



**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 1241416
Land Registration District South Auckland
Date Issued 01 August 2025
Prior References
SA16C/1414

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Estate Fee Simple
Area 227 square metres more or less
Legal Description Lot 4 Deposited Plan 614022
Registered Owners
Russo Family Investments Limited

Estate Fee Simple - 1/4 share
Area 89 square metres more or less
Legal Description Lot 5 Deposited Plan 614022
Registered Owners
Russo Family Investments Limited

Estate Fee Simple - 1/2 share
Area 68 square metres more or less
Legal Description Lot 6 Deposited Plan 614022
Registered Owners
Russo Family Investments Limited

Interests

13115723.2 Mortgage to ANZ Bank New Zealand Limited - 15.10.2024 at 1:44 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 614022)

Subject to a right of way, right to drain sewage and water, right to convey electricity, gas, telecommunications and water over part Lot 5 DP 614022 marked A, right of way, right to drain sewage and water, right to convey electricity, gas, telecommunications and water over part Lot 6 DP 614022 marked B, a party wall easement over part Lot 4 DP 614022 marked F all on DP 614022 created by Easement Instrument 13323545.2 - 1.8.2025 at 3:56 pm

Appurtenant to Lot 4 DP 614022 is a right of way, right to drain sewage and water, right to convey electricity, gas, telecommunications and water, a party wall easement created by Easement Instrument 13323545.2 - 1.8.2025 at 3:56 pm

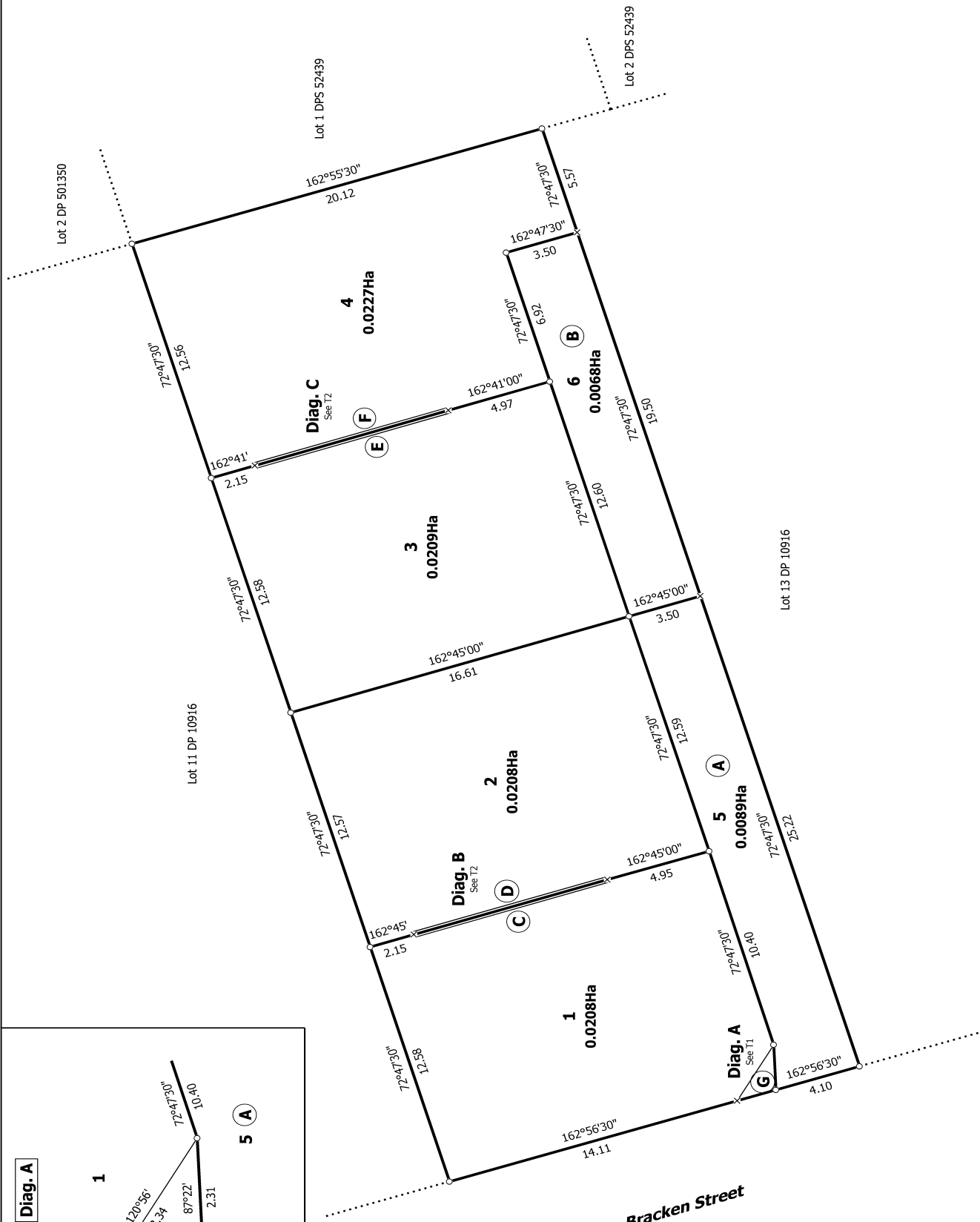
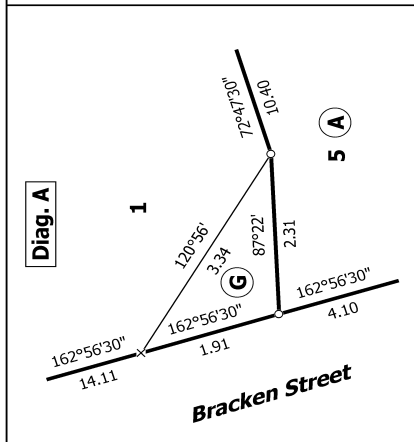
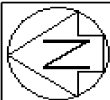
The easements created by Easement Instrument 13323545.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity and telecommunications over part Lot 5 DP 614022 marked A and over part Lot 6 DP 614022 marked B all on DP 614022 in favour of Waipa Networks Limited created by Easement Instrument 13323545.3 - 1.8.2025 at 3:56 pm

The easements created by Easement Instrument 13323545.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over part Lot 5 DP 614022 marked A and over part Lot 6 DP 614022 marked B all on DP 614022 in favour of Tuatahi First Fibre Limited created by Easement Instrument 13323545.4 - 1.8.2025 at 3:56 pm

The easements created by Easement Instrument 13323545.4 are subject to Section 243 (a) Resource Management Act 1991



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Land District: South Auckland

Digitally Generated Plan

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Lots 1 - 6 Being a Subdivision of Lot 12 DP 10916

Surveyor: Jayson Kenneth Tavui
Firm: Kotare Consultants Ltd

Title Plan
LT 614022
Approved on: 13/08/2025