



# Digital Survey Plan - DP 384306

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**Survey Number** DP 384306  
**Surveyor Reference** 6084 Komodo  
**Surveyor** Neale Charles Thomas Faulkner  
**Survey Firm** Yeomans Survey Solutions Ltd (Auckland)  
**Surveyor Declaration** I Neale Charles Thomas Faulkner, 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 26/07/2007.

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## Survey Details

**Dataset Description** Units on Pt Allot 67 Section 1 Suburbs of Auckland  
**Purpose** Standard Unit Plan  
**Status** Deposited **Type** Survey  
**Land District** North Auckland **Survey Class** Class I Cadastral Survey  
**Coordinate System** Mount Eden 1949

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## Survey Dates

**Surveyed Date** 26/07/2007 **Certified Date** 26/07/2007  
**Submitted Date** 26/07/2007 08:25:40 **Survey Approval Date** 03/08/2007  
**Deposit Date** 04/09/2007

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## Referenced Surveys

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

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## Territorial Authorities

Auckland City

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## Comprised In

CT 347873

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## Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Unit A Deposited Plan 384306	Principal Unit		337087
Unit B Deposited Plan 384306	Principal Unit		337088
Unit 1A Deposited Plan 384306	Principal Unit		337089
Unit 2A Deposited Plan 384306	Principal Unit		337090
Unit 3A Deposited Plan 384306	Principal Unit		337091
Unit 4A Deposited Plan 384306	Principal Unit		337092
Unit 5A Deposited Plan 384306	Principal Unit		337093
Accessory Unit 1 Deposited Plan 384306	Accessory Unit		337089
Accessory Unit 2 Deposited Plan 384306	Accessory Unit		337088
Accessory Unit 3 Deposited Plan 384306	Accessory Unit		337088



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## Created Parcels

<b>Parcels</b>	<b>Parcel Intent</b>	<b>Area</b>	<b>CT Reference</b>
Accessory Unit 4 Deposited Plan 384306	Accessory Unit		Multiple
Accessory Unit 5 Deposited Plan 384306	Accessory Unit		337087
Accessory Unit 6 Deposited Plan 384306	Accessory Unit		337087
Accessory Unit 7 Deposited Plan 384306	Accessory Unit		337087
Accessory Unit 8 Deposited Plan 384306	Accessory Unit		337092
Accessory Unit 9 Deposited Plan 384306	Accessory Unit		337092
<b>Total Area</b>		<hr/> 0.0000 ha	

Description	Unit Entitlement	Height Limits		New C's/T Allocated
		Upper	Lower	
UNIT A	1969	36.55	33.00	337087
UNIT B	488	36.55	33.00	337088
UNIT 1A	1650	36.55	36.55	337089
UNIT 2A	1718	42.15	38.35	337090
UNIT 3A	1783	45.00	42.15	337091
UNIT 4A	1822	46.15	45.00	337092
UNIT 5A	128	52.25	49.85	337093
AU 1	38	36.20	32.60	
AU 2	38	36.20	32.60	
AU 3	38	36.20	32.60	
AU 4	38	36.20	32.60	
AU 5	38	36.20	32.60	
AU 6	38	36.20	32.60	
AU 7	38	36.20	32.60	
AU 8	85	52.55	33.00	
AU 9	56	48.55	33.00	

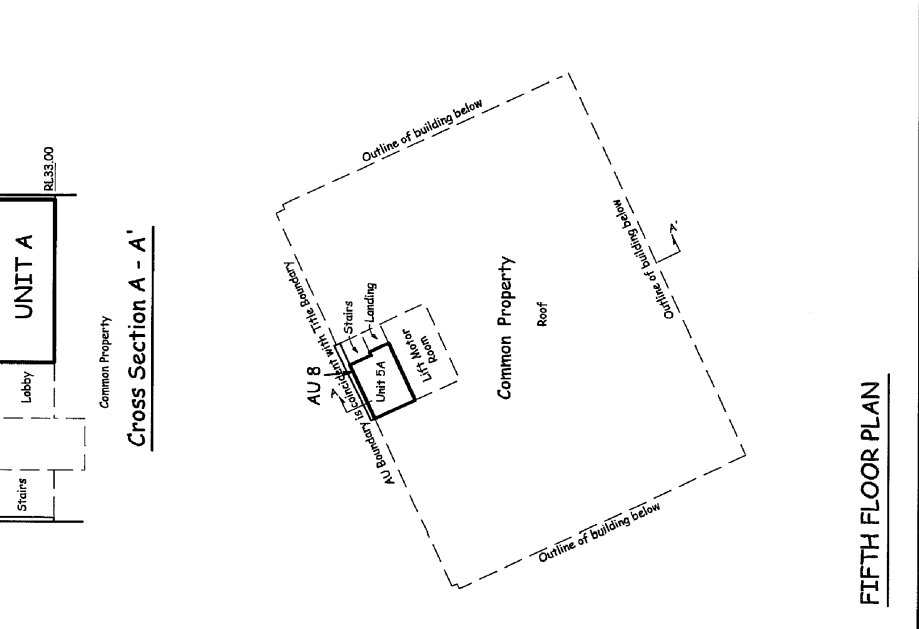
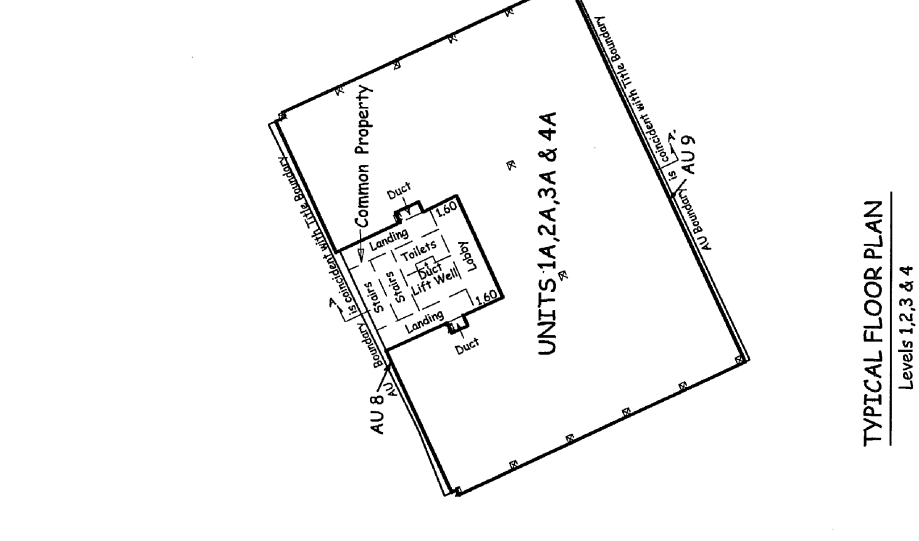
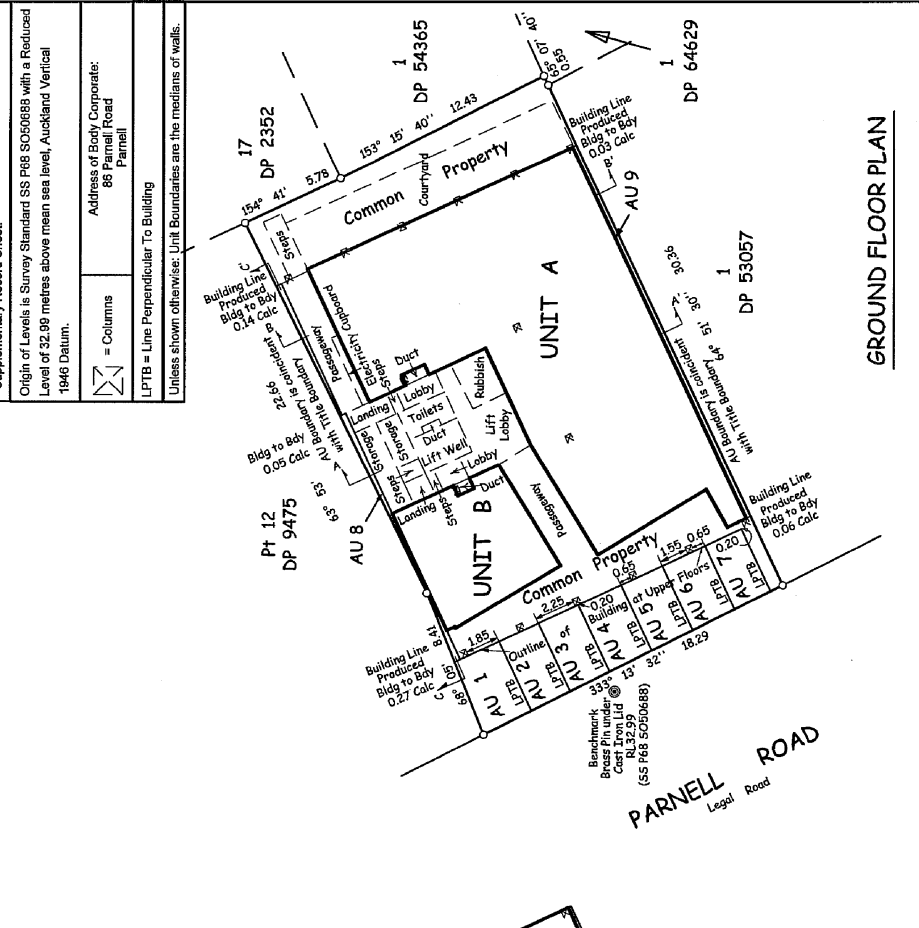
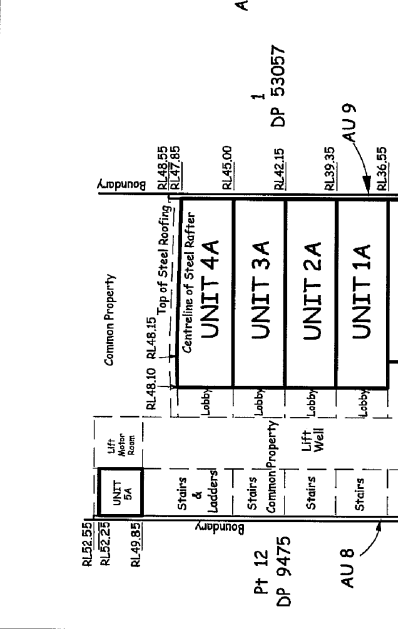
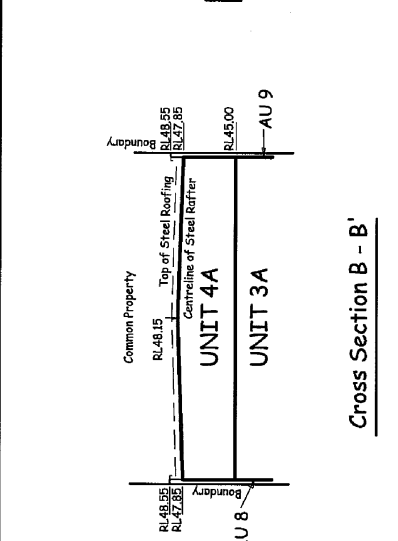
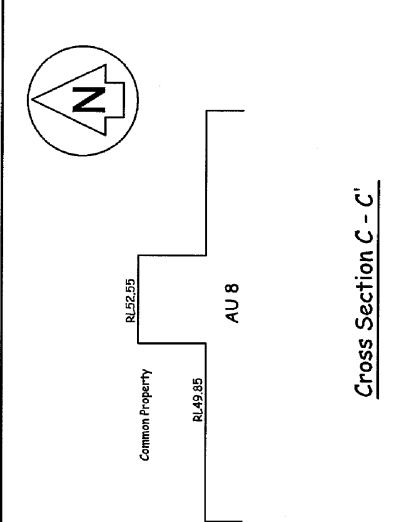
Total Unit Entitlements: 10000  
 Supplementary Record Sheet:  
 Origin of Levels is Survey Standard SS P68 SO506889 with a Reduced Level of 32.90 metres above mean sea level, Auckland Vertical 1946 Datum.

Address of Body Corporate:  
 65 Parnell Road  
 Parnell

= Columns

LPTB = Line Perpendicular To Building

Unless shown otherwise: Unit Boundaries are the medians of walls.



Supporting Document Title  
 Plan Graphic Sheet 1 of 1  
 DP 384306

Date: July 2007  
 Scale: 1:200 (A2)  
 File: 6084/U

**YEOMANS**  
 survey solutions

Land District: North Auckland  
 Firm: Yeomans Survey Solutions Limited  
 Surveyor: Neale Charles Faulkner

**UNITS ON LOT 1 DP65133**



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)

12 July 2007  
86 Custodians Limited  
PO Box 137-292  
Parnell  
Auckland

Attention: Phillip Roy

Dear Phillip

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

Further to your instructions, we have completed an assessment of the individual unit entitlements based on the unit plans 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	1968
Grd Flr Retail Unit	Unit	Unit B	466
Level 1 Office Unit	Unit	Unit 1A	1650
Level 2 Office Unit	Unit	Unit 2A	1716
Level 3 Office Unit	Unit	Unit 3A	1783
Level 4 Office Unit	Unit	Unit 4A	1882
Rooftop Aerials	Unit	Unit 5A	128
Carpark	AU	AU 1	38
Carpark	AU	AU 2	38
Carpark	AU	AU 3	38
Carpark	AU	AU 4	38
Carpark	AU	AU 5	38
Carpark	AU	AU 6	38
Carpark	AU	AU 7	38
Nth Wstrn Signage	AU	AU8	85
Sth Estrn Signage	AU	AU9	56
<b>Total Entitlement</b>			<b>10,000</b>

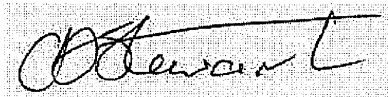
F:\Valuations\OFFICE\Parnell Rd 86\UE 0707\PU and AUs 0707.xls]Summary

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

12 July 2007

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

Yours sincerely  
CB Richard Ellis Ltd



Campbell Stewart, B.Prop, MPINZ  
Registered Valuer  
Director



David Woolley  
Registered Valuer

