



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Limited as to Parcels
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 687109
Land Registration District Otago
Date Issued 31 August 2018

Prior References
OT258/15

Estate Fee Simple - 1/2 share
Area 918 square metres more or less
Legal Description Allotment 15 Deeds Plan 298
Registered Owners
Max Property Limited

Estate	Leasehold	Instrument	L 10989138.2
		Term	999 years commencing 21 June 2018
Legal Description	Area 1 Deposited Plan 484640		
Registered Owners	Max Property Limited		

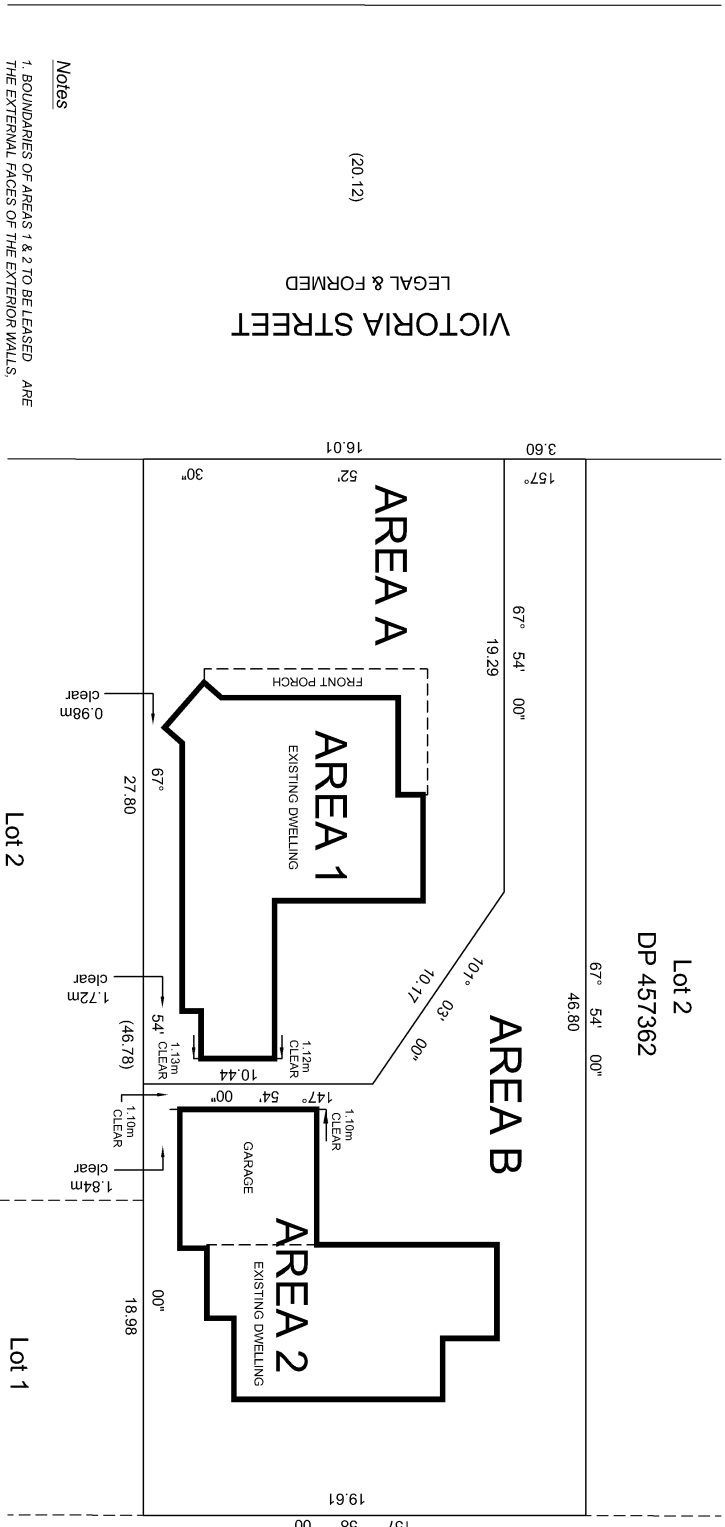
Interests

10989138.2 Lease of Area 1 Deposited Plan 484640 Term 999 years commencing 21 June 2018 Composite CT 687109 issued. - 31.8.2018 at 1:23 pm

10989138.3 Lease of Area 2 Deposited Plan 484640 Term 999 years commencing 21 June 2018 Composite CT 687110 issued. - 31.8.2018 at 1:23 pm

Fencing Covenant in Transfer 12802311.2 - 22.3.2024 at 4:06 pm

12802311.3 Mortgage to Basecorp Finance Limited - 22.3.2024 at 4:06 pm



VICTORIA STREET
LEGAL & FORMED

(20 12)

- Notes**
1. BOUNDARIES OF AREAS 1 & 2 TO BE LEASED ARE THE EXTERNAL FACES OF THE EXTERIOR WALLS, ROOFS OR STRUCTURES UNLESS OTHERWISE SHOWN.
 2. AREAS A & B ARE SUBJECT TO COVENANTS
 3. COVENANT BOUNDARIES ARE NOT PHYSICALLY DEFINED UNLESS SHOWN OTHERWISE.
 4. COMPRISED IN OT298 / 19 (LIMITED AS TO PARCELS)
 5. AREAS A AND B ARE SUBJECT TO LAND COVENANTS

PATERSONPITTS GROUP

Your Land Professionals
www.ppgroup.co.nz
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AREAS ON LOT 15 DEEDS PLAN 298

Purpose	Version	Date	Drawn by:	Job No.
Scheme Plan		5/2/15	PM	1291
LT Cross Lease Plan		26/6/17		
DP 484640				Orig. Paper Size
				A3
Sheet Number: 1 of 1				



View Instrument Details

Instrument No 10989138.3
Status Registered
Date & Time Lodged 31 August 2018 13:23
Lodged By Flawn, Corinna May
Instrument Type Lease



Affected Computer Registers	Land District
OT258/15	Otago
687110	Otago

Annexure Schedule: Contains 2 Pages.

Lessor Certifications

- I certify that I have the authority to act for the Lessor 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 Megan Lisa Bartlett as Lessor Representative on 19/09/2018 05:47 PM

Lessee Certifications

- I certify that I have the authority to act for the Lessee 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 Megan Lisa Bartlett as Lessee Representative on 19/09/2018 05:47 PM

*** End of Report ***

Approved by Registrar-General of Land under No. 2011/3078
Lease Intended for Use in Conjunction with Memorandum

LEASE INSTRUMENT
Section 115, Land Transfer Act 1952

BARCODE

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

Otago

Unique identifier(s) or C/T(s) **All/Part** **Area/description of part or stratum**

OT258/15
687110

All
All

Lessors

Surname(s) must be underlined or in CAPITALS

JOHN WILLIAM MORGAN as to a one half share and VALERIE JOAN MORGAN as to a one half share

Lessee

Surname(s) must be underlined or in CAPITALS

JOHN WILLIAM MORGAN as to a one half share and VALERIE JOAN MORGAN as to a one half share

Estate or interest*

Insert "fee simple", "leasehold in lease number", etc.

Fee simple as to a 1/2 share
Leasehold in lease number 10989138.3

Lease memorandum number

2011/4291

Term

999 years from 21 June 2018

Rental

10 cents per annum payable yearly in advance if demanded in writing by the Lessors before the commencement of the year for which it is payable.

Operative Clause

The Lessors lease to the Lessee and the Lessee accepts the lease of the Flat relating to the above estate or interest in the land in the above certificate(s) of title or computer register(s) for the term and at the rental and on the terms of lease set out in the above lease memorandum and in the Annexure Schedule(s).

Dated this 21st day of June 2018

Annexure Schedule



LEASE

Page 2 of 2 Pages

Additional Lease Details

Continue in additional Annexure Schedule, if required

The Flat:	Area 2	on the Plan
Restricted area	Area B	on the Plan
Staged development area:	Area	on the Plan
Common area:	Area	on the Plan
Land share:	★ 1/2 share	share
Maximum number of dwelling units for staged development area:		
The Plan:	DP 484640	