10.1995 at 9.05 am

The easements specified in Easement Certificate B301871.3 are subject to Section 243 (a) Resource Management Act 1991 B463417.1 Resolution by The Western Bay of Plenty District Council cancelling the requirement of the creation of the easement over part herein marked A DPS 36262 as appurtenant to Lot 1 DPS 79619 (CT SA39C/578) - 3.2.1998 at 10.40 am

9409611.10 Mortgage to Bank of New Zealand - 29.5.2013 at 8:44 am

10655301.4 Variation of Mortgage 9409611.10 - 19.12.2016 at 9:30 am

10662892.1 Mortgage to (now) Tauriko Property Group LP - 20.12.2016 at 12:24 pm

12562864.1 CAVEAT BY TAURIKO PROPERTY GROUP LP - 21.9.2022 at 10:15 am

2 NOV 1995

7 4 51

46 47 48 49 50 51

42 43 44 45 46 47 48 49 50 51

37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

CENTIMETRES

RPNZ document ordering service

Certificate of Title with diagram: SA42C/517

Property: 48 Redwood Lane, Tauriko, Tauranga City

Legal Description: Part Lot 4 Deposited Plan South Auckland 36262

CoreLogic Reference: 3190371/1

Processed: 25 April 2024

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **SA42C/517**
Land Registration District **South Auckland**
Date Issued 16 November 1988

Prior References
SA32B/768

Estate	Fee Simple
Area	13.5579 hectares more or less
Legal Description	Part Lot 4 Deposited Plan South Auckland 36262

Registered Owners

Robert Moncrieff Clarkson, Martha Elizabeth Clarkson, JK Hamilton Trustee Services Limited, SJ Trustee Services Limited and Cherry Way Trustees BMC Limited

Interests

Appurtenant hereto is a right of way and a right to drain water specified in Easement Certificate H551796.2

Subject to a right of way over parts marked C, G and K and a right to drain water over part marked G on DPS 36262 specified in Easement Certificate H551796.2

The easements specified in Easement Certificate H551796.2 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way over parts marked C, G & K and a right to drain water over parts marked C & G on DPS 50207 created by Transfer H990603.2 - 15.11.1990 at 9:01 am

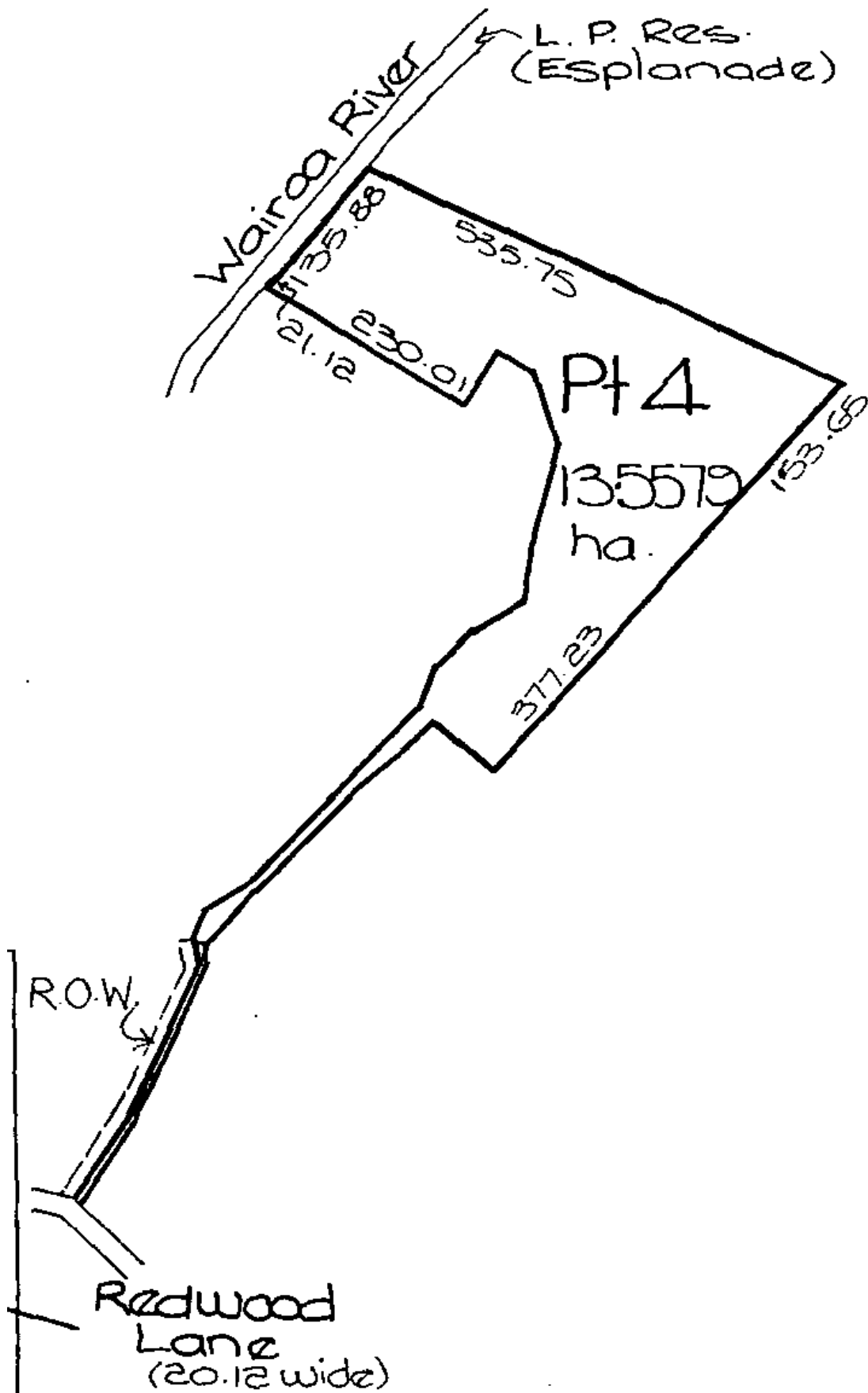
The easements created by Transfer H990603.2 are subject to Section 309 (1) (a) Local Government Act 1974

9409611.9 Mortgage to Bank of New Zealand - 29.5.2013 at 8:44 am

10655301.3 Variation of Mortgage 9409611.9 - 19.12.2016 at 9:30 am

10662892.1 Mortgage to (now) Tauriko Property Group LP - 20.12.2016 at 12:24 pm

12562864.1 CAVEAT BY TAURIKO PROPERTY GROUP LP - 21.9.2022 at 10:15 am



RPNZ document ordering service

Certificate of Title with diagram: SA63C/350

Property: 49 Redwood Lane, Tauriko, Tauranga City

Legal Description: Lot 2 Deposited Plan South Auckland 79619

CoreLogic Reference: 3190372/1

Processed: 25 April 2024

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **SA63C/350**
Land Registration District **South Auckland**
Date Issued 03 February 1998

Prior References
SA39C/578 SA57B/382

Estate Fee Simple
Area 2.8156 hectares more or less
Legal Description Lot 2 Deposited Plan South Auckland
79619

Registered Owners
Robert Moncrieff Clarkson, Martha Elizabeth Clarkson, JK Hamilton Trustee Services Limited, SJ Trustee Services Limited and Cherry Way Trustees BMC Limited

Interests

The within land has no frontage to a legal road

Appurtenant hereto are rights of way and rights to drain water (affects part) and a right of way specified in Easement Certificate H551796.2 - 15.10.1984 at 11.26 am

The easements specified in Easement Certificate H551796.2 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way and rights to convey electricity and convey water created by Transfer H804119.3 - 24.6.1988 at 10.44 am (affects part)

Some of the easements created by Transfer H804119.3 are subject to Section 309 (1) (a) Local Government Act 1974 (See DPS 45373)

Appurtenant hereto is a right of way specified in Easement Certificate B301871.3 - 16.10.1995 at 9.05 am (affects part)

The easements specified in Easement Certificate B301871.3 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to transmit telecommunications and electricity supply and water supply rights created by Transfer B559088.1 - 2.8.1999 at 12.15 pm

9409611.12 Mortgage to Bank of New Zealand - 29.5.2013 at 8:44 am

10655301.5 Variation of Mortgage 9409611.12 - 19.12.2016 at 9:30 am

10662892.1 Mortgage to (now) Tauriko Property Group LP - 20.12.2016 at 12:24 pm

12562864.1 CAVEAT BY TAURIKO PROPERTY GROUP LP - 21.9.2022 at 10:15 am

NEW ZEALAND INFORMATION AND COMMUNICATION SERVICES

RPNZ document ordering service

Certificate of Title with diagram: SA39C/579

Property: 50 Redwood Lane, Tauriko, Tauranga City

Legal Description: Part Lot 3 Deposited Plan South Auckland 36262

CoreLogic Reference: 3190373/1

Processed: 25 April 2024

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **SA39C/579**
Land Registration District **South Auckland**
Date Issued 30 October 1987

Prior References
SA39C/579

Estate	Fee Simple
Area	11.0830 hectares more or less
Legal Description	Part Lot 3 Deposited Plan South Auckland 36262

Registered Owners

Robert Moncrieff Clarkson, Martha Elizabeth Clarkson, JK Hamilton Trustee Services Limited, SJ Trustee Services Limited and Cherry Way Trustees BMC Limited

Interests

Appurtenant hereto are rights of way specified in Easement Certificate H551796.2

Subject to a right of way over parts marked B, F and J and to a right to drain water over part marked F on DPS 36262 specified in Easement Certificate H551796.2

The easements specified in Easement Certificate H551796.2 are subject to Section 309 (1) (a) Local Government Act 1974 H804120.2 Encumbrance to Kenneth James Dooley and Diane Ellen Dooley - 24.6.1988 at 10.44 am

Subject to a right of way over part marked L and rights to convey electricity over parts marked N and L, and convey water over parts marked M and L on DPS 45373 created by Transfer H804119.3 - 24.6.1988 at 10.44 am

The easements created by Transfer H804119.3 are subject to Section 309 (1) (a) Local Government Act 1974

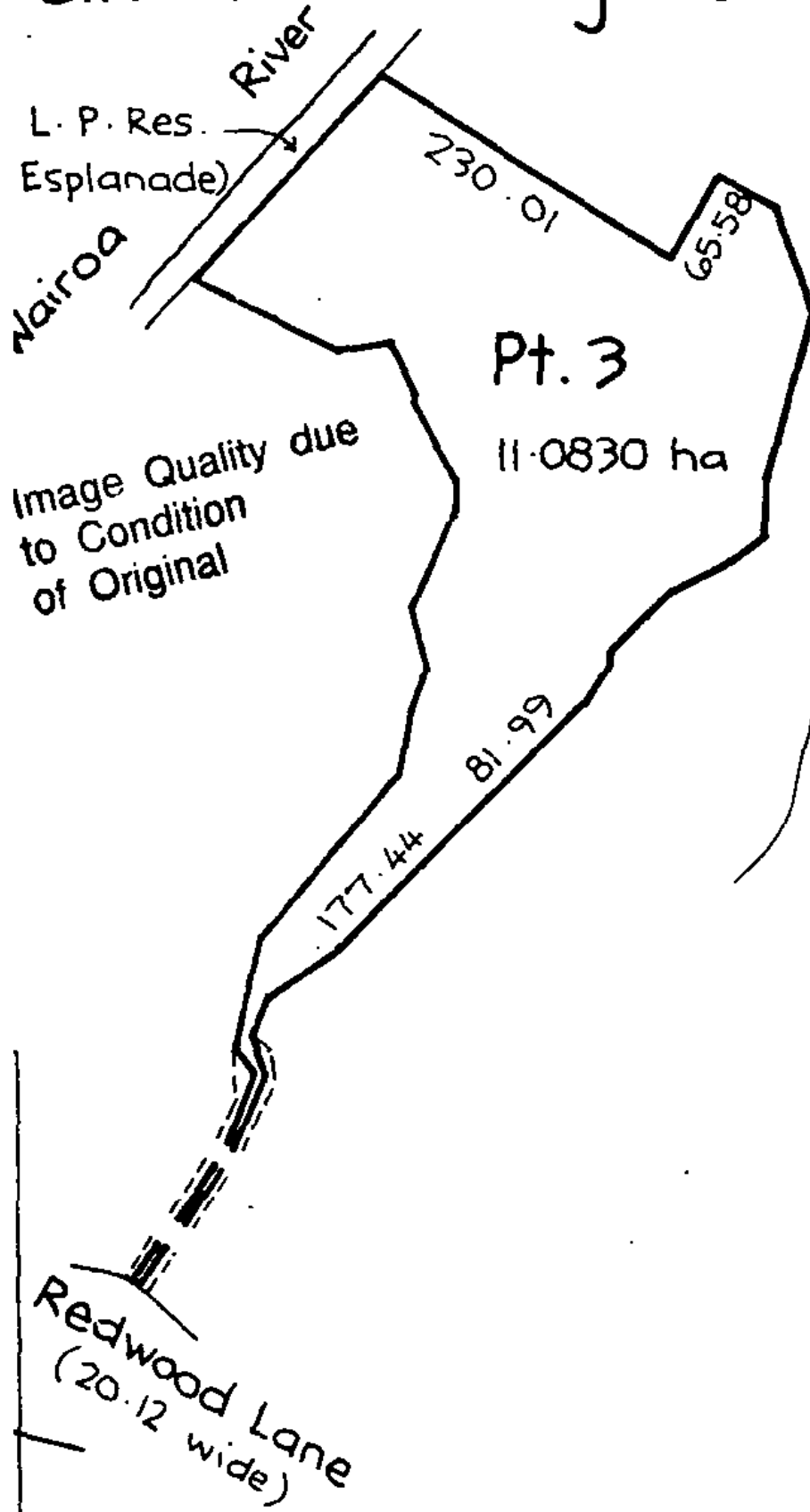
9409611.19 Mortgage to Bank of New Zealand - 29.5.2013 at 8:44 am

10655301.7 Variation of Mortgage 9409611.19 - 19.12.2016 at 9:30 am

10662892.1 Mortgage to (now) Tauriko Property Group LP - 20.12.2016 at 12:24 pm

12562864.1 CAVEAT BY TAURIKO PROPERTY GROUP LP - 21.9.2022 at 10:15 am

Blk XIII Tauranga S.D



RPNZ document ordering service

Certificate of Title with diagram: 39555

Property: 800R State Highway, Tauriko, Tauranga City

Legal Description: Lot 1-2 Deposited Plan 310037

CoreLogic Reference: 3190374/1

Processed: 25 April 2024

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **39555**
Land Registration District **South Auckland**
Date Issued 16 May 2003

Prior References

SA43C/577 SA43C/578

Estate Fee Simple
Area 39.3030 hectares more or less
Legal Description Lot 1-2 Deposited Plan 310037

Registered Owners

Robert Moncrieff Clarkson, Martha Elizabeth Clarkson, JK Hamilton Trustee Services Limited, SJ Trustee Services Limited and Cherry Way Trustees BMC Limited

Interests

Subject to Section 168A Coal Mines Act 1925 (Affects part Lot 1 DP 310037)

Subject to a right to take and convey water over parts marked M, N, L and K on DP 310037 created by Transfer S355651 - 13.9.1966 at 9:35 am

S383581 Gazette Notice declaring State Highway No.29 (Tauranga - Piarere) fronting Lot 1 DP 310037 to be a limited access road - 14.8.1967 at 2.35 pm

5589138.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.5.2003 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 310037)

Subject to a right to convey water, telecommunications and electricity and a right of way over parts marked J, K, I, N and A and to a right to convey water over parts marked M and P and to a right to convey electricity over parts marked B, C, D and E and to a right to convey electricity and water over part marked H on DP 310037 created by Easement Instrument 5589138.3 - 16.5.2003 at 9:00 am

Appurtenant hereto is a right to convey electricity created by Easement Instrument 5589138.3 - 16.5.2003 at 9:00 am

The easements created by Easement Instrument 5589138.3 are subject to Section 243 (a) Resource Management Act 1991

9409611.2 Mortgage to Bank of New Zealand - 29.5.2013 at 8:44 am

10655301.1 Variation of Mortgage 9409611.2 - 19.12.2016 at 9:30 am

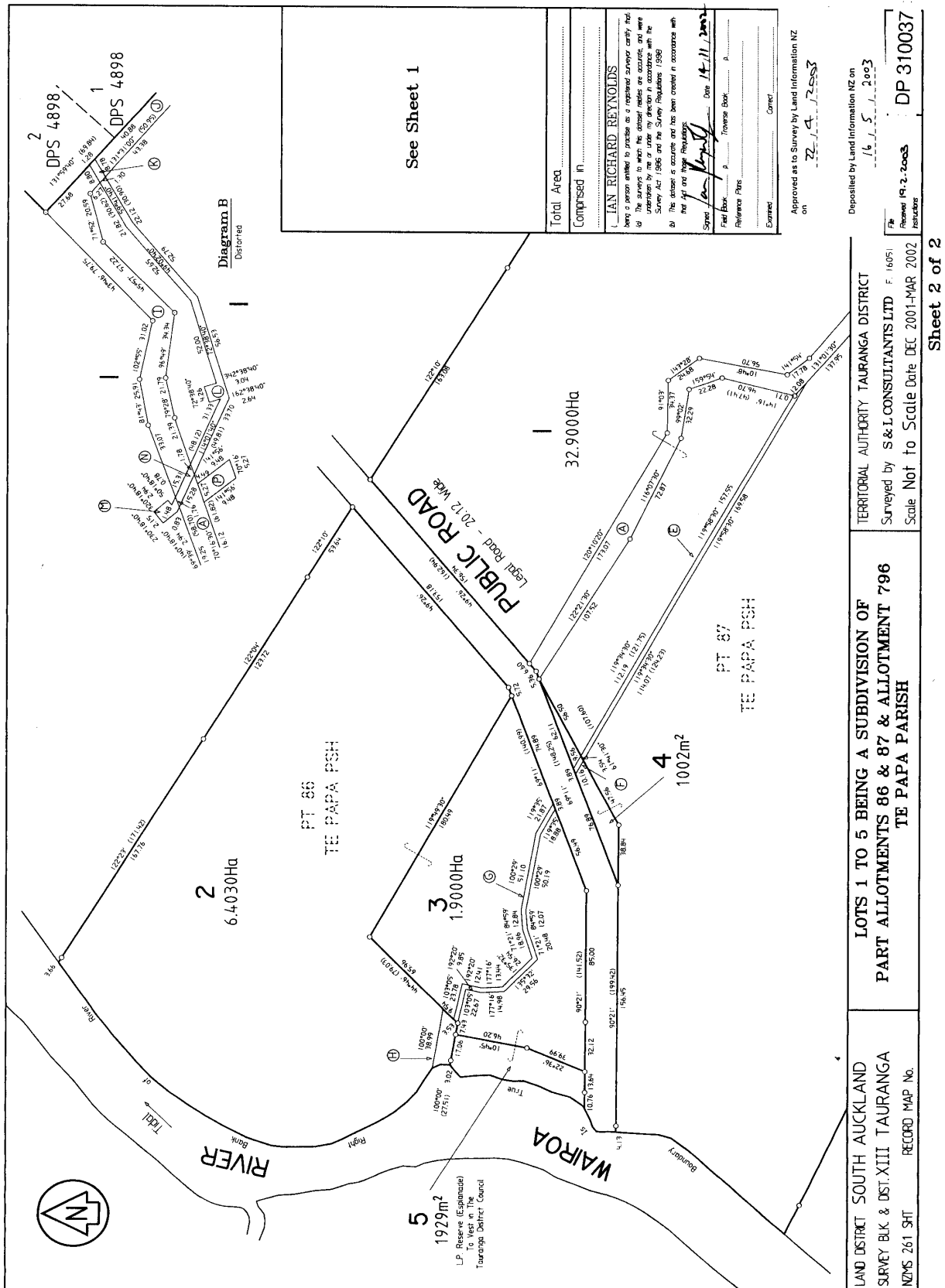
10662892.1 Mortgage to (now) Tauriko Property Group LP - 20.12.2016 at 12:24 pm

12562864.1 CAVEAT BY TAURIKO PROPERTY GROUP LP - 21.9.2022 at 10:15 am

12723405.1 Notice pursuant to Section 18 Public Works Act 1981 - 1.5.2023 at 9:06 am (affects Lot 1 DP 310037)

12856378.1 Notice pursuant to Section 23 Public Works Act 1981 - 18.10.2023 at 8:31 am (affects Lot 1 DP 310037)

[illegible]



RPNZ document ordering service

Certificate of Title with diagram: 788679

Property: 820 State Highway, Tauriko, Tauranga City

Legal Description: Lot 7 Deposited Plan 512150

CoreLogic Reference: 3190375/1

Processed: 25 April 2024

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **788679**
Land Registration District **South Auckland**
Date Issued 18 December 2018

Prior References
SA31B/892

Estate Fee Simple
Area 47.8483 hectares more or less
Legal Description Lot 7 Deposited Plan 512150

Registered Owners

Robert Moncrieff Clarkson, Martha Elizabeth Clarkson, JK Hamilton Trustee Services Limited, SJ Trustee Services Limited and Cherry Way Trustees BMC Limited

Interests

Subject to Section 168A Coal Mines Act 1925 (Affects part formerly Allotment 798 Parish of Te Papa (SA31B/583) and Allotment 799 Parish of Te Papa (SA31B/584))

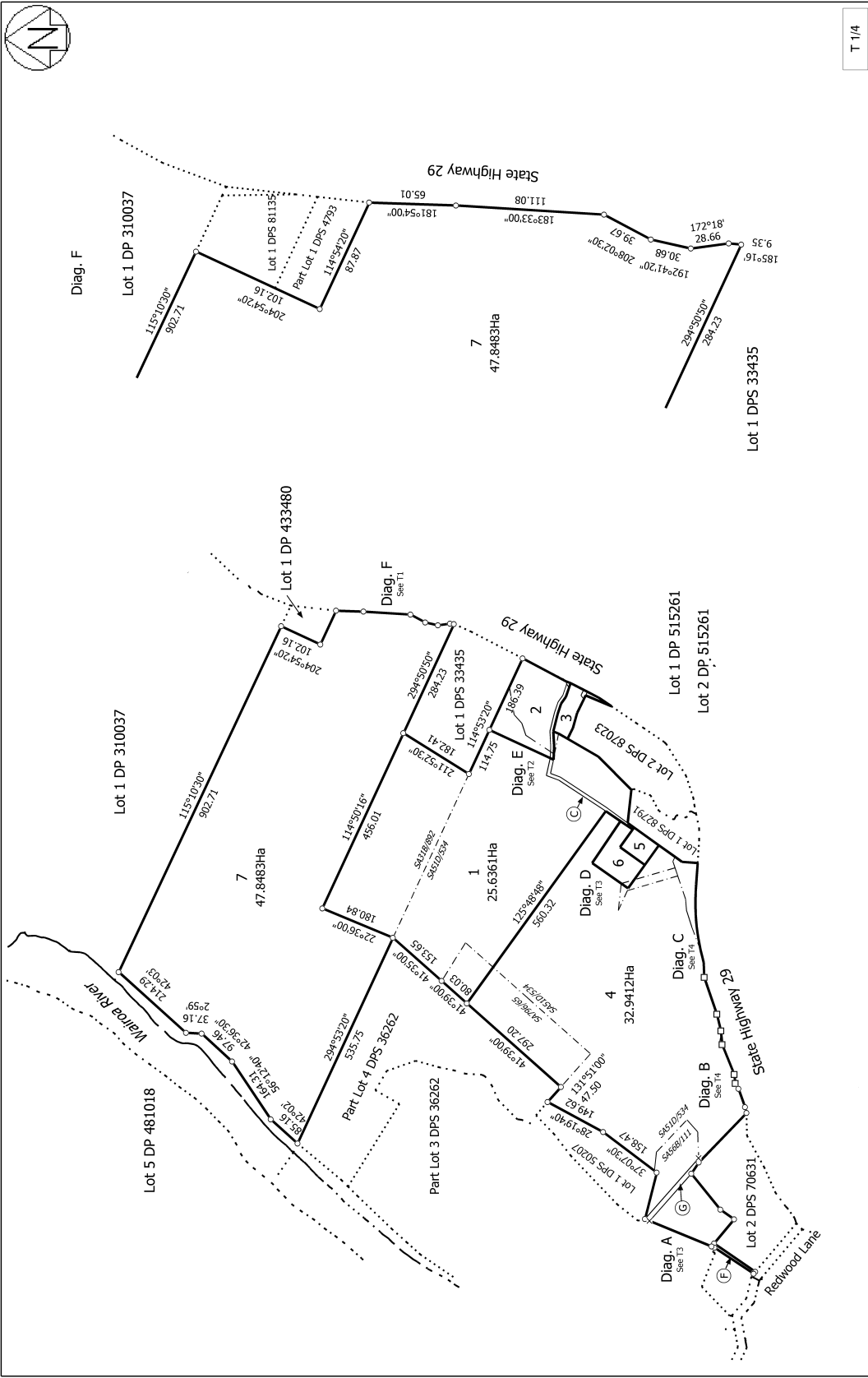
S383581 Gazette Notice declaring the adjoining No 29 State Highway (Tauranga-Piarere) fronting the within land to be a limited access road - 14.8.1967 at 2.35 pm

9409611.4 Mortgage to Bank of New Zealand - 29.5.2013 at 8:44 am

10655301.2 Variation of Mortgage 9409611.4 - 19.12.2016 at 9:30 am

10662892.1 Mortgage to (now) Tauriko Property Group LP - 20.12.2016 at 12:24 pm

12562864.1 CAVEAT BY TAURIKO PROPERTY GROUP LP - 21.9.2022 at 10:15 am



T 1/4

Land District: South Auckland	Lots 1 to 7 Being a Subdivision of Lot 2 DPS 33435, Pt Lot 1 DP 31786, Lot 1 DPS 87023, Pt Lot 3 DP 12853, Pt Lot 5 DP 28049, Lot 1 DP 31168, Allotment 623 Parish of Te Pana Allotment 622 Parish of Te Pana Allotment 821 Parish	Surveyor: Aaron Arthur Robertson Firm: Harrison Grierson Consultants Ltd	Title Plan LT 512150 Approved on: 3/01/2019
Digitally Generated Plan Generated on: 03/01/2019 11:37 am Page 4 of 7			