



**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 **1117493**

Land Registration District **Otago**

Date Issued 01 May 2023

Prior References

1085948

Estate Fee Simple
Area 63 square metres more or less
Legal Description Lot 13 Deposited Plan 588128
Registered Owners
Julie Elaine Ryan

Estate Fee Simple - 1/30 share
Area 773 square metres more or less
Legal Description Lot 103 Deposited Plan 588128
Registered Owners
Julie Elaine Ryan

Estate Fee Simple - 1/42 share
Area 925 square metres more or less
Legal Description Lot 100 Deposited Plan 581730
Registered Owners
Julie Elaine Ryan

Interests

427657 Compensation Certificate pursuant to Section 17 Public Works Act 1981 - 9.8.1974 at 2.59 pm (affects Lot 13 and 103 DP 588128 and part Lot 100 DP 581730 formerly Part Section 14 Block IV Town Survey District)

Subject to a right (in gross) to convey electricity over part Lot 103 DP 588128 marked AA, AB & AC on DP 588128 and right to convey electricity over part Lot 100 DP 581730 marked AE & AF, right to transform electricity over part Lot 100 DP 581730 marked AF all on DP 581730 in favour of Aurora Energy Limited created by Easement Instrument 12632716.7 - 9.12.2022 at 2:45 pm

Subject to a right (in gross) to drain sewage and water over part Lot 103 DP 588128 marked AA, AB & AC on DP 588128 and right to drain sewage and water over part Lot 100 DP 581730 marked AE & AF on DP 581730 in favour of Dunedin City Council created by Easement Instrument 12632716.8 - 9.12.2022 at 2:45 pm

The easements created by Easement Instrument 12632716.8 are subject to Section 243 (a) Resource Management Act 1991 Appurtenant to Lot 13 and 103 DP 588128 is a right to drain water and sewage, right to convey water, gas, electricity and telecommunications, right of way and appurtenant to Lot 100 DP 581730 is a pedestrian right of way created by Easement Instrument 12632716.9 - 9.12.2022 at 2:45 pm

The easements created by Easement Instrument 12632716.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a pedestrian right of way over part Lot 103 DP 588128 marked AB on DP 588128 and right to drain water and sewage, right to convey water, gas, electricity and telecommunications, right of way over part Lot 100 DP 581730 marked

AE & AF on DP 581730 created by Easement Instrument 12632716.9 - 9.12.2022 at 2:45 pm

Subject to a right (in gross) to convey telecommunications over part Lot 100 DP 581730 marked AE & AF on DP 581730 in favour of Chorus New Zealand Limited created by Easement Instrument 12632716.10 - 9.12.2022 at 2:45 pm

Land Covenant in Covenant Instrument 12632716.11 - 9.12.2022 at 2:45 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 588128)

Subject to a right of way, right to drain water and sewage and right to convey water, gas, electricity and telecommunications over part Lot 103 DP 588128 marked A, B, C, AA, AB and AC and a right to a party wall over part Lot 13 DP 588128 marked BA all on DP 588128 created by Easement Instrument 12683929.3 - 1.5.2023 at 12:04 pm

Appurtenant to Lot 13 DP 588128 is a right of way, right to drain water and sewage, right to convey water, gas, electricity and telecommunications and a party wall created by Easement Instrument 12683929.3 - 1.5.2023 at 12:04 pm

The easements created by Easement Instrument 12683929.3 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12683929.4 - 1.5.2023 at 12:04 pm (affects Lots 13 and 103 DP 588128)

12683929.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.5.2023 at 12:04 pm (affects Lot 13 DP 588128)

12750580.4 Mortgage to ASB Bank Limited - 7.6.2023 at 2:23 pm



