



# Digital Survey Plan - DP 384306

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**Survey Number** DP 384306  
**Surveyor Reference** 6084 Komodo  
**Surveyor** Mathew John Mortell  
**Survey Firm** Yeomans Survey Solutions Ltd (Auckland)  
**Surveyor Declaration** I Mathew John Mortell, being a person entitled to practise as a licensed cadastral surveyor, certify that -  
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;  
 (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.  
 Declared on 18/12/2007.

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## Survey Details

**Dataset Description** Redevelopment of Units on Lot 1 DP 65133  
**Purpose** Redevelopment Unit Plan  
**Status** Deposited **Type** Survey  
**Land District** North Auckland **Survey Class** Class I Cadastral Survey  
**Coordinate System** Mount Eden 2000

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## Survey Dates

**Surveyed Date** 12/10/2007 **Certified Date** 18/12/2007  
**Submitted Date** 18/12/2007 13:55:54 **Survey Approval Date** 19/12/2007  
**Deposit Date** 21/02/2008

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## Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 65133	North Auckland	0°00'00"
DP 384306/A	North Auckland	0°00'00"

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## Territorial Authorities

Auckland City

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## Comprised In

CT 337087  
 CT 337088  
 CT 337089  
 CT 337090  
 CT 337091  
 CT 337092  
 CT 337093

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## Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Accessory Unit 10 Deposited Plan 384306	Accessory Unit		385768
Accessory Unit 11 Deposited Plan 384306	Accessory Unit		385768

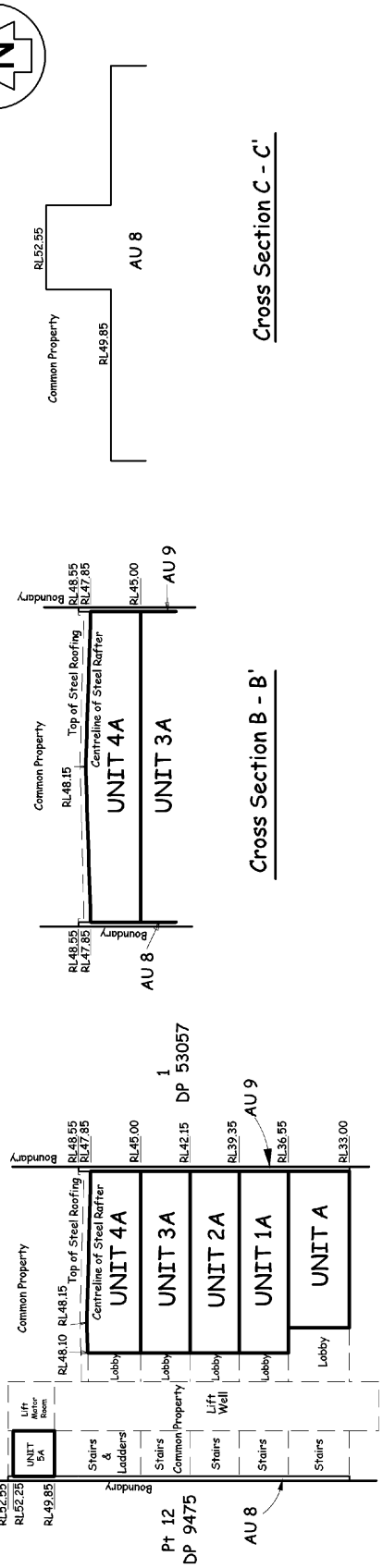
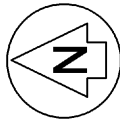


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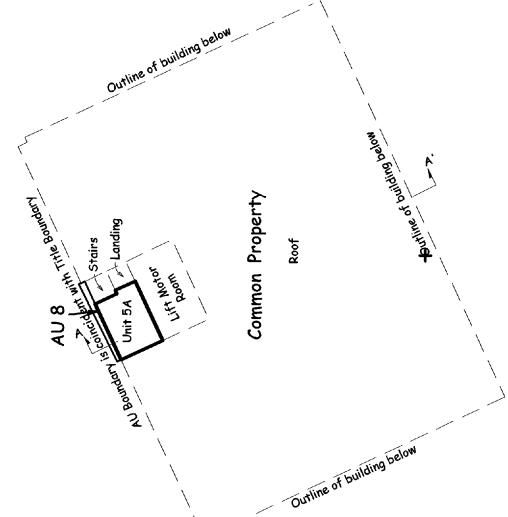
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## Created Parcels

<b>Parcels</b>	<b>Parcel Intent</b>	<b>Area</b>	<b>CT Reference</b>
Unit A Deposited Plan 384306	Principal Unit		385768
Unit B Deposited Plan 384306	Principal Unit		385769
Unit 1A Deposited Plan 384306	Principal Unit		385770
Unit 2A Deposited Plan 384306	Principal Unit		385771
Unit 3A Deposited Plan 384306	Principal Unit		385772
Unit 4A Deposited Plan 384306	Principal Unit		385773
<b>Total Area</b>		<hr/> 0.0000 ha	

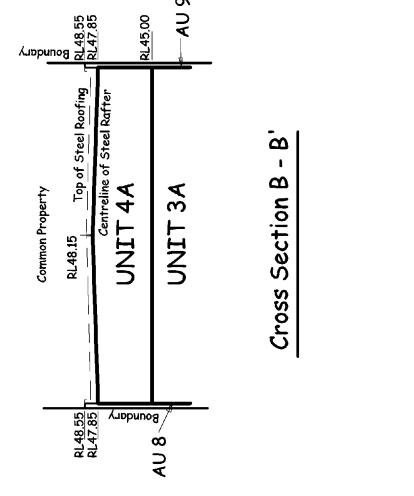


**Cross Section A - A'**

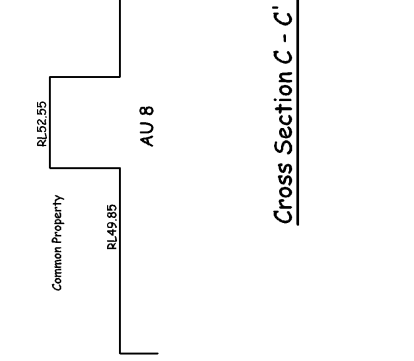


**FIFTH FLOOR PLAN**

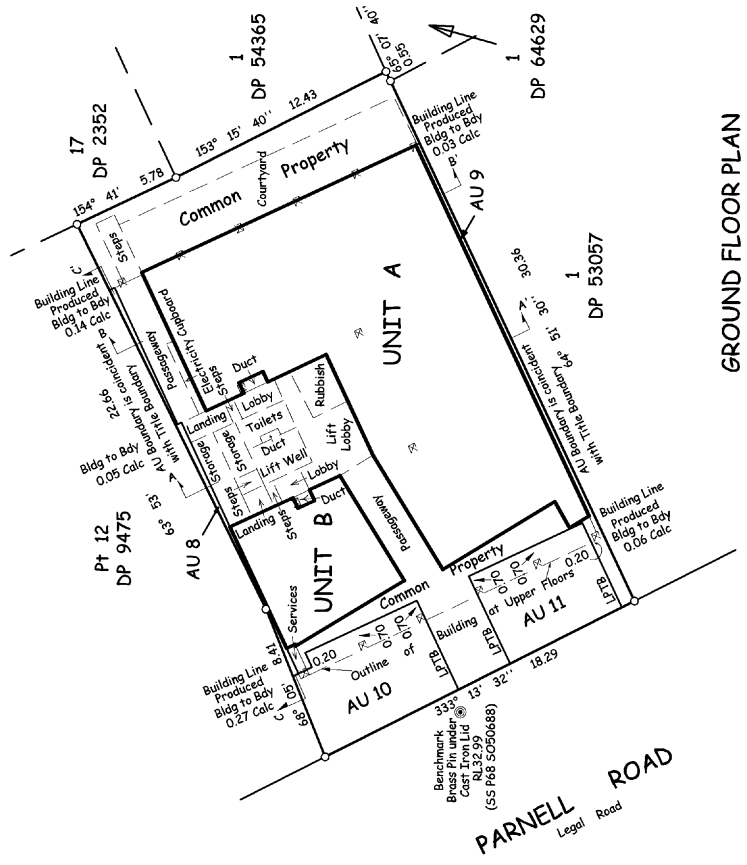
**TYPICAL FLOOR PLAN**  
Levels 1,2,3 & 4



**Cross Section B - B'**



**Cross Section C - C'**



**GROUND FLOOR PLAN**

Description	Unit Entitlement	Height Limits		New C's/T Allocated
		Upper	Lower	
UNIT A	1874	36.55	33.00	385768
UNIT B	468	36.55	33.00	385769
UNIT 1A	1657	36.55	36.55	385770
UNIT 2A	1723	42.15	39.35	385771
UNIT 3A	1789	45.00	42.15	385772
UNIT 4A	1889	48.15	45.00	385773
UNIT 5A	128	52.25	49.85	337093
AU 8	86	52.55	33.00	
AU 9	56	48.55	33.00	
AU 10	115	36.20	32.60	
AU 11	115	36.20	32.60	

Total Unit Entitlements: 10000  
Supplementary Record Sheet:  
Origin of Levels is Survey Standard SS P68 SO46195 with a Reduced Level of 32.99 metres above mean sea level, Auckland Vertical 1946 Datum. (CHXQ)

= Columns  
Address of Body Corporate: 86 Parnell Road Parnell

LPTB = Line Perpendicular To Building  
Unless shown otherwise, Unit Boundaries are the medians of walls.

# Unit Entitlements and Valuers Certification

VALUATION & ADVISORY SERVICES

**CBRE**  
CB RICHARD ELLIS

CB Richard Ellis Ltd

Level 9, 188 Quay Street  
PO Box 2723  
Auckland, New Zealand

T 64 9 355 3333  
F 64 9 359 5430

[www.cbre.co.nz](http://www.cbre.co.nz)

5 December 2007  
86 Custodians Limited  
PO Box 137-292  
Parnell  
Auckland

Attention: Phillip Roy

Dear Phillip

## Amended Unit Entitlement Assessment – 86 Parnell Road, Parnell, Auckland.

Further to your instructions, we have completed an amended assessment of the individual unit entitlements based on the amended unit plan provided. This assessment has been undertaken in accordance with Section 6 of the Unit Titles Act 1972.

It should be noted that this assessment is based on plans and schedules of the development as supplied and we therefore reserve the right adjust any of the entitlements if any of this information proves not to be accurate.

The total entitlement for the block is 10,000, with our assessment being broken down as follows:

### 86 Parnell Road - Unit Entitlement

Description	Unit Or	Unit	Unit
	AU	Reference	Entitlement
Grd Flr Retail Unit	Unit	Unit A	1974
Grd Flr Retail Unit	Unit	Unit B	468
Level 1 Office Unit	Unit	Unit 1A	1657
Level 2 Office Unit	Unit	Unit 2A	1723
Level 3 Office Unit	Unit	Unit 3A	1789
Level 4 Office Unit	Unit	Unit 4A	1889
Rooftop Aerials	Unit	Unit 5A	128
Nth Wstrn Signage	AU	AU8	86
Sth Estrn Signage	AU	AU9	56
Carparks	AU	AU10	115
Carparks	AU	AU11	115
<b>Total Entitlement</b>			<b>10,000</b>

F:\Valuations\OFFICE\Parnell Rd 86\UE 0707\[PUs and AUs 0707.xls]Summary

F:\Valuations\OFFICE\Parnell Rd 86\UE 0707\Amended UE 1207.doc

# Unit Entitlements and Valuers Certification

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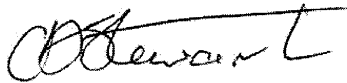
VALUATION & ADVISORY SERVICES

**CBRE**  
CB RICHARD ELLIS

5 December 2007

We trust this assessment is sufficient for your requirements and we remain available should you have any queries or require further advice.

Yours sincerely  
CB Richard Ellis Ltd



Campbell Stewart, ANZIV, MPINZ  
Registered Valuer  
Director



David Woolley  
Registered Valuer