
Report date:	09 March 2009
Customer ref:	Sample_ref_ESC
Property address:	Sample Site, Sample Street, Sample Town, XX1 1XX
Report Commissioned by:	Enviroscreen PO Sample Account
On behalf of:	Sample Client Ltd
Purpose of report:	Providing an investment valuation of the property
Freehold or Leasehold:	Freehold
Redevelopment Yes or No:	No - It is understood that there are no redevelopment plans for the site

Wilbourn Associates' professional opinion describes the level of risk associated with the information disclosed in the associated Enviroscreen data, as the following:

Property Assessment

PASSED

Property Value

Unlikely to have an adverse effect on the value of the property.

Contaminated Land

The property is unlikely to be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

Environmental Factors for consideration

In this case no environmental factors have been identified

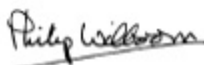
Lending Risk Assessment

Passed

This property has passed for commercial lending purposes and as such has no significant liability to the lender regarding contamination risk.

Based on valuation guidance from the RICS Red Book this report complies with UK GN1.1 - Appendix 2.2(E) Contamination and hazardous substances and valuation guidance from the RICS Red Book - Appendix 2.2(F) Environmental Matters. Wilbourn Associates are regulated by RICS.

Signed by



Philip E. Wilbourn BSc C.Env FRICS
Chartered Environmental Surveyor

