

15 April 2021

J.W.N.S Limited
PO Box 20029
Te Rapa
HAMILTON 3241

s 9(2)(a)
s 9(2)(a)

Partner: A P Duncan

File Ref: 497146-11

s 9(2)(a)

Dear Nan

Te Wetini Development Limited purchase of 12 Te Wetini Drive, Burbush, Hamilton – Lending arrangements

We confirm that the deposit for the above purchase was paid to the vendor's solicitor on 11 March 2021. Funds were received as set out in our **attached** trust account statement.

A mortgage to Weihao Zhou and Yan Liang as trustees of the Yanz Family Trust has been given over the property at 8 Crest Rise, Flagstaff, Hamilton. A copy of the Record of Title and mortgage instrument are **attached** for your records.

Please find **attached** the tax invoice received by Yanz Family Trust for attendances relating to the lending to J.W.N.S Limited. We confirm there is a balance of s 9(2)(b)(ii) remaining.

Please also find **attached** our tax invoice for our attendances relating to the deposit payment. We confirm there is a balance of s 9(2)(b)(ii) remaining.

If you have any questions in respect of this transaction, please do not hesitate to contact us.

Yours faithfully

TOMPKINS WAKE



Gemma Bodle
Senior Associate

encl.

Statement

J.W.N.S Limited
PO Box 20029
Te Rapa
HAMILTON 3241

Te Wetini Development Limited purchase of 12 Te Wetini Drive, Burbush, Hamilton – Lending arrangements

Amounts Received:

Deposit funds from Suet Ching Ho

Deposit funds from Jackie Gong

Deposit funds from Yanz Family Trust

Client contribution to deposit

Amounts Paid:

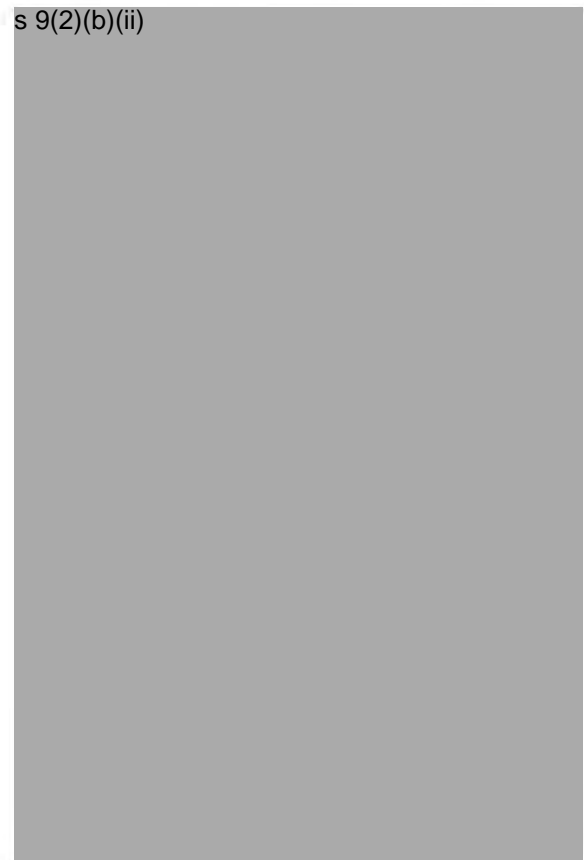
Deposit funds to vendor's solicitor

Our fee and disbursements to Yanz Family Trust in relation to the lending to JWNS Limited as per **attached** tax invoice

Our fee and disbursements in relation to the deposit payment as per **attached** tax invoice

Balance outstanding

s 9(2)(b)(ii)



gab/st 466812-17
Tax Invoice No.
15 April 2021



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




R.W. Muir
Registrar-General
of Land

Identifier **788382**
Land Registration District **South Auckland**
Date Issued 27 September 2017

Prior References
695107 773204

Estate Fee Simple
Area 4223 square metres more or less
Legal Description Lot 20 Deposited Plan 512037 and Lot 1
Deposited Plan 332954 and Section 3
Survey Office Plan 502572

Registered Owners
J.W.N.S. Limited

Interests

Appurtenant to Lot 1 DP 332954 is a right to convey electricity, telecommunications & computer media and a right to drain sewage created by Easement Instrument 10042861.7 - 19.8.2015 at 4:46 pm

The easements created by Easement Instrument 10042861.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to Section 345(2A)(a) and (b) Local Government Act 1974 (affects Section 3 SO502572 and Lot 1 DP 332954)

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 512037)

Appurtenant to Lot 20 DP 512037 is a right to support a retaining wall created by Easement Instrument 10811117.9 - 27.9.2017 at 3:10 pm

12046673.1 Mortgage to Weihao Zhou and Yan Liang - 11.3.2021 at 3:05 pm

Diagram A:
(1:500)

Legal Road ~ 80 ft wide

Lot 1: 2262m²
C.T. SA 54A/622

Lot 2: 20623ha.
C.T. SA 54A/621

Lot 2 DPS 90277

Lot 1 DPS 67519
C.T. SA 54A/622

Approves

I hereby certify that this plan was approved by the Hamilton City Council pursuant to sec 223 of the Resource Management Act 1991 on the 19 day of Feb 2004

Subject to the granting or reserving of the easements set out in the Memorandum hereon. Subject to the amalgamation of the lots set out hereon.

Planning Guidance Manager
Ref: 48/13183
Authorised Officer

Memorandum of Easements

Purpose	Benefit To	Shown Demanded To
Right to Carry Electricity & Telecommunications	Lot 2	Lot 1
Right to Carry Sewerage	Lot 2	Lot 1
Right to Carry Water	Lot 2	Lot 1

Class of Survey: Class I
New C.T. Allocated

Lot 1 - C.T. 134892, Lot 2 - C.T. 134893

Amalgamation Condition

That Lot 2 hereon be transferred to the owner of Lot 2 DPS 67519 (C.T. SA 54A/622) and before certificate of title be issued to include both parcels. See Request 293293

Total Area: 22085ha
Comprised in: C.T. SA 54A/621

1. Rex Julian Cunningham
Being a person entitled to plan as a Licensed Land Surveyor, I hereby certify that this plan was prepared in accordance with the Land Information Act 2002 and the Survey-General Rules for Certified Surveyors 2002. The stated area, and has been created in accordance with that Act and these Rules.

Sheet: 213124 Date: 21/3/04

Field Book: p. 1
Reference Pins: 1353, 2424, 2062, 21519
Control: D.P.S. 67417
Corner

Approved as to Survey by Land Information NZ on: 24/06/2004

Deposited by Land Information NZ on: 4/6/2004

File Number: 911-2004
Number: DP 332954

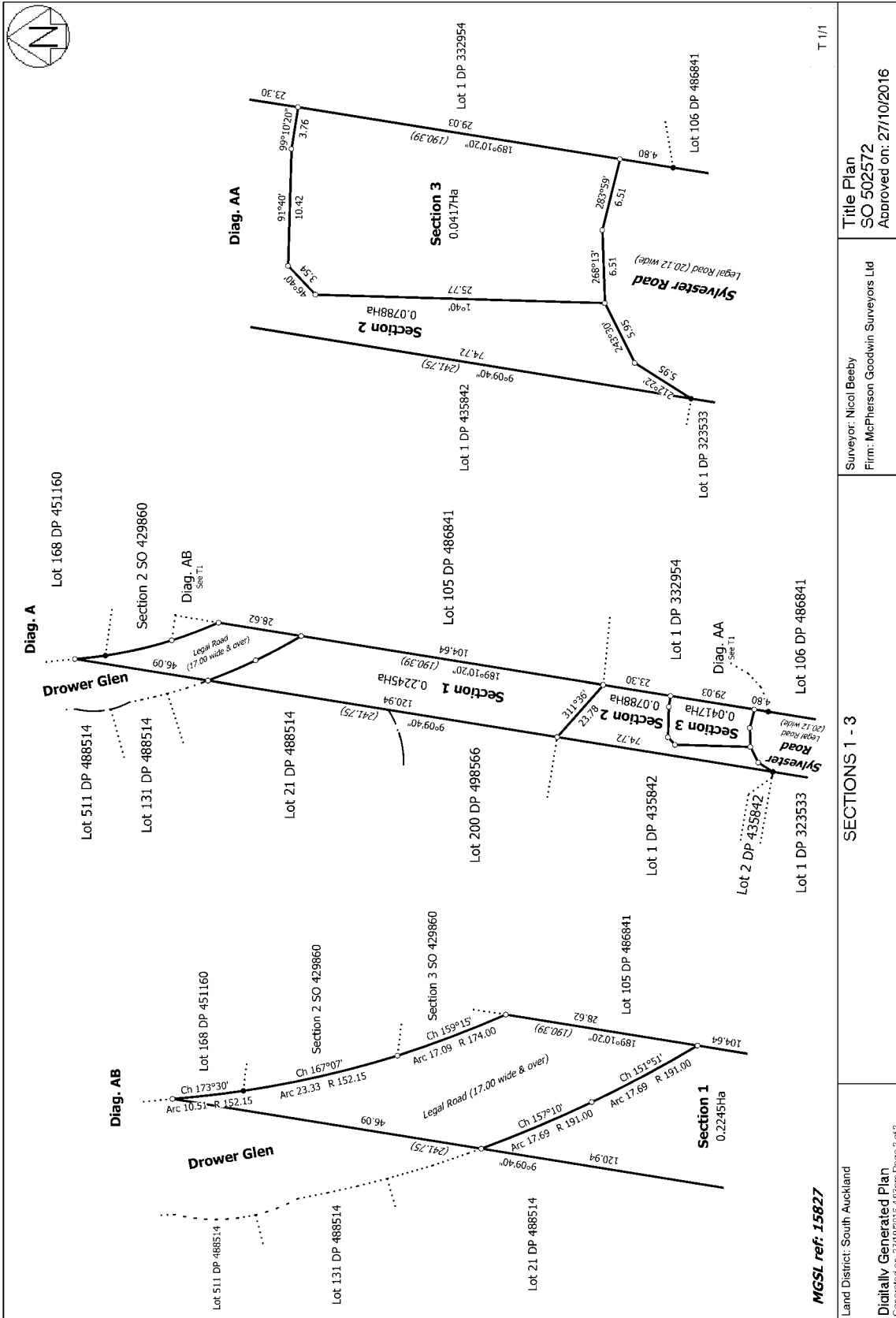
Permitted to Section 224 (c) of the Resource Management Act 1991, I hereby certify that all the conditions of this subdivision have been complied with to the satisfaction of the Council of Hamilton City on this 19 day of Feb 2004.

C.R. [Signature]
Planning Guidance Manager
(Authorised Officer)

Note: Peripheral boundaries all adopted from DPs 67519

LAND DISTRICT: South Auckland

TERITORIAL AUTHORITY: Hamilton City
Surveyed by: C.K.L. Surveys Ltd
Scale 1:1000 Date: February 2004



MCSL ref. 15827

Land District: South Auckland

Digitally Generated Plan

Generated on: 27/10/2016 10:03pm Page 2 of 2

SECTIONS 1 - 3

Surveyor: Nicol Beeby
Firm: McPherson Goodwin Surveyors Ltd

Title Plan
SO 502572
Approved on: 27/10/2016

T 1/1



View Instrument Details

Instrument Type	Mortgage
Instrument No	12046673.1
Status	Registered
Date & Time Lodged	11 March 2021 15:05
Lodged By	Torok, Samantha Anasztazia Kamilla

Affected Records of Title	Land District
788382	South Auckland

Mortgagors

J.W.N.S. Limited

Mortgagees

Weihao Zhou

Yan Liang

Share

Mortgage Details

Memorandum Number	2018/4346
Priority Amount \$	3,000,000.00

This mortgage incorporates the provisions of the above memorandum registered pursuant to Section 209 of the Land Transfer Act 2017

Mortgagor Certifications

I certify that I have the authority to act for the Mortgagor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Gemma Anne Bodle as Mortgagor Representative on 10/03/2021 01:48 PM

Mortgagee Certifications

I certify that I have the authority to act for the Mortgagee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period



View Instrument Details

Signature

Signed by Emily Rebecca Peacocke as Mortgagee Representative on 11/03/2021 02:10 PM

***** End of Report *****

TAX INVOICE

Yanz Family Trust
 C/- J.W.N.S. LIMITED
 s 9(2)(a)

Invoice Date
 23 March 2021

Tompkins Wake
 PO Box 258
 Hamilton 3240
 NEW ZEALAND

Invoice Number
 156081

File Number
 491894-12

GST Number
 011-473-091

Lending to J.W.N.S Limited

Tax invoice for all attendances

s 9(2)(b)(ii)

OUR FEE

GST

Expense Recoveries (GST Inclusive)

Office services

Total

This invoice is due for payment in New Zealand currency and is payable within 14 days

Client Name: Yanz Family Trust

File Ref: 491894-12

Author: Emily Salmond

s 9(2)(b)(ii)

Credit Card

Through the payment portal under "Client Services" tab on our website
www.tompkinswake.co.nz

International Payments

ANZ Bank New Zealand Limited
 527 Victoria Street, Hamilton
 Swift Code: ANZBNZ22

Direct Credit

Tompkins Wake Trust Account
 ANZ **06-0317-0890101-02**
 Reference: 156081

TAX INVOICE

J.W.N.S Limited
PO Box 20029
Te Rapa
HAMILTON 3241
s 9(2)(a)
Attention: Nan Su

Invoice Date
15 April 2021

Invoice Number
157040

File Number
497146-11

Tompkins Wake
PO Box 258
Hamilton 3240
NEW ZEALAND

GST Number
011-473-091

Lending arrangements for deposit for 12 Te Wetini Drive, Burbush, Hamilton

Tax invoice for all attendances

OUR FEE

GST

Expense Recoveries (GST Inclusive)

Mortgage and post registration searches - 8 Crest Rise, Hamilton
Land Title Searching

Total

s 9(2)(b)(ii)

This invoice is due for payment in New Zealand currency and is payable within 14 days

Client Name: J.W.N.S Limited

File Ref: 497146-11

Author: Gemma Bodle

s 9(2)(b)(ii)

Credit Card

Through the payment portal under "Client Services" tab on our website
www.tompkinswake.co.nz

International Payments

ANZ Bank New Zealand Limited
527 Victoria Street, Hamilton
Swift Code: ANZBNZ22

Direct Credit

Tompkins Wake Trust Account
ANZ **06-0317-0890101-02**
Reference: 157040