

Released under the provision of
the Official Information Act 1982



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

Identifier **NA93C/394**
Land Registration District **North Auckland**
Date Issued 24 January 1994

Prior References

NA178/300	NA189/208	NA199/139
NA199/140	NA35D/57	NA395/227

Estate	Fee Simple
Area	5399 square metres more or less
Legal Description	Lot 12-14, Lot 16 and Part Lot 15 Deposited Plan 4872

Registered Owners

HND CB Limited

Interests

Subject to an electricity right (in gross) over parts marked A, B, C and D on DP 118529 in favour of The Waitemata Electric Power Board created by Transfer C054147.1

Subject to a right of way over parts marked P, B and N on Plan 160230 created by Transfer C625305.1 - 12.7.1994 at 2.45 pm

Subject to a light and air right over parts marked F, G, H, I, J on Plan 160230 created by Transfer C625305.2 - 12.7.1994 at 2.45 pm

Subject to a pedestrian right of way (in gross) over parts marked A, P, B, C, M, N, D, L, E, K, F, H, J on Plan 160230 in favour of the North Shore City Council created by Transfer C625305.4 - 12.7.1994 at 2.45 pm

C628996.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by The North Shore City Council - 21.7.1994 at 2.49 pm

8181696.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (AFFECTS LOTS 12 AND 13 DP 4872) WITH EXCEPTIONS - 22.6.2009 at 11:50 am

9146673.3 Encumbrance to Auckland Council - 23.8.2012 at 3:44 pm

12156364.4 Mortgage to Bank of China Limited, Auckland Branch - 2.7.2021 at 3:05 pm



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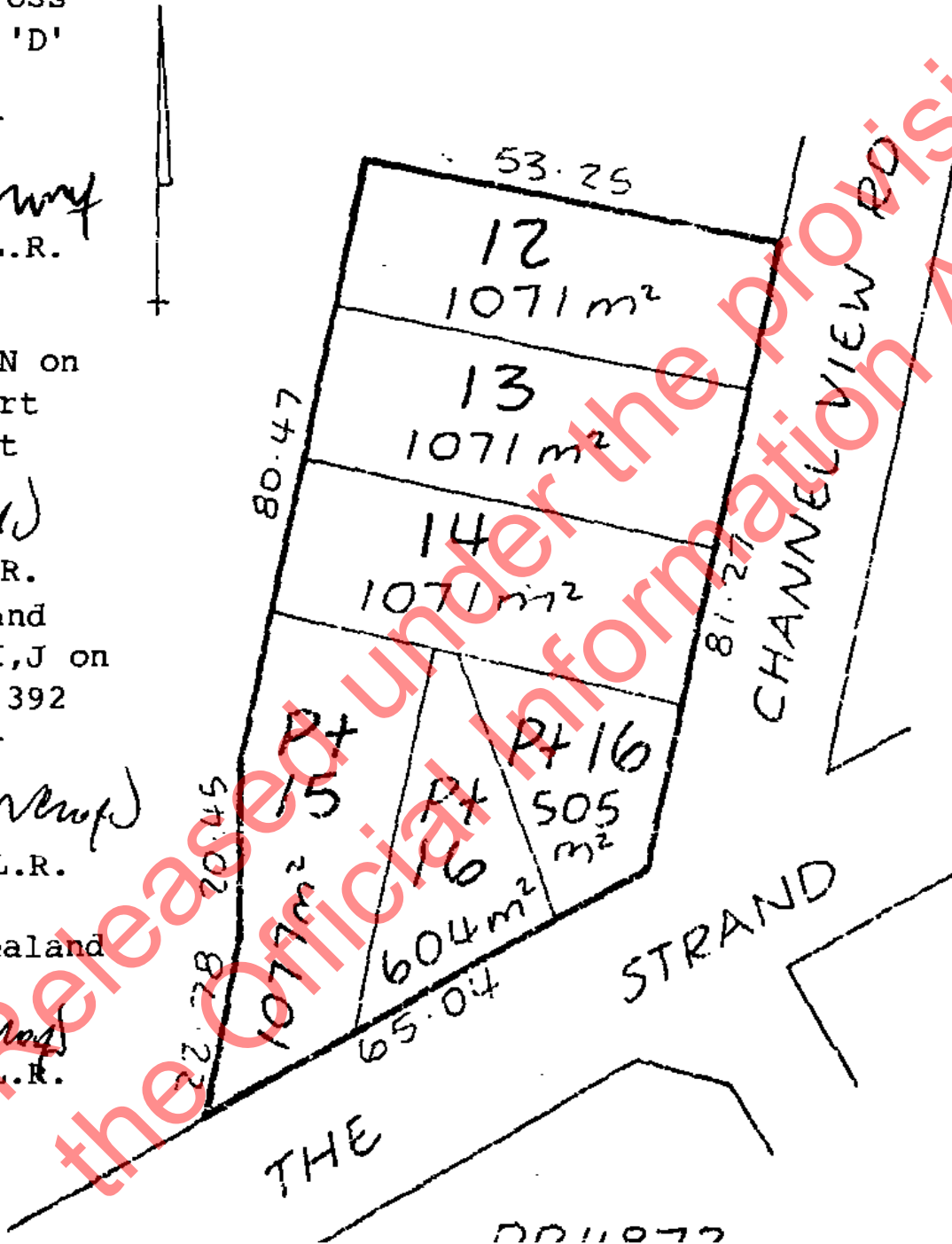
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Record of Title: 21 Hurstmere Road

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R.W. Muir
Registrar-General
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Identifier NA135D/560
Land Registration District North Auckland
Date Issued 21 November 2001

Prior References
NA17B/574

Estate Fee Simple
Area 2375 square metres more or less
Legal Description Lot 1 Deposited Plan 208645
Registered Owners
Stingray Bay Farms Limited

Interests

Appurtenant hereto is a right of way created by Transfer 611099 (affects part formerly Lot 2 DP 4872)
8767325.5 Mortgage to Westpac New Zealand Limited - 8.7.2011 at 10:00 am
9146673.1 Encumbrance to Auckland Council - 23.8.2012 at 3:44 pm
9146673.2 Mortgage Priority Instrument making Encumbrance 9146673.1 first priority and Mortgage 8767325.5 second priority - 23.8.2012 at 3:44 pm
11789496.1 CAVEAT BY YAXUN ZHANG - 2.7.2020 at 2:12 pm

Record of Title: 31 Hurstmere Road

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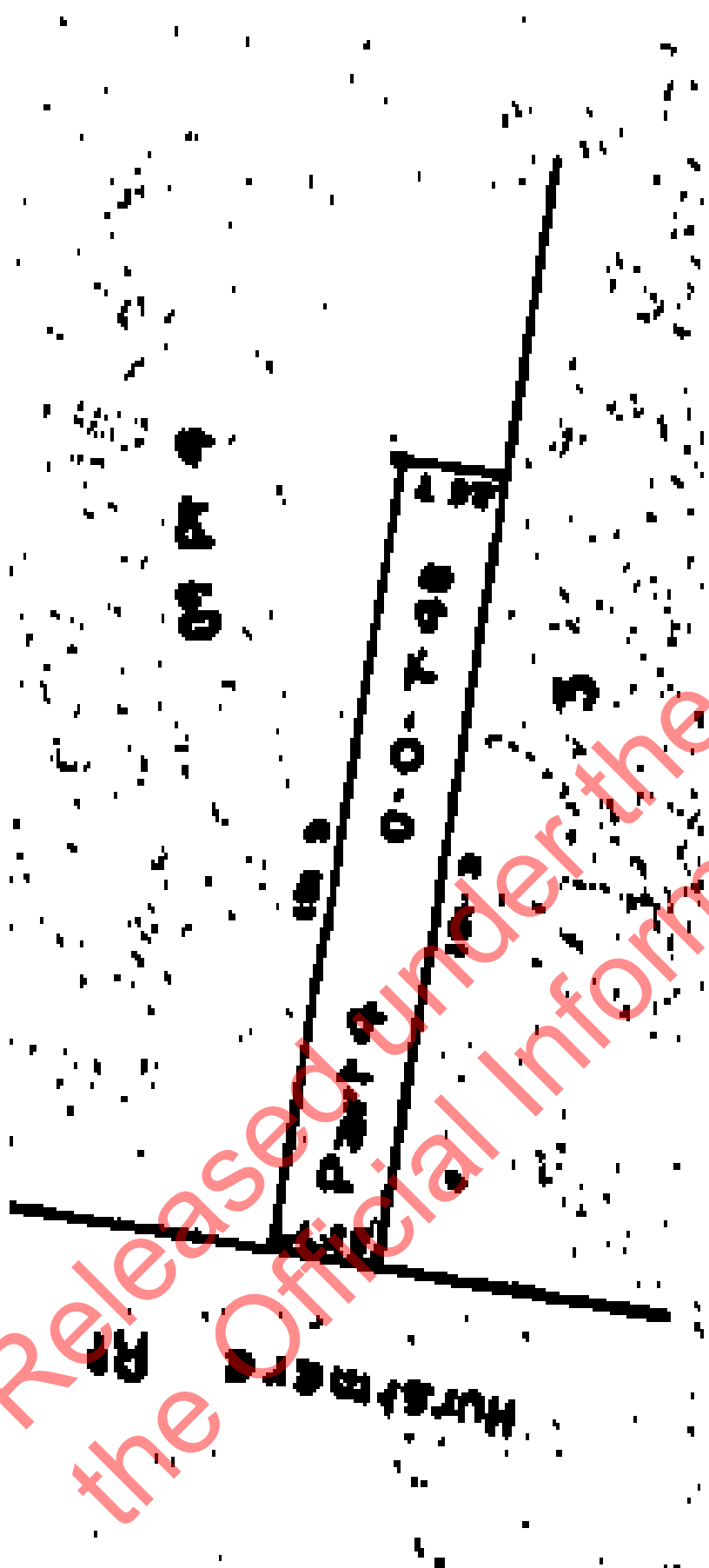

R.W. Muir
Registrar-General
of Land

Identifier NA256/61
Land Registration District North Auckland
Date Issued 02 August 1916

Prior References
NA187/52

Estate Fee Simple
Area 189 square metres more or less
Legal Description Part Lot 4 Deposited Plan 4872
Registered Owners
Geoffery Peter Worger and Cherry Caroline Worger as to a 1/2 share
Cherry Caroline Worger and Geoffery Peter Worger as to a 1/2 share

Interests



Record of Title: 33-45 Hurstmere Road

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R.W. Muir
Registrar-General
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Identifier **NA67C/343**
Land Registration District **North Auckland**
Date Issued 10 February 1988

Prior References

NA187/50 NA696/369 NA737/136

Estate Fee Simple
Area 2263 square metres more or less
Legal Description Part Lot 4 Deposited Plan 4872 and Part
Lot 4 Deposited Plan 4872 and Lot 5
Deposited Plan 4872

Registered Owners

Stingray Bay Farms Limited

Interests

Fencing Agreement in Transfer 63610

Fencing Agreement in Transfer 63611

C032652.1 Deed of Land Covenant - 23.8.1989 at 2:50 pm

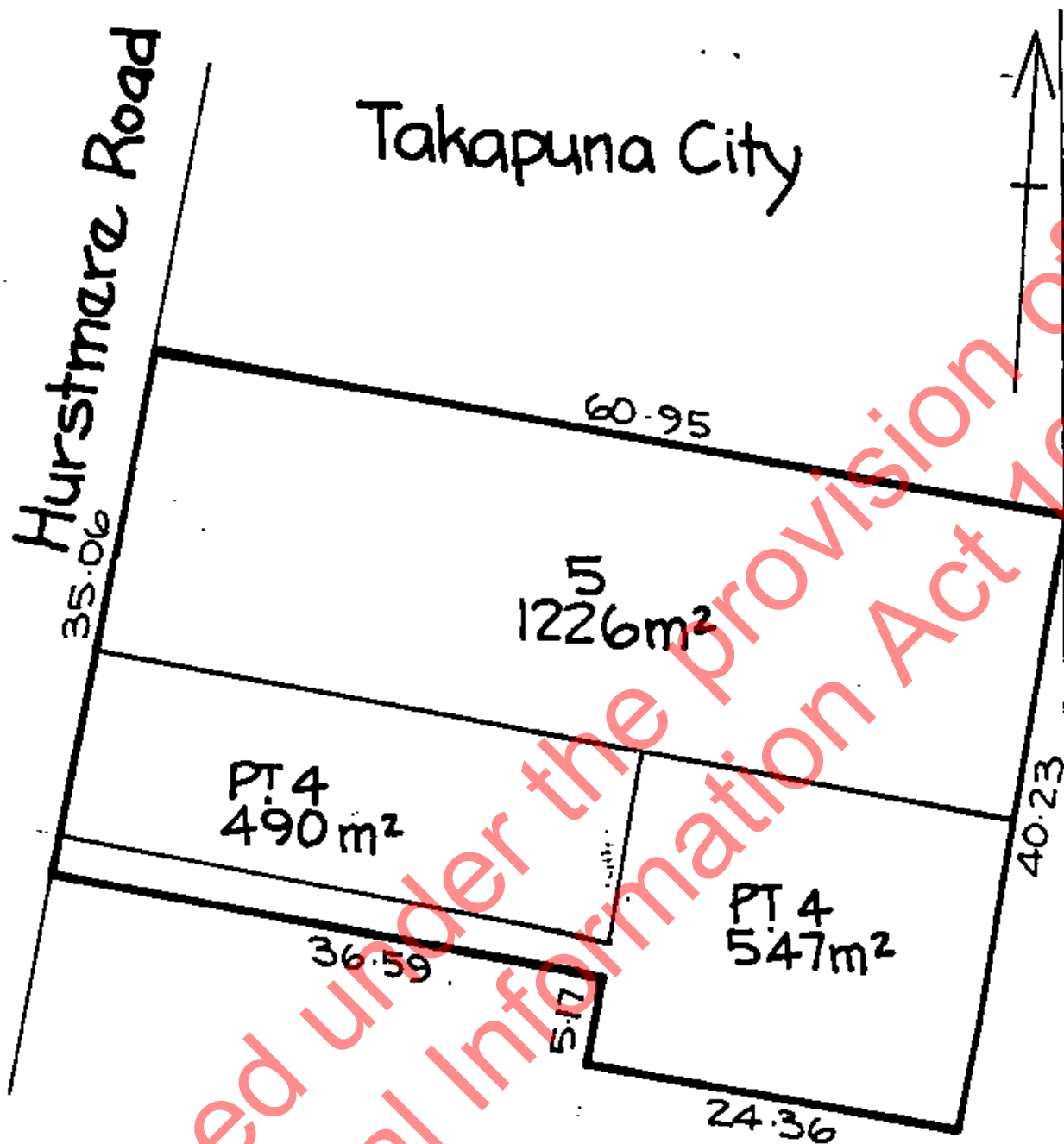
Subject to an electricity right (in gross) over part in favour of the Waitemata Electric Power Board created by Transfer C214850.2 - 22.11.1990 at 2:31 pm

Appurtenant hereto is a right of way created by Transfer C625305.1

6591689.2 Mortgage to (now) Westpac New Zealand Limited - 30.9.2005 at 9:00 am

8615241.1 Variation of Mortgage 6591689.2 - 20.10.2010 at 4:16 pm

11789312.1 CAVEAT BY YAXUN ZHANG - 2.7.2020 at 2:10 pm



Total Area - 2263 m²

D.P. 4872