

Crown Pastoral Land Tenure Review

Lease name: BERWEN STATION

Lease number: PO 209

Due diligence report (including status report) - Pt 3

This report and attachments results from a pre tenure review assessment of the pastoral lease for the purpose of confirming land available for tenure review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

Part of the information relates to research on the status of the land, resulting in a status report that is signed off by a LINZ approving officer.

The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

January

05

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, SUSAN JANE BUNTING Property Officer, of Dunedin.

HEREBY CERTIFY

1. THAT by an agreement dated the 24th day of January 1990 a copy of which is deposited in the Land Registry Offices at -

DUNEDIN (Otago Registry) and there number 750040 INVERCARGILL (Southland Registry) and there number 171747/1

HER MAJESTY THE QUEEN appointed LAND CORPORATION LIMITED at Wellington its Attorney on the terms and subject to the conditions set out in the said Agreement.

2. THAT by Deed dated the 12th day of June 1987 a copy of which is deposited in the Land Registry Offices at -

DUNEDIN (Otago Registry) and there numbered 681189 INVERCARGILL (Southland Registry) and there numbered 141782

<u>LAND CORPORATION LIMITED</u> at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

- 3. THAT at the date hereof I was Property Officer of the said Corporation.
- 4. THAT at the date hereof, I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said <u>LAND</u> CORPORATION LIMITED or otherwise.

SIGNED at Dunedin this 27th day of March

1991

MEMORANDUM OF RENEWAL AND VARIATION REGISTERS OF PASTORAL LEASE

IN THE MATTER OF THE LAND ACT 1948

AND

IN THE MATTER OF PASTORAL LEASE NO P 209
REGISTERED AS REGISTER VOLUME
386 FOLIO 142 OTAGO DISTRICT
LAND REGISTRY FROM HER MAJESTY
THE QUEEN TO RICHARD CHARLES
CROFT OF OMARAMA FARMER AND
PATRICIA ELAINE CROFT OF
OMARAMA FARMER AS TENANTS IN
COMMON IN EQUAL SHARES

PURSUANT TO SECTION 170 OF THE LAND ACT 1948 THE TERM OF THE ABOVEMENTIONED LEASE REGISTERED IN VOLUME 386 FOLIO 142 OTAGO LAND REGISTRY IS RENEWED FOR A TERM OF 33 YEARS COMMENCING ON THE 1ST DAY OF JULY 1991. THE COVENANT TO PAY RENT AND THE RENTAL VALUE CONTAINED IN THE LEASE IS HEREBY VARIED BY DELETING THE SAID COVENANT AND SUBSTITUTING THE FOLLOWING:

YIELDING AND PAYING THEREFOR FOR THE FIRST 11 YEARS OF THE SAID TERM UNTO THE LAND CORPORATION LIMITED AT DUNEDIN THE ANNUAL RENT OF \$5,400.00 CALCULATED ON A RENTAL VALUE OF \$360,000.00 PAYABLE WITHOUT DEMAND BY EQUAL HALF YEARLY PAYMENTS IN ADVANCE ON THE FIRST DAY OF JANUARY AND THE FIRST DAY OF JULY IN EACH AND EVERY YEAR DURING THE SAID PERIOD OF 11 YEARS AND FOR THE NEXT TWO SUCCESSIVE PERIODS OF 11 YEARS OF THE SAID TERM A RENT DETERMINED IN RESPECT OF EACH OF THOSE PERIODS IN THE MANNER PROVIDED IN SECTION 132A OF THE LAND ACT 1948.

SAVE AS HEREBY EXPRESSLY VARIED ALL THE COVENANTS CONDITIONS AND RESTRICTIONS CONTAINED OR IMPLIED IN THE SAID MEMORANDUM OF LEASE SHALL REMAIN IN FULL FORCE.

THE PARTIES HAVE HEREUNTO SUBSCRIBED THEIR NAMES THIS DAY OF March 1991.

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RELEASED UNDER THE OFFICIAL INFORMATION ACT"		
SIGNED FOR AND ON BEHALF OF HER MAJEST THE QUEEN PURSUANT TO A DEED LODGED WITTHE DISTRICT LAND REGISTRAR AS NO 7500-BY LAND CORPORATION LIMITED BY ITS ATTORNEY SUSAN JANE BUNTING IN THE PRESENCE OF:	TH)	LAND CORPORATION LIMITED BY ITS ATTIORNETS TER
WITNESS:		A STATE OF THE STA
OCCUPATION: Consultant, Landroip		
ADDRESS: Duradin		
CTGNPD DV WWW.		
SIGNED BY THE LESSEE RICHARD CHARLES CROFT IN THE PRESENCE OF:)))	RC Cooff.
WITNESS: Brin		LESSEE V
OCCUPATION: Solicitos ADDRESS: Chinese		
ADDRESS: Carros	-Printershood	
SIGNED BY THE LESSEE)	
PATRICIA ELAINE CROFT IN THE PRESENCE OF:)	Pecrofi
WITNESS:		LESSEE
OCCUPATION: Solicifor		
ADDRESS: Caman-		

REGISTER

MEMORANDUM OF RENEWAL OF PASTORAL LEASE

PARTICULARS ENTERED IN THE REGISTER AS SHOWN HEREIN ON THE DATE AND AT THE TIME STAMPED BELOW.

HER MAJESTY THE QUEEN

LESSOR

R C CROFT P E CROFT

LESSEE

DISTRICT/ASSISTANT LAND REGISTRAR OF OTAGO

LAND CORPORATION LIMITED DUNEDIN

