

Documentation Relied Upon

1. Lease dated 12th March 1997 (The Superior Lease) and made between Welsh Development Agency (as Landlord) and Moulded Foams (Wales) Limited (as Tenant).
2. Lease dated 1st March 2007 (The Lease) and made between Moulded Foams (Wales) Limited (as Landlord) and DCB Mouldings Limited (as Tenant).
3. Licence to Sublet dated 1st March 2007 and made between Lear Investments Limited (as Landlord), Moulded Foams (Wales) Limited (as Tenant) and DCB Mouldings Limited (as Undertenant).
4. Schedule of Condition dated 24th January 2007 and prepared by Graham & Sibbald Surveyors and appended to The Lease dated 1st March 2007 and referred to in paragraph 2 above.
5. Heads of Terms for lease surrender dated 24th May 2012 and prepared by Knight Frank, in relation to The Superior Lease dated 12th March 1997 and referred to in paragraph 1 above.
6. Land Registry Form TR1, relating to the transfer of the whole of the registered title, dated 18th July 2012 and relating to the surrender of The Superior Lease referred to in paragraph 1 above.
7. Terminal Schedule of Dilapidations dated 3rd April 2012 and prepared by DTZ, Cardiff on behalf of Moulded Foams (Wales) Limited.

Limits on Investigations

1. Our instructions were to carry out an assessment of the diminution in the Landlord's reversion based on the documentation provided and an inspection of the premises, and to provide an Abridged Expert Witness Report and Diminution Valuation.
2. Our inspection of the premises and environs was undertaken on Wednesday 7th November 2012, some 8 months after the term date. A full inspection of the interior of the premises was not possible as full consent from the landlords was not available for access purposes. However, his contractor was on-site and with the landlord's agent's permission a brief inspection of the interior of the premises was undertaken. It should be noted that our comments, observations and valuations are based upon our inspection of the property at this date and that such observations, comments and valuations may change if it is evidenced that circumstances or issues of disrepair have changed between the Term Date and our inspection date. .
3. Unless there is contradiction between the documents referred to above, the information contained within them has been assumed to be correct and complete unless we have specific reason to suspect otherwise. Other information obtained from third parties and statutory bodies has been verified only by a desktop electronic search or by telephone calls and we do not accept liability to the client or to any other party for the accuracy of any information referred to.

4. We have not carried out a title search or any investigations into the title or factors that would adversely affect this. We have relied upon the client and their team of advisors confirming to us any such issues of title that would affect the value of the premises and in the absence of such information have assumed no such adverse issues arise.
5. We have not undertaken any formal investigations or enquiries of the Highways Authority or the Local Planning Authority and have relied upon research via the Local Authorities on-line planning portal and telephone enquiries. Informal enquiries have been raised where these are appropriate and such investigations as have been undertaken are specifically referred to within our report.
6. Our appraisal is based upon information obtained not only from the reports referred to above but from a variety of market sources including our own knowledge and experience. Information is often obtained verbally and without full details and whilst we make every effort to ensure that the information of comparable transactions can be relied upon this is not always possible. The inclusion of comparable information within our report or within appendices thereto does not warrant that the information is correct and it should be noted that within our valuation we have applied such weight to the evidence as is appropriate to reflect our confidence in its accuracy.

Caveats

1. Our instructions have been to carry out an assessment of diminution relying only on the documentation provided to us and on a limited inspection of the premises that was undertaken some 8-months after the term date. Circumstances and repair issues may have changed within the interim period between the Term Date and our inspection and no liability is accepted to the client or any other party for opinions that have been formed on the basis of inspection where circumstances or repair issues have changed since the Term Date but where such changes have not been clearly identified to us.
2. We accept no responsibility for forming opinions, views and advice on statements contained within the reports and information provided to us where such information is wrong or erroneous where we have followed our instructions to rely upon this information for the purposes of our assessment and report.
3. This report is prepared in contemplation of litigation proceedings for the dilapidation dispute detailed and referred to within section 1 of our report. This report may not be used for any purpose other than such litigation proceedings and may not be divulged to any third party save in connection with this specific purpose.
4. This report may be divulged to other professional advisors assisting in respect of the purpose of this valuation but may not be referred to other third parties without our explicit consent.
5. We do not accept responsibility to any third party for the whole or any part of this report's content or for any use by any party for a purpose not disclosed to us prior to the report being made available to the client. Neither the whole nor any part of this valuation report nor any reference thereto may be included in any document or statement without our written approval to the form and context in which it appears.