

## **Crown Pastoral Land Tenure Review**

**Lease name : Mt BENDER**

**Lease number : PO 245**

### **Due Diligence Report (including Status Report) - Part 4**

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.

**June 09**



# MEMORANDUM OF DEALING WITH LEASE OR LICENCE

Lease or Licence No. 1) DPF 1005 Registered in Vol. 1) 7C folio 181  
2) DPF 1007 2) 7C folio 56

Name of present lessee/licensee: Phillip Martin Cochrane of Mount Benger near Roxburgh farmer as to 2/5 share) and Sarah Patricia Cochrane his wife, John Dundonald Cochrane and Christopher John Cochrane both of Awamangu farmers and Roger Norman Macassey of Dunedin solicitor (jointly inter se) (2/5 share) as tenants in common

Description of land: 1) Section 66 Block V Teviot SD 190 hectares  
2) Sections 173 Block II and Sections 63 and 64 Block V Teviot SD  
213.4310 hectares

Total Area: 403 ha 4310 m<sup>2</sup>

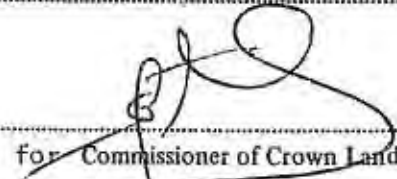
Nature of dealing and party: Transfer to Gerrard Mortland Eckhoff of Balfour, farmer

To the District Land Registrar,

Dunedin

I certify that the above dealing was consented to in terms of section 89 of the Land Act 1948 on the 30 day of August 19 84, subject to registration being effected on or before 19--

Terms of consent:-

  
for Commissioner of Crown Lands.



# MEMORANDUM OF DEALING WITH LEASE OR LICENCE

Lease or Licence No. P 245 Registered in Vol. 386, folio 145

Name of present lessee/licensee: Benger Station Limited

Description of land: Run 509 Teviot Survey District

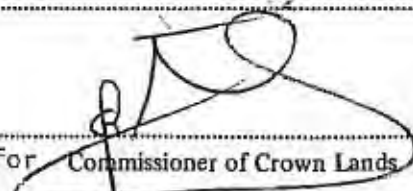
Area: 1740 ha. 1483 m<sup>2</sup>

Nature of dealing and party: Transfer to Gerrard Mortland Echhoff of Balfour, farmer

To the District Land Registrar,  
Dunedin

I certify that the above dealing was consented to in terms of section 89 of the Land Act 1948 on the 30th day of August 19 84, subject to registration being effected on or before 19

Terms of consent:

  
for Commissioner of Crown Lands

SIGNED by PHILIP MARTIN COCHRANE )  
in the presence of: )

*Philip Martin Cochrane*  
.....

Witness: *John*.....

Occupation: *Law clerk to Cook Allan*.....

Address: *Belmont Dunedin - Co*.....

SIGNED by SARAH PATRICIA COCHRANE )  
in the presence of: )

*Sarah P. Cochrane*  
.....

Witness: *John*.....

Occupation: *Law clerk to Cook Allan*.....

Address: *Belmont Dunedin - Co*.....

SIGNED by JOHN DUNDONALD COCHRANE )  
in the presence of: )

*John D. Cochrane*  
.....

Witness: *John*.....

Occupation: *Law clerk to Cook Allan*.....

Address: *Belmont Dunedin - Co*.....

In witness whereof \_\_\_\_\_ have hereunto subscribed \_\_\_\_\_ name \_\_\_\_\_ this

\_\_\_\_\_ day of \_\_\_\_\_ one thousand nine hundred and \_\_\_\_\_

Signed by the above-named  
CHRISTOPHER JOHN COCHRANE

*Christopher John Cochrane*  
.....

as Transferor in the presence of

Witness: *John*.....

Occupation: *Law clerk to Cook Allan - Co*.....

Address: *Belmont Dunedin*.....

SIGNED by ROGER NORMAN MACASSEY )  
in the presence of: )

*RN Macasey*  
.....

Witness: *John*.....

Occupation: *Law clerk to Cook Allan - Co*.....

Address: *Belmont Dunedin*.....

No.

Correct for the purposes of "The Land Transfer Act".

AND I CERTIFY that Part II A of the Land Settlement Promotion and Land Acquisition Act 1952 does not apply to this transaction.

TRANSFER OF Freehold

situated in the TEVIOT SURVEY DISTRICT

*Robert James*

Solicitor for the Purchaser.

P.M. Cochrane & Others Vendor

G.M. Eckhoff Purchaser

Particulars entered in the Register Book,

Fol.

Assistant/District Land Registrar of the District of Otago

7C/56  
7C/191  
386/45

10.4.1 01.OCT.84

622703/7

PARTICULARS ENTERED IN REGISTER I,  
LAND REGISTRY OTAGO  
ASST. LAND REGISTRAR



MWP\_0013290



**CDE S15 - Request Manual Copy**

Document Type	Instrument	Request Id	18008
Reference Number	431952	User Id	dabercrombie@du
Land District	Otago	Request Date	12/09/2001 16:22:13
Method of Delivery	Post	Client Reference	dabercrombie@du
Requested By		Status	Pending

Certified Copy

Comments

Delivery Details

Firm	Abercrombie & Assoc. Ltd
Primary Contact	Mr David Abercrombie
Street	P O Box 6056
Town	Dunedin
Country	New Zealand
Postcode	9001
Fax Number	03 471 9455

Fees

OK Cancel

(Form No. 2)

STATUTORY DECLARATION WHERE PURCHASER OR LESSEE IS A COMPANY OR OTHER BODY CORPORATE

LAND & DEEDS
Nature:
Firm: C. A. 26
Date: 1974 FEB
Abstract:

IN THE MATTER of the Land Settlement Promotion and Land Acquisition Act 1952 (hereinafter referred to as "the Act"), and

IN THE MATTER

(a) Set out nature of transaction. of (a) an agreement for sale dated the 22<sup>nd</sup> day of February 1974 from (b) WILLIAM DAVID BELL and DIANA CECILIA BELL as Vendor (c) Full name. (del) to (c) BENDER STATION LIMITED (d) Official description of land. as Purchaser (del) affecting all that parcel of land (d) containing 632 acres 3 roods 18.6 poles more or less being Section 33 Block V Teviot District being all (del) of the land comprised and described in certificate of title, Volume 397 folio 70 ( Otago Land Registry).

(e) Full name, address, and occupation. I, (c) JOHN DUNDONALD COCHRANE of Awamangu Farmer solemnly and sincerely declare:

(f) State capacity in which declaration is made, e.g., the Secretary, a Director. 1. That I am (f) the Governing Director of (a) Bender Station Limited the purchaser (or lessee) of the land above described.

(g) Full name of corporate body. 2. The purchaser (del) has entered into the transaction solely on its own behalf as the person beneficially entitled thereunder.

3. That the purchaser (del) does not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as defined in the Act, outside a city or borough or town district, and has no estate or interest, whether legal or equitable and whether vested or contingent, under any trust or will, in any such farm land.

In the case of a company (delete clause not applicable). 4. That there are more than 9 members of the company. ~~One of them~~

~~(a) No member of the company and no wife or husband of any member of the company, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land:~~

~~(b) No parent of any member of the company under 17 years of age, owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy in any such farm land:~~

~~(c) All the shares in the company are held by members on their own behalf and as the person beneficially entitled thereon~~

5. That no company of which the purchaser (del) is a member, the members of which are less than 10 in number, owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust or will, in any such farm land.

6. That the purchaser (~~as lessee~~) has not since the passing of the Act (namely the 16th day of October 1952) transferred, granted, leased, or otherwise disposed of any estate or interest in farm land, as so defined, to any person as a trustee for any person or created any trust in respect of any estate or interest in any such farm land.

7. The transaction is not subject to Part IIa of the Act because—

The purchaser (~~as lessee~~) is not an overseas corporation as defined in section 35A of the Act.

Or

~~The transaction does not relate to any land of any of the classes described in paragraph (f) of subsection (1) of section 35a of the said Act (as substituted by section 2 of the Land Settlements (Transfer and Land Acquisition) Amendment Act 1969).~~

(b) Specify the trust.

~~(Where the purchaser or lessee is a trustee) the purchaser (or lessee) is the trustee under the following trust (b) and every beneficiary under the trust is a New Zealand citizen (or every beneficiary under the trust who is an individual is a New Zealand citizen and no beneficiary under the trust that is a body ~~is an overseas corporation as defined in section 35a of the Act.~~~~

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at Dunedin

this 22<sup>nd</sup> day of February 1974.

before me—

*J. D. Cochran*

*R. J. Mansfield*

Justice of the Peace  
or Solicitor of the Supreme Court  
(or other person authorised to take and receive Solemn Declarations.)

Note—1. Where only Part II of the Act applies to the transaction, the declarant is required to declare as to the matters prescribed in paragraphs 1 to 7 of this form.

2. Where the declaration is made for the purposes of section 35b of the Act, the declarant is required to declare as to the matters prescribed in paragraphs 1 and 7 of this form.

3. Where Part II only or both Parts II and IIa apply to the transaction, and the purchaser or lessee is a trustee, then, under section 24 (1) (a) of the Act the consent of the Court is required and this form is not applicable.

4. Section 2 (1) of the Act contains the following definitions:

"Farm land" means land that, in the opinion of the Land Valuation Committee, or, as the case may be, of the Land Valuation Court, is or should be used exclusively or principally for agricultural purposes:

Provided that, where land is being used exclusively or principally for agricultural purposes could, in the opinion of the Committee or, as the case may be, of the Court, be used with greater advantage to the community generally for non-agricultural purposes, it shall for the purposes of this Act be deemed not to be farm land.

"Agricultural purposes" has a meaning corresponding to the term "agriculture", which for the purpose of this definition means the cultivation of the soil for the production of food products and other useful products of the soil, and includes the use of land for horticultural or pastoral purposes, or for the keeping of pigs, bees, or poultry.

5. The classes of land described in paragraph (f) of section 35b (1) of the Act are as follows:

- (a) Any land of 1 acre or over in area which under any operative regional planning scheme or proposed or operative district scheme under the Town and Country Planning Act 1953, is designated or zoned as a reserve, or as a public park, or for recreation purposes, or as private open space, or for preservation as a place of or containing an object of historical or scientific interest or natural beauty, or any proposed such purpose.
- (b) Any land of 5 acres or over in area which under any such proposed or operative district scheme is zoned for rural purposes or is so zoned that farming of any kind is a predominant or conditional use in that zone.
- (c) Any land of 1 acre or over in area which is not included in any proposed or operative district scheme provided and maintained by any Council or other local authority under that Act.
- (d) Any land being or forming part of any island (except the North Island and the South Island) which is less than 100 miles from the nearest part of the coast of the North Island or of the South Island.
- (e) Any land being or forming part of any island of the Chatham Islands.



Act (namely the 16th day of ...  
state of interest in ...  
in respect to any

L. & S.—F. 7

File No. P.245



# MEMORANDUM OF DEALING WITH LEASE OR LICENCE

Lease or Licence No. P.245 Registered in Vol. 386, folio 145

Name of present lessee/licensee: William David Bell and Diana Cecilia Bell

Description of land: Run 509, Teviot Survey District

1740.1483 hectares (4300 a.) r. p.

Nature of dealing and party: Transfer to Benger Station Limited, a duly incorporated Company having its registered office in Dunedin.

To the District Land Registrar,

DUNEDIN

DUNEDIN

I certify that the above dealing was consented to in terms of section 89 of the Land Act 1948 on the 9th day of May 1974, subject to registration being effected on or before 6th November 1974.

Terms of consent: Memo of Variation required (registered with transfer)

*[Signature]*  
for Commissioner of Crown Lands.

*C. J. Bell*

## MEMORANDUM OF TRANSFER

The transferor/s named and described in the schedule hereto being registered as proprietor/s of the estate or interest referred to in the said schedule in the land therein described subject however to such encumbrances liens and interests as are therein set out in consideration of the sum set out in the said schedule paid to the transferor/s by the transferee/s named and described therein the receipt of which sum is hereby acknowledged hereby transfer/s to the said transferee/s all the estate or interest of the transferor/s in the said land.

### THE SCHEDULE HEREINBEFORE REFERRED TO

Transferor/s: WILLIAM DAVID BELL of Roxburgh Farmer and DIANA CECILIA BELL his wife  
*tenants in common in equal shares*

Transferee/s: BENGER STATION LIMITED a duly incorporated Company having its registered office at Dunedin

Consideration: ONE HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS (\$175,000)

Estate or Interest: Freehold and leasehold

Area			Description	Reference in the Register
A	R	P		
<u>freehold</u>				
632	3	18.6	Part Section 33 Block V Teviot Survey District	Certificate of Title Volume 397 Folio 70
<u>leasehold</u>				
4,300	-	-	Run 509 Teviot Survey District being all of the land contained in Pastoral Lease No. P.245	Register Book Volume 386 Folio 145
Encumbrances, Liens and Interests				
Nil				

IN WITNESS WHEREOF this transfer has been executed this 14<sup>th</sup> day of August 1974.

SIGNED by the abovenamed WILLIAM DAVID BELL and DIANA CECILIA BELL

*D. G. Bell*  
*W. D. Bell*

as transferor in the presence of:

Signature of Witness *R. H. Macneil*  
 Occupation *Solicitor*  
 Address *Dunedin*

32.2. Stamp Duty DDD  
 10-IX-74 126600 -011 \*\*\*\*\*0.10

TRANSFER, MORTGAGE, LEASE, ASSIGNMENT and AGREEMENT stamped with duty of \$1750.00 on 1/11/74  
 D. H. Macneil, District Commissioner of Stamp Duty

No.

131952

MWP\_0013282

Correct for the purposes of The Land Transfer Act and certified that part IIA of The Land Settlement Promotion and Land Acquisition Act 1952 does not apply to this transaction.

# TRANSFER of

Freehold and leasehold land

located in the Teviot Survey District  
~~Not Registered under Land Transfer Act~~  
Registered under Section 83,  
Land Act, 1948 *as to 386/145 only.*

*R. Manning*

Solicitors for the Transferee/s.

W.D. and D.C. BELL

Transferor

BENGER STATION LIMITED

Transferee

Particulars entered in the Register

397/70 & 386/145

Date:

30 OCT 1974

Time: 2.28



Assistant District

Land Registrar, District of Otago

3

LAND & DEEDS	
Nature:	T
Filed:	✓
30 OCT 1974	
Time:	2.28
Fee: \$	5.00 <i>A</i>
Office No.	4877

COOK ALLAN & CO.  
Solicitors,  
Dunedin.

4600

**CDE\_S15 - Request Manual Copy**

Document Type	Instrument	Request Id	18008
Reference Number	431951 & 431950	User Id	dabercrombledu
Land District	Diago	Request Date	12/09/2001 16:20:25
Method of Delivery	Post	Client Reference	dabercrombledu
Requested By		Status	Pending
<input type="checkbox"/> Certified Copy			
Comments			
Delivery Details			
Firm	Abercrombie & Assoc. Ltd		
Primary Contact	Mr David Abercrombie		
Street	P.O. Box 5056		
Town	Dunedin		
Country	New Zealand		
Postcode	9001		
Fax Number	03 471 9455		
Fees...	OK	Cancel	

18008

### MEMORANDUM OF VARIATION OF LEASE/LICENCE

IN THE MATTER of the Land Transfer Act 1952 and the  
Land Act 1948,

and

IN THE MATTER of Lease/Licence No. P. 245

registered in Volume 386, folio 145,

OTAGO Land Registry, from Her

Majesty the Queen to William David Bell of  
Roxburgh Farmer and Diana Cecilia Bell, of  
Roxburgh married woman as tenants in common  
in equal shares

The covenants conditions and restrictions contained or implied in the above-mentioned Lease/Licence registered in Volume 386, Folio 145, Otago Land Registry, are hereby varied as follows:

1. That should the lessee/licensee with the consent of the Land Settlement Board, transfer, sublet or otherwise dispose of his interest in the land affected by the said lease/licence or any part thereof to a company incorporated under the Companies Act 1955, then the following provisions shall apply:

(a) The provisions of section 89 of the Land Act 1948, shall apply to all transfers and other dispositions of shares in such company as if such shares were interests in the said land and no share or shares in such company shall be transferred or otherwise disposed of by any shareholder without the consent of the Land Settlement Board.

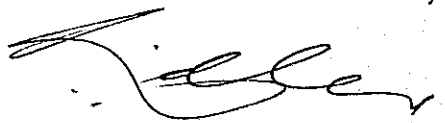
(b) The provisions of the Land Act 1948, with regard to residence shall continue to be applicable to the said lease/licence notwithstanding the transfer or other disposition to such company provided however that such provisions shall be deemed to be complied with by such company only if and when there resides on the said land a person who manages the land on behalf of such company and who has been approved in writing for that purpose by the Land Settlement Board.

(c) A breach by the company or by any shareholder of all or any of the provisions of subclauses (a) and (b) hereof shall be deemed to be a breach of the covenants conditions and restrictions contained in the said lease/licence entitling the lessor/licensee to exercise all or any of the powers conferred upon her by the said lease/licence in such circumstances.

2. Save as hereby expressly varied all the covenants conditions and restrictions contained or implied in the said Memorandum of Lease/Licence shall remain in full force.

IN WITNESS WHEREOF the parties have hereto subscribed their name this 5<sup>th</sup> day of August 1967

SIGNED by the Assistant Commissioner of Crown Lands for the Land District of OTAGO acting for and on behalf of Her Majesty the Queen in the presence of:

  
Assistant Commissioner of Crown Lands.

Witness: D. G. Bell

Occupation: Chief Timber Survey Department

Address: Dunedin

SIGNED by the said William David Bell and Diana Cecilia Bell the Lessee/Licensee in the presence of:

W. D. Bell D. C. Bell  
Lessee/Licensee

Witness: R. A. Murray

Occupation: Widow

Address: Dunedin

Correct for the purposes of the Land Transfer Act

Commissioner of Crown Lands

P\_0013281

# CERTIFICATE OF ALTERATION

HER MAJESTY THE QUEEN { Lessor,  
Licensor.

WILLIAM DAVID BELL  
DIANA GECELIA BELL { Lessee,  
Licensee.

PARTICULARS entered in the Register-book,

Volume 384, folio 145,

the 30 OCT of 1974 19

at 2:24 o'clock.

*W.D.B.*  
District  
Assistant Land Registrar



District of OTAGO

①

LAND & DEEDS	
Nature:	C/A
Firm:	CC
30 OCT 1974	
Time:	2.24 AM
Fee: \$	5.00
Abstract No.	498

DESCRIPTION:

RUN 509 TEVIOT SD

232/125

PLAN:

AREA: Ha/m<sup>2</sup> 1740.1483

Gazette		S. Plan or File	Class.	Date of Disposal	Price/R.V.	Ann. Rent or Instalment	Term (Years from)	Tenure/Lease No.	SELECTOR
Year	Page								
			P			\$390	33 yr 117160	P 245	G.M. ECKHOFF

FREEHOLD TITLE

RESERVATIONS

	No.	Vol.	Folio	Gazette		PURPOSE	Vested		Control Vested		IN WHOM VESTED
				Year	Page		Year	Page	Year	Page	
C.O.P. - -											
Wa: it - -											
C.C.L.'s Cert.											
C/Grant -											

DESCRIPTION: RUN 509 TEVIOT SD



**Land Information Property System (LIPS)**

File Edit Property Contract Performance Budget Mark E-Mail Admin Window Help

**Interest - 12524 - MT BENDER**

Interests (Leases, Easements etc)		Growing Forest License	
Identifier	12524/01	Rental	\$1,950.00
Other Party	GM ECKHOFF	Address	Mt Bender Station
Type / Purpose	Pastoral Lease		Coal Creek Rd, Foxburgh
Term	33 YEARS	Phone	
Commencement Date	01/07/1993	Fax	
Expiry Date	30/06/2026	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the Interest current	
Contingent Events		Add a new Event e.g. Fee Review, Interest Renewal <input type="button" value="New Event"/>	
Conditions			
Notes	KF File Ref: Po 245		

Save Close

The unique identification number. If no number is allocated use the property ID number eg 13785/1

Start Land Information Pro... Microsoft Word - Docume... 09:47



Master Details Menu

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[Sales History](#)

[Single Property Sales](#)

[History](#)

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# Master Details

**Qpid:** 1448816      **Val.Ref.:** 28472 / 29000

<b>Situation:</b>	0 WAIKAI A BUSH Road	<b>Property Name:</b>	
<b>Territorial Authority:</b>	69 Central Otago District	<b>Category:</b>	PGC Pastoral-Grazing
<b>Date Revised:</b>	01/09/1998	<b>Nature of Imp.:</b>	OI FG
<b>No. of Extensions:</b>	0	<b>Plan:</b>	07

<b>Objections:</b>	No	<b>Subdivisions:</b>	No	<b>Consents:</b>	
<b>Valuations</b>		<b>Capital</b>	<b>Land</b>	<b>Improvements</b>	
<b>Rating Valuation:</b>		385000	320000	65000	
<b>Special Rating Valuation:</b>		0	0		
<b>Special Rating Revision Valuation:</b>					
<b>Revision Valuation:</b>					

### Owner/Occupier Details

Type	Name	Address
Owner1	Land Information New Zealand	C/o Knight Frank (Nz) Ltd P O Box 27 Alexandra 918
Owner2	Land Information New Zealand	C/O Opus Intl Consultants Private Bag 1913 Dunedin
Occupier	Gerrard Morland Eckhoff	Coal Creek Roxburgh 9156
Occupier	Benger Station	

### Complete Owner/Occupier Details.

### Certificate of Titles:

**Legal Descriptions:** P 245 RUN 509 TEVIOT SD

**Land Area** 1740.1483Ha

**TORAS**

**Code:**33100

<b>Tenure</b>	<b>Ownership</b>	<b>Rateability</b>	<b>Apportionment</b>
Clearly Leased	Crown-Ministries/Departments	Rateable	NOT APPLICABLE

### Land Use Data

<b>Zone:</b>	1A	<b>Use:</b>	Stock Fattening
<b>Units:</b>	1	<b>Sub:</b>	0
<b>Car Parks:</b>	0	<b>Maori Land:</b>	
<b>Age:</b>		<b>Roof Cond.:</b>	
<b>Wall Cond.:</b>		<b>Roof Const.:</b>	
<b>Wall Const.:</b>		<b>Floor Area:</b>	0
<b>Site:</b>	0		
<b>Land Area:</b>	1740.1483Ha		

### MAS Appraisal Data

<b>CSI</b>	<b>Lot Position</b>	<b>Contour</b>	<b>Landscaping</b>
<b>View</b>	<b>View Scope</b>	<b>House Type</b>	<b>Modernisation</b>
<b>EYB</b>	<b>Main</b>	<b>Total</b>	<b>Fdn</b>
	0	0	
			<b>Deck</b>
			<b>LDY</b>
			<b>Ols</b>
			<b>Acc</b>
			<b>Drv</b>
			<b>UMR</b>
			0

### Quotable Values

Professional valuers of commercial residential rural & specialist property plus plant & machinery

We recognise the value so you can realise the potential.

Call us for a no obligation quote. 0800 QUOTABLE



Department of Conservation  
*Te Papa Atawhai*

Our ref: P.

6 September 2001

Abercrombie and Associates  
Consultants  
Box 5056  
DUNEDIN

Dear Dave

**TENURE REVIEW: MT BENGER**

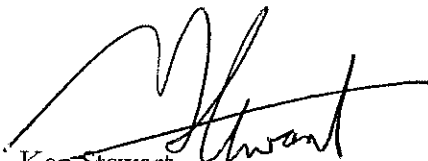
I refer to your letter of 30 August 2001.

The only known area of public conservation land within the pastoral lease boundary is a marginal strip created under part IVA Conservation Act. The land is recorded in the department's land information system as conservation unit number G43052. There is no concessions issued over the land.

There is no other known areas of public conservation land within the boundaries of the pastoral lease. I enclose a plan which shows public conservation lands on the western boundary. If you require further information about this area please advise.

As the department has not always received advice from LINZ when marginal strips are created the department is not able with certainty to say whether there are any other marginal strips affecting this property.

Yours faithfully

  
Ken Stewart  
Community Relations Supervisor  
For Conservator

