

12-14 Northcroft Street
PO Box 331-36, Takapuna, Auckland 9
Tel: 486 1661, Fax: 489 5610
Email valuers@sheldons.co.nz

1 January 2002

Ref XSample Report

The Trustees of the Wise Trust
C/- Mr J Wise
PO Box 000
AUCKLAND

Dear Sirs

**Re Asset Categorisation
D/12 Neptune Place, North Harbour**

In accordance with instructions the above property has been inspected in order to apportion the value of the land, building and other fitout for tax depreciation purposes. I report as follows:

TYPE OF PROPERTY

A contemporary, road front business unit falling within the medium size bracket and situated within the North Harbour Industrial estate.

LEGAL DESCRIPTION

The property is held as a stratum estate within the meaning of the Unit Titles Act 1972, this form of ownership is commonly referred to as a Unit Title. Formal legal description is as follows:

Principal Unit D on Unit Plan 111111 together with Accessory Units No 1,2,3,4,5,6,& 7.

A search of Certificate of Title **100B/999** reveals the following registrations:

- ? Registered Owner – Robbie Properties Limited
- ? Supplementary Record Sheet 100B/999
- ? Mortgage to The Banking Group Limited

ZONING

The site is zoned Business 9 under the North Shore City Proposed District Plan which was publicly notified in October 1994.

The objective of the Business 9 zone is to provide opportunity for a wide range of employment generating business activities with a moderate standard of streetscape amenity which do not wish to locate in a higher land value and higher amenity value land. The Business 9 zone covers much of the area that was formerly zoned Employment 1.

LOCATION & LOCALITY

The property is placed within the North Harbour Industrial Park, a relatively new although established industrial subdivision which enjoys a central position in relation to the surrounding and expanding North Shore urban areas. Saturn Place is within one of the more recent subdivisions, being that block of land to the northern side of Upper Harbour Drive, positioned between its intersections with William Pickering Drive and the motorway.

Situation is at 12 Neptune Place, which is on its northernmost side, one lot removed from its intersection with Paul Matthews Road. Paul Matthews Road is the principal entrance point into the North Harbour Industrial Estate from the Upper Harbour Highway, the William Pickering Drive intersection having been changed to provide left in and left out turns only.

LAND DESCRIPTION

The parent site is a near rectangular 2012 sq metre allotment having frontage to Neptune Place of 44.71 metres and average depth of approximately 45 metres.

Contour is a gentle rise from the street to the rear boundary. Aspect is southerly affording an outlook towards surrounding industrial development and the residential hinterland.

More particularly, the land associated with Unit D comprises that which it occupies together with the accessory units which comprise designated carpark spaces. The driveway and turning areas and landscaping are common property.

DESCRIPTION OF IMPROVEMENTS

Completed in 2001 the complex comprises a total of six office/warehouse units. Overall design and appearance is modern and aesthetically appealing, featuring full height glass curtain walling and alucobond panelling to an architectural entrance canopy to the road front office, areas, the warehouse space incorporating clear span full 6 metre stud height and full height roller doors.

General construction comprises concrete foundations and floor slabs, pre cast concrete slab boundary and inter tenancy walls, powder coated aluminium joinery with tinted/reflective glazing. Roofing is longrun steel in low pitch form laid over foil insulation and wire mesh supported by a steel structural frame. Translucent roof panels at regular intervals assist with natural lighting to the warehouse. Internally the office areas have commercial grade carpet and vinyl floorcoverings laid over a concrete floor to the ground level and particle board floors to the upper. Enclosing walls and subdivisional partitions are gibraltar board lined and feature numerous glazed panels. Ceilings to the ground level are plasterboard with surface mounted fluorescent lighting, whilst first floor ceilings are of a suspended type with flush mounted fluorescent lighting and ducted airconditioning.

Our inspection and report has been carried out for valuation purposes only and does not constitute a structural survey. Accordingly we have assumed in arriving at our valuation that there are no structural defects, the soil is stable and services are all in good working order. External and internal presentation is "as new".

Further layout construction details of Unit D are summarised as follows:

Ground floor Offices

Lettable area approximately 74.7 sm. Main entry by way of covered canopy and glazed doorway into the entrance foyer and circulation hallway which features ceramic tiling to part and a generous sized under stair storage cupboard. Doorways open onto the warehouse, showroom, amenities and the front offices which feature glass internal partition walls.

Amenities comprise dual flush wc., porcelain handbasin, mirror, paraplegic handrail and draining vinyl floor. Storage cupboard with a small hot water cylinder adjoins.

First Floor Offices

Lettable area approximately 64.9 sm. A return staircase from the ground floor leads up to the first floor office which is of open plan design, and enjoys a high window to floor area ratio. Adjoining the rear are the amenities which comprise a kitchen with stainless steel sink bench plus cabinet and toilet facilities which comprise a dual flush wc., porcelain handbasin, extractor fan and draining vinyl floor.

Mezzanine Storage

Lettable area approximately 9.8 sm. Positioned off the warehouse and with ladder access only. Particle board floor.

Warehouse

Lettable area approximately 132.7 sm. 6 metre stud height regular functional floor plan. High bay lighting. Electric roller door to frontage.

Other Site Improvements

Cobblestone paving. Landscaping. Asphalt sealed driveway turning and parking areas.

VALUATION

The following assessment breaks down the buildings components into individual items and has been based upon explanations and definitions as contained within Inland Revenue Depreciation Booklet No IR260. The Inland Revenue Department advises that changes to depreciation rates may have occurred since the book was published and accordingly it is recommended that you obtain a copy of the most recent depreciation rates on web site; www.ird.govt.nz/library/publications/depn.htm

Our valuation is summarised as follows:

<i>Asset Category</i>	<i>Value</i>
Building & Site Sealing	176,110
Alarm System – security	3,000
Carpets	8,930
Ceiling Suspended	7,700
Doors – roller	5,200
Electrical Reticulation	9,340
Light Fittings	4,050
Partitions - non load bearing	27,630
Plumbing - incl fixtures	10,930
Vinyl Flooring	1,380
Water Heater - not over sink	730
	<hr/>
Total Value of Improvements	255,000
Land Value	75,000
	<hr/>
CAPITAL VALUE - PURCHASE PRICE	\$330,000

Note The foregoing schedule does not include the blinds and signage which were paid for separately and are therefore separately identifiable items in the asset register.

VALUERS CERTIFICATE

I hereby certify that:

- 1 Although instructed by a representative of the owner, I have acted in an independent manner in arriving at my assessment.
- 2 All figures quoted in this report are exclusive of GST unless specifically stated otherwise.
- 3 Our inspection and report has been carried out for valuation purposes only and does not purport to certify the structural soundness of any buildings on the land, soil stability, type or condition of underground services. Furthermore, we have assumed the property is free from any factors which would cause the issue of an abatement notice or enforcement order under the provisions of the Resource Management Act 1991 and any building on the land is free from any defects which would prevent the issue of an annual building warrant of fitness if required under the Building Act 1991.
- 4 This valuation report has been prepared exclusively for the purpose of determining asset values for depreciation. Our responsibility in connection with this report and the valuation contained within is limited to the client to whom the report is addressed. Neither the whole nor any part of this valuation and report or any reference to it may be included in any published document, circular or statement without the written approval of the author as to the form and context in which it may appear.

Should you require further explanation regarding any aspect of this report, I would welcome your enquiry. Thank you for your instructions.

Yours faithfully
SHELDON & PARTNERS LTD

A S McEWAN FNZIV FNZPI
REGISTERED VALUER