

# Sage Holdings (Ak) Limited

11 Karaka Street, Newton, Auckland, PO Box 8773 Symonds Street, Tel. 6232353

October 13, 1999

Auckland City Council  
Building Consents Department  
35 Graham Street Auckland Central

**Re: Boundary between our property at 11-13 Karaka St.  
and the neighbouring property at 15 Karaka St.**

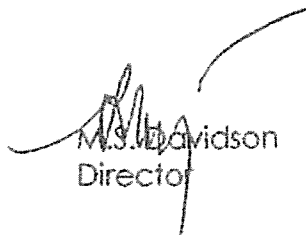
Dear Sir:

This is confirm our agreement given to the owner of 15 Karaka Street to a 150 mm setback from our eastern boundary in their favour so as to allow for adequate fire protection between our buildings. Our existing building is due for demolition in the first half of the following year and our new building's eastern elevation will be constructed to take account of this setback.

We also confirm our agreement to allow individuals from 15 Karaka Street egress through our property in accordance with D1. Our future development, scheduled to commence next year, shall make enduring provision for this undertaking.

Should you have any queries please address all communications to the writer at PO Box 8773 Symonds Street Auckland.

Yours truly,

  
M.S. Davidson  
Director

# Sage Holdings (Ak) Limited

11 Karaka Street. Newton. Auckland, PO Box 8773 Symonds Street, Tel. 6232353

October 28, 1999

Auckland City Council  
Building Consents Department  
35 Graham Street Auckland Central

**Re: Building line and egress easements over  
our property at 13 Karaka St.**

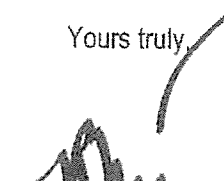
Attn: Mr. F. Micallef

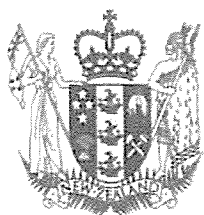
Dear Sir:

Further to our earlier letter, we now confirm that we have issued instructions to our solicitor, Smith Mackie and Co., to create easements in favour of neighbour's property at 15 Karaka Street, agreeing to a building setback of 150 mm from our common boundary and further to allow egress to the street – such conditions only to be removed or varied with Council's consent and in accordance with the Building Code.

Should you have any queries please send all communications to PO Box 8773 Symonds Street Auckland.

Yours truly,

  
M.S. Davidson  
Director



RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy



R. W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **NA2D/446**  
Land Registration District **North Auckland**  
Date Issued 25 January 1965

**Prior References**

NA15/226

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Estate	Fee Simple
Area	278 square metres more or less
Legal Description	Lot 90 Allotment 5 of Section 7 Suburbs of Auckland

**Original Registered Owners**

Sage Holdings (AK) Limited

**Interests**

D282095.3 Mortgage to Countrywide Banking Corporation Limited - 17.6.1998 at 10:48 am  
6418093.1 CAVEAT BY ROVER PROPERTIES LIMITED - 12.5.2005 at 9:00 am  
6479625.1 Withdrawal of Caveat 6418093.1 - 1.7.2005 at 9:00 am  
7378017.1 Discharge of Mortgage D282095.3 - 18.5.2007 at 10:19 am  
7399689.1 Transfer to Andrea Magalhaes Farinha - 1.6.2007 at 9:00 am  
7399689.3 Mortgage to Trustees Executors Limited - 1.6.2007 at 9:00 am  
8338195.1 Transfer in exercise of power of sale in Mortgage 7399689.3 to Martin Victor Stell and Wen Jichiu - 17.11.2009 at 9:14 am  
8338195.2 Mortgage to Trustees Executors Limited - 17.11.2009 at 9:14 am  
8615005.1 Discharge of Mortgage 8338195.2 - 15.10.2010 at 12:32 pm  
8615005.2 Transfer to Martin Victor Stell and Wen-Ji Chiu - 15.10.2010 at 12:32 pm  
10175343.1 Transfer to Mohamed Selim, Susan Anne Bierre and Kiwi Trustee Services Limited (1/2 share) and Alhan Ali Elsayed Selem (1/2 share) - 3.9.2015 at 2:59 pm  
10175343.2 Mortgage to ANZ Bank New Zealand Limited - 3.9.2015 at 2:59 pm  
11177878.1 Discharge of Mortgage 10175343.2 - 19.7.2018 at 4:41 pm  
11177878.2 Transfer to Alhan Ali Elsayed Selem - 19.7.2018 at 4:41 pm  
11177878.3 Mortgage to ANZ Bank New Zealand Limited - 19.7.2018 at 4:41 pm