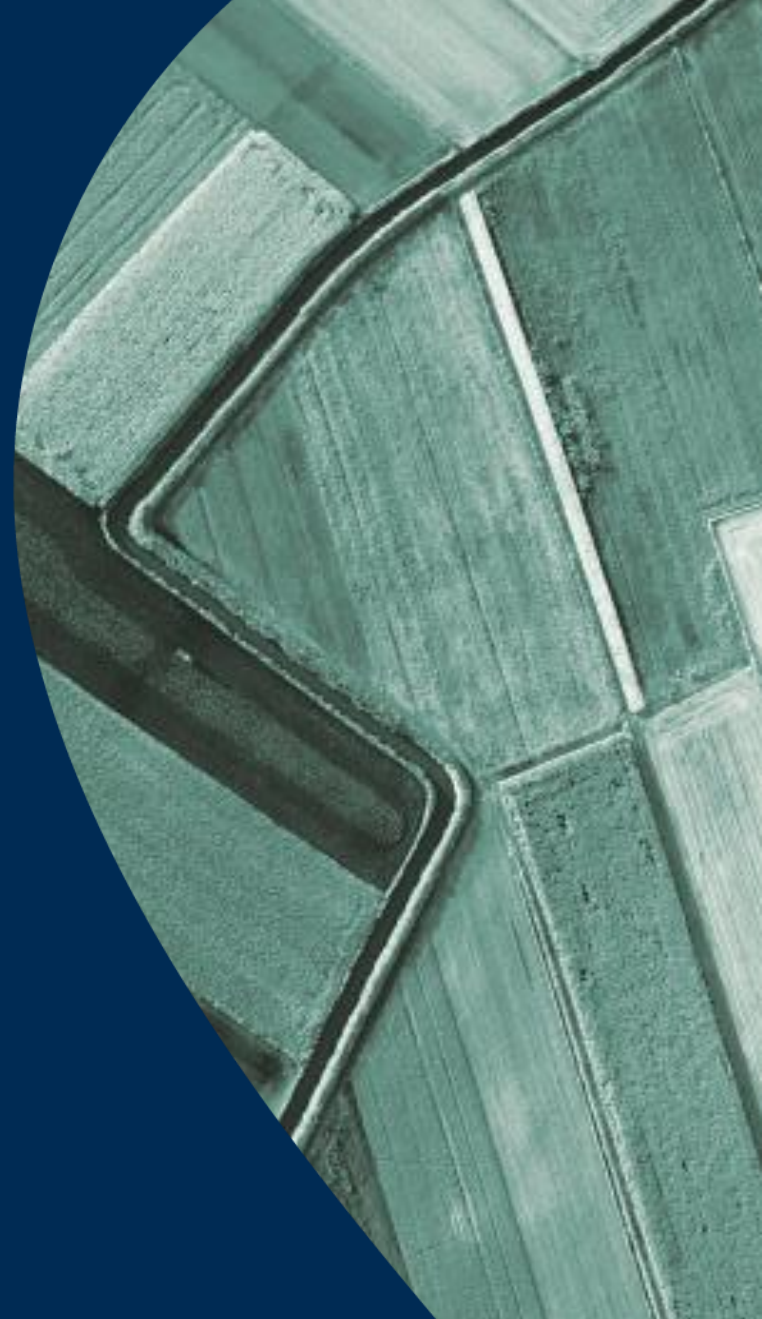




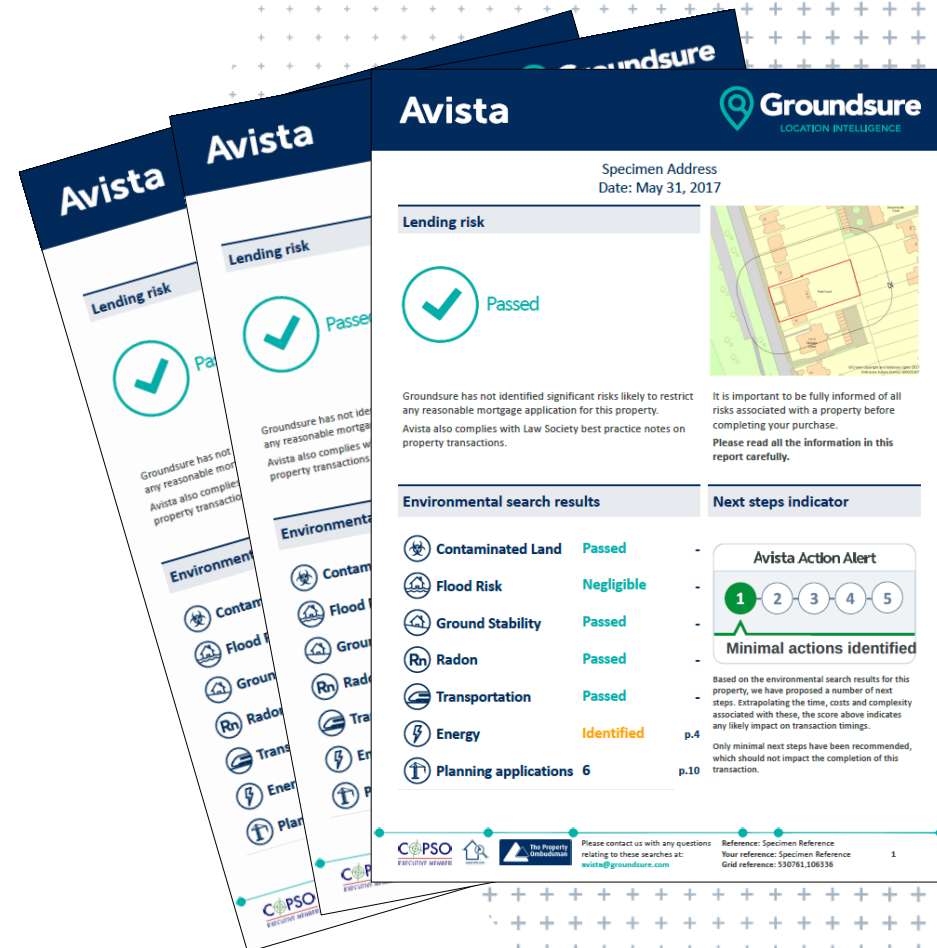
Avista

**Working smarter to keep
transactions moving**



What it covers and selling points:

- Seven environmental searches in one
- Unique Avista Action Alert case management tool
- Land Registry polygons for improved accuracy
- Clear recommendations page
- Only relevant information delivered in less than 20 pages



Better data, better decisions: 106 million data points intelligently filtered based on property boundaries

Seven key searches

1. Contaminated Land
2. Full flood risk
3. Ground stability
4. Other environmental incl Radon
5. Energy
6. Transportation
7. Planning



The four types
of flood data



Transportation including
the latest HS2
route proposals



10 years worth
of planning
data supplied
by Glenigan

Specimen Address
Date: May 31, 2017

Lending risk



Passed

Groundsure has not identified significant risks likely to restrict any reasonable mortgage application for this property.
Avista also complies with Law Society best practice notes on property transactions.

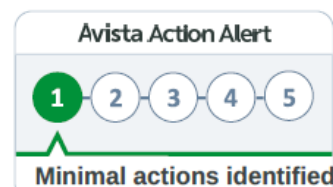


It is important to be fully informed of all risks associated with a property before completing your purchase.
Please read all the information in this report carefully.

Environmental search results

| | | | |
|--|-----------------------|------------|------|
| | Contaminated Land | Passed | - |
| | Flood Risk | Negligible | - |
| | Ground Stability | Passed | - |
| | Radon | Passed | - |
| | Transportation | Passed | - |
| | Energy | Identified | p.4 |
| | Planning applications | 6 | p.10 |

Next steps indicator



Based on the environmental search results for this property, we have proposed a number of next steps. Extrapolating the time, costs and complexity associated with these, the score above indicates any likely impact on transaction timings.

Only minimal next steps have been recommended, which should not impact the completion of this transaction.

Specimen Address
Date: May 31, 2017

Lending risk



ACTION
REQUIRED

Groundsure has not identified significant risks likely to restrict any reasonable mortgage application for this property.
Avista also complies with Law Society best practice notes on property transactions.

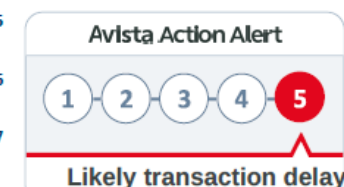


It is important to be fully informed of all risks associated with a property before completing your purchase.
Please read all the information in this report carefully.

Environmental search results

| | | | |
|--|-----------------------|-----------------|------|
| | Contaminated Land | Action Required | p.5 |
| | Flood Risk | Negligible | p.6 |
| | Ground Stability | Identified | p.7 |
| | Radon | Passed | - |
| | Transportation | Passed | - |
| | Energy | Identified | p.10 |
| | Planning applications | 4 | p.17 |

Next steps indicator



Based on the environmental search results for this property, we have proposed a number of next steps. Extrapolating the time, costs and complexity associated with these, the score above indicates any likely impact on transaction timings.

The recommended next steps are likely to impact this transaction's completion timings.

Clear explanations, clear consequences: **Avista** **Action Alert** signposts next steps improving case management

The unique and intelligent Avista Action Alert quickly indicates if any risks or next steps have been identified to help keep transactions moving.

- Highlights any environmental risks or potential next steps with clear explanations
- Insights improve case management by helping conveyancers to prioritise transactions



HM Land Registry National polygon dataset

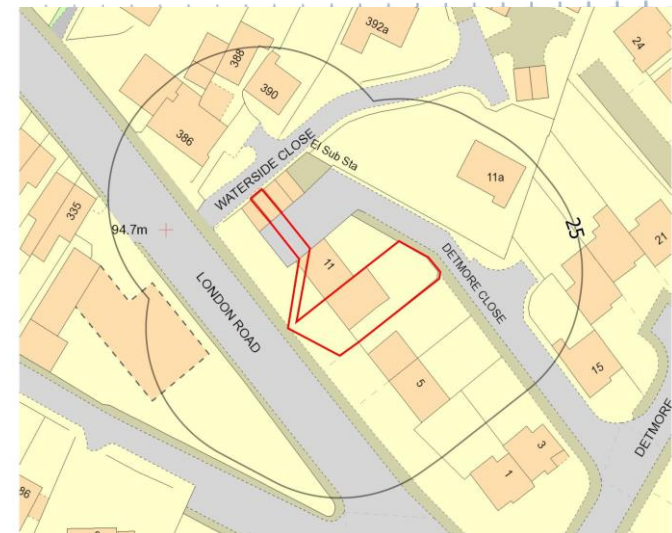
Avista will use LR polygons to ensure a more accurate result - This significantly improves the pass rates for sites.

These will commonly include the property and all associated land

New Builds & plots will not have a LR polygon – site plans will be required

No need for point and buffers

- Indicative shape & position of each boundary of a registered title for land and/or property
- More than 28 millions polygons with over 24 million titles
- Mapped against Ordnance Survey MasterMap



Avista data: Environmental



Part 2A Contaminated Land Assessment: meets standards set out in the Law Society Practice Note on Contaminated Land



Full Flood Risk Assessment: meets criteria set out in the Law Society Practice Note on Flood Risk



Property specific radon potential



Ground Stability Assessment: based on natural and man-made factors

Avista data: Transportation



High Speed 2 (HS2):

- HS2 route current preferred & original route
- HS2 Stations, depots
- HS2 safeguarding areas (safeguarding, Rural Support & extended Homeowner Protection Zones)



Crossrail 1:

- Crossrail 1 route, stations, worksites



Railways:

- National rail lines
- Railway stations

Avista data: Energy



Existing and planned oil & gas sites:

- Oil, gas, shale or coalbed methane extraction sites
- Oil & gas exploration
- Potential future exploration areas



Existing & planned wind & solar turbines and farms



Energy infrastructure:

- Major energy transmission or generation infrastructure
- Power stations in. nuclear
- Nationally significant infrastructure projects

Avista data: Planning



Planning applications:

- House extensions and small new builds
- Small projects
- Large projects



Telecoms:

- Mobile phone masts or base stations
- Planning applications for mobile phone masts



Protected Areas:

- Environmentally protected areas
- Visually & culturally protected areas

Avista Action Alert - Next steps

Key recommended next steps

These relate to **environmental** risk that could affect **health, insurance premiums or a lenders willingness** to lend:

- Contaminated Land
- Flooding
- Ground stability

Further next steps

These relate to **identified** results that may affect the **value or enjoyment of the property**:

- Energy: existing and proposed oil & gas, wind, solar, energy infrastructure, power stations
- Planning: mobile phone masts, visually, culturally & environmentally sensitive designations

Only data relevant to the property.....

Environmental summary

Environmental searches are designed to ensure that any hazards and risks associated with this property including clean-up costs are identified and considered alongside the investment in or purchase of a property.

Contaminated Land

No significant concerns have been identified as a result of the Contaminated Land searches.
No action required

Flood Risk

No significant concerns have been identified as a result of the flood risk searches.
No action required

Ground Stability

This property is assessed to have potential for natural or non-natural ground subsidence. In addition to the information below please refer to the Avista Action Alert on page 3 for recommended actions.

Past Land Use

None

River and Coastal Flooding

Very Low

Natural Ground Stability

Moderate - High

Waste and Landfill

None

Surface Water Flooding

Negligible

Non-Natural Ground Stability

None

Current Industrial

None

Groundwater Flooding

Not prone

Please see p.5 for more information

Radon

Local levels of Radon are considered normal. Percentage of affected homes in your local area is: LESS THAN 1%
No action required

Flood Insurance Rating

Green

Past Flooding

None

Flood Storage Areas

None

Energy summary

Oil and Gas

Active or planned wells or extraction areas (such as fracking sites) have been identified near the property.

Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Oil and Gas Areas

None

Wind

Identified

Power stations

Identified

Oil and Gas wells

Identified

Solar

Identified

Energy Infrastructure

None

Please see p.8 for further information

Please see p.10 for further information

Projects

None

Please see p.13 for further information

Avista

www.groundsure.com/avista

Groundsure
LOCATION INTELLIGENCE

And none of what you don't need.....

Additional searches that are not of concern or relevant to this location

Your new home has also been checked against the following data. No issues or concerns have been identified in these areas:

FLOOD

Data

Flood storage areas: part of floodplain
JBA InsurabilityRisk of flooding from rivers and the sea
Surface water flood risk
Potential for groundwater flooding
Historic flood areas
Areas benefiting from flood defences
Flood defences
Proposed flood defences

GROUND STABILITY

Data

Coal mining
Non-coal mining and natural geological cavities
Natural geological cavities
Mining cavities
Geological cavity filled with other materials

OIL AND GAS

Data

Oil, gas, shale gas or coalbed methane extraction
Proposed oil, gas, shale gas or coalbed methane extraction
Oil and gas exploration areas
Potential future exploration areas

ENERGY INFRASTRUCTURE

Data

Electricity transmission lines and pylons
High voltage electricity transmission lines
High pressure gas pipelines
Power stations
Nuclear power stations
Energy infrastructure: national scale energy generation or transmission planned

TRANSPORTATION

Data

HS2 route: nearest centre point of track
HS2 alternative route: nearest centre point of track
HS2 route: nearest overground section
HS2 Safeguarding Areas
HS2 stations
HS2 depots
Crossrail 1 route
Crossrail 1 stations
Crossrail 1 worksites
Railways
Railway stations

Urban v's rural split (data differentiation?)

Improved relevance delivered using Office for National Statistics (ONS) rural-urban classifications

| Planning data | Large projects | Small projects | House extensions & small new builds |
|---------------|----------------|----------------|-------------------------------------|
| Rural | 500m | 500m | 125m |
| Urban | 250m | 125m | 50m |
| Mega urban | 125m | 75m | 50m |

| Wind installations | Existing & consented wind installations | Multiple wind turbine planning records | Single wind turbine planning records |
|--------------------|-----------------------------------------|----------------------------------------|--------------------------------------|
| Rural | 10,000m | 10,000m | 5,000m |
| Urban | 5,000m | 5,000m | 5,000m |

A new level of clarity for everyone: support and customer service

- 90% of Avista reports are **less than 20 pages** long making information more accessible
- **Minimises the risk** of missed issues
- **Fewer delays** caused by ordering further reports
- Structure and **plain English** make it easy for homebuyers and professionals alike to understand

All the information you need
None of the information you don't

Avista

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