

Appendix 1: Certificates of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **183603**
Land Registration District **Canterbury**
Date Issued 11 May 2005

Prior References
CB9F/242

Estate Fee Simple
Area 4.0108 hectares more or less
Legal Description Lot 2 Deposited Plan 344727
Registered Owners
Sandra Jean Cunningham

Interests

Appurtenant hereto are rights to drain storm and waste water created by Transfer 74157 - 12.4.1897 at 11:30 am
Appurtenant hereto is a right to drain storm and waste water created by Transfer 113783 - 5.4.1917 at 2:59 pm
6415953.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.5.2005 at 9:00 am
Appurtenant hereto are rights of way, rights to drain sewage and water and rights to convey water, electric power and telephonic communications created by Easement Instrument 6415953.7 - 11.5.2005 at 9:00 am
The easements created by Easement Instrument 6415953.7 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 6415953.8 - 11.5.2005 at 9:00 am (Limited as to Duration)
10195310.1 Variation of the conditions of the Land Covenant created by Transfer 6415953.8 - 25.9.2015 at 11:28 am

Search Copy Dated 01/06/21 9:12 am, Page 2 of 2
Register Only



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UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **427571**
Land Registration District **Canterbury**
Date Issued 29 September 2008

Prior References

393718 393719

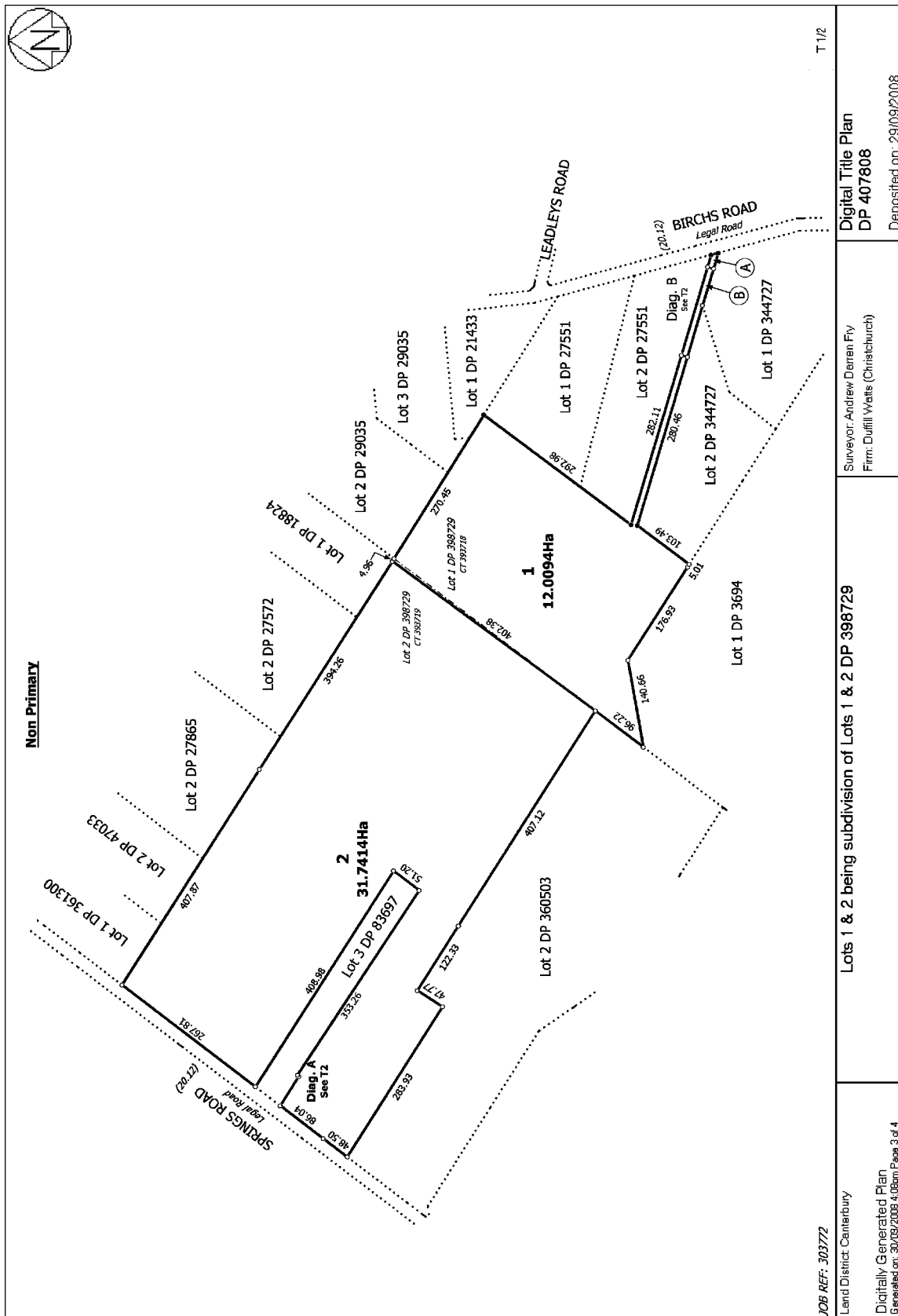
Estate Fee Simple
Area 12.0094 hectares more or less
Legal Description Lot 1 Deposited Plan 407808

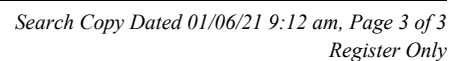
Registered Owners

Ryan Peter Geddes, Jennifer Faye Geddes and Anderson Lloyd Trustee Company (2013) Limited

Interests

Appurtenant hereto are rights to drain storm and waste water created by Transfer 74157 - 12.4.1897 at 11:30 am
Appurtenant hereto are rights to drain storm and waste water created by Transfer 113783 - 5.4.1917 at 2:59 pm
Subject to a right of way, right to drain sewage and water and a right to convey water, electric power and telephonic communications marked A and B on DP 407808 created by Easement Instrument 6415953.7 - 11.5.2005 at 9:00 am
The easements created by Easement Instrument 6415953.7 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7734321.1 - 3.3.2008 at 9:00 am
Fencing Covenant in Easement Instrument 7734321.1 - 3.3.2008 at 9:00 am
9735363.4 Surrender of the Land Covenant and Fencing Covenant created by Easement Instrument 7734321.1 as to dominant tenements Lot 8 and Lot 9 DP 466229 - 30.5.2014 at 4:06 pm
10634674.2 Mortgage to ASB Bank Limited - 29.11.2016 at 4:06 pm







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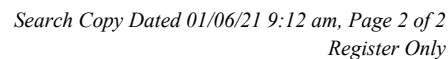

R.W. Muir
Registrar-General
of Land

Identifier **CB2C/1408**
Land Registration District **Canterbury**
Date Issued 19 October 1964

Prior References
CB300/251

Estate Fee Simple
Area 2.0652 hectares more or less
Legal Description Lot 1 Deposited Plan 21433
Registered Owners
Jason Henry Rademaker and Jacqueline Maree Rademaker

Interests





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UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **CB9F/265**
Land Registration District **Canterbury**
Date Issued 12 February 1970

Prior References
CB4B/1273

Estate Fee Simple
Area 4.0469 hectares more or less
Legal Description Lot 1 Deposited Plan 27551
Registered Owners
Thomas John Fraser and Helen Fraser

Interests

74157 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drainage	Lot 1 Deposited Plan 18824	Part	Lot 1 Deposited Plan 27551 - herein	
Drainage	Lot 2 Deposited Plan 18824	Part	Lot 1 Deposited Plan 27551 - herein	
Drainage	Lot 2 Deposited Plan 18780 - CT CB2C/1110	Part	Lot 1 Deposited Plan 27551 - herein	

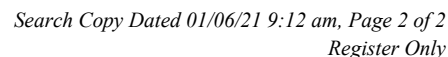
113783 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drainage	The land in CT CB306/264	Part	Lot 1 Deposited Plan 27551 - herein	

Fencing Provision in Transfer 787908 - 12.2.1970

Fencing Provision in Transfer 836901 - 14.7.1971 at 9.40 am

988644.4 Mortgage to The National Bank of New Zealand Limited - 15.4.1992 at 9.32 am





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R.W. Muir
Registrar-General
of Land

Identifier **CB9F/266**
Land Registration District **Canterbury**
Date Issued 12 February 1970

Prior References
CB4B/1273

Estate Fee Simple
Area 4.0469 hectares more or less
Legal Description Lot 2 Deposited Plan 27551
Registered Owners
John James Broadway and Beverley Joy Broadway

Interests

74157 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drainage easement	Lot 1 Deposited Plan 18824 - CT CB693/28	Part	Lot 2 Deposited Plan 27551 - herein	
Drainage easement	Lot 2 Deposited Plan 18824 - CT CB697/86	Part	Lot 2 Deposited Plan 27551 - herein	
Drainage easement	Lot 2 Deposited Plan 18780 - CT CB2C/1110	Part	Lot 2 Deposited Plan 27551 - herein	

Appurtenant hereto is a drainage easement over part of the land in CT CB306/264 reserved by Transfer 113783

787908 Fencing Provisions

317140.2 Mortgage to (now) Westpac New Zealand Limited - 20.3.1981 at 10:33 am

510425.1 Mortgage to (now) Westpac New Zealand Limited - 2.10.1984 at 10.00 am

5014125.1 Variation of Mortgage 317140.2 - 8.12.2000 at 10:50 am

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R.W. Muir
Registrar-General
of Land

Identifier **CB11A/888**
Land Registration District **Canterbury**
Date Issued 08 October 1971

Prior References
CB2D/566

Estate Fee Simple
Area 2.5799 hectares more or less
Legal Description Lot 3 Deposited Plan 29035

Registered Owners
Anthony James Sutton, Nicola Elizabeth Sutton and Andrew Gavin Weastell

Interests
5098591.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 25.10.2001 at 11:18 am

L&S Form N. 31

LAND TRANSFER ACT 1952

Deposited this 26th day of October 1971.

Business Land Registrar

The Registrar County Council certifies that this is a correct copy of the original as submitted to him in accordance with the provisions of the Land Transfer Act 1952 which affects the submission of plans.

Dated 20.10.71

County Engineer

In pursuance of the provisions of Section 84 of the Land Transfer Act 1952, the Registrar County Council has caused this plan to be deposited in the office of the Registrar County Council, and the same is hereby made available for inspection by the public.

IN WITNESS WHEREOF the Registrar County Council has caused its seal to be hereunto set and its signature to be hereunto subscribed and the date of its signature to be hereunto written.

20.10.71

NOTE
Bearings & Coordinates
in terms of Geodetic Datum
(1947)

Total Area :- 25.2.32

Approved
Applicant or Registered Owner

Approved
Applicant or Registered Owner

The space reserved for plan number

D.P. 29035

Plan of Subdivision of
Lots 1 & 2 D.P. 22528
being Pt. R.S. 1497 & 2634

Comprised in C.S. T. 20/566 & 28/1471.
Survey Block & District Block 1 Halswell S.D.
Land District Canterbury
Scale 2 chains to an inch
Surveyed by Dave Lovell-Smith & Partners
Date April 1971

FOR ROAD OR STREET
LEGALITY SEE ROAD
RECORD MAP

Approved to Survey
Chief Surveyor
Received 2.11.71
References Plans 20/566, 28/1471, 20/566, 28/1471, 20/566, 28/1471
Field book 245
Traverse book 287
Examined by 2.11.71
Recorded 2.11.71
Correct 2.11.71
L. T. Surveyor



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R.W. Muir
Registrar-General
of Land

Identifier **CB23A/548**
Land Registration District **Canterbury**
Date Issued 30 October 1981

Prior References
CB11A/886

Estate Fee Simple
Area 5904 square metres more or less
Legal Description Lot 1 Deposited Plan 43993
Registered Owners
John Gale Sheaf and Susan Frances Sheaf

Interests
Subject to a Drainage right created by Transfer 74157



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R.W. Muir
Registrar-General
of Land

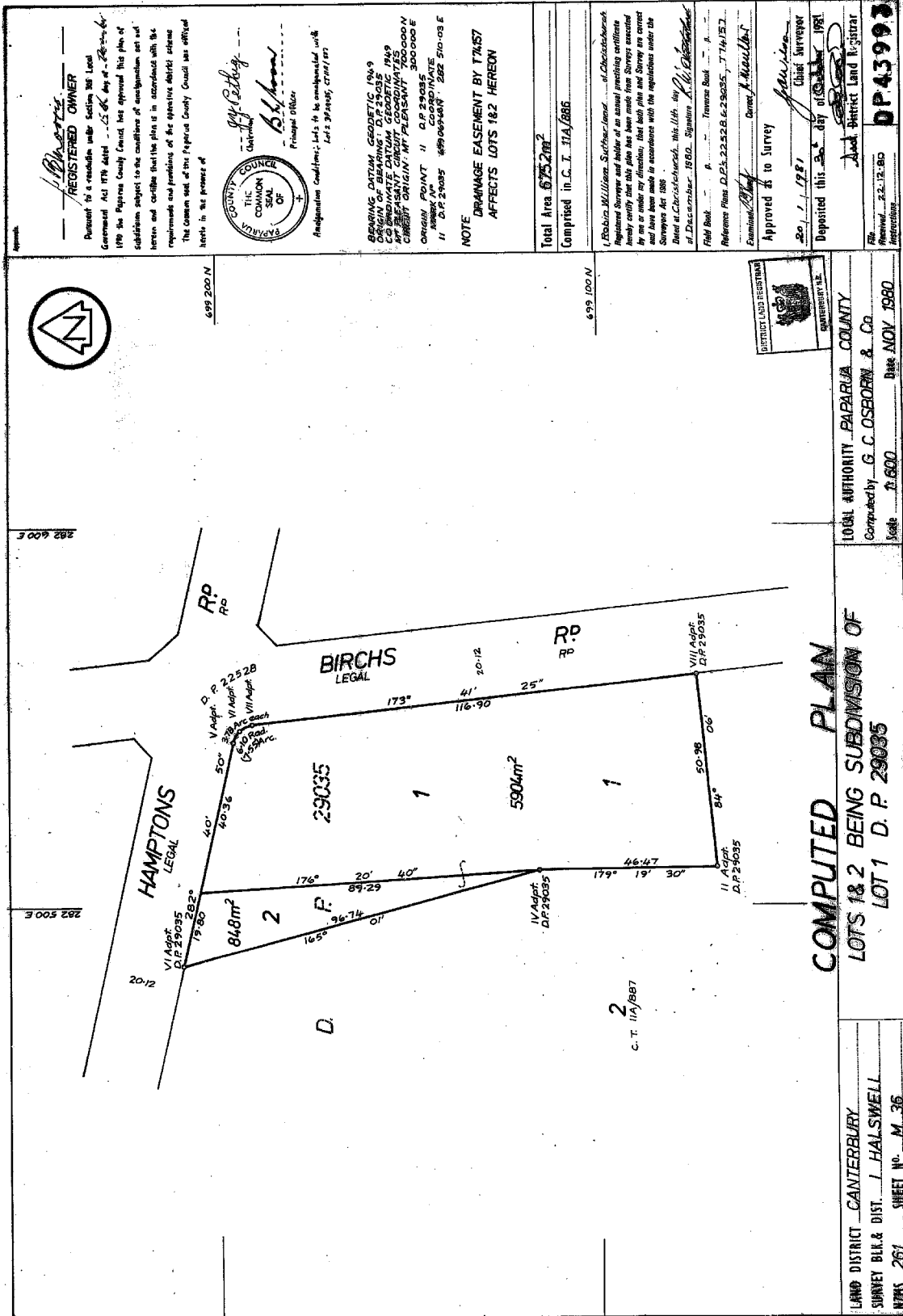
Identifier **CB23A/549**
Land Registration District **Canterbury**
Date Issued 30 October 1981

Prior References
CB11A/886 CB11A/887

Estate Fee Simple
Area 7.2300 hectares more or less
Legal Description Lot 2 Deposited Plan 29035 and Lot 2
Deposited Plan 43993

Registered Owners
Kenneth Andrew Dixon and Erin Denise Dixon

Interests
Subject to a Drainage right created by Transfer 74157
8402627.1 Mortgage to (now) Heartland Bank Limited - 16.3.2010 at 2:01 pm
11835896 1 Variation of Mortgage 8402627 1 26.8 2020 at 8:28 am



Address	Legal Description	Title	Owner	Area (ha)
144 Birchs Road, Prebbleton and 57 Hamptons Road, Prebbleton	Lot 2 DP 29035 and Lot 2 DP 43993	CB23A/549	Erin Denise Dixon and Kenneth Andrew Dixon	7.23
142 Birchs Road, Prebbleton	Lot 1 DP 43993	CB23A/548	John Gale Sheaf and Susan Frances Sheaf	0.5904
160 Birchs Road, Prebbleton	Lot 3 DP 29035	CB11A/888	Anthony James Sutton, Nicola Elizabeth Sutton and Andrew Gavin Weastell	2 5799
176 Birchs Road, Prebbleton	Lot 1 DP 21433	CB2C/1408	Jacqueline Maree Rademaker and Jason Henry Rademaker	2 0652
198 Birchs Road, Prebbleton	Lot 1 DP 27551	CB9F/265	Helen Fraser and Thomas John Fraser	4.0469
212 Birchs Road, Prebbleton	Lot 2 DP 27551	CB9F/266	Beverley Joy Broadway and John James Broadway	4.0469
212A Birchs Road, Prebbleton	Lot 1 DP 407808	427571	Anderson Lloyd Trustee Company (2013) Limited, Jennifer Faye Geddes and Ryan Peter Geddes	12 0094
214B Birchs Road, Prebbleton	Lot 2 DP 344727	183603	Sandra Jean Cunningham	4.0108
Total				36.58 ha