

RPNZ document ordering service

Certificate of Title with diagram: SA51B/543

Property: 112 Peachgrove Road, Hamilton East, Hamilton City

**Legal Description: Flat B Deposited Plan South Auckland 63513 and Shed D
Deposited Plan South Auckland 63513**

CoreLogic Reference: 3116342/1

Processed: 25 February 2023

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
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R.W. Muir
Registrar-General
of Land

Identifier **SA51B/543**
Land Registration District **South Auckland**
Date Issued 13 October 1992

Prior References
SA51B/531

Estate Fee Simple - 1/2 share
Area 1179 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland
63009

Registered Owners
Hamilton Campground Limited

Estate	Leasehold	Instrument	L B107601.9
		Term	999 years commencing on 1.9.1992
Legal Description	Flat B Deposited Plan South Auckland 63513 and Shed D Deposited Plan South Auckland 63513		

Registered Owners
Hamilton Campground Limited

Interests

Subject to Section 11 Crown Minerals Act 1991 (Affects Fee Simple)
Subject to Part IV A Conservation Act 1987 (Affects Fee Simple)
B107601.8 Lease of Flat A and Shed C DPS 63513 Term 999 years commencing on 1.9.1992 Composite CT SA51B/542
issued - 13.10.1992 at 2.50 pm (Affects Fee Simple)
Land Covenant in Lease B107601.8 - 13.10.1992 (Affects Fee Simple)
B107601.9 Lease of Flat B and Shed D DP South Auckland 63513 Term 999 years commencing on 1.9.1992 Composite
CT SA51B/543 issued - 13.10.1992 at 2.50 pm (Affects Fee Simple)
Land Covenant in Lease B107601.9 - 13.10.1992 (Affects Fee Simple)
12100872.1 Mortgage to ANZ Bank New Zealand Limited - 23.4.2021 at 4:55 pm

MR A. BOGGS, SURVEYOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION NEW ZEALAND

8	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
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RPNZ document ordering service

Certificate of Title with diagram: SA51B/542

Property: 112-114 Peachgrove Road, Hamilton East, Hamilton City

Legal Description: LOT 2 DPS 63009-FLATS A B SHEDS C D DPS 63513

CoreLogic Reference: 3116228/1

Processed: 24 February 2023

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RECORD OF TITLE
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R.W. Muir
Registrar-General
of Land

Identifier **SA51B/542**
Land Registration District **South Auckland**
Date Issued 13 October 1992

Prior References
SA51B/531

Estate Fee Simple - 1/2 share
Area 1179 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland
63009

Registered Owners
Hamilton Campground Limited

Estate	Leasehold	Instrument	L B107601.8
		Term	999 years commencing on 1.9.1992
Legal Description	Flat A Deposited Plan South Auckland 63513 and Shed C Deposited Plan South Auckland 63513		

Registered Owners
Hamilton Campground Limited

Interests

Subject to Section 11 Crown Minerals Act 1991 (Affects Fee Simple)
Subject to Part IV A Conservation Act 1987 (Affects Fee Simple)
B107601.8 Lease of Flat A and Shed C DP South Auckland 63513 Term 999 years commencing on 1.9.1992 Composite
CT SA51B/542 issued - 13.10.1992 at 2.50 pm (Affects Fee Simple)
Land Covenant in Lease B107601.8 - 13.10.1992 (Affects Fee Simple)
B107601.9 Lease of Flat B and Shed D DPS 63513 Term 999 years commencing on 1.9.1992 Composite CT SA51B/543
issued - 13.10.1992 at 2.50 pm (Affects Fee Simple)
Land Covenant in Lease B107601.9 - 13.10.1992 (Affects Fee Simple)
12100872.1 Mortgage to ANZ Bank New Zealand Limited - 23.4.2021 at 4:55 pm

<p>LAND DISTRICT SOUTH AUCKLAND SURVEY BLK. & DIST. XIV Kaitake NZMS 261 SHT. RECORD MAP No 100-50</p>		<p>FLATS ON LOT 2 DPS 63009</p>		<p>TERRITORIAL AUTHORITY Surveyed by McPHERSON & GOODWIN Scale 1:200 Date April 1992</p>	
<p>APPROVED FOR LEASING PURPOSES ONLY</p> <p>4.18.92 18. February 1992</p> <p>Deposited this 19th day of February 1992</p> <p>Registered District Land Registrar</p> <p>DPS 63513</p>					
<p>Field Book p. 12</p> <p>Reference Plans p. 12</p> <p>Examined Correct. p. 12</p> <p>Approved for Leasing Purposes Only</p> <p>4.18.92 18. February 1992</p> <p>Deposited this 19th day of February 1992</p> <p>Registered District Land Registrar</p> <p>DPS 63513</p>					
<p>Registered Surveyor and holder of an annual practicing certificate for who may use a registered plan for the purpose of the Survey Regulations 1992 or any regulations made in substitution thereof.</p> <p>Dated at 1992</p> <p>Field Book p. 12</p> <p>Reference Plans p. 12</p> <p>Examined Correct. p. 12</p> <p>Approved for Leasing Purposes Only</p> <p>4.18.92 18. February 1992</p> <p>Deposited this 19th day of February 1992</p> <p>Registered District Land Registrar</p> <p>DPS 63513</p>					
<p>Total Area 179 m²</p> <p>Comprised in 518/531</p>					
<p>Approved for Leasing Purposes Only</p> <p>4.18.92 18. February 1992</p> <p>Deposited this 19th day of February 1992</p> <p>Registered District Land Registrar</p> <p>DPS 63513</p>					

W.A. ROBERTSON SURVEYOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION NEW ZEALAND

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

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Certificate of Title with diagram: SA51B/544

Property: 108-110 Peachgrove Road, Hamilton East, Hamilton City

Legal Description: LOT 3 DPS 63009-FLATS A B SHEDS C D DPS 63514

CoreLogic Reference: 3116224/1

Processed: 24 February 2023

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R.W. Muir
Registrar-General
of Land

Identifier **SA51B/544**
Land Registration District **South Auckland**
Date Issued 13 October 1992

Prior References
SA51B/532

Estate Fee Simple - 1/2 share
Area 1181 square metres more or less
Legal Description Lot 3 Deposited Plan South Auckland
63009

Registered Owners
Hamilton Campground Limited

Estate	Leasehold	Instrument	L B107601.11
		Term	999 years commencing on 1.9.1992
Legal Description	Flat A Deposited Plan South Auckland 63514 and Shed C Deposited Plan South Auckland 63514		

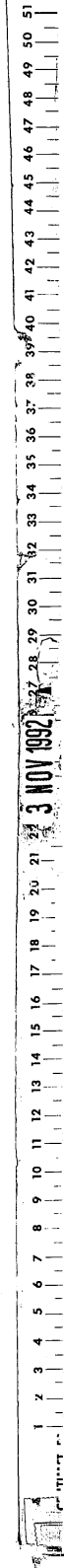
Registered Owners
Hamilton Campground Limited

Interests

Subject to Section 11 Crown Minerals Act 1991 (Affects Fee Simple)
Subject to Part IV A Conservation Act 1987 (Affects Fee Simple)
B107601.11 Lease of Flat A and Shed C DP South Auckland 63514 Term 999 years commencing on 1.9.1992 Composite
CT SA51B/544 issued - 13.10.1992 (Affects Fee Simple)
Land Covenant in Lease B107601.11 - 13.10.1992 (Affects Fee Simple)
B107601.12 Lease of Flat B and Shed D Term 999 years commencing on 1.9.1992 Composite CT SA51B/545 issued -
13.10.1992 (Affects Fee Simple)
Land Covenant in Lease B107601.12 - 13.10.1992 (Affects Fee Simple)
12132935.3 Mortgage to ANZ Bank New Zealand Limited - 24.5.2021 at 4:21 pm

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Certificate of Title with diagram: 625451

Property: 14 Ruakura Road, Hamilton East, Hamilton City

Legal Description: Section 4 Survey Office Plan 434674

CoreLogic Reference: 3116232/1

Processed: 24 February 2023

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R.W. Muir
Registrar-General
of Land

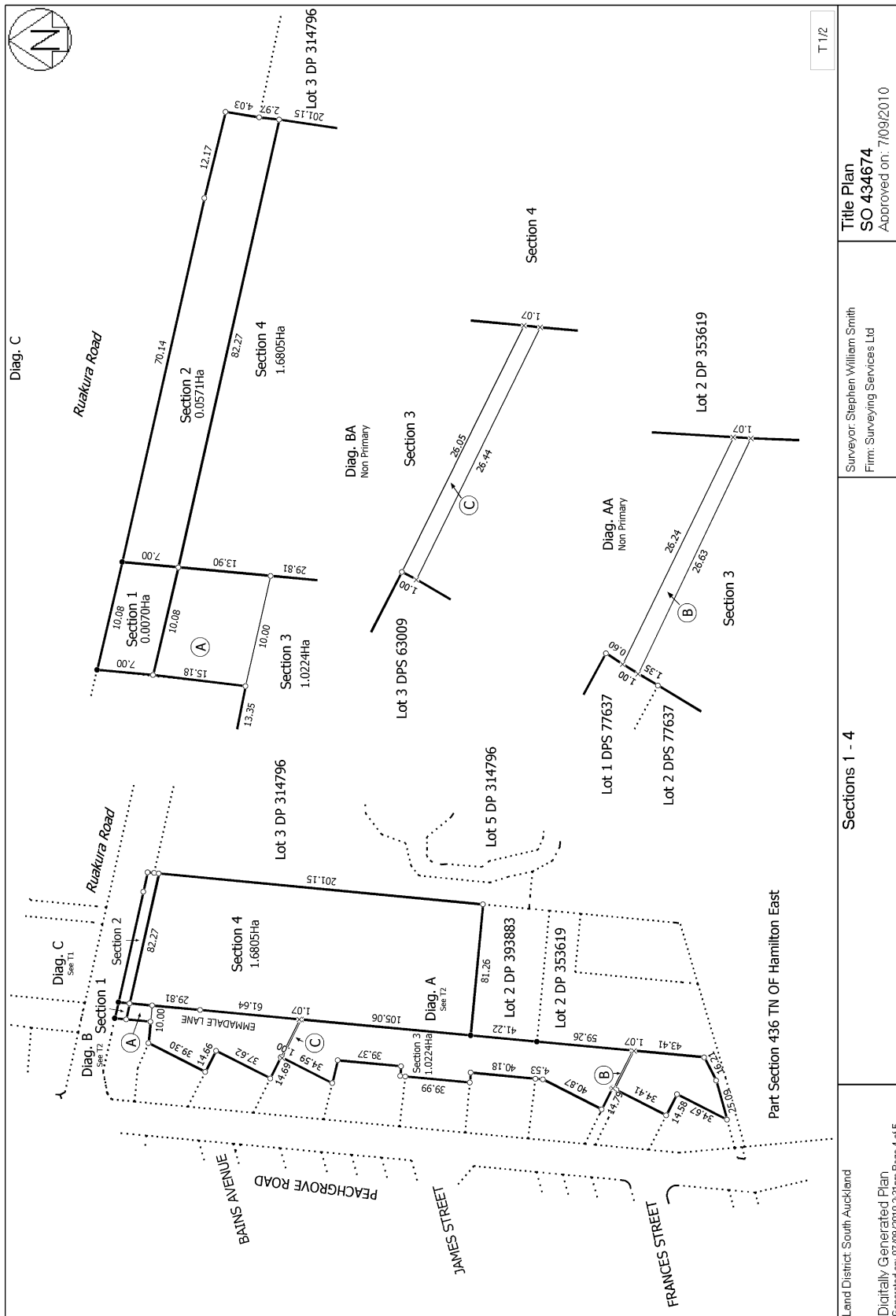
Identifier **625451**
Land Registration District **South Auckland**
Date Issued 12 July 2013

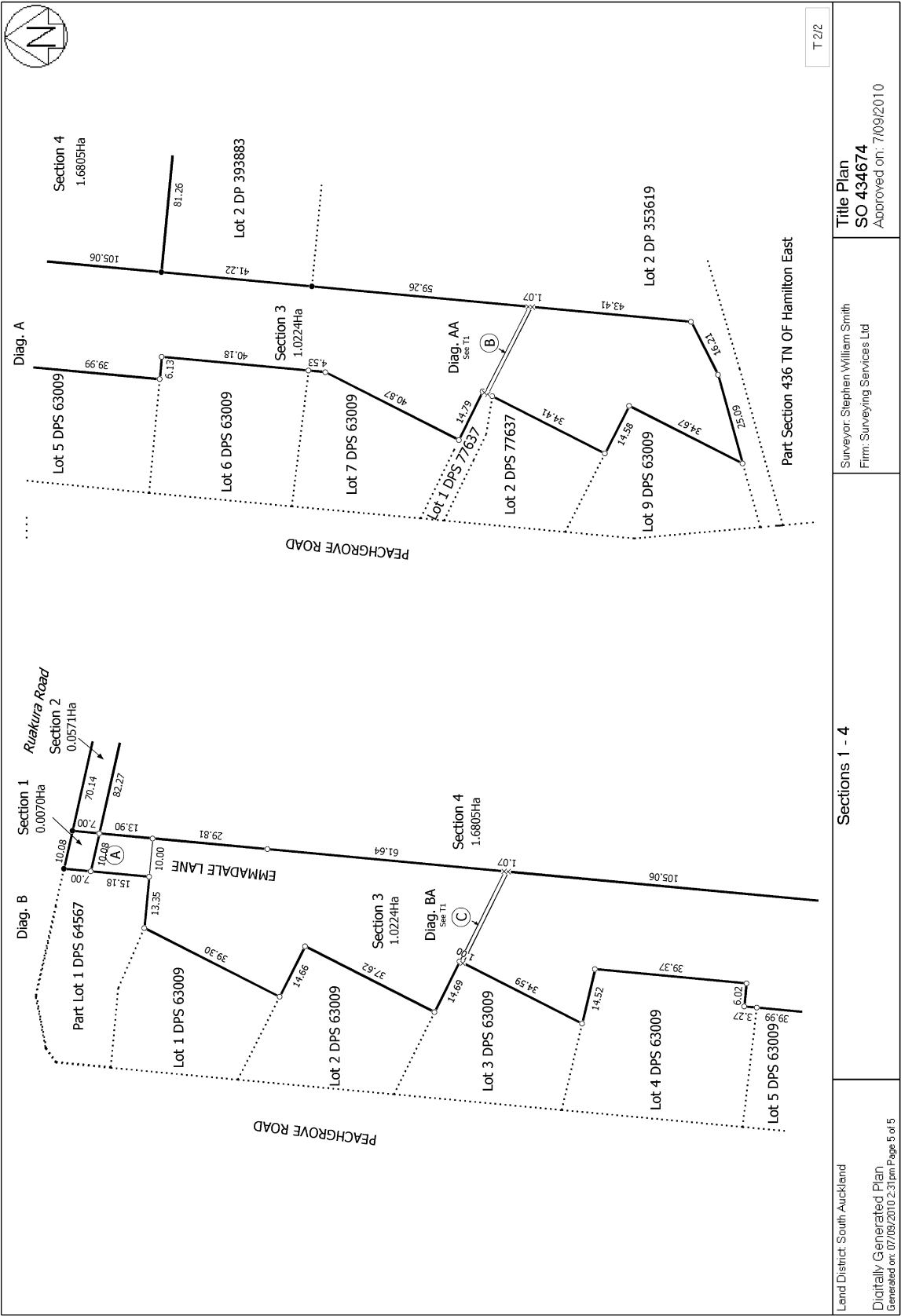
Prior References
375722

Estate Fee Simple
Area 1.6805 hectares more or less
Legal Description Section 4 Survey Office Plan 434674
Registered Owners
Hamilton Campground Limited

Interests

Subject to Section 59 Land Act 1948 (affects part formerly in CTSA10C/1484)
Subject to Section 8 Mining Act 1971 (affects part formerly in CTSA21A/1220)
Subject to Section 168A Coal Mines Act 1925 (affects part formerly in CTSA21A/1220)
Appurtenant hereto is a right to drain water created by Easement Instrument 5606838.5 - 3.6.2003 at 9:00 am (affects part formerly in CTSA10C/1484)
The easements created by Easement Instrument 5606838.5 are subject to Section 243 (a) Resource Management Act 1991 6561925.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.9.2005 at 9:00 am
Subject to a right (in gross) to drain sewage over part marked A on DP 553866 in favour of Hamilton City Council created by Easement Instrument 11909173.3 - 20.11.2020 at 3:05 pm
11909173.5 Mortgage to ANZ Bank New Zealand Limited - 20.11.2020 at 3:05 pm





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Certificate of Title with diagram: 1095499

Property: 116-118 Peachgrove Road, Hamilton East, Hamilton City

Legal Description: LOT 1 DPS 63009-FLATS A B SHEDS C D DPS 63512

CoreLogic Reference: 3116231/1

Processed: 24 February 2023

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R.W. Muir
Registrar-General
of Land

Identifier **1095499**
Land Registration District **South Auckland**
Date Issued 21 October 2022

Prior References
SA51B/540 SA51B/541

Estate Fee Simple
Area 1136 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
63009

Registered Owners
Hamilton Campground Limited

Estate	Leasehold	Instrument	L B107601.5
		Term	999 years commencing on 1.9.1992
Legal Description	Flat A Deposited Plan South Auckland 63512 and Shed C Deposited Plan South Auckland 63512		

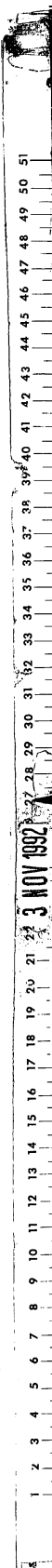
Registered Owners
Hamilton Campground Limited

Estate	Leasehold	Instrument	L B107601.6
		Term	999 years commencing on 1.9.1992
Legal Description	Flat B Deposited Plan South Auckland 63512 and Shed D Deposited Plan South Auckland 63512		

Registered Owners
Hamilton Campground Limited

Interests

Subject to Section 11 Crown Minerals Act 1991 (Affects Fee Simple)
Subject to Part IV A Conservation Act 1987 (Affects Fee Simple)
B107601.5 Lease of Flat A and Shed C DP South Auckland 63512 Term 999 years commencing on 1.9.1992 Composite CT SA51B/540 issued - 13.10.1992 at 2.50 pm (Affects Fee Simple)
B107601.6 Lease of Flat B and Shed D DPS 63512 Term 999 years commencing on 1.9.1992 Composite CT SA51B/541 issued - 13.10.1992 at 2.50 pm (Affects Fee Simple)
11942655.4 Mortgage to ANZ Bank New Zealand Limited - 27.11.2020 at 3:36 pm

A. ROBERTSON SURVEYOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION NEW ZEALAND

W A ROBERTSON SURVEYOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

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Certificate of Title with diagram: 1059026

Property: 1 Emmadale Lane, Hamilton East, Hamilton City

Legal Description: Lot 1 Deposited Plan 540395

CoreLogic Reference: 3116234/1

Processed: 24 February 2023

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R.W. Muir
Registrar-General
of Land

Identifier **1059026**
Land Registration District **South Auckland**
Date Issued 26 May 2022

Prior References

915675	915676	915677
915678	915679	915680
915681	915682	915683
915684	915685	915686
915687	915688	915689
915690	915691	915692
915693	915694	

Estate Fee Simple
Area 218 square metres more or less
Legal Description Lot 1 Deposited Plan 540395
Registered Owners
Jones Family Trustees Limited and CB Trustees 2010 Limited

Estate Fee Simple - 1/16 share
Area 2147 square metres more or less
Legal Description Lot 100 Deposited Plan 574415
Registered Owners
Jones Family Trustees Limited and CB Trustees 2010 Limited

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right of way over Part Lot 100 DP 574415 marked A on DP 574415 created by Transfer B148022.2 - 2.7.1997 at 11.00 am

The easements created by Transfer B148022.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to car parking over Lot 100 DP 574415 marked B, C, D, E, F, G, H, DZ, I, EA, J.K. L, M, Q and R and a right to bin storage over Lot 100 DP 574415 marked DU, DY and EH all on DP 574415 and a right to a party wall over Lot 1 DP 540395 marked Z DP 540395 created by Easement Instrument 11630707.12 - 4.3.2020 at 3:00 pm

Appurtenant to Lot 1 DP 540395 is a right to drain water and sewage and a right to a car parking, party wall and bin storage easement created by Easement Instrument 11630707.12 - 4.3.2020 at 3:00 pm

Some of the easements created by Easement Instrument 11630707.12 are subject to Section 243 (a) Resource Management Act 1991 (see DP 540395)

Subject to a right (in gross) to convey water over Lot 100 DP 574415 marked A, C, D, G, H, I, K, M, N, P, Q, and FA on DP 574415 and over part Lot 1 DP 540395 marked AT DP 540395 in favour of Hamilton City Council created by Easement Instrument 11630707.13 - 4.3.2020 at 3:00 pm

The easements created by Easement Instrument 11630707.13 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity and telecommunications over Lot 100 DP 574415 marked A and FA on DP 574415 in favour of WEL Networks Limited created by Easement Instrument 11630707.14 - 4.3.2020 at 3:00 pm

The easements created by Easement Instrument 11630707.14 are subject to Section 243 (a) Resource Management Act 1991

11630707.19 Mortgage to ANZ Bank New Zealand Limited - 4.3.2020 at 3:00 pm

12438422.1 Surrender of the right to carparking over Lot 100 DP 540395 marked DS, DT, DV, DW, DX, EB, EC, ED, EE, EF, EG, EI, EJ, EK, O, EL, P, EM, S, EN, EO, T, EP, U, V, EQ, ER, W and X DP 540395 as appurtenant to Lots 1-5, & 7-20 DP 540395, the right to drain water over part Lot 100 DP 540395 marked A, C, D, G-I, K, M, N, P, Q, Y, DA, DB and DC DP 540395 as appurtenant to Lots 2,3, 5-7, 9, 10, 12, 19 and 20 DP 540395, the right to drain sewage over part Lot 100 DP 540395 marked B and I DP 540395 as appurtenant to Lots 1,2 and 9 DP 540395 and the right to bin storage over part Lot 100 DP 540395 marked ES DP 540395 as appurtenant to Lots 17-20 DP 540395 created by Easement Instrument 11630707.12- 26.5.2022 at 11:45 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 574415)

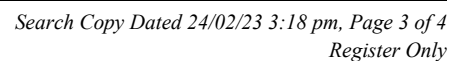
Subject to a right of way over part Lot 100 DP 574415 marked A, FA, DX, EM and FD, a right to convey electricity, gas, water and telecommunications over part Lot 100 DP 574415 marked A, FA, B, C, D, E, F, G, H, I, J, K, L, M, N, OA, OB, P, Q, R, SA, SB, DS, DT, DU, DV, DW, DY, DZ, EA, FF, EE, EF, EG, EH, EI, EJ, EK, EL, SB, EM and FD, a right to drain water over part Lot 100 DP 574415 marked A, FA, B, C, D, E, F, G, H, I, J, K, L, M, N, OA, OB, P, Q, R, SA, DS, DT, DU, DV, DW, DY, DZ, EA, FF, EE, EF, EG, EH, EI, EJ, EK, EL, SB, EM and FD, a right to car parking over part Lot 100 DP 574415 marked OA, P, OB, SA, EK, EL, DS, DT, DV, DW, FF, EE, EF, EG, EI, EJ all on DP 574415 created by Easement Instrument 12438422.4 - 26.5.2022 at 11:45 am

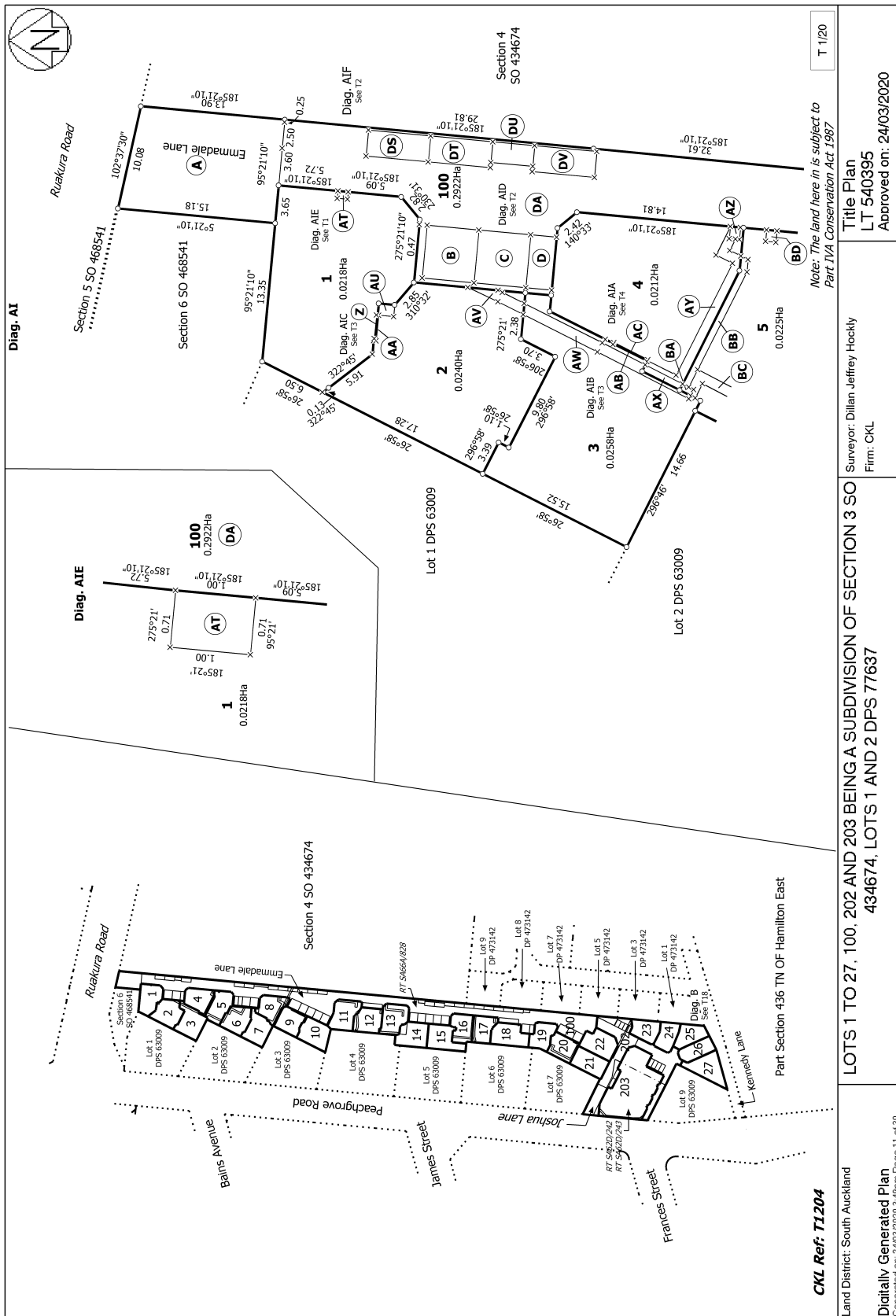
Appurtenant to Lot 1 DP 574415 is a right of way, right to convey electricity, gas, water, and telecommunications and a right to drain water created by Easement Instrument 12438422.4 - 26.5.2022 at 11:45 am

The easements created by Easement Instrument 12438422.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity and telecommunications over part Lot 100 DP 574415 marked DS, DT, DU, DV, DW, DX, DY, DZ, EA, FF, EE, EF, EG, EH, EI, EJ, EK, EL, EM and FD DP 574415 in favour of WEL Networks Limited created by Easement Instrument 12438422.6 - 26.5.2022 at 11:45 am

The easements created by Easement Instrument 12438422.6 are subject to Section 243 (a) Resource Management Act 1991





RPNZ document ordering service

Certificate of Title with diagram: SA51B/546

Property: 106A Peachgrove Road, Hamilton East, Hamilton City

Legal Description: Lot 4 Deposited Plan South Auckland 63009

CoreLogic Reference: 3116327/1

Processed: 25 February 2023

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R.W. Muir
Registrar-General
of Land

Identifier **SA51B/546**
Land Registration District **South Auckland**
Date Issued 13 October 1992

Prior References
SA51B/533

Estate Fee Simple - 1/2 share
Area 1650 square metres more or less
Legal Description Lot 4 Deposited Plan South Auckland
63009

Registered Owners
Hamilton Campground Limited

Estate	Leasehold	Instrument	L B107601.14
		Term	999 years commencing on 1.9.1992
Legal Description	Flat A Deposited Plan South Auckland 63515 and Shed C Deposited Plan South Auckland 63515		

Registered Owners
Hamilton Campground Limited

Interests

Subject to Section 11 Crown Minerals Act 1991 (Affects Fee Simple)
Subject to Part IV A Conservation Act 1987 (Affects Fee Simple)
B107601.14 Lease of Flat A and Shed C DP South Auckland 63515 Term 999 years commencing on 1.9.1992 Composite
CT SA51B/546 issued - 13.10.1992 (Affects Fee Simple)
Land Covenant in Lease B107601.14 - 13.10.1992 (Affects Fee Simple)
B107601.15 Lease of Flat B and Shed D Term 999 years commencing on 1.9.1992 Composite CT SA51B/547 issued -
13.10.1992 (Affects Fee Simple)
Land Covenant in Lease B107601.15 - 13.10.1992 (Affects Fee Simple)
12004433.3 Mortgage to ANZ Bank New Zealand Limited - 29.1.2021 at 12:05 pm

[illegible]

RPNZ document ordering service

Certificate of Title with diagram: SA51B/545

Property: 108 Peachgrove Road, Hamilton East, Hamilton City

Legal Description: Lot 3 Deposited Plan South Auckland 63009

CoreLogic Reference: 3116329/1

Processed: 25 February 2023

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R.W. Muir
Registrar-General
of Land

Identifier **SA51B/545**
Land Registration District **South Auckland**
Date Issued 13 October 1992

Prior References
SA51B/532

Estate Fee Simple - 1/2 share
Area 1181 square metres more or less
Legal Description Lot 3 Deposited Plan South Auckland
63009

Registered Owners
Hamilton Campground Limited

Estate	Leasehold	Instrument	L B107601.12
		Term	999 years commencing on 1.9.1992
Legal Description	Flat B Deposited Plan South Auckland 63514 and Shed D Deposited Plan South Auckland 63514		

Registered Owners
Hamilton Campground Limited

Interests

Subject to Section 11 Crown Minerals Act 1991 (Affects Fee Simple)
Subject to Part IV A Conservation Act 1987 (Affects Fee Simple)
B107601.11 Lease of Flat A and Shed C Term 999 years commencing on 1.9.1992 Composite CT SA51B/544 issued -
13.10.1992 (Affects Fee Simple)
Land Covenant in Lease B107601.11 - 13.10.1992 (Affects Fee Simple)
B107601.12 Lease of Flat B and Shed D DP South Auckland 63514 Term 999 years commencing on 1.9.1992 Composite
CT SA51B/545 issued - 13.10.1992 (Affects Fee Simple)
Land Covenant in Lease B107601.12 - 13.10.1992 (Affects Fee Simple)
12132935.3 Mortgage to ANZ Bank New Zealand Limited - 24.5.2021 at 4:21 pm

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	
3 NOV 1992																																																			

<p>Approvals</p> <p>Handy carrying that the buildings are within the boundaries of the lot and are not encroaching on the adjacent lot.</p> <p><i>[Signature]</i> Registered Surveyor</p>	<p><i>[Signature]</i></p> <p><i>[Signature]</i> ST. Anthony</p> <p><i>[Signature]</i> Gordon V. Hall</p> <p><i>[Signature]</i> ST. Anthony</p>	<p>DEPARTMENT OF THE CITY ENGINEER</p> <p><i>[Signature]</i> ST. Anthony</p>	<p>Total Area ... 11,101.481 m²</p> <p>Comprised in ... 516/532</p> <p>Registered Surveyor and holder of an annual practicing certificate for ... <i>[Signature]</i></p> <p>Deposited ... 18/11/1992</p> <p>Field Book ... p. 10</p> <p>Reference Plans ... p. 10</p> <p>Examined ... p. 10</p> <p>Approved for ... <i>[Signature]</i></p> <p>Deposited ... 18/11/1992</p> <p>Registered ... 18/11/1992</p> <p>DPS 63514</p>
<p>FLATS ON LOT 3 DPS 03009</p>			
<p>LAND DISTRICT ... SOUTH AUCKLAND</p> <p>SURVEY BLK. & DIST. ...</p> <p>NZMS 261 SHT ...</p>			
<p>Public Road - Crown Grant - 2012 wide</p> <p>PEACHGROVE ROAD</p> <p>Flat A</p> <p>Flat B</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>26</p> <p>27</p> <p>28</p> <p>29</p> <p>30</p> <p>31</p> <p>32</p> <p>33</p> <p>34</p> <p>35</p> <p>36</p> <p>37</p> <p>38</p> <p>39</p> <p>40</p> <p>41</p> <p>42</p> <p>43</p> <p>44</p> <p>45</p> <p>46</p> <p>47</p> <p>48</p> <p>49</p> <p>50</p> <p>51</p> <p>52</p> <p>53</p> <p>54</p> <p>55</p> <p>56</p> <p>57</p> <p>58</p> <p>59</p> <p>60</p> <p>61</p> <p>62</p> <p>63</p> <p>64</p> <p>65</p> <p>66</p> <p>67</p> <p>68</p> <p>69</p> <p>70</p> <p>71</p> <p>72</p> <p>73</p> <p>74</p> <p>75</p> <p>76</p> <p>77</p> <p>78</p> <p>79</p> <p>80</p> <p>81</p> <p>82</p> <p>83</p> <p>84</p> <p>85</p> <p>86</p> <p>87</p> <p>88</p> <p>89</p> <p>90</p> <p>91</p> <p>92</p> <p>93</p> <p>94</p> <p>95</p> <p>96</p> <p>97</p> <p>98</p> <p>99</p> <p>100</p>			

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