



**COMPUTER UNIT TITLE REGISTER
UNDER LAND TRANSFER ACT 1952**



**Guaranteed Search Copy issued under Section 172A
of the Land Transfer Act 1952**


R. W. Muir
Registrar-General
of Land

Identifier 189323
Land Registration District North Auckland
Date Issued 02 August 2005

Prior References
231547

Supplementary Record Sheet
231549

Estate Stratum in Freehold
Legal Description Unit B34 and Accessory Unit 91-92 and
1/52 share of Accessory Unit 454
Deposited Plan 346086

Proprietors
Andrei Borisovich Djoulai and Valentine Anatolievna Djoulai

**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on
the relevant unit plan and supplementary record sheet**

6566049.4 Mortgage to ANZ National Bank Limited - 8.9.2005 at 9:00 am

Identifier

189323



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

**Guaranteed Search Copy issued under Section 172A
of the Land Transfer Act 1952**

Identifier

231549

Land Registration District **North Auckland**

Date Issued 01 July 2005

Plan Number DP 346086

Subdivision of

Lot 15 Deposited Plan 7699 and Lot 2 Deposited Plan 206560

Prior References

NA10D/1202 NA135A/60

Unit Titles Issued

189159	189161	189162	189163
189165	189166	189169	189170
189171	189172	189173	189174
189176	189177	189179	189181
189184	189185	189186	189187
189188	189210	189211	189212
189213	189214	189215	189216
189219	189221	189222	189223
189224	189225	189226	189227
189228	189229	189230	189231
189232	189233	189234	189235
189236	189237	189238	189239
189240	189241	189243	189244
189245	189246	189248	189249
189250	189251	189252	189253
189254	189256	189257	189258
189259	189260	189261	189263
189264	189272	189275	189285
189286	189287	189288	189289
189290	189291	189292	189293
189294	189295	189297	189298
189299	189300	189301	189302
189303	189305	189306	189307
189308	189310	189312	189313
189314	189315	189316	189318
189320	189321	189322	189323
189324	189325	189326	189327
189328	189329	189330	189331
189332	189333	189334	189335
189336	189337	189338	189341
189345	189358	189360	189361
189362	189363	189364	189365
189366	189367	189368	189369
189370	189371	189372	189373

Identifier**189323****Unit Titles Issued**

189374	189376	189378	189379
189381	189385	189387	189388
189392	189393	189394	189395
189396	189397	189398	189399
189400	189401	189403	189410
189411	189417	189419	189420
189421	189422	189423	189424
189428	189429	189430	189433
189434	189435	189436	189437
231548	235517	244914	244916
244918	244919	244920	244921
244922	244924	244925	244926
244928	244929	244930	244931
244932	244933	244934	244935
244936	244937	244939	244941
244942	244943	244944	244947
244948	244951	244959	244960
244964	244966	244971	244977
244978	244979	244980	244981
244982	244983	244984	244985
244986	244987	258498	266414
289236	302858	302863	302864
302865	302866	302867	302868
302869	302870	302871	302872
302876	302877	302878	302879
302880	302881	302882	338759
338760	353204	353205	397964
397965	567481	567489	567490
567491	567492	572787	572788
572789	572791	572796	574879
575529	575530	575531	575532
575533	575534	575535	575536
575537	575538	575539	575540
575541	575542	575543	575544
575545	575546	575547	575548
575549	576236	577034	577035
581526	602008	610078	610079
620920	620921	620922	620923
641820	641821		

Interests**OWNERSHIP OF COMMON PROPERTY**

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to a right (in gross) to construct and maintain a spillway over part in favour of The Auckland Regional Authority created by Transfer 230899

Identifier**189323**

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation) (affects part formerly CsT NA78D/386 and NA10D/1075)

Subject to Part IV A Conservation Act 1987 (affects part formerly CT NA10D/1075)

B882961.1 Notice pursuant to Section 18 Public Works Act 1981- 1.9.1988 at 9:08 am (affects part formerly CT NA58C/827)

Appurtenant hereto are rights of way and a parking right specified in Easement Certificate B987452.9 - 4.5.1989 at 2.28 pm (affects the part formerly in CT NA10D/1202)

The easements specified in Easement Certificate B987452.9 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way over parts marked A, B, F, E and G on DP 346086 created by Transfer B987452.10 - 4.5.1989 at 2.28 pm

Subject to a water supply right (in gross) to over part in favour of Watercare Services Limited created by Transfer C015672.3 - 13.7.1989 at 9.12 am

C018956.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by The Auckland City Council - 20.7.1989 at 1.48 pm (affects part formerly CT NA58C/827)

C018957.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by The Auckland City Council - 20.7.1989 at 1.48 pm (affects part formerly CT NA32A/143)

Appurtenant hereto is a right of way created by Transfer C864585.1 - 12.7.1995 at 1.19 pm (affects part formerly CT NA121A/577)

Subject to a right of way over parts marked A, B, F, E and G on DP 346086 created by Transfer D078829.1 - 12.12.1996 at 3.00 pm

Subject to a right to convey water over part marked B and to drain sewage over parts marked C and E on DP 346086 created by Transfer D107933.2 - 13.2.1997 at 2.57 pm

Subject to a right of way over part marked D on DP 346086 created by Transfer D590193.2 - produced 26.3.2001 at 11.16 am and entered 29.3.2001 at 9.00 am

Subject to a support right over part marked A-U and a stormwater right over parts marked C, E, F, U, Z, AA and AC and a sanitary sewer right over parts marked F, T, U, V, W and X on DP 206560 created by Transfer D667342.6 - 18.12.2001 at 3.46 pm

The easements created by Transfer D667342.6 are subject to Section 243 (a) Resource Management Act 1991

D667342.7 Deed of Land Covenant - 18.12.2001 at 3.46 pm (affects the part formerly in CT NA135A/60)

Land Covenant in Transfer 5507472.1 - 5.3.2003 at 9:00 am

Subject to a right (in gross) to an electricity supply easement over part marked D on DP 345047 and a cable access and supply easement over part marked C on DP 345047 in favour of Vector Limited created by Transfer 6479661.4 - 1.7.2005 at 9:00 am

6479661.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.7.2005 at 9:00 am

6479661.8 Change of rules of the Body Corporate - 1.7.2005 at 9:00 am

8444778.1 Change of rules of the Body Corporate - 17.3.2010 at 1:46 pm

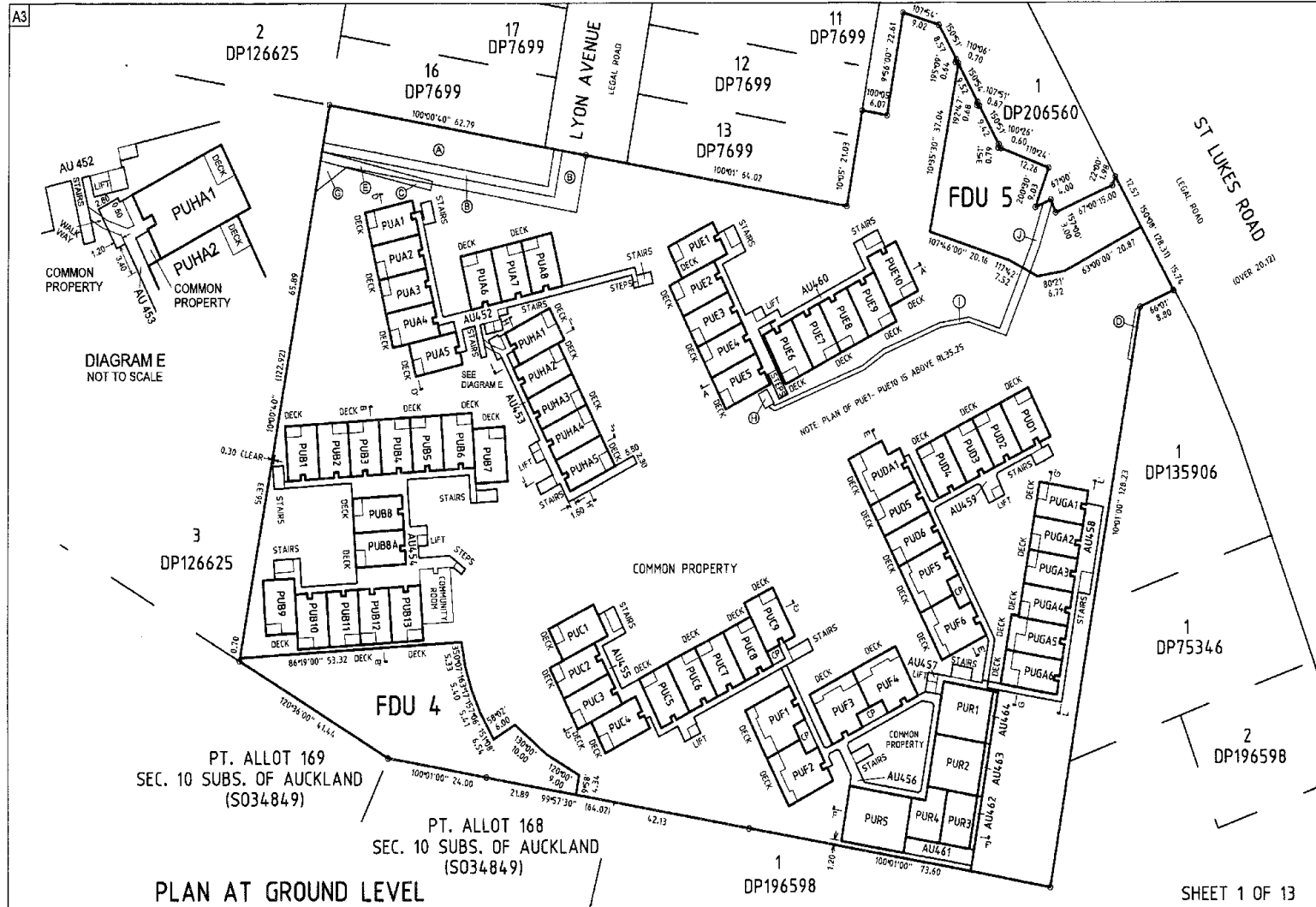
8889183.1 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 26.10.2011 at 10:56 am (affects fourth stage unit plan DP 346086)

9193428.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 27.9.2012 at 7:00 am

9533438.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 4.10.2013 at 7:00 am

189323

Identifier



PLAN AT GROUND LEVEL

PT. ALLOT 169
SEC. 10 SUBS. OF AUCKLAND
(S034.849)

PT. ALLOT 168
SEC. 10 SUBS. OF AUCKLAND
(S034.849)

DP196598

SHEET 1 OF 13

No.	Date	Revised Details	By	App.

HAMPSON & ASSOCIATES LTD
CONSULTING SURVEYORS
PO BOX 302229 NORTH SHORE 0751
AUCKLAND, NEW ZEALAND
Ph (09) 414 0325 Fx (09) 414 0329
EMAIL: surveyors@hampson.co.nz

Drawing Title:
FOURTH STAGE UNIT DEVELOPMENT
ON LOT 2 DP 206560
& LOT 15 DP 7699

Project

New C6 F ALLOCATED

CLASS OF SURVEY A
LINZ REF: DP 346086

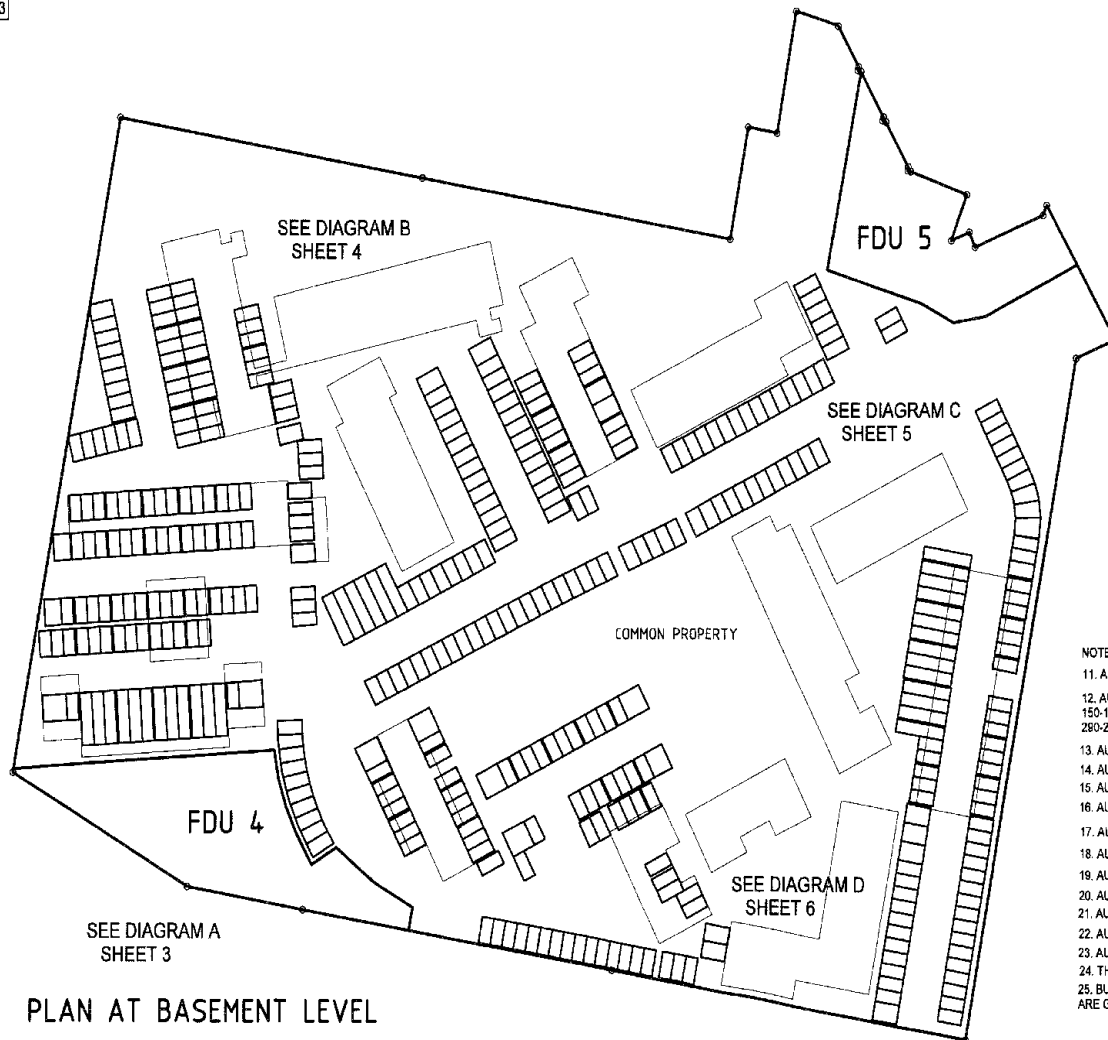
Date	Project No.
AUGUST 2011	4785
Drawn	Scale
	1:800
Drawing No	Rev
UT4	

S:\WORK\189323\189323.DWG 4785 4TH STAGE UT 1.mxd 15/11/2011

189323

Identifier

A3



PLAN AT BASEMENT LEVEL

NOTES APPLY TO ALL SHEETS

1. LEVELS ARE IN TERMS OF LANDS & SURVEY DATUM 1946 ON RM4798 SO 52126 RL=33.865
2. UNIT BOUNDARIES ARE IN THE CENTRE OF INTERNAL WALLS, IN THE EXTERNAL WALLS (100mm INSIDE THE EXTERIOR FACE), GLAZING LINES EXTENDED, CENTRE OF HANDRAILS, OR STRUCTURES UNLESS OTHERWISE SHOWN
3. ALL SHARED DUCTING IS COMMON PROPERTY
4. THE LOWER LIMIT OF PU'S IS 0.15 BELOW FLOOR LEVEL UNLESS OTHERWISE SHOWN ON THE PLANS OR DEFINED BY THE HEIGHT SCHEDULE
5. THE UPPER LIMIT OF PU'S IS 0.15 BELOW FLOOR LEVEL OF THE UNIT ABOVE OR 1.00 ABOVE THE ROOF STRUCTURE OF UNITS ON THE UPPER FLOOR UNLESS OTHERWISE SHOWN ON THE PLANS OR DEFINED BY THE HEIGHT SCHEDULE
6. THE LOWER LIMIT OF AU'S 217-285, 337, 338, FDU11, AU'S 340-352, FDU12, AU'S 354-380 IS 0.15 BELOW FINISHED SEAL OR PAVING. THE UPPER LIMIT OF AU'S 217-285, 337, 338, FDU11, AU'S 340-352, FDU12, AU'S 354-380 IS 2.20 ABOVE FINISHED SEAL OR PAVING
7. THE LOWER LIMIT OF AU463 IS 0.15 BELOW FINISHED PAVING LEVEL. THE UPPER LIMIT IS 2.20 ABOVE THE UPPER FLOOR FINISHED PAVING LEVEL - SEE SECTIONS SHEET 12
8. THE LOWER LIMIT OF AU458 IS 0.15 BELOW THE LEVEL 1 FINISHED PAVING LEVEL AND IN THE STAIR ENCLOSURE 3.20 BELOW THE FLOOR LEVEL ABOVE. THE UPPER LIMIT IS 2.20 ABOVE THE UPPER FLOOR FINISHED PAVING LEVEL - SEE SECTIONS SHEET 13
9. THERE IS NO UNIT LABELLED PUB14
10. ADDRESS OF BODY CORPORATE: CROCKER STRATA MANAGEMENT LTD 525 MANUKAU ROAD EPSOM

NOTES APPLY TO SHEETS 2 - 6

11. ALL AU'S SHOWN AT BASEMENT LEVEL ARE FOR CARPARKING
12. AU'S 1-9, 11-34, 36-64, 66-80, 82-111, 113, 126, 128-130, 132-134, 136-138, 141-147, 150-159, 162-172, 176-183, 186-196, 199-216, 218-228, 232-236, 251-282, 284, 285, 280-285, 320-322, 325-336, 466 ARE 2.40x4.90.
13. AU'S 296-318, 340-352, 354-374, 381-390, 393-396, 398-451, 465 ARE 2.50x4.90.
14. AU'S 10, 81, 135, 217, 228-231, 323-324, 339, 353 ARE 3.50x4.90.
15. AU 66 IS 3.30x4.90
16. AU'S 35, 131, 197, 198, 391, 392, 397 ARE 3.00x4.90
17. AU'S 112, 127, 140, 149, 161, 173, 184 ARE 4.80x4.90
18. AU'S 114-125, 237-250, 375-380 ARE 2.40x9.80
19. AU 175 IS 4.00x4.90
20. AU283 IS 2.80x4.90
21. AU286 IS 3.15x5.00x3.65
22. AU'S 287, 288 ARE 2.50x5.00x3.30
23. AU 289 IS 2.40x5.00x2.75
24. THERE ARE NO AU'S LABELLED 139, 148, 160, 174, 185, 319
25. BUILDING SHAPES SHOWN ARE FOR ORIENTATION ONLY AND ARE GENERALLY THE NEXT LEVEL OVER, SEE SHEETS 1 & 7-10.

SHEET 2 OF 13

No.	Date	Revision Details	By	Ver.	App.

HAMPSON & ASSOCIATES LTD
CONSULTING SURVEYORS
PO BOX 302229 NORTH SHORE 0751
AUCKLAND, NEW ZEALAND
Ph (09) 414 0325 Fx (09) 414 0329
EMAIL: surveyors@hampson.co.nz

Drawing Title: **FOURTH STAGE UNIT DEVELOPMENT**
Project: **ON LOT 2 DP 208560**
& LOT 15 DP 7699

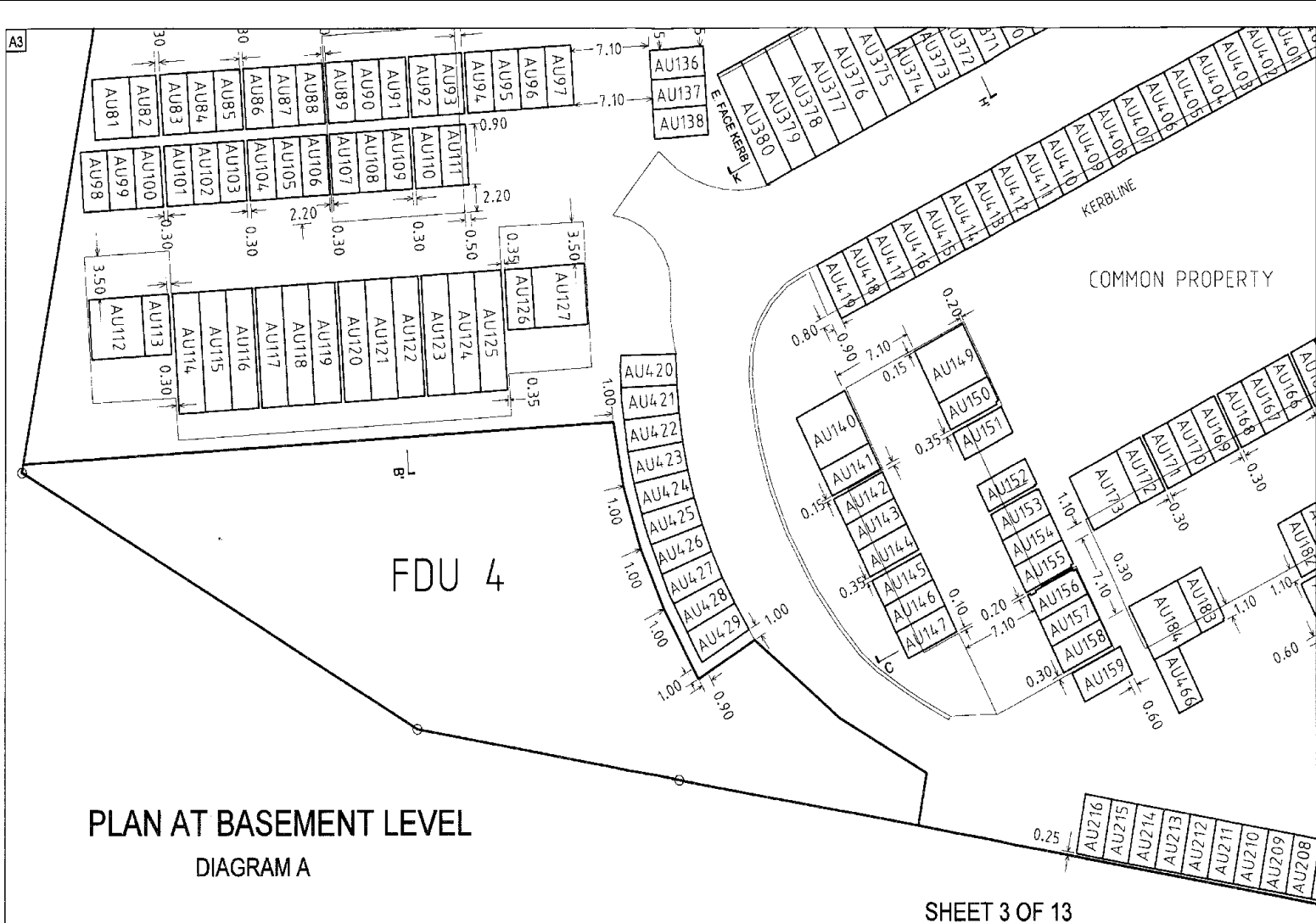
Project: **CLASS OF SURVEY A**

New C's T ALLOCATED:
DP 346086

Date: **AUGUST 2011**
Project No: **4785**
Scale: **1:800**
Drawing No: **UT4**

189323

Identifier



PLAN AT BASEMENT LEVEL

DIAGRAM A

SHEET 3 OF 13

HAMPSON & ASSOCIATES LTD CONSULTING SURVEYORS PO BOX 302229 NORTH SHORE 0751 AUCKLAND, NEW ZEALAND Ph (09) 414 0325 Fx (09) 414 0329 EMAIL: surveyors@hampson.co.nz		Drawing Title: FOURTH STAGE UNIT DEVELOPMENT ON LOT 2 DP 206560 & LOT 15 DP 7699	Project: 	New C's T ALLOCATED: CLASS OF SURVEY A UNZ REF: DP 346086	Date: AUGUST 2011 Drawn: Drawing No: UT4	Project No. 4785 Scale: 1:300 Rev:
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189323

Identifier



PLAN AT BASEMENT LEVEL

DIAGRAM B
SHEET 4 OF 13

No.	Date	Revision Details	By	Ver	App

HAMPSON & ASSOCIATES LTD
CONSULTING SURVEYORS
 PO BOX 302223 NORTH SHORE 0751
 AUCKLAND, NEW ZEALAND
 Ph (09) 414 0325 Fx (09) 414 0329
 EMAIL: surveyors@hampson.co.nz

Drawing Title:
FOURTH STAGE UNIT DEVELOPMENT
 ON LOT 2 DP 206560
 & LOT 15 DP 7699

Project:

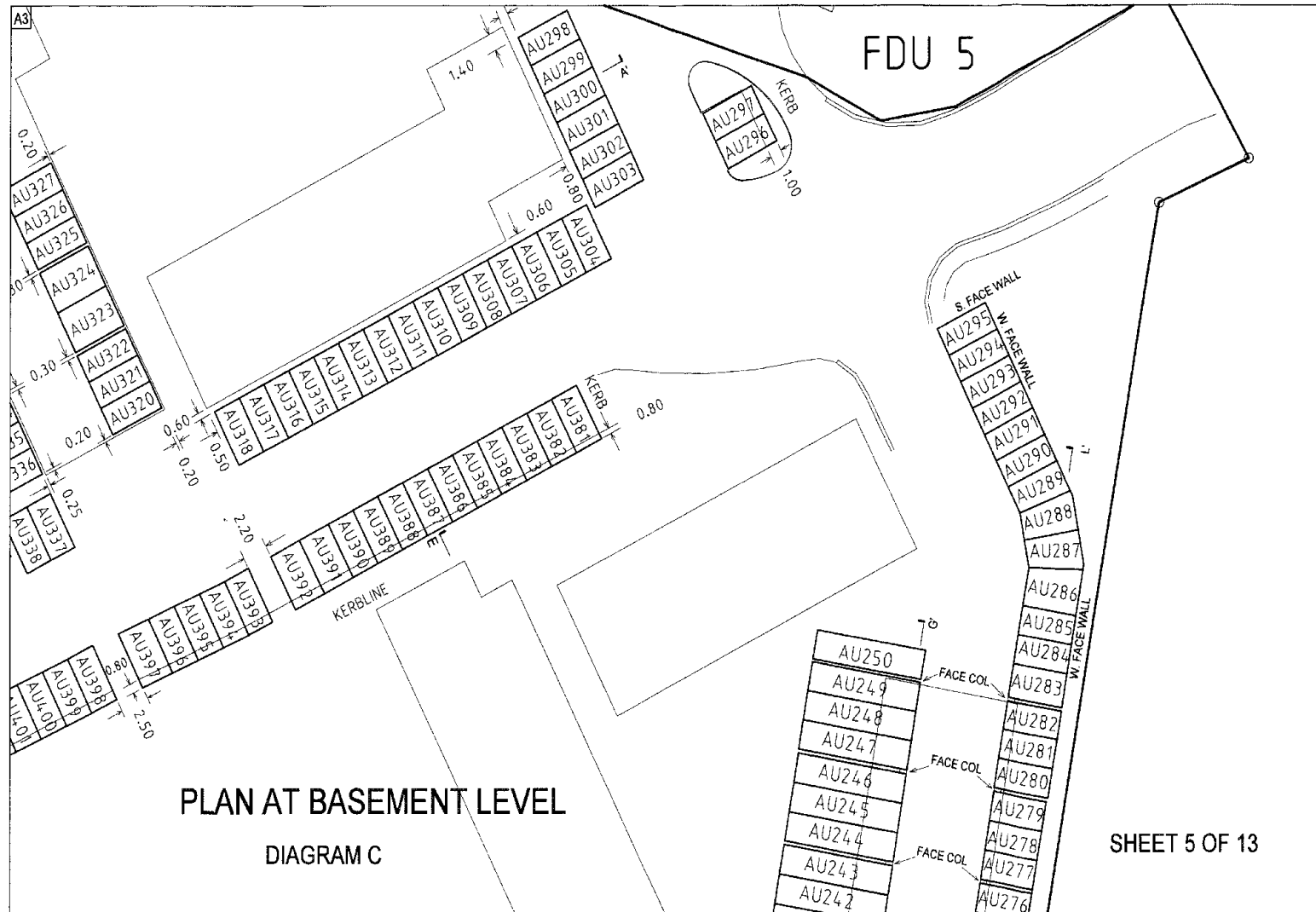
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CLASS OF SURVEY A
 LINZ REF: **DP 346086**

Date
AUGUST 2011
 Drawing No.
UT4

Project No.
4785
 Scale
1:300
 Rev

189323

Identifier



No.	Date	Revised Details	By	Ver	App

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 PO BOX 302229 NORTH SHORE 0751
 AUCKLAND, NEW ZEALAND
 Ph (09) 414 0325 Fx (09) 414 0329
 EMAIL: surveyors@hampson.co.nz

Drawing Title:
FOURTH STAGE UNIT DEVELOPMENT
 ON LOT 2 DP 206560
 & LOT 15 DP 7699

Project:

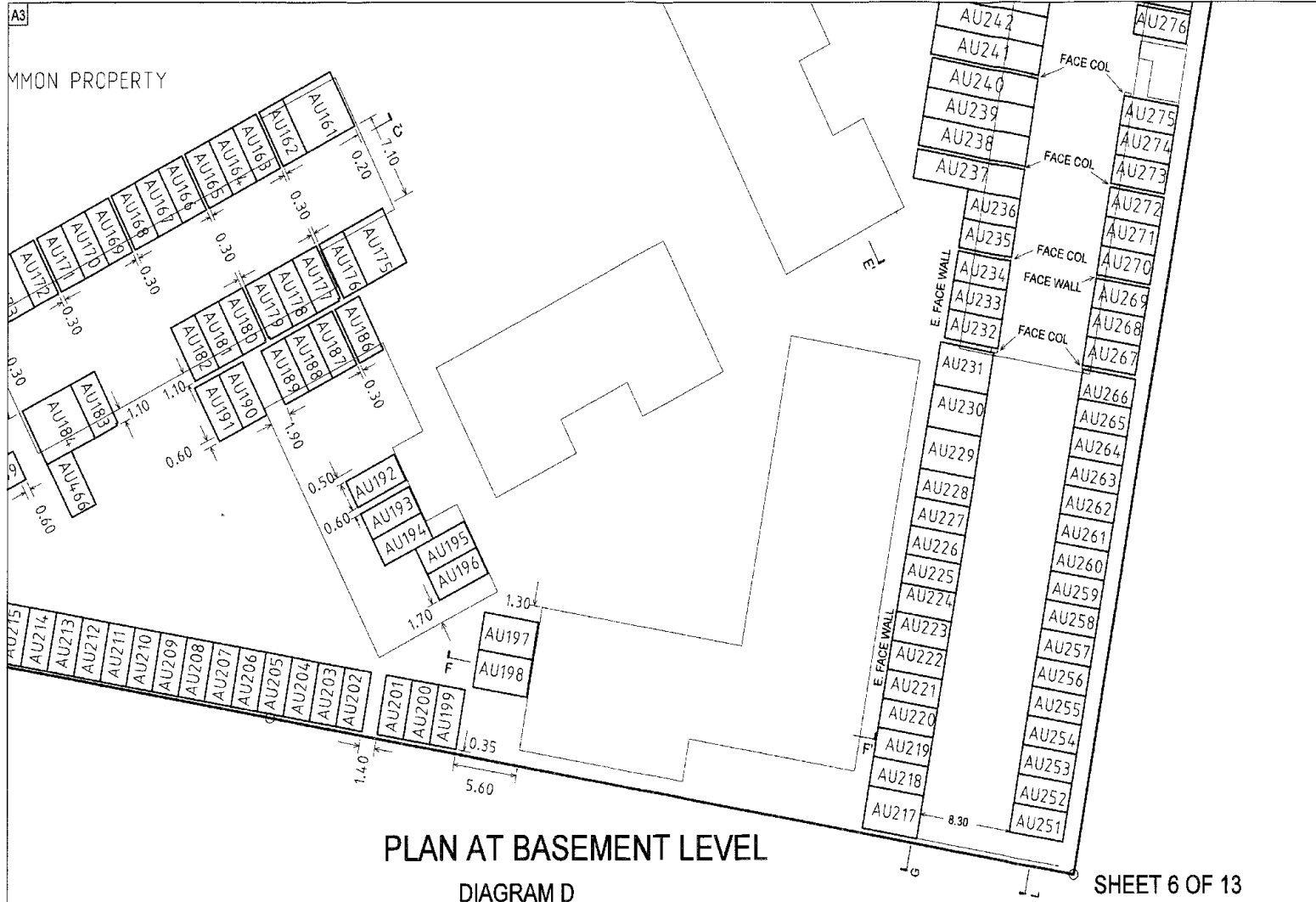
New C's T ALLOCATED:
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 LINZ REF: DP 346086

Date: **AUGUST 2011**
 Project No: **4785**
 Drawing No: **UT4**
 Scale: **1:300**

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189323

Identifier



No.	Date	Revised Details	By	Ver.	App.

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 PO BOX 302229 NORTH SHORE 0751
 AUCKLAND, NEW ZEALAND
 Ph (09) 414 0325 Fx (09) 414 0329
 EMAIL: surveyors@hampson.co.nz

Drawing Title: **FOURTH STAGE UNIT DEVELOPMENT**
 ON LOT 2 DP 206560
 & LOT 15 DP 7699

Project:

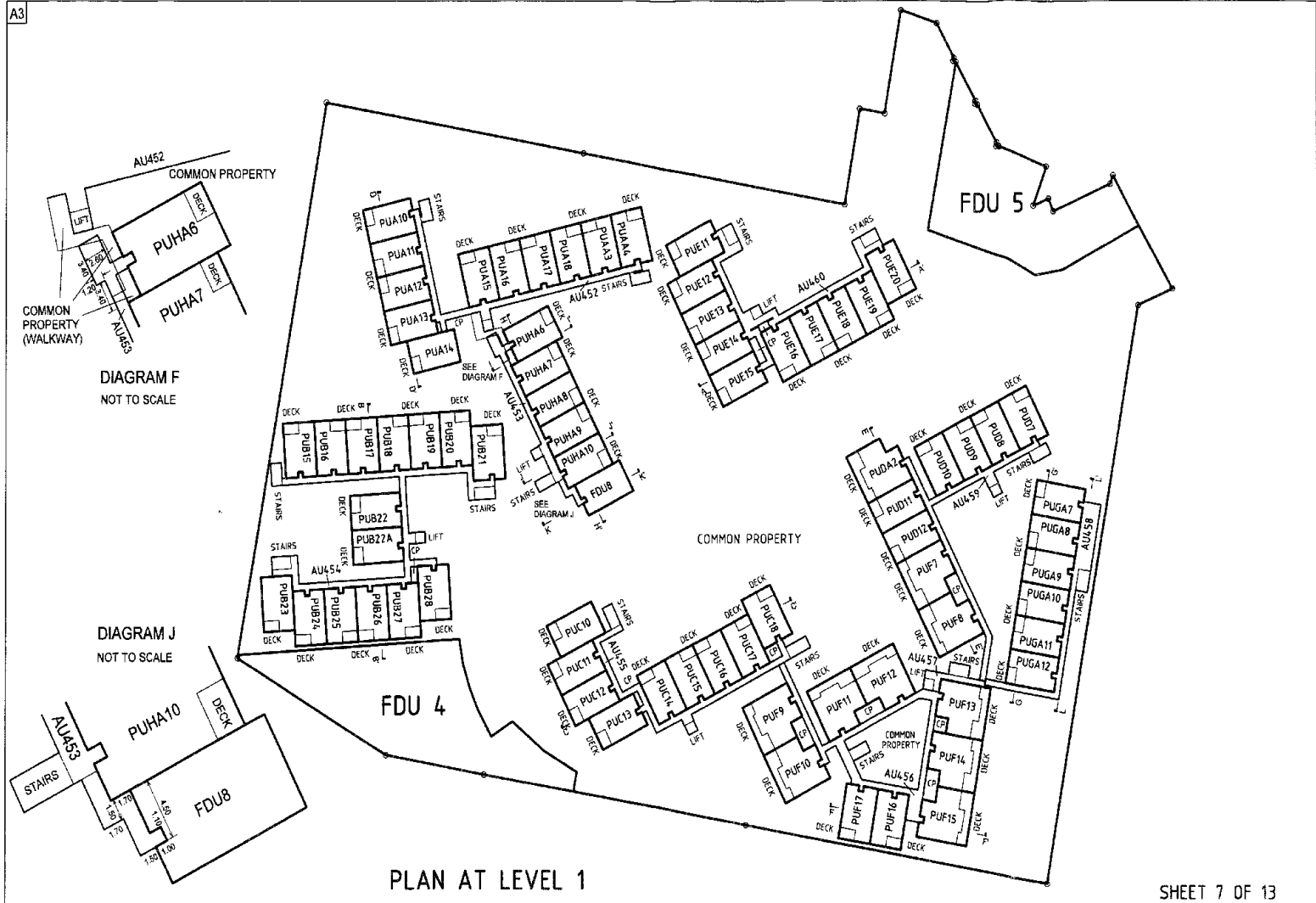
New C/L ALLOCATED:
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 LINZ REF: **DP 346086**

Date: **AUGUST 2011** Project No: **4785**
 Drawn: Scale: **1:300**
 Drawing No: **UT4**

189323

Identifier

A3



PLAN AT LEVEL 1

SHEET 7 OF 13

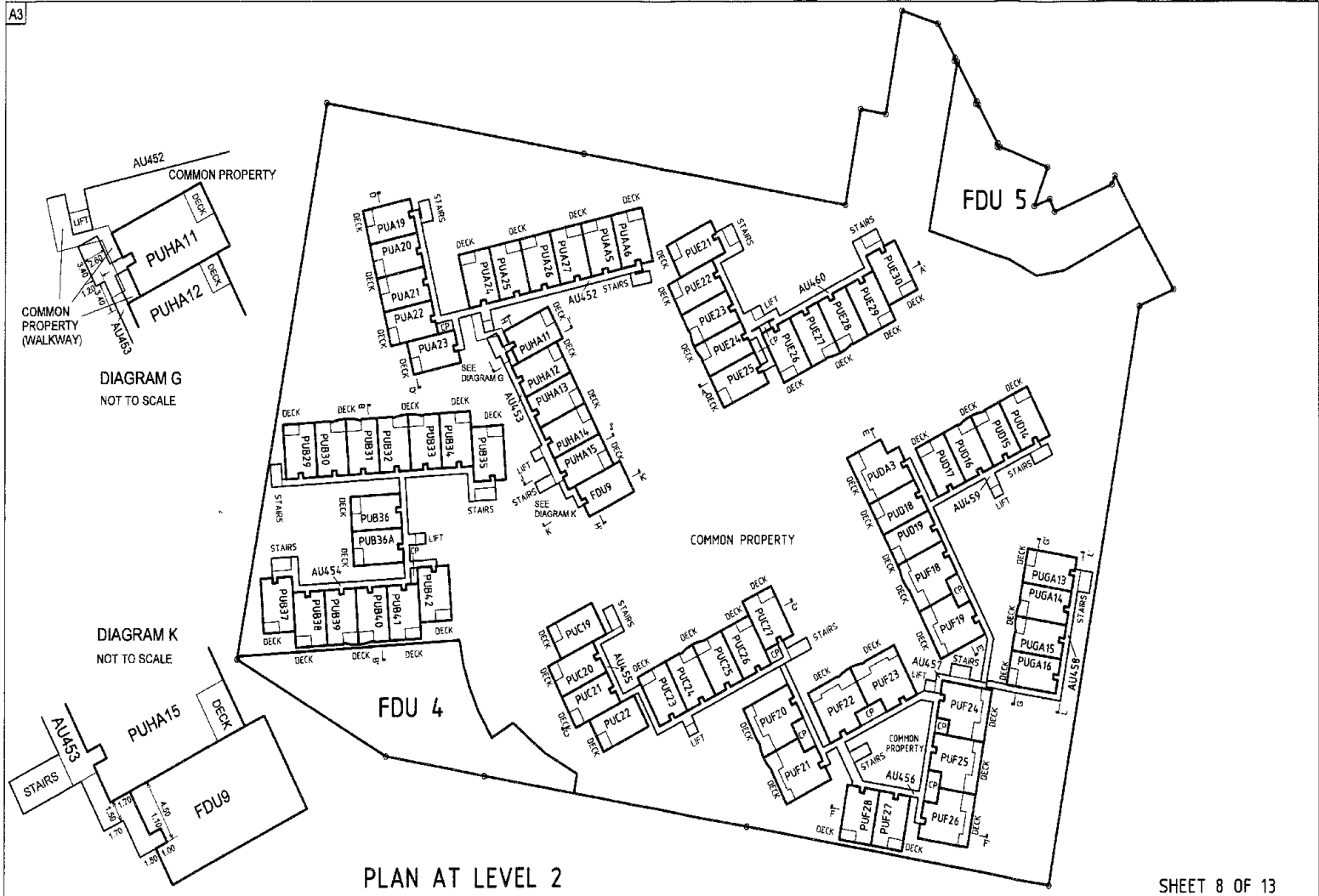
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	No.	Desc	Revised	Details	By	View	App																				

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189323

Identifier

A3



PLAN AT LEVEL 2

SHEET 8 OF 13

No.	Date	Revision/Details	By	Use	Appr.

HAMPSON & ASSOCIATES LTD
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 PO BOX 302229 NORTH SHORE 0751
 AUCKLAND, NEW ZEALAND
 Ph (09) 414 0325 Fx (09) 414 0329
 EMAIL: surveyors@hampson.co.nz

Drawing Title
FOURTH STAGE UNIT DEVELOPMENT
 ON LOT 2 DP 206560
 & LOT 15 DP 7699

Project:
 New C/T ALLOCATED:
 CLASS OF SURVEY **A**
 LINZ REF: **DP 346086**

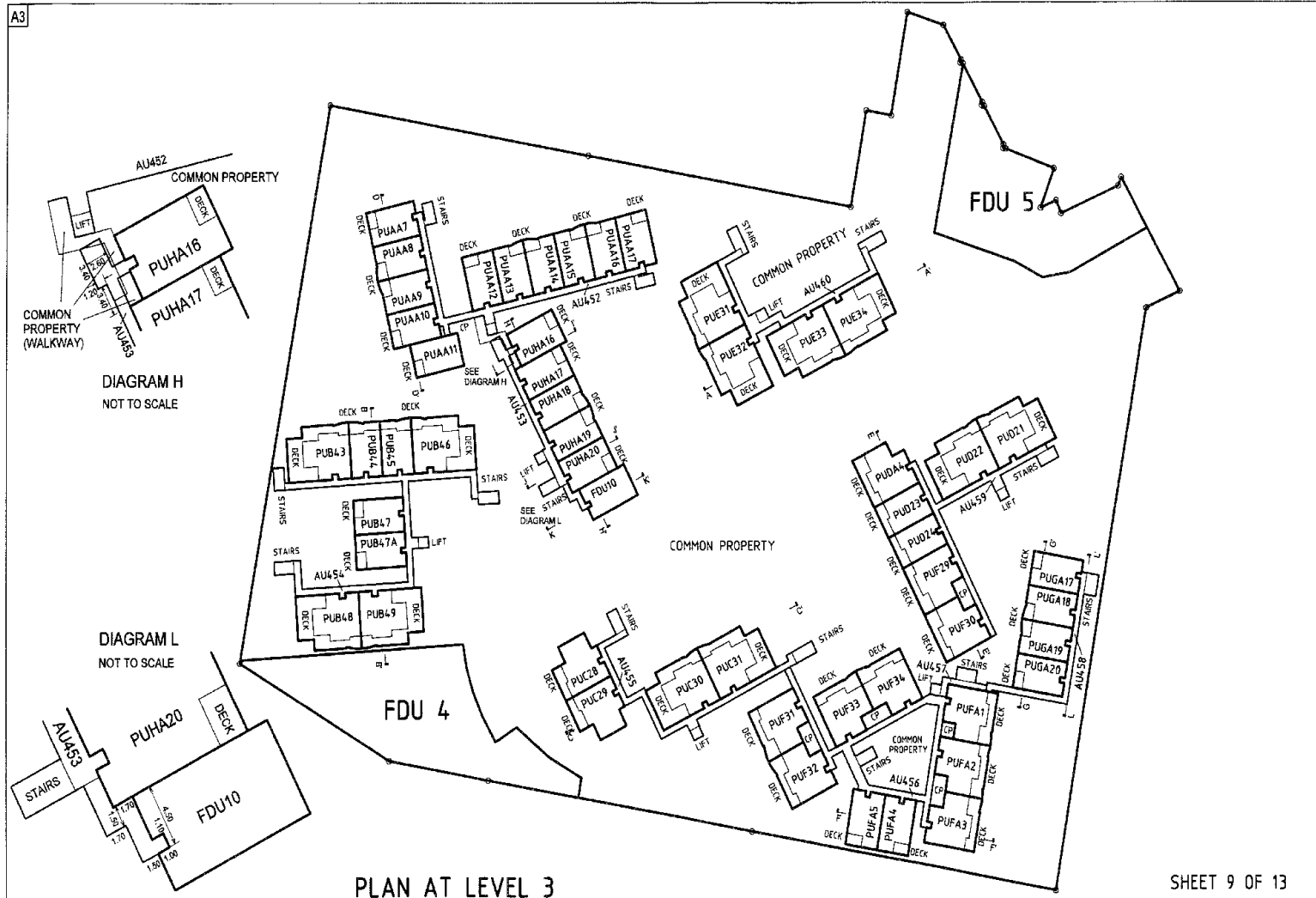
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AUGUST 2011
 Drawn
 Scale
1:800
 Drawing No.
UT4

Project No.
4785
 Rev.
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Identifier



No	Date	Revision	Details	By	App	Check

HAMPSON & ASSOCIATES LTD
CONSULTING SURVEYORS
 PO BOX 302228 NORTH SHORE 0751
 AUCKLAND, NEW ZEALAND
 Ph (09) 414 0325 Fx (09) 414 0329
 EMAIL: surveyors@hampson.co.nz

Drawing Title:
FOURTH STAGE UNIT DEVELOPMENT
 ON LOT 2 DP 206560
 & LOT 15 DP 7699

Project:

New C's T ALLOCATED:
CLASS OF SURVEY A
 LINZ REF: DP 346086

Date: **AUGUST 2011**
 Project No: **4785**
 Scale: **1:800**
 Drawing No: **UT4**

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189323

Identifier

A3

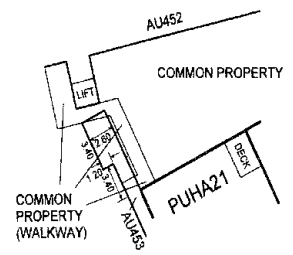


DIAGRAM I
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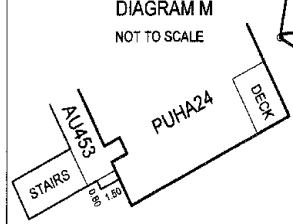
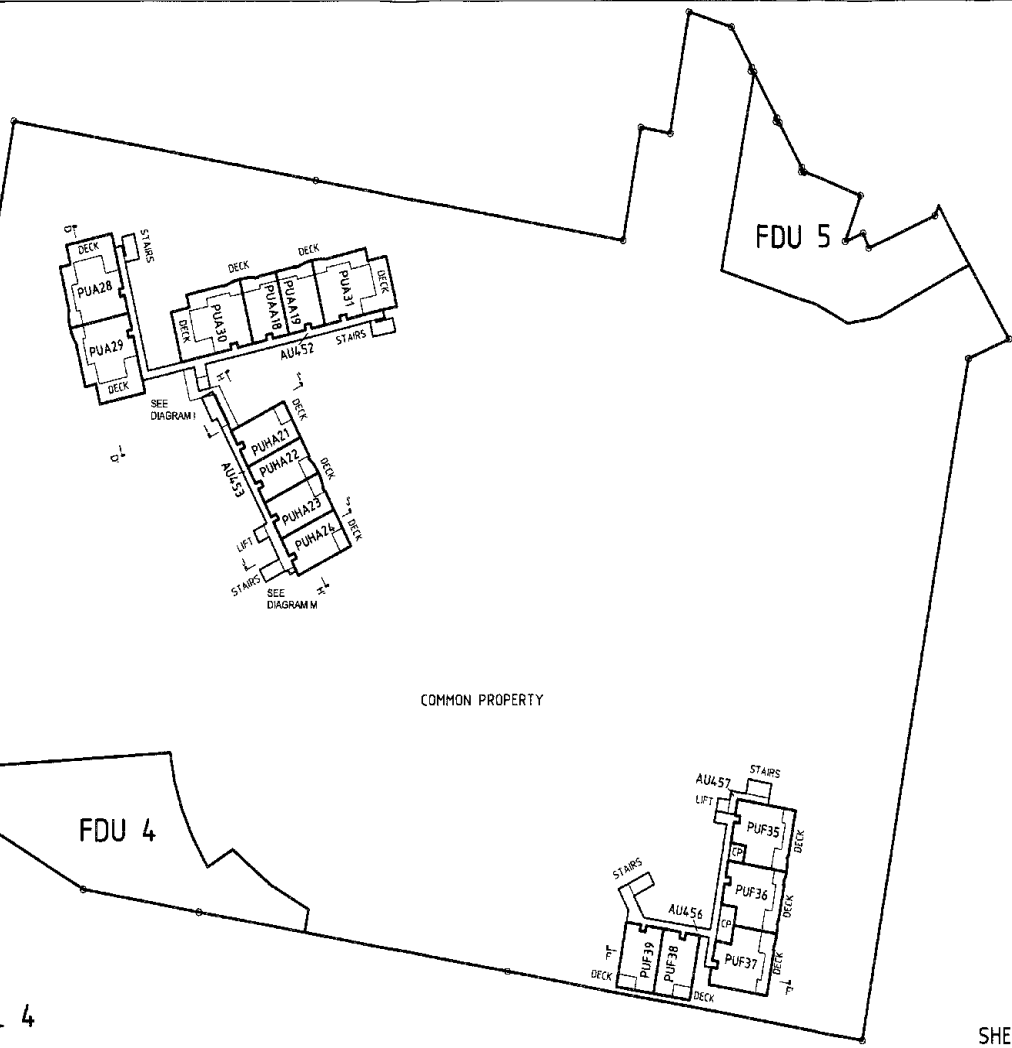


DIAGRAM M
NOT TO SCALE



PLAN AT LEVEL 4

SHEET 10 OF 13

No.	Date	Revised Details	By	Vm	App

HAMPSON & ASSOCIATES LTD
CONSULTING SURVEYORS
PO BOX 302229 NORTH SHORE 0751
AUCKLAND, NEW ZEALAND
Ph (09) 414 0325 Fx (09) 414 0329
EMAIL: surveyors@hampson.co.nz

Drawing Title:
FOURTH STAGE UNIT DEVELOPMENT
ON LOT 2 DP 206560
& LOT 15 DP 7699

Project:

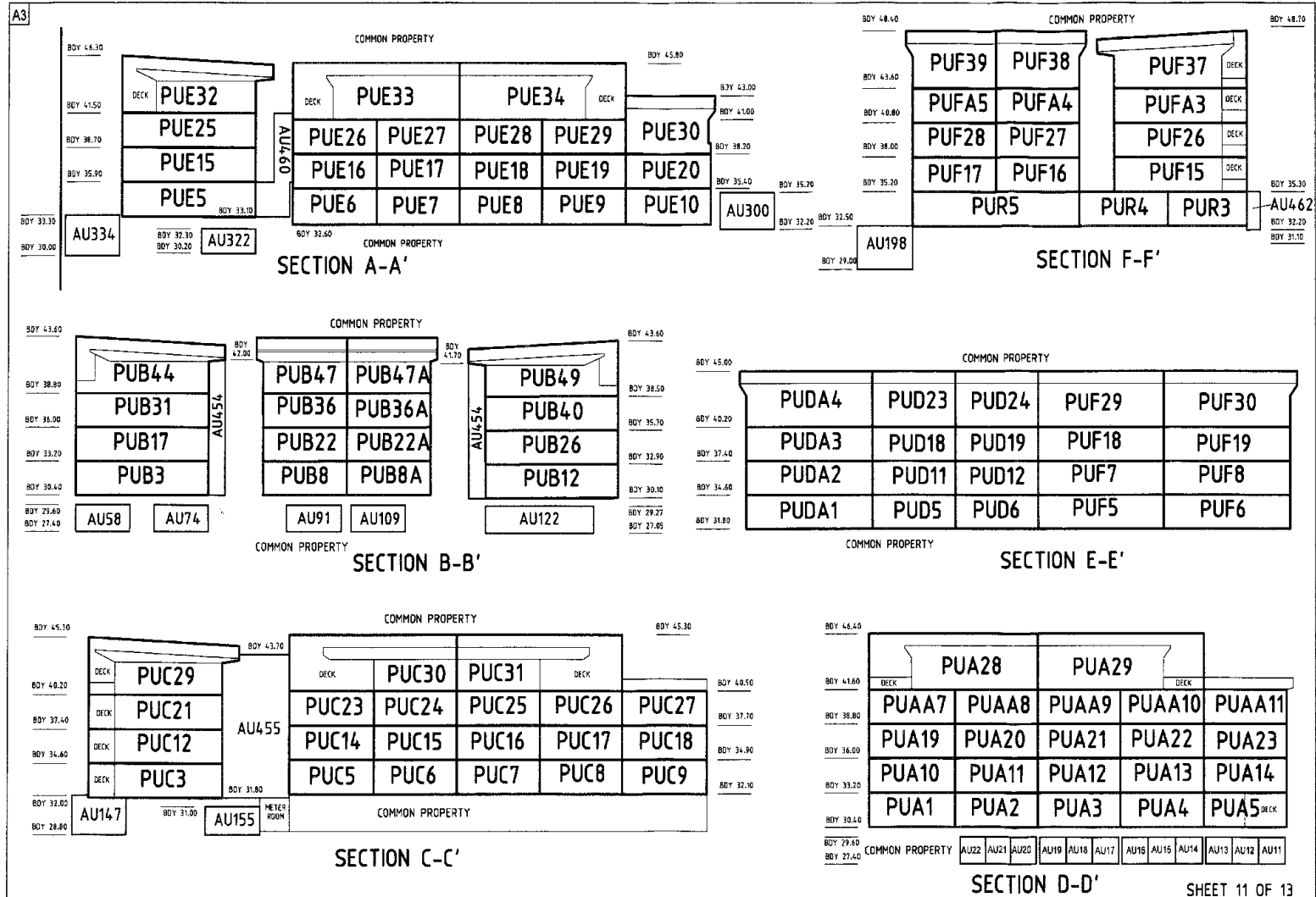
New C & T ALLOCATED
CLASS OF SURVEY A
LINE REF: DP 346086

Date: **AUGUST 2011**
Project No: **4785**
Drawn: _____
Scale: **1:800**
Drawing No: _____
Rev: **UT4**

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189323

Identifier



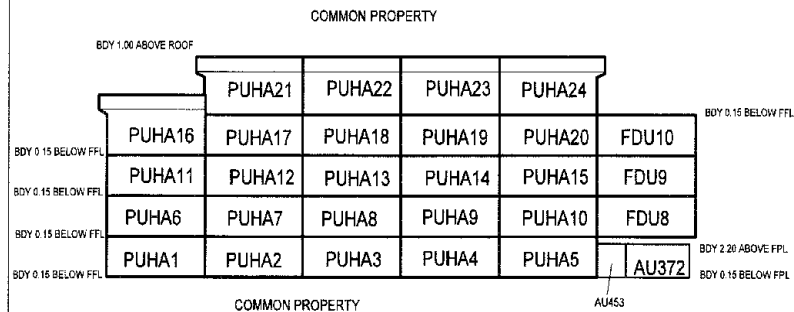
<p>HAMPSON & ASSOCIATES LTD CONSULTING SURVEYORS PO BOX 302228 NORTH SHORE 0751 AUCKLAND, NEW ZEALAND Ph (09) 414 0325 Fx (09) 414 0329 EMAIL: surveyors@hampson.co.nz</p>		<p>Drawing Title: FOURTH STAGE UNIT DEVELOPMENT Project: ON LOT 2 DP 206560 & LOT 15 DP 7699</p>		<p>New C's T. ALLOCATED: CLASS OF SURVEY A LINE REF: DP 346086</p>		<p>Date: AUGUST 2011 Project No.: 4785 Scale: 1:300 Drawing No.: UT4</p>	
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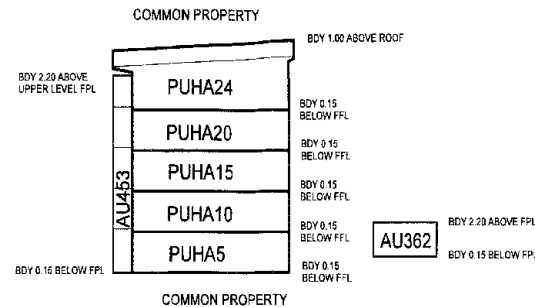
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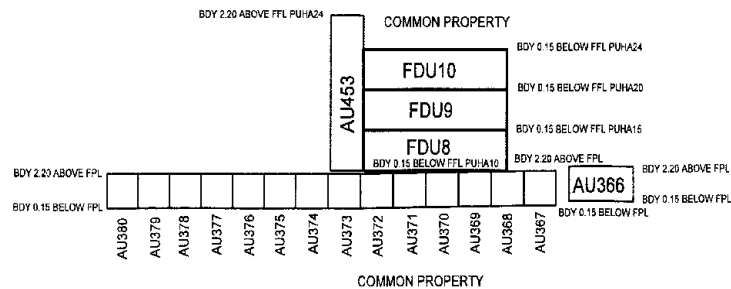
A3



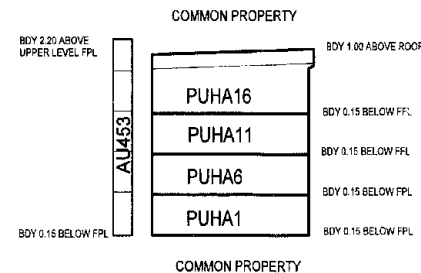
SECTION H-H'



SECTION J-J'



SECTION K-K'



SECTION I-I'

NOTE: FFL = FINISHED FLOOR LEVEL
FPL = FINISHED PAVING LEVEL

SHEET 12 OF 13

No	Date	Revision Details	By	Ver	App

HAMPSON & ASSOCIATES LTD
CONSULTING SURVEYORS
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Drawing Title:
FOURTH STAGE UNIT DEVELOPMENT
ON LOT 2 DP 206560
& LOT 15 DP 7699

Project:

New C/T ALLOCATED:
CLASS OF SURVEY A
LINZ REF: **DP 346086**

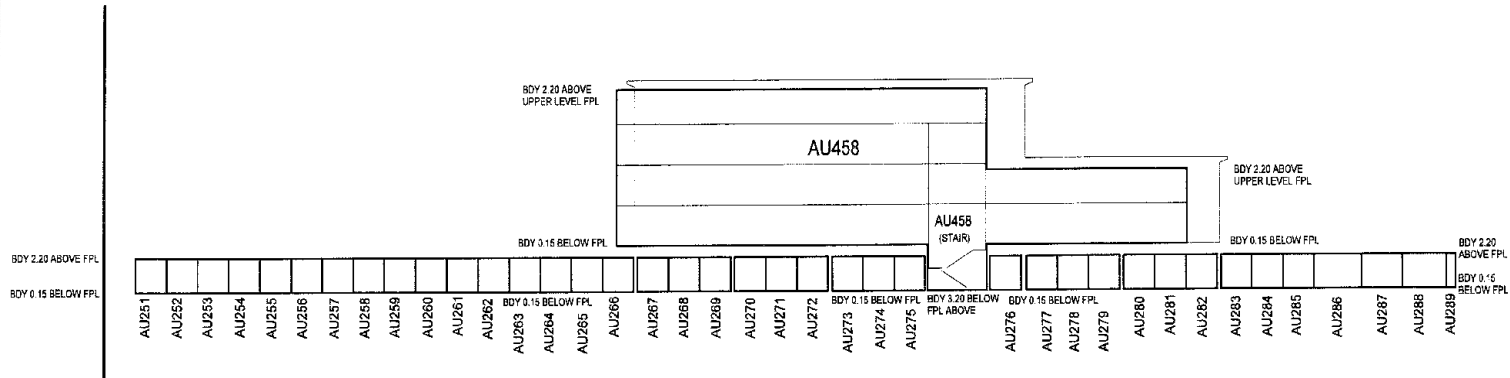
Date: **AUGUST 2011** Project No: **4785**
Drawing No: **UT4** Scale: **1:300**

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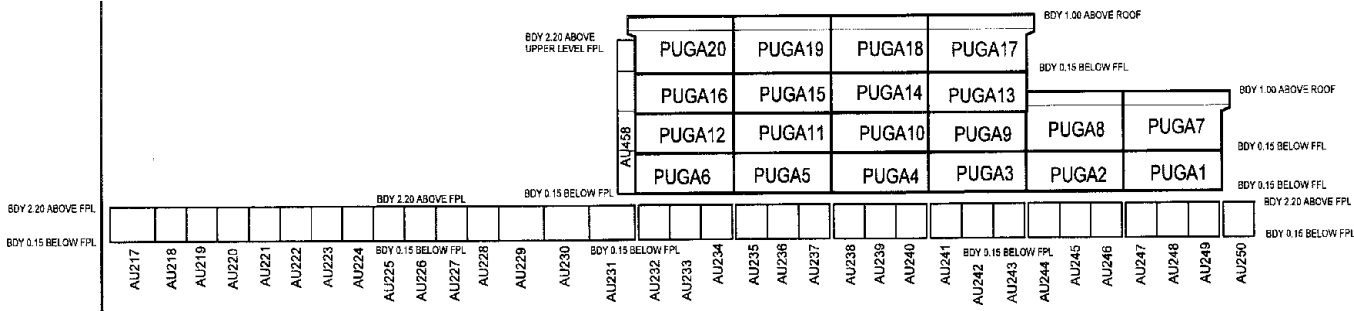
Identifier

A3



SECTION L-L'

NOTE: FFL = FINISHED FLOOR LEVEL
FPL = FINISHED PAVING LEVEL



SECTION G-G'

SHEET 13 OF 13

No	Date	Revision Details	By	Vw	App

HAMPSON & ASSOCIATES LTD
CONSULTING SURVEYORS
PO BOX 302229 NORTH SHORE 0751
AUCKLAND, NEW ZEALAND
Ph (09) 414 0325 Fx (09) 414 0329
EMAIL: surveyors@hampson.co.nz

Drawing Title:
FOURTH STAGE UNIT DEVELOPMENT
ON LOT 2 DP 206560
& LOT 15 DP 7699

Project:

New C's T ALLOCATED:
CLASS OF SURVEY A
LINZ REF: **DP 346086**

Date: **AUGUST 2011**
Project No: **4785**
Drawn:
Scale: **1:300**
Drawing No: **UT4**
Rev:

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