



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



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

Identifier 194891
Land Registration District Otago
Date Issued 28 April 2005

Prior References

166555

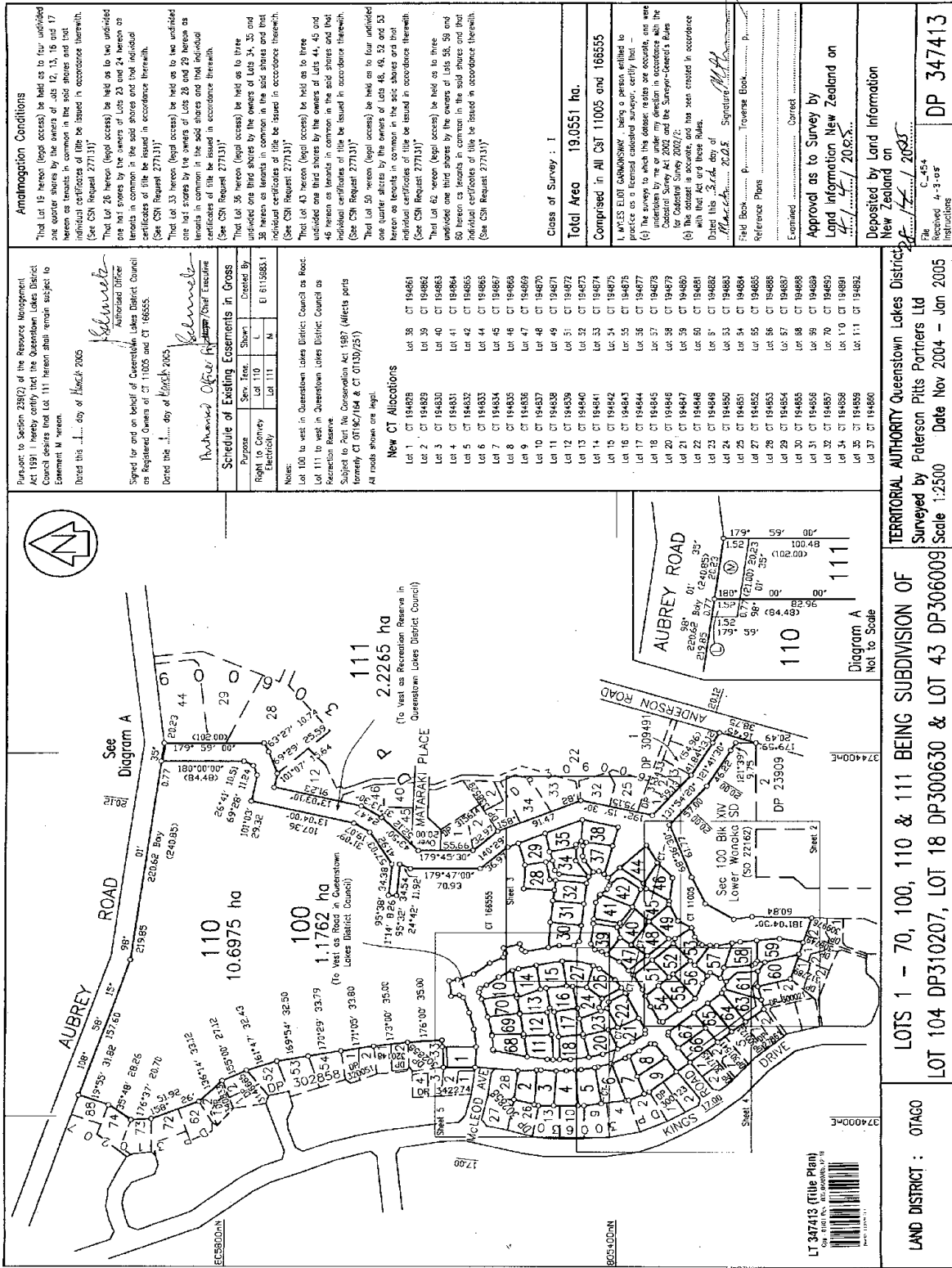
Estate Fee Simple
Area 10.6975 hectares more or less
Legal Description Lot 110 Deposited Plan 347413

Proprietors

Universal Developments Limited

Interests

Subject to Section 8 Mining Act 1971 (affects part formerly CT 18420)
Subject to Part IV A Conservation Act 1987 (affects part formerly CT OT19C/164)
Subject to Section 5 Coal Mines Act 1979 (affects part formerly CT 18420)
Subject to Section 11 Crown Minerals Act 1991 (affect part formerly CT OT19C/164)
Land Covenant in Deed 861480.28 - 2.8.1994 at 9.10 am (affects part formerly CT 18420)
Land Covenant in Deed 928773.6 - 29.4.1997 at 9.17 am (affects part formerly CT 18420)
Land Covenant in Deed 5083716.1 - 17.9.2001 at 9:03 am (affects part formerly CT OT19C/164)
Subject to a right (in gross) to convey electricity over part marked L DP 347413 to Aurora Energy Limited created by Easement Instrument 6115983.1 - 16.8.2004 at 9:00 am



Amalgamation Conditions

That Lot 15 hereon (legal access) be held as to four undivided shares by the owners of lots 12, 13, 16 and 17 and as to one share by the owners of lots 14, 15, 16 and 17.

(See CSN Request 277131)*

That Lot 26 hereon (legal access) be held as to two undivided shares by the owners of lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and that individual certificates of title be issued in accordance therewith.

(See CSN Request 277131)*

That Lot 33 hereon (legal access) be held as to two undivided shares by the owners of lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and that individual certificates of title be issued in accordance therewith.

(See CSN Request 277131)*

That Lot 35 hereon (legal access) be held as to three undivided shares by the owners of lots 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and that individual certificates of title be issued in accordance therewith.

(See CSN Request 277131)*

That Lot 43 hereon (legal access) be held as to three undivided shares by the owners of lots 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and that individual certificates of title be issued in accordance therewith.

(See CSN Request 277131)*

That Lot 50 hereon (legal access) be held as to four undivided shares by the owners of lots 49, 50, 51, 52, 53 and that individual certificates of title be issued in accordance therewith.

(See CSN Request 277131)*

Schedule of Existing Easements in Gross

Purpose	Sec. Ints.	Shown	Created By
Right to Convey Electricity	Lot 110	N	E1 6115883.1
Right to Convey Electricity	Lot 111	N	E1 6115883.1

Notes:

Lot 100 to vest in Queenstown Lakes District Council as Recreation Reserve.

Lot 111 to vest in Queenstown Lakes District Council as Recreation Reserve.

Subject to Part 1 of the Conservation Act 1987 (effects parts formerly CT 017867/104 & CT 01030/251)

All roads shown are legal.

New CT Allocations

Lot 1	CT 194829
Lot 2	CT 194830
Lot 3	CT 194831
Lot 4	CT 194832
Lot 5	CT 194833
Lot 6	CT 194834
Lot 7	CT 194835
Lot 8	CT 194836
Lot 9	CT 194837
Lot 10	CT 194838
Lot 11	CT 194839
Lot 12	CT 194840
Lot 13	CT 194841
Lot 14	CT 194842
Lot 15	CT 194843
Lot 16	CT 194844
Lot 17	CT 194845
Lot 18	CT 194846
Lot 19	CT 194847
Lot 20	CT 194848
Lot 21	CT 194849
Lot 22	CT 194850
Lot 23	CT 194851
Lot 24	CT 194852
Lot 25	CT 194853
Lot 26	CT 194854
Lot 27	CT 194855
Lot 28	CT 194856
Lot 29	CT 194857
Lot 30	CT 194858
Lot 31	CT 194859
Lot 32	CT 194860
Lot 33	CT 194861
Lot 34	CT 194862
Lot 35	CT 194863
Lot 36	CT 194864
Lot 37	CT 194865
Lot 38	CT 194866
Lot 39	CT 194867
Lot 40	CT 194868
Lot 41	CT 194869
Lot 42	CT 194870
Lot 43	CT 194871
Lot 44	CT 194872
Lot 45	CT 194873
Lot 46	CT 194874
Lot 47	CT 194875
Lot 48	CT 194876
Lot 49	CT 194877
Lot 50	CT 194878
Lot 51	CT 194879
Lot 52	CT 194880
Lot 53	CT 194881

Class of Survey: I

Total Area: 19.0551 ha.

Comprised in All CST 11005 and 166555

I, WILES ELIOT GARDINER, being a person entitled to practice as a licensed cadastral surveyor, certify that -

(a) The survey to which this consent relates is accurate, and was made in accordance with the Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2;

(b) The consent is accurate, and has been created in accordance with that Act and these Rules.

Dated this 23rd day of March 2005

Signature: *W. Gardiner*

Field Book: *20.05* Traverse Book: *20.05*

Reference Plans: *DP 347413*

Examined: *20.05* Carried: *20.05*

Approved as to Survey by Land Information New Zealand on 20/03/05

Deposited by Land Information New Zealand on 20/03/05

File C-454 DP 347413

Received 4-3-05 Instructions

Pursuant to Section 238(2) of the Resource Management Act 1991 I hereby certify that the Queenstown Lakes District Council desires that Lot 111 herein shall remain subject to Easement M herein.

Dated this 1st day of March 2005

W. Gardiner
Authorized Officer
Queenstown Lakes District Council

Signed for and on behalf of Queenstown Lakes District Council as Registrar of Deeds of CT 11005 and CT 166555.

Dated this 1st day of March 2005

W. Gardiner
Authorized Officer
Queenstown Lakes District Council

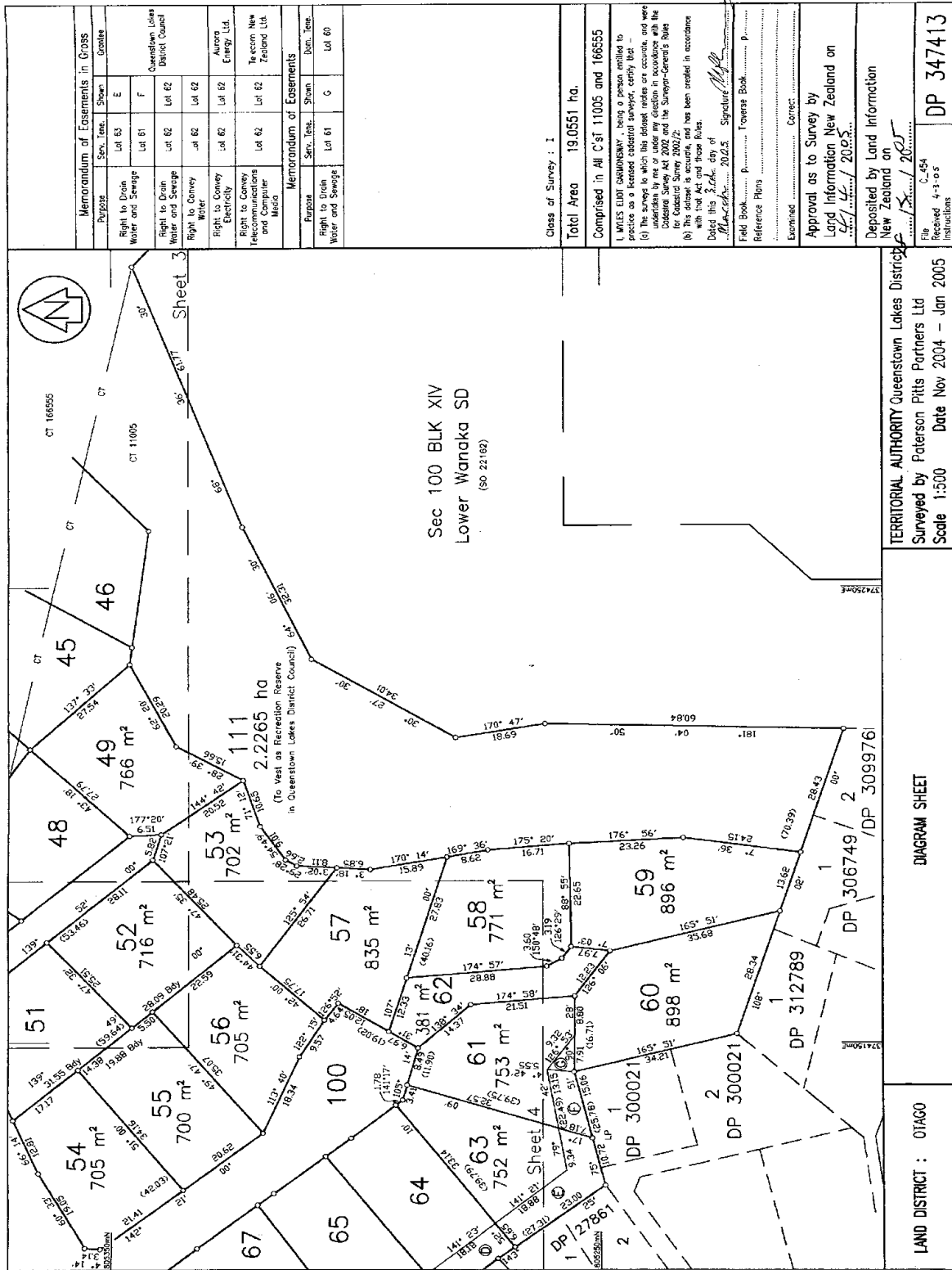
TERRITORIAL AUTHORITY Queenstown Lakes District
Surveyed by Paterson Pitts Partners Ltd
Date Nov 2004 - Jan 2005
Scale 1:2500

LAND DISTRICT: OTAGO

LOTS 1 - 70, 100, 110 & 111 BEING SUBDIVISION OF LOT 104 DP310207, LOT 18 DP300630 & LOT 43 DP306009

LT 347413 (Title Plan)
Cadastral File No. C-454 (2005) 111

Sheet 1 of 5



Memorandum of Easements in Gross		
Purpose	Serv. Ten.	Shewn
Right to Drain Water and Sewage	Lot 63	E
Right to Drain Water and Sewage	Lot 61	F
Right to Drain Water and Sewage	Lot 62	Lot 62
Right to Convey Water	Lot 62	Lot 62
Right to Convey Electricity	Lot 62	Lot 62
Right to Convey Telecommunications and Computer Wires	Lot 62	Lot 62
Aurora Energy Ltd.		
Tascon New Zealand Ltd.		

Memorandum of Easements		
Purpose	Serv. Ten.	Shewn
Right to Drain Water and Sewage	Lot 61	G
Right to Drain Water and Sewage	Lot 60	

Class of Survey : I
 Total Area 19.0551 ha.
 Comprised in All Cst 11005 and 166555

I, WILES LLOYD GAWRONSKI, being a person entitled to practice as a licensed cadastral surveyor, certify that -
 (a) This is a plan to which the following rules are applicable, and these rules are the rules of the Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2;
 (b) This document is accurate, and has been created in accordance with that Act and those Rules.
 Dated this 31st day of March 2005.
 Signature: *[Signature]*
 Field Book: p. 1
 Reference Plans: p. 1
 Examined: Correct:
 Approval as to Survey by Land Information New Zealand on 20/03/2005.
 Deposited by Land Information New Zealand on 20/03/2005.

File C-454
 Received 4-3-05
 Instructions DP 347413

TERRITORIAL AUTHORITY Queenstown Lakes District
 Surveyed by Peterson Pitts Partners Ltd
 Scale 1:500 Date Nov 2004 - Jan 2005

DIAGRAM SHEET

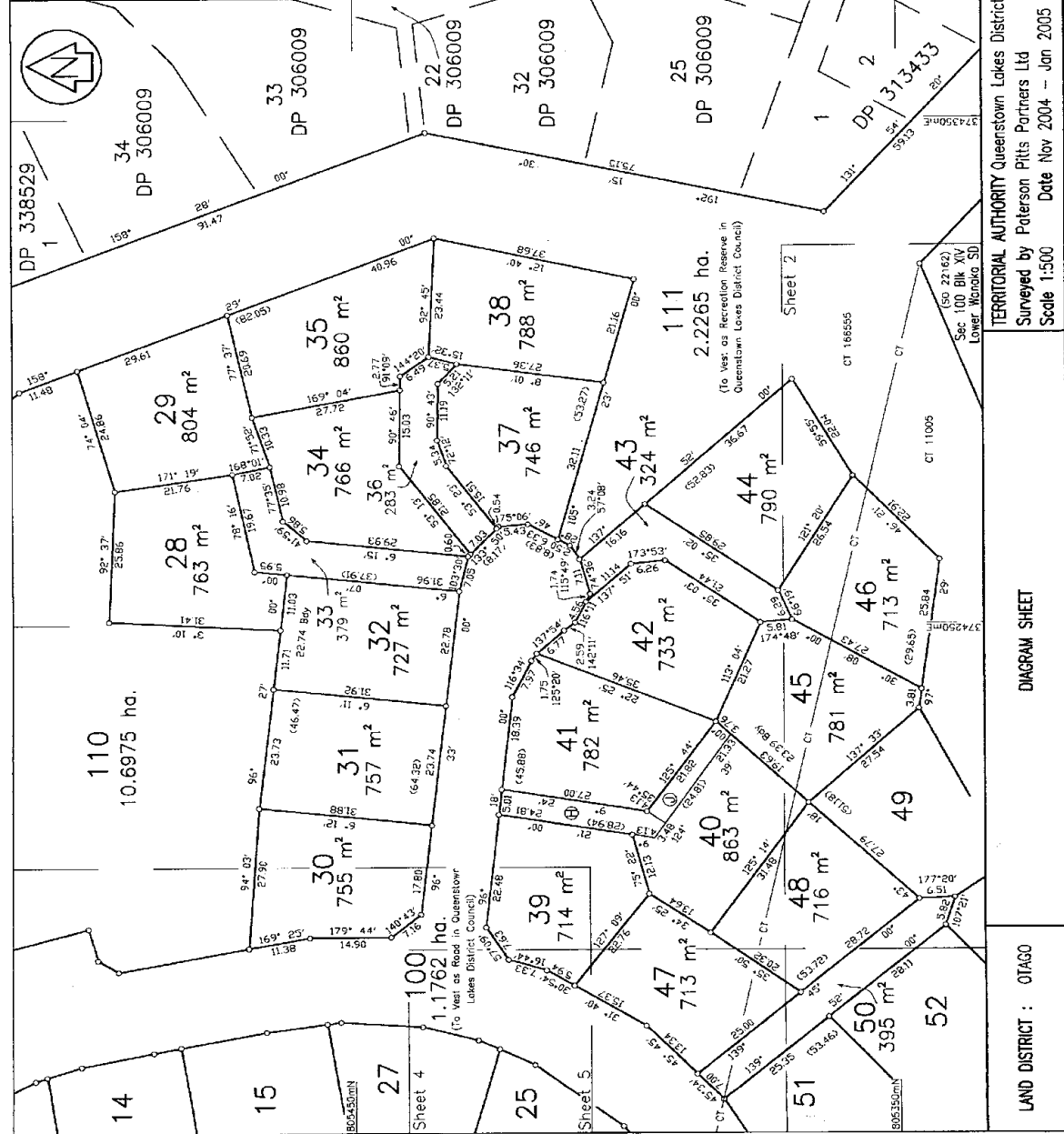
DP 306749 / 2
 DP 309976

DP 312789
 DP 300021
 DP 300021 / 2

LAND DISTRICT : OTAGO

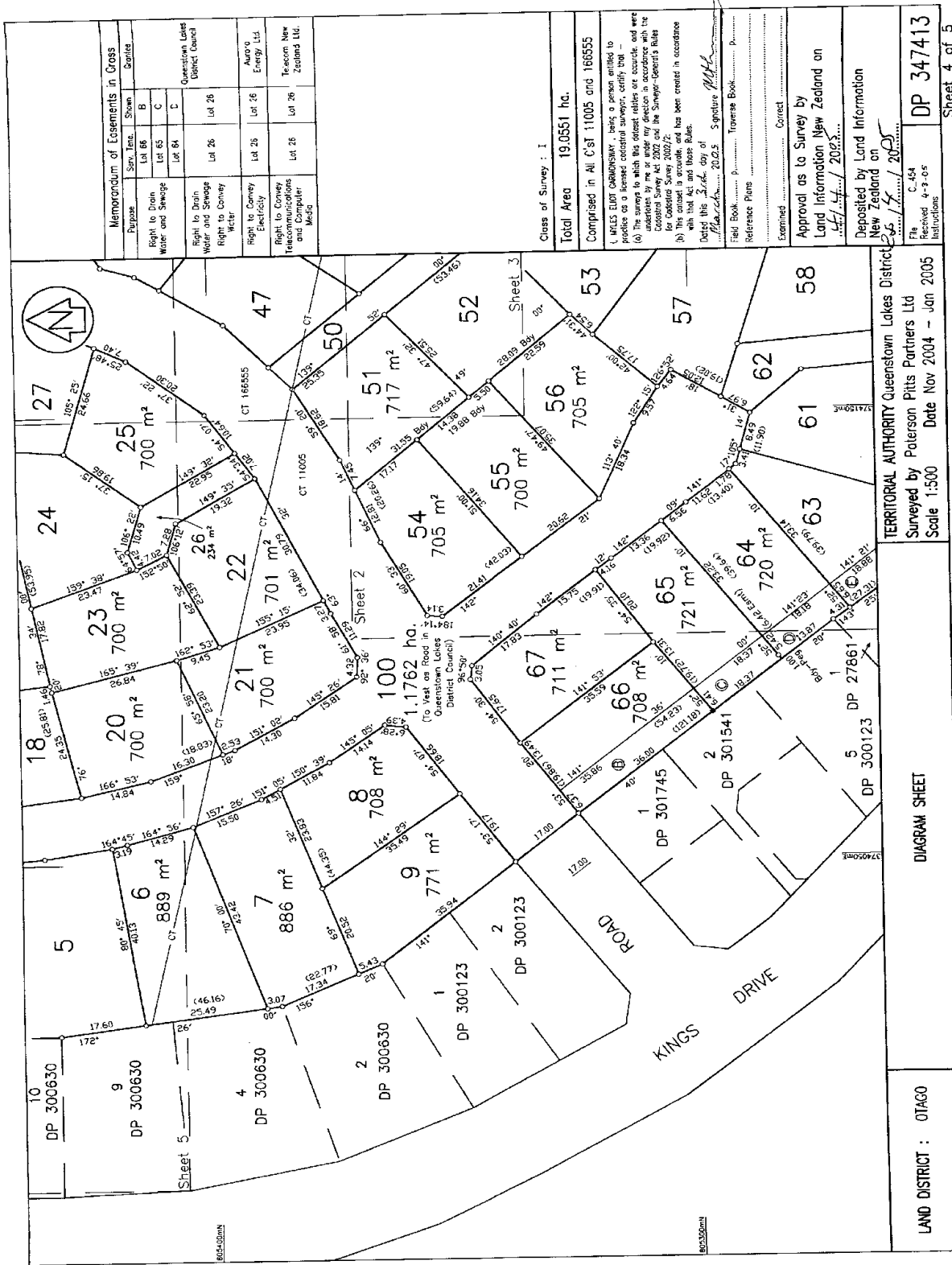
Memorandum of Easements in Cross	
Purpose	Serv. Ten. / Shown
Right to Drain Water and Sewage	Lot 40 / H
Right to Drain Water and Sewage	Lot 33, Lot 35, Lot 36, Lot 43, Lot 49, Lot 50, Lot 51, Lot 52, Lot 53, Lot 54, Lot 55, Lot 56, Lot 57, Lot 58, Lot 59, Lot 60
Right to Convey Water	Lot 33, Lot 35, Lot 36, Lot 43, Lot 49, Lot 50, Lot 51, Lot 52, Lot 53, Lot 54, Lot 55, Lot 56, Lot 57, Lot 58, Lot 59, Lot 60
Right to Convey Electricity	Lot 33, Lot 35, Lot 36, Lot 43, Lot 49, Lot 50, Lot 51, Lot 52, Lot 53, Lot 54, Lot 55, Lot 56, Lot 57, Lot 58, Lot 59, Lot 60
Right to Convey Telecommunications and Computer Media	Lot 33, Lot 35, Lot 36, Lot 43, Lot 49, Lot 50, Lot 51, Lot 52, Lot 53, Lot 54, Lot 55, Lot 56, Lot 57, Lot 58, Lot 59, Lot 60

Memorandum of Easements	
Purpose	Serv. Ten. / Shown
Right to Drain Water and Sewage	Lot 40 / H
Right to Convey Water	Lot 33, Lot 35, Lot 36, Lot 43, Lot 49, Lot 50, Lot 51, Lot 52, Lot 53, Lot 54, Lot 55, Lot 56, Lot 57, Lot 58, Lot 59, Lot 60



Class of Survey : 1
 Total Area 19.0551 ha.
 Comprised in All C'ST 11005 and 166555
 L. WILKS ELLIOT CARROLLSON, being a person entitled to practice as a licensed cadastral surveyor, verify that -
 (a) the surveys to which this document relates are accurate, and were undertaken by me to make my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules
 (b) the surveys to which this document relates have been created in accordance with that Act and those Rules.
 Dated this 3rd day of March 2005.
 Signature: [Signature]
 Field Book: [Blank] Traverse Book: [Blank]
 Reference Plans: [Blank] Correct
 Examined: [Blank] Correct
 Approval as to Survey by Land Information New Zealand on 14/11/2005
 Deposited by Land Information New Zealand on 14/11/2005
 The C. 654
 Reg. No. 4-3-95
 DP 347413
 Sheet 3 of 5

LAND DISTRICT : OTAGO
 DIAGRAM SHEET
 TERRITORIAL AUTHORITY Queenstown Lakes District
 Surveyed by Paterson Pitts Partners Ltd
 Scale 1:500 Date Nov 2004 - Jan 2005



Memorandum of Easements in Gross			
Purpose	Surv. Title	Shown	Benefit
Right to Drain Water and Sewage	Lot 66	B	
	Lot 65	C	
	Lot 64	C	Queenstown Lakes District Council
Right to Drain Water and Sewage	Lot 26	Lot 26	
Right to Convey Water	Lot 26	Lot 26	
Right to Convey Electricity	Lot 26	Lot 26	Aurora Energy Ltd
Right to Convey telecommunications and Cable Media	Lot 26	Lot 26	Telecom New Zealand Ltd

Class of Survey: I

Total Area 19,0551 ha.

Comprised in All C'st 11005 and 16655

I, NILES ELIOT OMBROSKI, being a person entitled to practice as a licensed cadastral surveyor, do hereby certify that the surveys to which this plan relates, were made in accordance with the provisions of the Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2.

(b) This contact is accurate, and has been created in accordance with that Act and those Rules.

Dated this 26th day of March 2005 Signature *Niles Eliot Ombroski*

Field Book: 9 Traverse Book: 0

Reference Plans: Correct

Examined: Correct

Approval as to Survey by Land Information New Zealand on 26/3/2005

Deposited by Land Information New Zealand on 26/3/2005

File C-454 Received 4-3-05 Instructions

TERRITORIAL AUTHORITY Queenstown Lakes District

Surveyed by Paterson Pitts Partners Ltd

Scale 1:500 Date Nov 2004 - Jan 2005

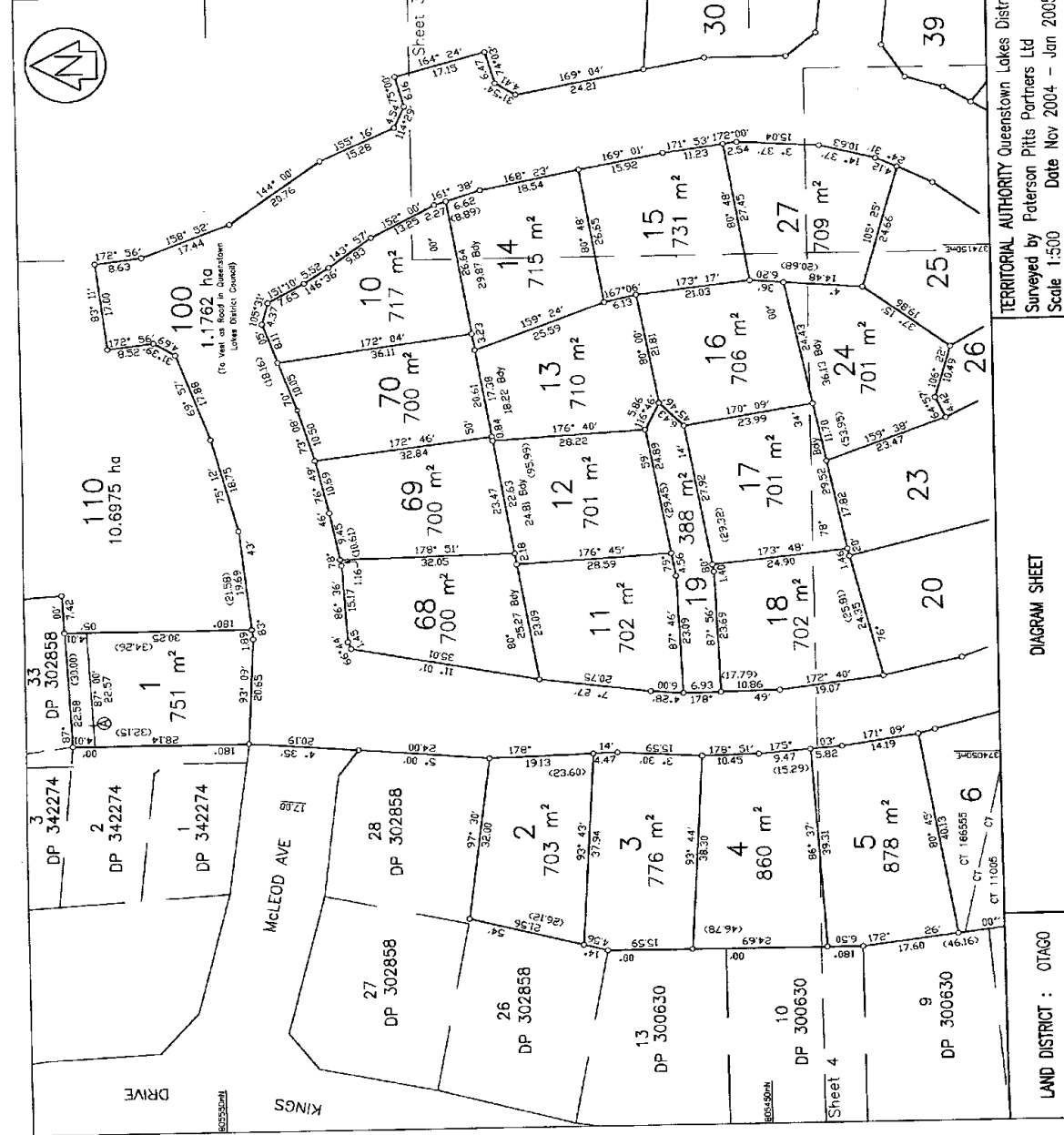
DIAGRAM SHEET

LAND DISTRICT: OTAGO

DP 347413

Sheet 4 of 5

Memorandum of Easements in Gross		
Purpose	Surv. Title Shown	Owner
Right to Drain Water and Sewage	Lot 1	A
Right to Drain Water and Sewage	Lot 19	Queenstown Lakes District Council
Right to Carry Water	Lot 19	Lot 19
Right to Carry Electricity	Lot 19	Lot 19
Right to Carry Telecommunications and Computer Mails	Lot 19	Telecom New Zealand Ltd



Class of Survey : 1
 Total Area 19,0551 ha.
 Comprised in All C's 11005 and 160555

1. MILES ELIOT CARPENTRY, being a person entitled to the use of the land as indicated above, certify that -
 (a) The area of the land is as shown on the plan and is correct and true
 (b) The area of the land is as shown on the plan and is correct and true
 (c) The area of the land is as shown on the plan and is correct and true
 (d) The area of the land is as shown on the plan and is correct and true
 (e) The area of the land is as shown on the plan and is correct and true
 (f) The area of the land is as shown on the plan and is correct and true
 (g) The area of the land is as shown on the plan and is correct and true
 (h) The area of the land is as shown on the plan and is correct and true
 (i) The area of the land is as shown on the plan and is correct and true
 (j) The area of the land is as shown on the plan and is correct and true
 (k) The area of the land is as shown on the plan and is correct and true
 (l) The area of the land is as shown on the plan and is correct and true
 (m) The area of the land is as shown on the plan and is correct and true
 (n) The area of the land is as shown on the plan and is correct and true
 (o) The area of the land is as shown on the plan and is correct and true
 (p) The area of the land is as shown on the plan and is correct and true
 (q) The area of the land is as shown on the plan and is correct and true
 (r) The area of the land is as shown on the plan and is correct and true
 (s) The area of the land is as shown on the plan and is correct and true
 (t) The area of the land is as shown on the plan and is correct and true
 (u) The area of the land is as shown on the plan and is correct and true
 (v) The area of the land is as shown on the plan and is correct and true
 (w) The area of the land is as shown on the plan and is correct and true
 (x) The area of the land is as shown on the plan and is correct and true
 (y) The area of the land is as shown on the plan and is correct and true
 (z) The area of the land is as shown on the plan and is correct and true

Dated this 11th day of February 2005
 Field Book: Traverse Book:
 Reference Plans:
 Examined: Correct:
 Approved as to Survey by
 Land Information New Zealand on
 11/02/2005
 Deposited by Land Information
 New Zealand on
 11/02/2005
 File C-454
 Received 4-3-05
 Instructions

TERRITORIAL AUTHORITY Queenstown Lakes District
 Surveyed by Paterson Pitts Partners Ltd
 Scale 1:500 Date Nov 2004 - Jan 2005

DIAGRAM SHEET

LAND DISTRICT : OTAGO

DP 347413
 Sheet 5 of 5