

Nicola Chambers Trust
 C/- N A Chambers
 26a Courtney Street
 Motueka 7120

Proposed purchase of Lot 19 Fallow Place, Richmond

TAX INVOICE

GST Number: 079-476-331
 Tax Invoice: 63115
 Account No: 135385-2
 Date : 27/03/2017

Our Fee for Professional Services from 6 December 2016 to date, including:

- Reviewing and preparing Agreement;
- Matters relating to property tax legislation and required tax statements;
- Reviewing title and associated documents (land covenants and easements);
- Reviewing LIM report and geotech report;
- Correspondence and discussions with vendor's solicitor regarding Agreement;
- Preparing e-dealing and associated documentation;
- Attendances on you regarding due diligence;
- Preparing, signing and certifying registration documents;
- Correspondence with vendor's solicitors;
- Attending to settlement, registration and reporting to you on completion.

Our fee \$2,000.00

- Preparing Trust resolutions;
- Preparing Deed of Acknowledgement of Debt;
- Preparing Deed of Gift;
- Documenting advances to and gifting Trust;
- All attendances on advances to and gifting to Trust.

Our fee \$300.00

On a time and attendance basis \$3,100.00 but say:-

OUR FEE	\$2,300.00
GST	\$345.00
Office expenses and disbursements (GST inclusive)	
LINZ - Registration	\$80.00
Forms, Postage, Photocopying	\$60.00
LINZ - Search	\$35.00
	\$175.00
Office expenses (GST exclusive)	
Bank Fee	\$6.00
Total	<u>\$2,826.00</u>

Paniel
 29/3/17 + 2826
 by internet
 Santay

BARRISTERS SOLICITORS
Established 1858



First Floor
47 Bridge Street
Nelson 7010

PO Box 138, Nelson 7040
New Zealand
DX WC 70010

Phone: 03 546 7129
Fax: 03 546 9355

info@ghlegal.nz
www.ghlegal.nz

SETTLEMENT STATEMENT

Nicola Chambers Trust
C/- Saunders Robinson Brown
Lawyers
CHRISTCHURCH

Attention: Elliot Scott

Re: Purchase of property at Lot 19 Fallow Place, Richmond from Hartacres Limited - as at 17 March 2017

Purchase Price	295,000.00	
Deposit (Paid)		29,500.00
Purchaser's proportion of Tasman District Council 2016/2017 year's rates calculated from quarter Agreement became unconditional (to be paid by Vendor to 30 June 2017)	300.00	
Water Connection Fee	1,673.00	
Balance		267,473.00
	\$296,973.00	\$296,973.00
Amount required to settle on 17 March 2017		\$267,473.00

Notes:

- 1 We undertake that rates will be paid to 30 June 2017
- 2 Purchaser to be responsible for insurance as from 17 March 2017
- 3 Our trust account number is 030703 0441160 02 (Westpac, Nelson Branch)
- 4 Please refer to Settlement Protocol attached

E&OE
GLASGOW HARLEY

BJMN
26 January 2017

PARTNERS

BRIAN JAMES RICE NELSON LLB BPP
DAVID ANTHONY EARLE LLB
ALEXANDER ANDREW HODGSON LLB
SUEAN RITCHIE LLB
BJN-130026-21-31-V1

CONSULTANTS

CHARLES JOHN HARLEY LLB
JONATHAN GEORGE RUTHERFORD TESAFIIL LLB
TIMOTHY BASKVILLE HARLEY LLB

ASSOCIATE

SARA ELIZABETH GRACIA LLB

SOLICITORS

AMY NICOLE GULBRANSEN BALL B
GERHARD ENGELBRECHT ECOM LLB
CHARLES JONATHAN HODGSON TESAFIIL LLB

Nicola Chambers Trust
C/- N A Chambers
26a Courtney Street
Motueka 7120

TRUST STATEMENT

GST Number: 079-476-331

Account No: 135385-2

Dated: 27/03/2017

Proposed purchase of Lot 19 Fallow Place, Richmond

	Debit	Credit
Money Received		
06/3/2017	Received from: Chambers NA Trust Contribution towards settlement	\$111,408.00
17/3/2017	Received from: Nicola Chambers Client contribution towards purchase received 08/03/2017	\$156,065.00
Payments Made		
17/3/2017	Bank Transfer Glasgow Harley (030703044116002), Settlement Funds - Purchase of property at Lot 19 Fallow Place, Richmond from Hartacres Limited authorised by Elliot Scott	\$267,473.00
27/3/2017	Our costs - tax invoice attached	\$2,826.00
Balance		\$2,826.00
		<u>\$270,299.00</u>
		<u>\$270,299.00</u>

E & OE



Saunders Robinson Brown

Elliot Scott



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **747647**
Land Registration District **Nelson**
Date Issued **24 November 2016**

Prior References

NL8C/1216

Estate Fee Simple
Area 635 square metres more or less
Legal Description Lot 19 Deposited Plan 501077

Proprietors
Nicola Ann Chambers and Chambers Trustee Services Limited

Interests

10568629.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.11.2016 at 2:12 pm
Subject to a right to drain water over part marked H & J and a right to drain sewage over part marked H & I all on

DP 501077 created by Easement Instrument 10568629.3 - 24.11.2016 at 2:12 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 10568629.3 - 24.11.2016 at 2:12 pm
The easements created by Easement Instrument 10568629.3 are subject to Section 243 (a) Resource Management
Act 1991

Land Covenant in Easement Instrument 10568629.7 - 24.11.2016 at 2:12 pm

Fencing Covenant in Transfer 10708012.2 - 17.3.2017 at 11:26 am

**WRITTEN RESOLUTIONS OF THE BOARD OF DIRECTORS TO EXECUTE
DOCUMENTS AS TRUSTEE
CHAMBERS TRUSTEE SERVICES LIMITED
("Company")**

DATE:

BACKGROUND

- A The Company is a Trustee of the **NICOLA CHAMBERS FAMILY TRUST** ("Trust") created by Trust Deed dated 26 August 1997 "(Trust Deed"). The other Trustee of the Trust is **NICOLA ANN CHAMBERS**. *OC*
- B The Trustees purchased the property situated at ~~19~~ Fallow Place) Richmond as described in Certificate of Title 747647 for the sum of \$295,000.00 including GST under an Agreement for Sale and Purchase dated 12 December 2016.

RESOLUTIONS

The Board resolves as a Directors' resolution for the purposes of becoming an entry in the minute book of the Company and as provided by section 160 and the third schedule to the Companies Act 1993 that:

1. The Company enter into and execute minutes of the Trust in the form attached and in the Company's capacity as Trustee of that Trust.
2. The Board execution of the Documents specified in clauses 1 and 2 of the attached Trust minutes ("Documents") is approved.
3. It is in the best interests of the Company, in its capacity as Trustee, to enter into and execute the Documents.
4. The purpose and content of the Documents do not consist of or include any obligation of the Company to provide direct or indirect assistance in connection with the purchase of a share issued, or to be issued, by the Company.
5. Both the Company and the Trust:
 - 5.1 are able to pay their due debts;
 - 5.2 are not engaged or about to engage in business for which their financial resources are unreasonably small;
 - 5.3 have not incurred any obligation knowing that they would not be able to perform the obligation when required;

- 5.4 have assets which exceed their liabilities.
6. The Board is not aware of any liquidation proceedings which have been commenced by any person and which are intended or anticipated by the Company.
7. The Company has all necessary power under the Trust Deed to enter into the Documents and the transaction contemplated by the Documents and has done all things required under the Trust Deed to authorise the Company, as Trustee of the Trust, to enter into the Documents and perform the transactions contemplated by those Documents.
8. The disclosure of interest noted below is to be entered in the interests register.
9. **NICOLA ANN CHAMBERS** as director of the Company discloses that she has an interest in the Documents (as set out in the attached disclosure of interest document) but that, regardless of such disclosure, it is deemed to be in the best interest of the Company and the Trust to execute the Documents. Such disclosure does not give rise to a conflict with the Company's duty as Trustee of the Trust.

SIGNED BY THE DIRECTORS



Nicola Ann Chambers

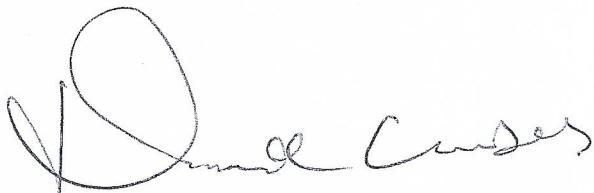
Anna Louise Fox

DISCLOSURE OF INTEREST

TO: The Board of Directors
Chambers Trustee Services Limited ("Company")
Lot (19 Fallow Place) 19
RE: Purchase of 19 Fallow Place, Richmond ("Transaction")

1. **NICOLA ANN CHAMBERS** being a director of the Company discloses her interest in the Transaction on the basis that she:
 - 1.1 is a trustee of another party to, or person who will or may derive a material financial benefit from, the Transaction, namely: The **NICOLA CHAMBERS FAMILY TRUST** and/or;
 - 1.2 is otherwise directly or indirectly materially interested in the Transaction.
2. **NICOLA ANN CHAMBERS** and **ANNA LOUISE FOX** direct the Board of Directors to enter this disclosure of interest in the interests register as provided by sections 140(1) and 140(2) of the Companies Act 1993.

SIGNED BY THE INTERESTED DIRECTOR



Nicola Ann Chambers

NICOLA CHAMBERS FAMILY TRUST

RESOLUTION OF TRUSTEES TO PURCHASE PROPERTY

DATE:

BACKGROUND

- A **NICOLA ANN CHAMBERS** and **CHAMBERS TRUSTEE SERVICES LIMITED** ("Trustees") are the current trustees of the **NICOLA CHAMBERS FAMILY TRUST** ("Trust") created by Deed of Trust dated 26 August 1997 ("Trust Deed"). *AC*
- B The Trustees have agreed to purchase the property situated at ^{Lot 10} ~~19~~ Fallow Place) Richmond as described in Certificate of Title 747647 ("Property") for the sum of \$295,000.00 including GST under an agreement for sale and purchase dated 12 December 2016 ("Agreement").
- C The purchase of the Property is to be funded by a gift of \$297,826.00 from **NICOLA ANN CHAMBERS** ("Settlor") to the Trustees.
- D The Trustees have the power under the Trust Deed to enter into the transaction.

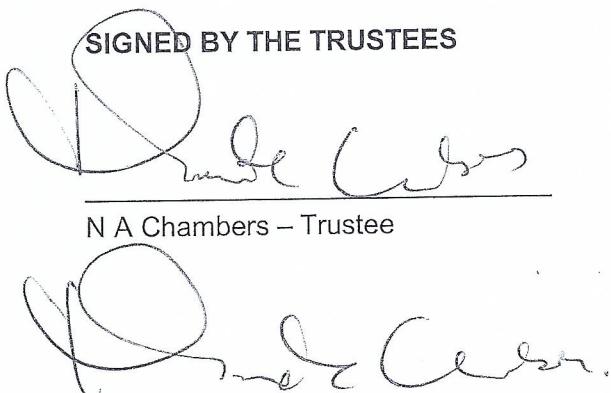
RESOLUTIONS

Resolved:

1. That the execution of the Agreement by the Trustees and the purchase of the Property on the terms set out in the Agreement are approved.
2. The Trustees completion of the purchase and execution of all necessary documents is approved, including execution of:
 - 2.1 Client Authority and Instruction Form; and
 - 2.2 Deed of Acknowledgement of Debt recording the advance by the Settlors to the Trustees of the balance of the purchase price and solicitors' fee ("Deed of Acknowledgement of Debt").

3. The terms and conditions of all documents are approved.
4. The Trustees accept the gift of the balance of the purchase price and solicitors' fee from the Settlers and record that the debt owing to the Settlers pursuant to the Deed of Acknowledgement of Debt is reduced to nil.
5. It is acknowledged that the liability of **CHAMBERS TRUSTEE SERVICES LIMITED** as independent trustee is limited to the assets for the time being of the Trust.

SIGNED BY THE TRUSTEES



N A Chambers – Trustee

N A Chambers as director of Chambers
Trustee Services Limited – Trustee

A L Fox as director of Chambers Trustee
Services Limited – Trustee

DEED OF GIFT

Nicola Ann Chambers
(“Donor”)

AND

Nicola Ann Chambers
AND
Chambers Trustee Services Limited
(“Donees”)

DATE

2017

PARTIES

NICOLA ANN CHAMBERS of Motueka, Real Estate Agent ("Donor")

NICOLA ANN CHAMBERS of Motueka, Real Estate Agent and CHAMBERS TRUSTEE SERVICES LIMITED (Company number 5917915) an incorporated company having its registered office at Christchurch ("Donees")

BACKGROUND

- A. By Deed of Acknowledgement of Debt dated 2017 the Donees acknowledge the debt of \$297,826.00 to the Donor.
- B. The Donor wishes to make a gift to the Donees in reduction of the debt.

THIS DEED RECORDS

1. In consideration of the natural love and affection of the Donor for the beneficiaries of the NICOLA CHAMBERS FAMILY TRUST, the Donor releases the Donees from repayment of the sum of \$297,826.00.
2. The amount owing by the Donees to the Donor under the Deed of Acknowledgement of Debt is reduced to nil.

EXECUTED as a Deed

SIGNED by
NICOLA ANN CHAMBERS
in the presence of:

)
)
)


Witness signature

Elizabeth Jane Brown.

Full name

Client Care Manager

Occupation

79 Motueka Quay, Motueka.

Address

DEED OF ACKNOWLEDGEMENT OF DEBT

BETWEEN

Nicola Ann Chambers
("Creditor")

AND

Nicola Ann Chambers
AND
Chambers Trustee Services Limited
("Debtors")

DATE

2017

PARTIES

NICOLA ANN CHAMBERS of Motueka, Real Estate Agent ("Creditor")

NICOLA ANN CHAMBERS of Motueka, Real Estate Agent and **CHAMBERS TRUSTEE SERVICES LIMITED** (Company number 5917915) an incorporated company having its registered office at Christchurch ("Debtors")

BACKGROUND

The Debtors, as Trustees of the **NICOLA CHAMBERS FAMILY TRUST** owe the Creditor the sum of \$297,826.00 being funds advanced by the Creditor to enable the Debtors to complete the purchase of the property at 19 Fallow Place, Richmond.

THIS DEED RECORDS

1. The Debtors acknowledge they owe the Creditor the total sum of \$297,826.00 as at the date of this Deed ("Debt").
2. The Debtors will repay the Debt upon demand being made in writing by the Creditor or her agent to the Debtors.
3. **Interest Payment:**
The Debtors will pay to the Creditor the \$297,826.00 free of interest and upon demand. The words "upon demand" mean upon demand being made by notice in writing signed by the person entitled to make the demand, or any agent or clerk or servant of such person, served upon the person upon whom the demand is to be made, either personally or by posting the same in a duly registered letter addressed to them at her usual or last known place of abode in New Zealand.
4. The liability of the Trustees **CHAMBERS TRUSTEE SERVICES LIMITED** under this Deed shall not be a personal liability but shall be limited to the assets of **NICOLA CHAMBERS FAMILY TRUST** in their control for the time being.

EXECUTED as a Deed

SIGNED by

NICOLA ANN CHAMBERS

as Creditor in the presence of)



Witness signature



Full name

Client Care Manager.

Occupation

79 Motueka Quay, Motueka.

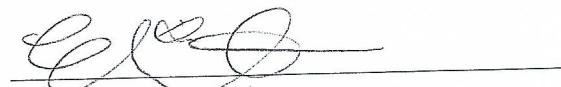
Address


N A Chambers

SIGNED by

NICOLA ANN CHAMBERS)

as one of the Debtors in the presence of)



Witness signature

Elizabeth Jane Brown

Full name

Client Care Manager

Occupation

79 Motueka Quay, Motueka.

Address

SIGNED on behalf of
CHAMBERS TRUSTEE SERVICES
LIMITED as one of the Debtors


N A Chambers, Director

A L Fox, Director