



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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA27D/593**  
**Land Registration District** **North Auckland**  
**Date Issued** 31 July 1974

**Prior References**

NA313/213

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**Estate** Fee Simple  
**Area** 1104 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 71586  
**Registered Owners**  
Katzofia Limited

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**Interests**

Subject to a right of way over part marked A on DP 71586 specified in Easement Certificate 164950.2 - 31.7.1974 at 12.14 pm

The easements specified in Easement Certificate 164950.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954





**RECORD OF TITLE  
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CROSS LEASE**

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R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA30C/682**  
**Land Registration District** **North Auckland**  
**Date Issued** 06 November 1974

**Prior References**  
NA27D/592

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**Estate** Fee Simple - 1/2 share  
**Area** 958 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 71586  
**Registered Owners**  
Katzofia Limited

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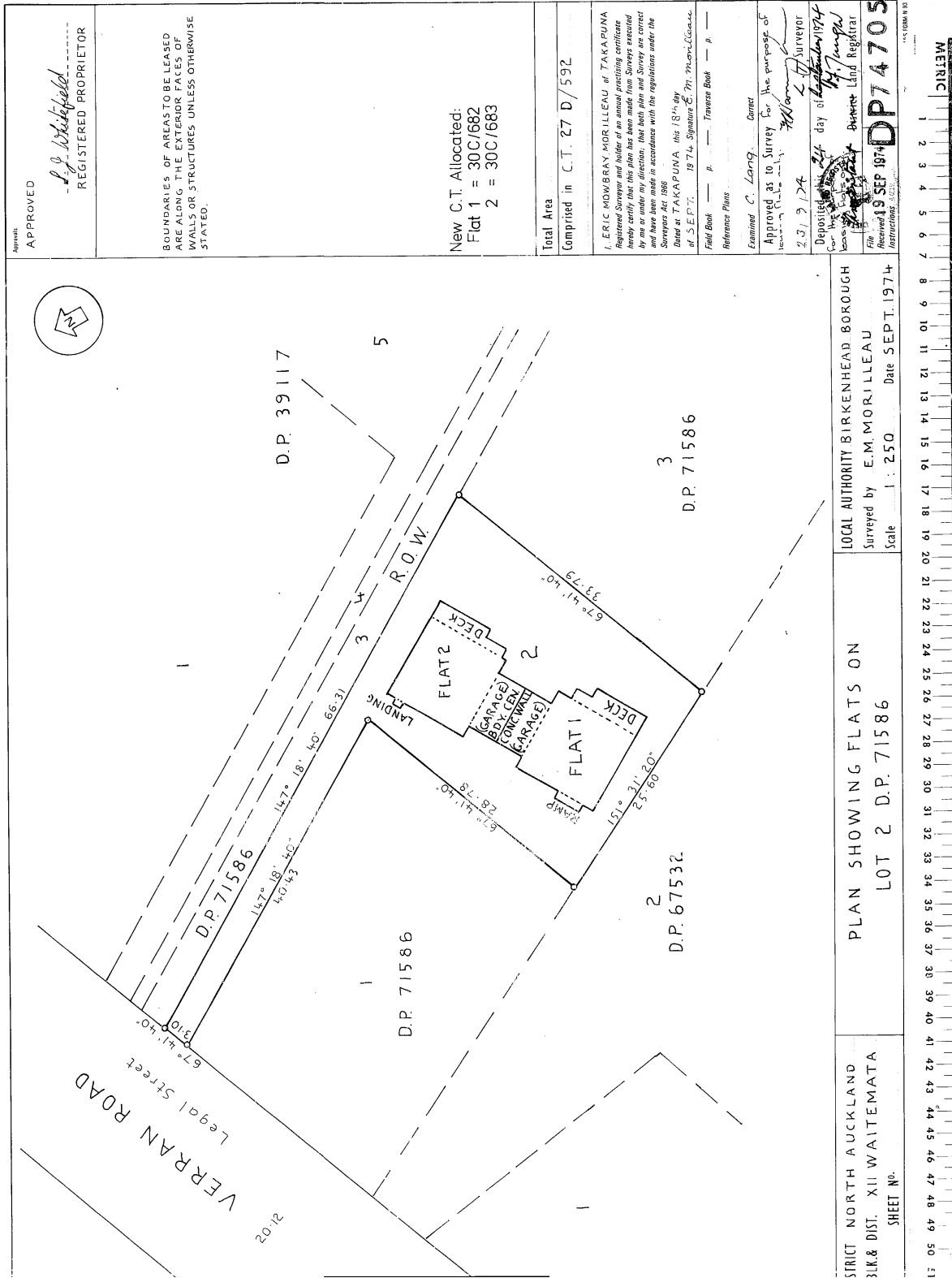
<b>Estate</b>	Leasehold	<b>Instrument</b>	L 170487.3
		<b>Term</b>	999 years as from and including 1.11.1974
<b>Legal Description</b>	Flat 1 Deposited Plan 74705 and Garage Deposited Plan 74705		
<b>Registered Owners</b>	Katzofia Limited		

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**Interests**

170487.3 Lease of Flat 1 and Garage DP 74705 Term 999 years as from and including 1.11.1974 Composite CT  
NA30C/682 issued - 6.11.1974 (Affects Fee Simple)  
170487.4 Lease of Flat 2 Composite CT NA30C/683 issued - 6.11.1974 (Affects Fee Simple)

Transaction ID 237037  
Client Reference 19a Verran Road





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of Land

**Identifier** **NA30C/683**  
**Land Registration District** **North Auckland**  
**Date Issued** 06 November 1974

**Prior References**  
NA27D/592

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**Estate** Fee Simple - 1/2 share  
**Area** 958 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 71586  
**Registered Owners**  
Katzofia Limited

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L 170487.4
		<b>Term</b>	999 years as from and including 1.11.1974
<b>Legal Description</b>	Flat 2 Deposited Plan 74705 and Garage Deposited Plan 74705		
<b>Registered Owners</b>	Katzofia Limited		

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**Interests**

170487.3 Lease of Flat 1 Composite CT NA30C/682 issued - 6.11.1974 (Affects Fee Simple)  
170487.4 Lease of Flat 2 and Garage DP 74705 Term 999 years as from and including 1.11.1974 Composite CT  
NA30C/683 issued - 6.11.1974 (Affects Fee Simple)

Street is Legal.

FOR LOCAL BODY CONSENT  
SEE PLAN FILE

SCHEDULE.

MEMORANDUM OF EASEMENT  
PURPOSE LETTER TENEMENT TENEMENT

R.O.W.	A	P.T. LOT 7	LOT 4

New C.T.s Allocated :-  
 Lot 1 : 27° 59' 11".  
 Lot 2 : 27° 59' 11".  
 Lot 3 : 27° 59' 11".  
 Lot 4 : 27° 59' 11".

Total Area 1.1730ha  
 Comprised in C.T. 713/213 All.

1. Donald Leonard Wood of Auckland.  
 Registered Surveyor and holder of an annual practicing certificate  
 hereby certify that this plan has been made from Survey conducted  
 by me or under my direction, that both plan and Survey are correct  
 and have been made in accordance with the regulations under the  
 Surveyors Act 1968  
 Dated at AUCKLAND this 27th day  
 of NOV 1973 Signature *Donald Leonard Wood*

Field Book p. Traverses Book p.  
 Reference Plans S.P. 1924, 2217, 57372.  
 Examined K. BAILEY District Registrar

Approved as to Survey *Chief Surveyor*  
 Assistant Chief Surveyor  
 Deposited this 31st day of July 1974  
 District Registrar

File Received 27/11/73 DP 71586  
 Instructions

PLAN OF LOTS 1-4, BEING SUBD  
 OF LOT 5 DP 11934.

LOCAL AUTHORITY BIRKENHEAD BOROUGH  
 Surveyed by D.L. A.W. WOOD (413)  
 Scale 1:750. Date NOVEMBER 1973

LAND DISTRICT NORTH AUCKLAND  
 SURVEY BLK. & DIST. XII WAITEMATA S.D.  
 NZMS SHEET NO.

DP 71586 (Title Plan)  
 CIV-01101.Pkg-001.12/08/05.1024  
 DATED: 31/08/05







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R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA88C/193**  
**Land Registration District** **North Auckland**  
**Date Issued** 10 April 1992

**Prior References**  
NA27D/594

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**Estate** Fee Simple - 6/7 share  
**Area** 8183 square metres more or less  
**Legal Description** Lot 4 Deposited Plan 71586  
**Registered Owners**  
Moda Properties Limited

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**Interests**

Appurtenant hereto is a right of way specified in Easement Certificate 164950.2

The easements specified in Easement Certificate 164950.2 are subject to Section 351E (a) Municipal Corporations Act 1954

D205427.3 Lease of Flat 1 DP 184119 Term 999 years commencing on 1.9.1997 Composite CT NA115A/320 issued - 16.10.1997 at 10.20 am (Affects Fee Simple)





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of Land

**Identifier** **NA90D/97**  
**Land Registration District** **North Auckland**  
**Date Issued** 14 July 1992

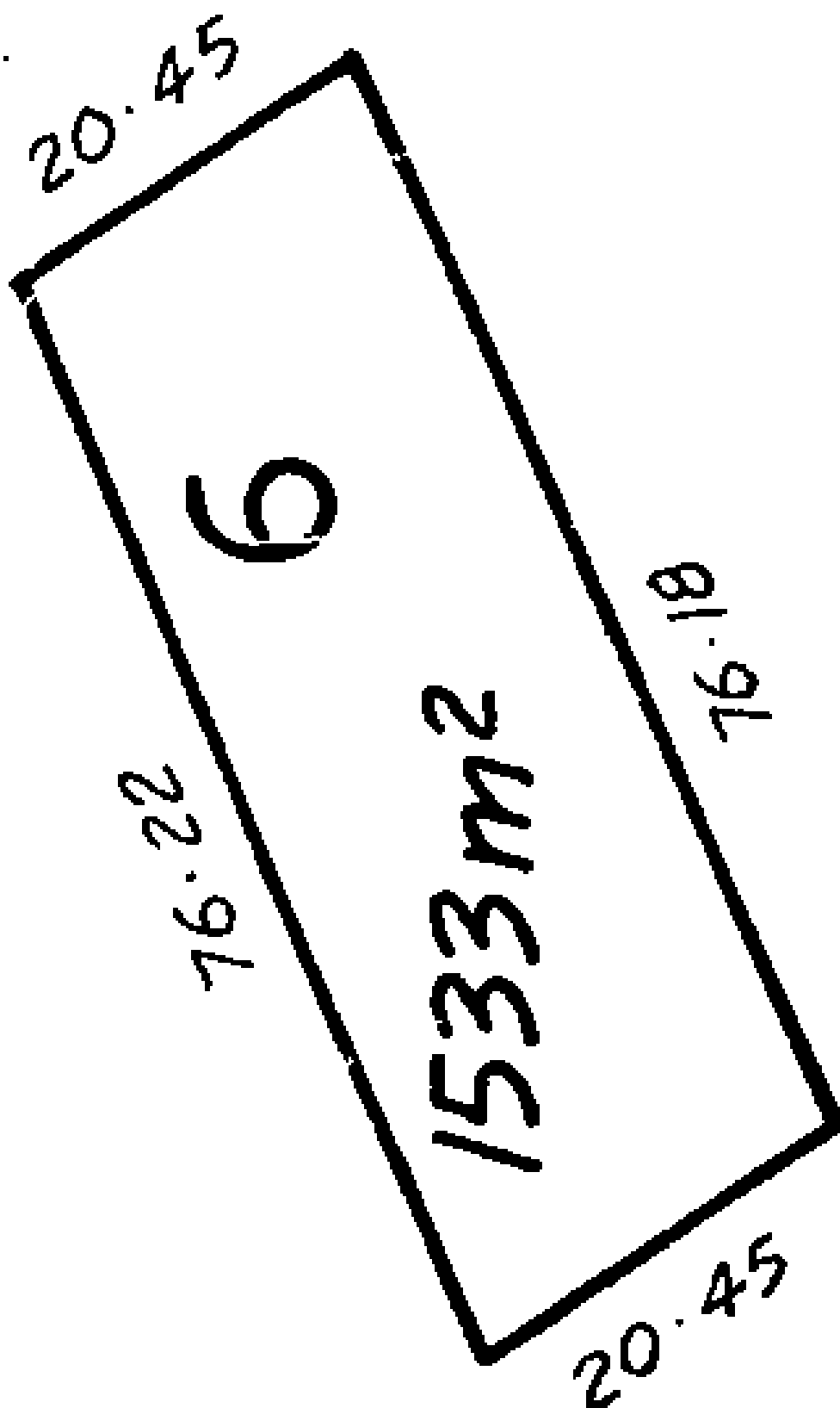
**Prior References**  
NA314/93

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**Estate** Fee Simple  
**Area** 1533 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 39117  
**Registered Owners**  
Moda Properties Limited

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**Interests**





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Registrar-General  
of Land

**Identifier** **NA115A/320**  
**Land Registration District** **North Auckland**  
**Date Issued** 16 October 1997

**Prior References**  
NA88C/193

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**Estate** Fee Simple - 1/7 share  
**Area** 8183 square metres more or less  
**Legal Description** Lot 4 Deposited Plan 71586  
**Registered Owners**  
Katzofia Limited

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L D205427.3
		<b>Term</b>	999 years commencing on 1.9.1997
<b>Legal Description</b>	Flat 1 Deposited Plan 184119		
<b>Registered Owners</b>	Katzofia Limited		

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**Interests**

Appurtenant hereto is a right of way specified in Easement Certificate 164950.2

The easements specified in Easement Certificate 164950.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

D205427.3 Lease of Flat 1 DP 184119 Term 999 years commencing on 1.9.1997 Composite CT NA115A/320 issued - 16.10.1997 (Affects Fee Simple)

12 NOV 1992

CENTIMETRES

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





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Registrar-General  
of Land

**Identifier** **NA1067/146**  
**Land Registration District** **North Auckland**  
**Date Issued** 20 March 1953

**Prior References**

NA182/98      NA314/93

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**Estate** Fee Simple  
**Area** 1.4038 hectares more or less  
**Legal Description** Lot 5 and Lot 7 Deposited Plan 39117  
**Registered Owners**  
Moda Properties Limited

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**Interests**

Fencing Agreement in Transfer 132323  
Fencing Agreement in Transfer 61248



1 Perch = 25 1/4m<sup>2</sup>  
 1 Link = 2012 metres

Victoria Rd East 8  
 18.54

Image Quality due  
 to Condition  
 of Original

Total Area :- 3 : 1 : 35  
 Scale :- 2 chains - 1 inch  
 A. E. P.  
 Q. E. S. H.  
 R. G.

5  
 1 : 0 : 23

Road Res.  
 378.61

7  
 2 : 1 : 12