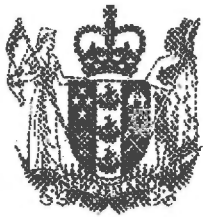


APPENDIX 1
CERTIFICATE OF TITLE



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

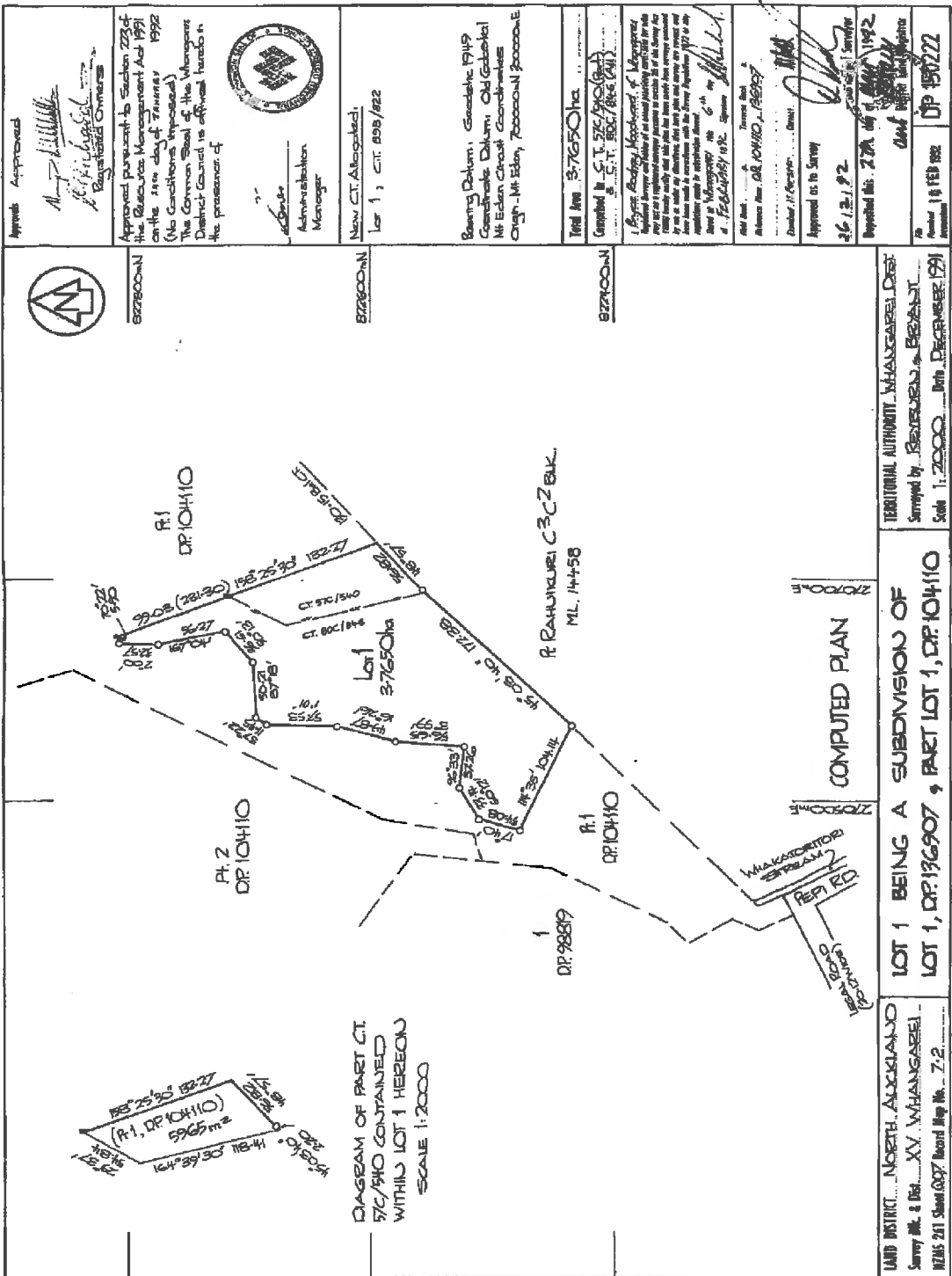
Identifier NA89B/822
Land Registration District North Auckland
Date Issued 27 May 1992

Prior References
NA57C/540 NA80C/846

Estate Fee Simple
Area 3.7650 hectares more or less
Legal Description Lot 1 Deposited Plan 150222

Proprietors
Paul John Roberts, Anna-Lisa Michelle Roberts and Thomson Wilson Trustees Limited

Interests
C379790.1 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 (DP 150222) - 27.5.1992 at 2.18 pm
Appurtenant hereto are rights of way created by Transfer D292188.4 - 15.7.1998 at 3.17 pm
6023417.3 Mortgage to (now) Westpac New Zealand Limited - 31.5.2004 at 9:00 am
6332922.1 Variation of Mortgage 6023417.3 - 3.3.2005 at 9:00 am
7245187.1 Variation of Mortgage 6023417.3 - 22.2.2007 at 9:00 am



Approved
[Signature]
 Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 21st day of January 1992 (No Conditions Imposed) The Common Seal of the Whangarei District Council is affixed hereto in the presence of

[Signature]
 Administration Manager

New CT Allocated:
 Lot 1, CT: 89B/822

Bearing Datum: Geodesic 1949
 Geomatic Datum: Old Geodetic
 WGS 84
 Chg. - M. Eby, 7/20/00 10:00:00

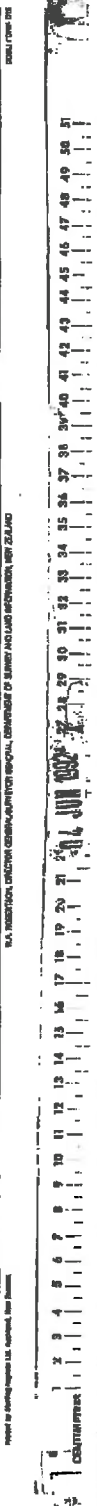
Total Area: 37650ha

Computed by: *[Signature]*
 S. T. 27/10/91
 S. T. 11/11/91

1. Before Being Approved, the Applicant has provided evidence of an actual planning certificate for this lot and a copy of the Resource Management Act 1991. The Applicant has also provided a copy of the Resource Management Act 1991 to the Council. The Council has made a decision on the application and the Resource Management Act 1991 is the governing legislation.

Plan No. *[Signature]*
 Reference No. DA 10410, 1991
 District Engineer: *[Signature]*
 Approved as to Survey: *[Signature]*
 26.12.92
 Registered No. 27A, 11/11/92
 and 11/11/92

11 FEB 1992
 DP 15022



D 292188-4 TE

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

NIL

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

NORTH AUCKLAND

Certificate of Title No. All or Part? Area and legal description — Insert only when part or Stratum, CT

116A	645	ALL	✓	10TAT1 28/05/1998 2027653 NZ Stamp Duty - Not Liable Self assessed duty \$0.00
------	-----	-----	---	--

Transferor Surnames must be underlined

Mervyn David RICHARDSON and Christine Mary RICHARDSON

Transferee Surnames must be underlined

Paul David LUDGATE and Kathleen Ann LUDGATE

[Handwritten signature: P. Richardson]

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.

Easement of Right of Way, (continued on page 2 annexure schedule)

Consideration



In consideration for the surrender of a Right of Way Easement over the same land to be registered immediately before this transfer

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 25 day of May 1998

Attestation

 	Signed in my presence by the Transferor
	Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name
	ROBIN J. BARNES
	Occupation
	LEGAL EXECUTIVE
	Address
	WHANGAREI
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952

Certified correct for the purposes of the Land Transfer Act 1952
Conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971
(DELETE IN APPLICABLE CERTIFICATE)

✓ 

Solicitor for the Transferee

Annexure Schedule

TRANSFER

Dated

25 May 1998

Page

2

of

2

Pages

Continuation of "Estate or Interest or Easement to be created"

The Transferee shall have a Right of Way over the part of the land in Certificate of Title 207A/188 marked 'A' 'B' and 'C' on DP 174348 being forever appurtenant to all of the land of the transferee contained in Certificate of Title 89B/822. ✓

2

The Whangarei District Council consents to the creation of this right of way.

DATE:

9 June 98

Signed:

O. A. Mitchell
O. A. Mitchell
Council Secretary



✓

The Whangarei District Council grants permission to the creation of the private right of way referred to in this transfer pursuant to Section 348 of the Local Government Act 1974

Date:

8 July 1998

Signed:

O. A. Mitchell
O. A. Mitchell
Council Secretary



✓

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

14 [Signature]

Approved by Registrar-General
of Land under No. 1995/1004

TRANSFER

Land Transfer Act 1952

89B/822
116A/645
4
E (P4)

3.17 15 JUL 98
PARTICULARS ENTERED IN
LAND REGISTRY NORTH
DISTRICT
292188
AUCKLAND DISTRICT LAND REGISTRAR
NEW ZEALAND

Law Firm Acting
WEBB ROSS JOHNSON (SO SPICER) SOLICITOR PO BOX 945 (DX AP 24506) WHANGAREI PH: 09 4383099 FAX: 09 4385414

Auckland District Law Society
REF: 4*35

This page is for Land Registry Office
(except for "Law Firm Acting")



Land Registration District

NORTH AUCKLAND

Plan Number

DP 398000

Territorial Authority (the Council)

WHANGAREI DISTRICT

Certifications under the Resource Management Act 1991 (options that do not apply must be deleted)

Pursuant to the Resource Management Act 1991 I hereby certify that:

- the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991 on the day of 20
- the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule

Dated this day of 20

Principal Administrative Officer/Authorised Officer

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Right to convey Electricity, Telecommunications & Computer Media	A & B	Lot 2 hereon	Lot 1 hereon

Schedule of Existing Easements in Gross			
Purpose	Shown	Servient Tenement	Created by
Electricity	A, B, C & L	Lot 2 hereon	T 5501166.6

Schedule / Memorandum

Plan Number

DP 398000

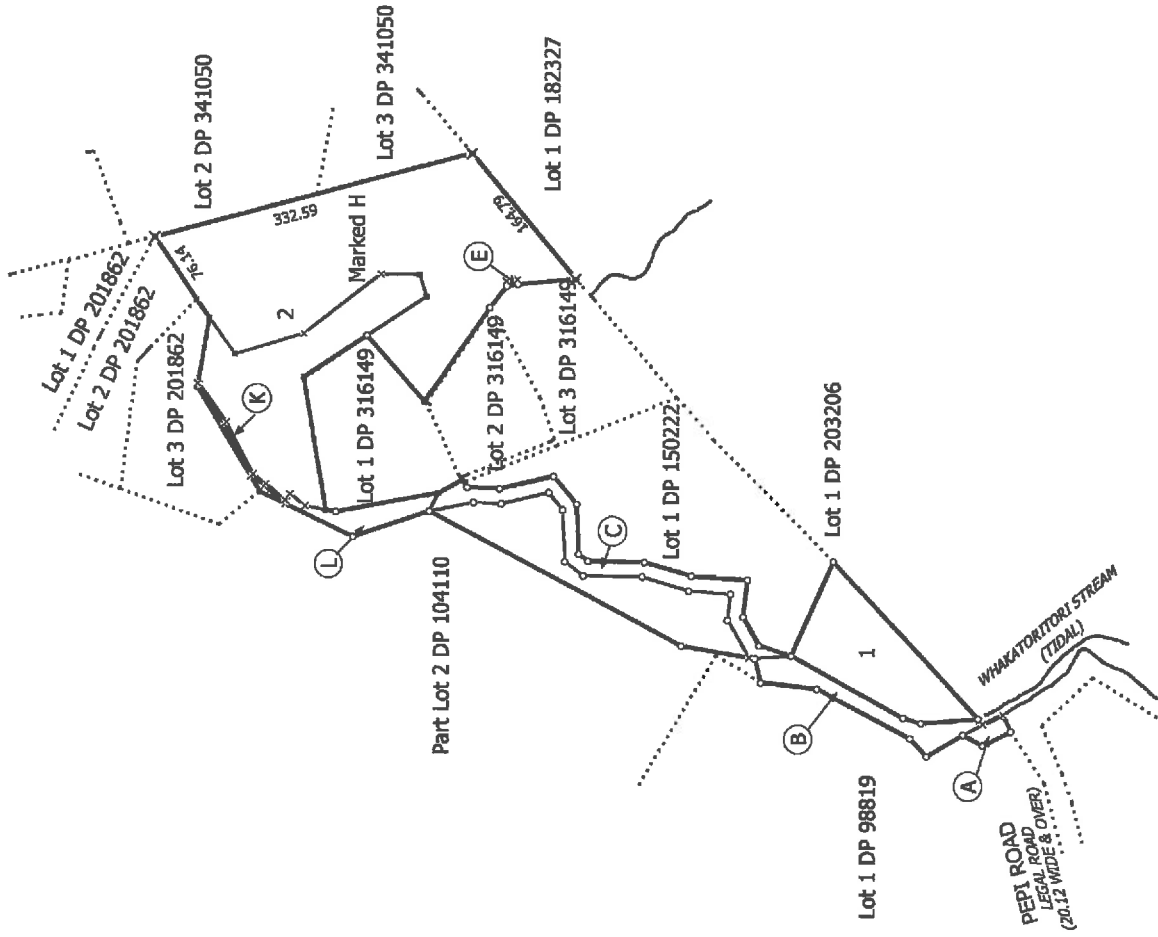
Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Created by
Right of Way	A & B	Lot 2 hereon	B 381501.1
Right of Way	A	Lot 2 hereon	B 458048.2
Right of Way	A, B, & C	Lot 2 hereon	D 292488.4
Right of Way & Right to convey Telecommunications	A, B, & C	Lot 2 hereon	EI 5501166.5
Right to convey Water	E	Lot 2 hereon	EI 5501166.5
Right to convey Electricity & Telecommunications	K	Lot 2 hereon	D 506020.4

Existing Conservation Covenant Schedule Created by EI 5501166.7		
Shown	Description	Area
H	Part Lot 2 Hereon	5.3390Ha

<p>Certifying parties must sign or initial this box</p>



Non Primary



10814 (JG) - BARCLAY

Land District: North Auckland
Dataset Type: Compiled
Digitally Generated Plan
Generated on: 04/02/2008 07:08am Page 5 of 10

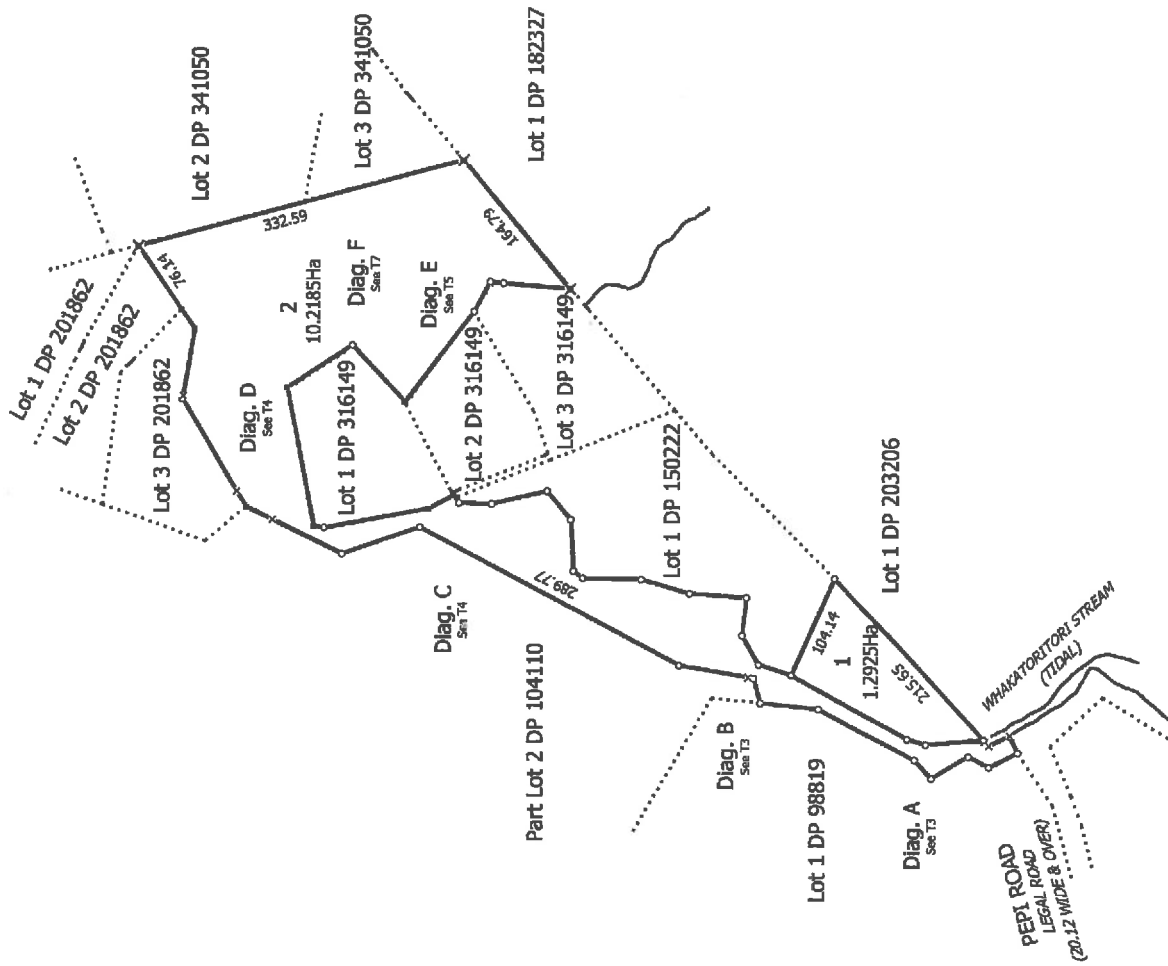
Lots 1 and 2 Being a Subdivision for Lot 4 DP 316149

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Digital Title Plan
DP 398000

Deposited on: 29/01/2008

T 27



10814 (JG) - BARCLAY

Land District North Auckland
 Dataset Type: Compiled
 Digitally Generated Plan
 Generated on: 04/02/2008 07:06am Page 4 of 10

Lots 1 and 2 Being a Subdivision for Lot 4 DP 316149

Surveyor: Phillip John Lash
 Firm: Reyburn & Bryant 1999 Ltd

Digital Title Plan
 DP 398000

Deposited on: 29/01/2008

Approvals Roads shown are legal

I hereby certify that this plan was approved by the Whangarei District Council pursuant to Section 223 of the Resource Management Act 1991 on the 10th day of November 2002 subject to the granting of easements set out in the Memorandum hereon.

Authorised Officer

MEMORANDUM OF EASEMENTS	
Purpose	Shown
Right of Way	(A)(B)(C)
Right of Transmittal Telecommunications	(D)
Right to Convey Water	(E)(F)(G)

MEMORANDUM OF EASEMENTS IN GROSS	
Purpose	Shown
Right to Transmittal Electricity	(A)(B)(C)(L)
Right to Convey Water	(D)

EXISTING EASEMENTS	
Purpose	Shown
Right of Way	(A)(B)(C)
Right to Transmittal Telecommunications & Electricity	(K)

PROPOSED CONSERVATION COVENANT SCHEDULE	
Shown	(H)
Description	Part Lot 4 hereon
Area	5.3390ha

Areas shown (H)(I)(J)(K) are to be subject to kind covenants. Note: Boundaries have been adopted from DP150222 unless shown otherwise.

Class of Survey: Lots 1 to 3 - Class I
Lot 4 - Class III

Total Area 16.0520ha

Comprised in C.T. 128C/639 (All)

I, Shane Michael Stratton of Whangarei being a person entitled to practice as a licensed cadastral surveyor, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002. This dataset is accurate, and has been created in accordance with that Act and those Rules.

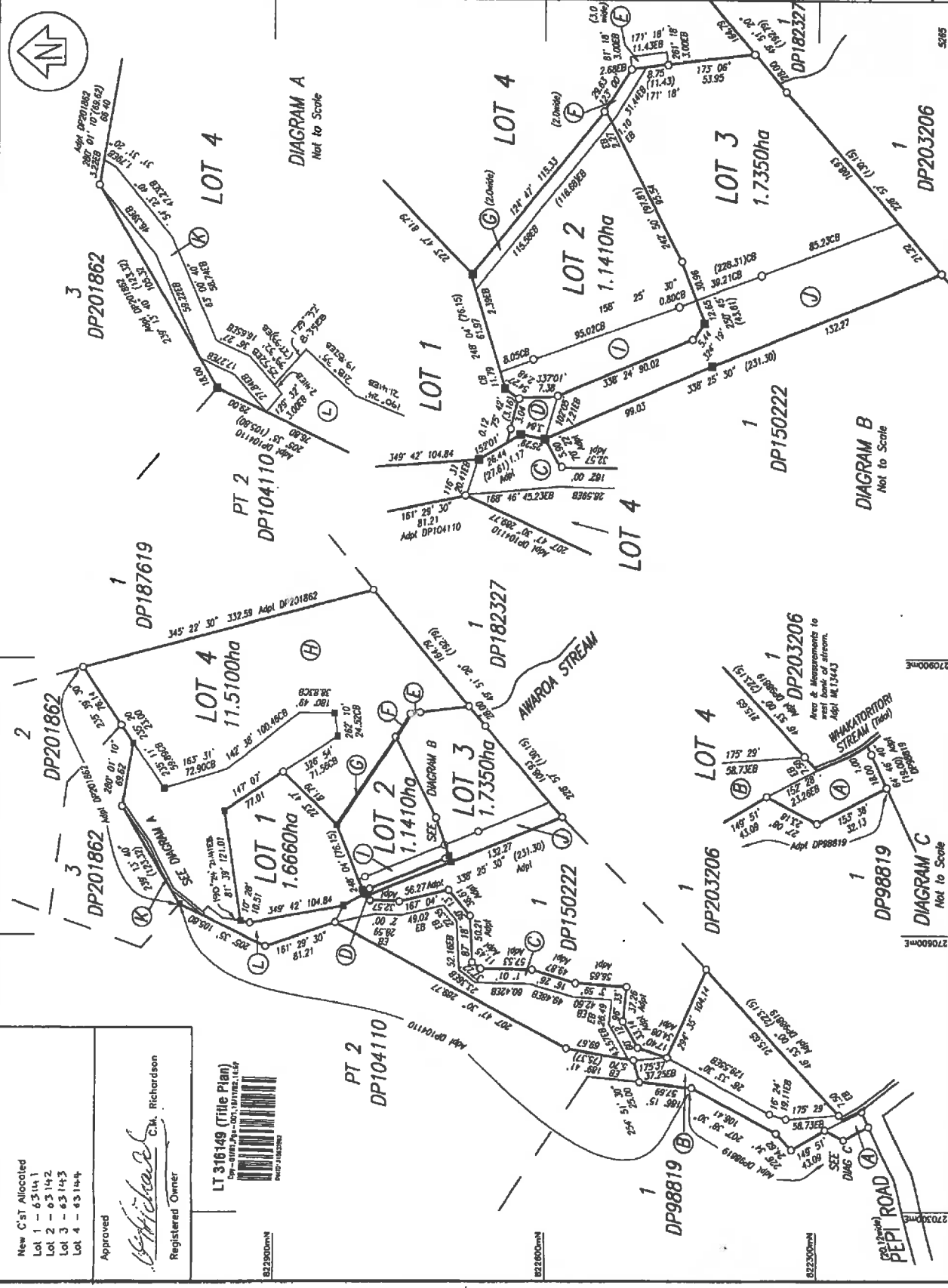
(Signature) *[Signature]*
(Date) 10/11/2002

Field Book P. Traverse Book P.
Reference Plans Correct

Examined Correct

Approved as to Survey by Land Information NZ on 13/10/2002

Deposited by Land Information NZ on 24/10/2002
Registered - General of Land DP 316149
File Approved AKM 96/03 Received Instructions, g. N.S.V. 11/2



New C'st Allocated
Lot 1 - 63141
Lot 2 - 63142
Lot 3 - 63143
Lot 4 - 63144

Approved *[Signature]*
Registered Owner C.M. Richardson

LT 316149 (Title Plan)
DP-0001-0001-0001-0001-0001-0001
82230000N

Lots 1 to 4 Being a Subdivision of Lot 1 DP 202753

TERRITORIAL AUTHORITY Whangarei District
Surveyed by LANDS & SURVEY LTD
Scale 1:3000 Date: May 2002

LAND DISTRICT North Auckland
Survey Blk. & Dist. XV Whangarei
NZMS 261 Sheet Rcd Map No.