

C 835544.3 T

## Memorandum of Transfer

SKYBIRD CORPORATION LIMITED at Auckland

(herein called "the Transferor") being registered as proprietor of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in the piece or pieces of land situated in the Land District of North Auckland

~~CERTIFICATE~~ more particularly described in the ~~second schedule~~ hereto (hereinafter called "the said land")

WHEREAS the Transferor has subdivided the land comprised in Certificate of Title 86D Folio 565 into lots as shown on the same Deposited Plans 158119 and 158120 (hereinafter called "the Plans") with the intention that each of those lots should be subject to and have the benefit of a building scheme and that the owner or occupier for the time being of each of those lots should be bound by the stipulations and restrictions as set out hereunder and that the respective owners and occupiers for the time being of any of those lots may be able to enforce the observance of such stipulations and restrictions by the owners and occupiers for the time being of each of those other lots.

AND WHEREAS by agreement in writing dated the 30th day of December 1994 the Transferor agreed to sell and FERRY DEVELOPMENT LIMITED at Auckland (hereinafter called "the Transferee") agreed to purchase the said land subject to the building scheme above described and upon the condition that the parties enter into the covenants contained in this Transfer.

NOW THEREFORE in pursuance of the premises and in consideration of the sum of  
SEVEN HUNDRED AND SIXTY THOUSAND DOLLARS DOLLARS (\$760,000.00 )  
paid to the Transferor by the Transferee (the receipt of which sum is hereby acknowledged) the  
Transferor doth hereby transfer to the Transferee all its estate and interest in the said land.

AND the Transferee so as to bind the said land and for the benefit of the remaining lots on the  
plans (hereinafter called "the other lots") DOES HEREBY COVENANT with the Transferor  
for the benefit of the other lots not heretofore transferred by the Transferor and also separately  
with each and every the registered proprietors of and for the benefit of the other lots heretofore  
transferred to such proprietors by the Transferor that the Transferee will henceforth:

- (a) Not to permit or suffer the erection of any temporary building or structure upon the land  
except such as may be used in conjunction with the construction of permanent  
buildings and which will be removed from the land upon completion of work.
- (b) Not to permit or suffer the placing or erection upon the land of any building  
incorporating any second hand materials or any building previously erected on other  
land excepting temporary structures placed there in conjunction with the construction  
of permanent buildings as described in clause (a) hereof.
- (c) Not to permit or suffer the said land to be occupied or used as a residence either by the  
erection of temporary structures or the placing thereon of vehicles used for human  
habitation and to use the land as a residence only after a building has been  
substantially completed in accordance with the terms of this covenant and the  
requirements of the local authority.
- (d) Not to permit or suffer any rubbish to accumulate or be placed upon the land nor permit  
any excessive growth of weeds so that the same becomes unsightly or a nuisance to  
neighbours.
- (e) Not to permit or suffer any advertisement, sign or hoarding of a commercial nature to  
be erected on any part of the land except that the transferor may at its sole discretion  
permit a transferee and be permitted to place signs on the land or any part thereof while  
sections remain unsold PROVIDED HOWEVER that a builder shall be entitled to  
display a sign not exceeding 0.6 m<sup>2</sup> in area as of right prior to occupation of any  
dwelling he may be constructing.

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- (f) Not to permit or suffer any removal of soil from the land except as shall be necessary for the construction of a dwelling and ancillary buildings.
- (g) Not to permit or suffer the construction and completion of the dwelling, once commenced, to continue for a period in excess of nine months nor permit or suffer such work to be abandoned or left longer than three months in an incomplete state.
- (h) Not to erect on the property any building except a single new dwelling house with a garage and any other buildings normally appurtenant thereto for which the current contract replacement cost shall not be less than \$125,000.00 inclusive of GST PROVIDED THAT the minimum current contract replacement cost shall be increased by the amount of the percentage increase from 1 June 1993 as shown in the domestic building cost index for the Auckland area prepared by the New Zealand Master Builders Federation Incorporated or its successor plus Goods and Services Tax. A certificate from a registered valuer/architect shall be accepted by the Vendor as prima facie verification of any current contract replacement cost and percentage increases.
- (i) No building, whether principal or detached or ancillary, shall incorporate any sheet metal, plywood, fibre cement sheets, or reflective materials in the exterior sheathing. Not less than 90% of the exterior of every building shall be fully clad in concrete or brick masonry, timber weatherboard, stucco, or solid plaster and all exterior walls shall be fully clad from soffit to ground level. No garage door shall incorporate any unpainted or unfinished materials of any kind. No materials other than concrete or clay tiles, pre-baked painted iron, slate, cedar shingles, or pre-finished textured metal tiles shall be used for any roof provided that sheet fibrolite in roof soffits and gable ends shall not be prohibited.
- (j) No garage or motor vehicles housing or outbuilding shall be erected on any site unless it is enclosed in the same materials as the principal residence, and unless it incorporates the same architectural style, finish and character as the main dwelling unit.
- (k) No carport shall be erected unless it is incorporated into the main dwelling unit and is under the same roof structure as the main dwelling unit. No dwelling shall be deemed to have been completed and shall not be occupied until all paths, drives and fences have been constructed and all lawns sown with grass. No fence shall include any material or products prohibited to be used in the cladding of the house and nor shall any fence be constructed to a height above 1.8 metres from ground level.



Handwritten signature, possibly 'W. J. J.', in cursive script.

The covenants contained in this clause shall run with the land and the transferee HEREBY COVENANTS with the transferor that if the transferee shall transfer, assign or otherwise dispose of his interest in the said land then he shall make such transfer or assignment or disposition subject to the provisions of this clause and shall procure from the purchaser, transferee or assignee a Deed of Covenant in favour of the transferor whereby such purchaser, transferee or assignee undertakes to fulfil the transferee's obligations under this clause.

TO THE END AND INTENT that each of the said stipulations and restrictions shall enure for the benefit of all the other lots and every part thereof PROVIDED ALWAYS that the Transferor shall not be liable for any breach of the aforesaid covenants in respect of any of the other lots in respect of which the Transferor shall have executed a transfer in favour of any purchaser thereof whether or not such transfer shall have been registered.

AND IN CONSIDERATION THEREFORE the Transferee HEREBY COVENANTS that the Transferee will at all times hereafter save harmless and keep indemnified the Transferor from all proceedings costs claims and demands in respect of breaches by the Transferee of the covenants and restrictions hereinbefore on its part contained and implied.

AND PROVIDED FURTHER that the Transferor shall not be liable or be called upon to contribute towards the cost of the erection or maintenance of any boundary or dividing fence between the land hereby transferred and adjoining land owned by the Transferor PROVIDED THAT this covenant shall not enure for the benefit of subsequent purchasers of such adjoining land owned by the Transferor.

SCHEDULE OF LAND AFFECTED BY FENCING COVENANT

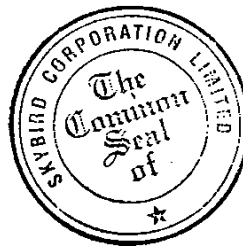
Lot	DP
20	158119
30	158120
33	158120

In witness whereof these presents have been executed this <sup>10th</sup> day of February 1995

THE COMMON SEAL of )  
SKYBIRD CORPORATION )  
LIMITED was hereunto affixed )  
as Transferor in the presence of: )

*[Signature]*  
(Director)

*[Signature]*  
(P. Houston  
(Director))



*[Signature]*

SIGNED by the abovenamed )  
FERRY DEVELOPMENT LIMITED )  
as Transferee in the presence of: )

*[Handwritten signature]*  
*[Handwritten signature]*

THE COMMON SEAL of )  
 )  
was hereunto affixed )  
as Transferee in the presence of: )

(Patrick Ferry)

*[Handwritten signature: Patrick Ferry]* (Director)

*[Handwritten signature]* (Director)

(Geraldine Siew Khim Ferry)

*[Handwritten initials: PM]*

**"SCHEDULE"**

1. An estate in fee simple in all that parcel of land containing 475 square metres more or less being Lot 1 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 677 (North Auckland Registry)

**SUBJECT TO:** Completion Certificate C555416.3  
Encumbrance C555416.6  
Drainage easement in Transfer C555416.12  
Section 309 (1) (a) Local Government Act 1974  
*Caveat C687537.1*

2. An estate in fee simple in all that parcel of land containing 640 square metres more or less being Lot 2 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 678 (North Auckland Registry)

**SUBJECT TO:** Completion Certificate C555416.3  
*Caveat C687537.1*

3. **FIRST** An estate in fee simple in all that parcel of land containing 499 square metres more or less being Lot 3 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 234 square metres more or less being Lot 49 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 679 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.6  
Water supply easement in Transfer C555416.10  
Drainage easement in Transfer C555416.12  
Section 309 (1) (a) Local Government Act 1974  
*Caveat 687537.1*

4. **FIRST** An estate in fee simple in all that parcel of land containing 481 square metres more or less being Lot 4 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 234 square metres more or less being Lot 49 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 680 (North Auckland Registry)

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**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.6  
Water supply easement in Transfer C555416.10  
Drainage easement in Transfer C555416.12  
Section 309 (1) (a) Local Government Act 1974  
*Caveat C687537.1*

5. **FIRST** An estate in fee simple in all that parcel of land containing 539 square metres more or less being Lot 5 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 234 square metres more or less being Lot 49 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 681 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.6  
Water supply easement in Transfer C555416.10  
Drainage easement in Transfer C555416.12  
Section 309 (1) (a) Local Government Act 1974  
*Caveat C687537.1*

6. **FIRST** An estate in fee simple in all that parcel of land containing 474 square metres more or less being Lot 6 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 234 square metres more or less being Lot 49 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 682 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Water supply easement in Transfer C555416.10  
Section 309 (1) (a) Local Government Act 1974  
*Caveat C687537.1*

7. **FIRST** An estate in fee simple in all that parcel of land containing 511 square metres more or less being Lot 7 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 234 square metres more or less being Lot 49 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 683 (North Auckland Registry)

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**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Water supply easement in Transfer C555416.10  
Section 309 (1) (a) Local Government Act 1974  
Caveat C687537.1

8. An estate in fee simple in all that parcel of land containing 461 square metres more or less being Lot 8 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 684 (North Auckland Registry)

**SUBJECT TO:** Completion Certificate C555416.3  
Caveat C687537.1

9. **FIRST** An estate in fee simple in all that parcel of land containing 469 square metres more or less being Lot 9 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-third share in all that parcel of land containing 147 square metres more or less being Lot 50 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 685 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Caveat C687537.1

10. **FIRST** An estate in fee simple in all that parcel of land containing 498 square metres more or less being Lot 10 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-third share in all that parcel of land containing 147 square metres more or less being Lot 50 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 686 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.6  
Caveat C687537.1

11. **FIRST** An estate in fee simple in all that parcel of land containing 465 square metres more or less being Lot 11 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-third share in all that parcel of land containing 147 square metres more or less being Lot 50 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised

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and described in Certificate of Title Volume 94D Folio 687 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.6  
Caveat C 687537.1

12. An estate in fee simple in all that parcel of land containing 457 square metres more or less being Lot 12 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 688 (North Auckland Registry)

**SUBJECT TO:** Completion Certificate C555416.3  
Caveat C 687537.1

13. **FIRST** An estate in fee simple in all that parcel of land containing 499 square metres more or less being Lot 16 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 331 square metres more or less being Lot 51 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 692 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Water supply easement in Transfer C555416.10  
Section (1) (a) Local Government Act 1974  
Caveat C 687537.1.

14. **FIRST** An estate in fee simple in all that parcel of land containing 461 square metres more or less being Lot 17 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 331 square metres more or less being Lot 51 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 693 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.6  
Water supply easement in Transfer C555416.10  
Section (1) (a) Local Government Act 1974  
Caveat C 687537.1

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15. **FIRST** An estate in fee simple in all that parcel of land containing 451 square metres more or less being Lot 18 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 331 square metres more or less being Lot 51 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 694 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.6  
Water supply easement in Transfer C555416.10  
Section (1) (a) Local Government Act 1974  
Caveat C687537.1

16. An estate in fee simple in all that parcel of land containing 453 square metres more or less being Lot 21 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 697 (North Auckland Registry)

**SUBJECT TO:** Completion Certificate C555416.3  
Caveat C687537.1

17. An estate in fee simple in all that parcel of land containing 498 square metres more or less being Lot 22 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 700 (North Auckland Registry)

**SUBJECT TO:** Completion Certificate C555416.3  
Caveat C687537.1

18. An estate in fee simple in all that parcel of land containing 452 square metres more or less being Lot 25 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 703 (North Auckland Registry)

**SUBJECT TO:** Completion Certificate C555416.3  
Fencing Covenant in C555416.14  
Caveat C687537.1

19. An estate in fee simple in all that parcel of land containing 456 square metres more or less being Lot 26 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 704 (North Auckland Registry)

**SUBJECT TO:** Completion Certificate C555416.3  
Fencing Covenant in C555416.14  
Caveat C687537.1

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20. An estate in fee simple in all that parcel of land containing 456 square metres more or less being Lot 27 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 705 (North Auckland Registry)

SUBJECT TO: Completion Certificate C555416.3

Fencing Covenant in C555416.14

*A* Caved C 687537.1

21. **FIRST** An estate in fee simple in all that parcel of land containing 534 square metres more or less being Lot 28 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-sixth share in all that parcel of land containing 395 square metres more or less being Lot 53 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 706 (North Auckland Registry)

SUBJECT TO: Section 308 (4) Local Government Act 1974

Resolution C555416.2

Completion Certificate C555416.3

Encumbrance C555416.7

Water supply easement in Transfer C555416.11

Section (1) (a) Local Government Act 1974

Fencing covenant in C555416.14

*A* Caved C 687537.1

22. **FIRST** An estate in fee simple in all that parcel of land containing 493 square metres more or less being Lot 29 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-sixth share in all that parcel of land containing 395 square metres more or less being Lot 53 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 707 (North Auckland Registry)

SUBJECT TO: Section 308 (4) Local Government Act 1974

Resolution C555416.2

Completion Certificate C555416.3

Encumbrance C555416.7

Water supply easement in Transfer C555416.11

Section (1) (a) Local Government Act 1974

*A* Caved C 687537.1

23. An estate in fee simple in all that parcel of land containing 474 square metres more or less being Lot 34 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 712 (North Auckland Registry)

SUBJECT TO: Completion Certificate C555416.3

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24. An estate in fee simple in all that parcel of land containing 453 square metres more or less being Lot 35 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 713 (North Auckland Registry)

SUBJECT TO: Completion Certificate C555416.3  
Caveat C687537.1

25. FIRST An estate in fee simple in all that parcel of land containing 680 square metres more or less being Lot 38 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti  
AND SECONDLY an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 270 square metres more or less being Lot 54 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 716 (North Auckland Registry)

SUBJECT TO: Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.7  
Water supply easement in Transfer C555416.11  
Drainage easement in Transfer C555416.13  
Section (1) (a) Local Government Act 1974  
Caveat C 687537.1

26. FIRST An estate in fee simple in all that parcel of land containing 623 square metres more or less being Lot 39 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti  
AND SECONDLY an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 270 square metres more or less being Lot 54 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 717 (North Auckland Registry)

SUBJECT TO: Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.7  
Water supply easement in Transfer C555416.11  
Drainage easement in Transfer C555416.13  
Section (1) (a) Local Government Act 1974  
Fencing covenant in C555416.14  
Caveat C 687537.1

27. FIRST An estate in fee simple in all that parcel of land containing 462 square metres more or less being Lot 40 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti  
AND SECONDLY an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 270 square metres more or less being Lot 54 on Deposited Plan 158120 and being part

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Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 718 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.7  
Water supply easement in Transfer C555416.11  
Section (1) (a) Local Government Act 1974  
Fencing covenant in C555416.14  
Caveat C687537.1

28. **FIRST** An estate in fee simple in all that parcel of land containing 452 square metres more or less being Lot 41 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-fifth share in all that parcel of land containing 270 square metres more or less being Lot 54 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 719 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance C555416.7  
Water supply easement in Transfer C555416.11  
Section (1) (a) Local Government Act 1974  
Fencing covenant in C555416.14  
Caveat C687537.1

29. An estate in fee simple in all that parcel of land containing 452 square metres more or less being Lot 42 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 720 (North Auckland Registry)

**SUBJECT TO:** Completion Certificate C555416.3  
Fencing covenant in C555416.14  
Caveat C687537.1

30. **FIRST** An estate in fee simple in all that parcel of land containing 452 square metres more or less being Lot 44 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-third share in all that parcel of land containing 132 square metres more or less being Lot 55 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 722 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Caveat C687537.1

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Water supply easement in Transfer C555416.11  
Section (1) (a) Local Government Act 1974  
Fencing covenant in C555416.14

31. **FIRST** An estate in fee simple in all that parcel of land containing 478 square metres more or less being Lot 45 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-third share in all that parcel of land containing 132 square metres more or less being Lot 55 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 723 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance in C555416.7  
Water supply easement in Transfer C555416.11  
Drainage easement in Transfer C555416.13  
Section (1) (a) Local Government Act 1974  
Fencing covenant in C555416.14  
Caveat C687537.1

32. **FIRST** An estate in fee simple in all that parcel of land containing 482 square metres more or less being Lot 46 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti  
**AND SECONDLY** an estate in fee simple as to an undivided one-third share in all that parcel of land containing 132 square metres more or less being Lot 55 on Deposited Plan 158120 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 724 (North Auckland Registry)

**SUBJECT TO:** Section 308 (4) Local Government Act 1974  
Resolution C555416.2  
Completion Certificate C555416.3  
Encumbrance in C555416.7  
Water supply easement in Transfer C555416.11  
Drainage easement in Transfer C555416.13  
Section (1) (a) Local Government Act 1974  
Caveat C687537.1

33. An estate in fee simple in all that parcel of land containing 561 square metres more or less being Lot 48 on Deposited Plan 158119 and being part Allotment 14 Parish of Waikomiti, and being all the land comprised and described in Certificate of Title Volume 94D Folio 699 (North Auckland Registry)

**SUBJECT TO:** Completion Certificate C555416.3  
Encumbrance in C555416.6  
Drainage easement in Transfer C555416.12  
Section (1) (a) Local Government Act 1974  
Caveat C687537.1

cl1\ferry.ct

Ry 8/10/74

**In Consideration of the sum of**

paid to the Transferor by

(herein called "the Transferee") the receipt of which sum is hereby acknowledged **Hereby Transfers** to the Transferee all the Transferor's estate and interest in the said piece or pieces of land

**In witness whereof** these presents have been executed this                      day of                      19

**Signed** by the Transferor

(by the affixing of its common seal)

in the presence of:

No.

# MEMORANDUM OF TRANSFER

Correct for the purposes of the Land Transfer Act 1952

..... SKYBIRD CORPORATION LTD ..... Transferor

..... FERRY DEVELOPMENTS LTD ..... Transferee

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

Assistant / District Land Registrar of the

District of North Auckland

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

SOLICITOR FOR THE TRANSFEE

*See Schedule within  
File 111c  
essentials correct*

10.37 26. APR 95 C 88205/174  
 PARTICULARS ENTERED  
 LAND REGISTRY AUCKLAND  
 ASST. LAND REGISTRAR

REGISTRAR  
 DISTRICT LAND REGISTRAR  
 AUCKLAND

KERRY DEANE  
SOLICITOR  
AUCKLAND

