APPENDIX L

NOTES ON LIMITATIONS

Standard Terms and Conditions of Engagement
Notes on Limitations
For
Geoenvironmental and Geotechnical Consultancy Services

General

CC GEOTECHNICAL has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from CC GEOTECNICAL, and a charge may be levied against such approval.

CC GEOTECHNICAL accepts no responsibility or liability for:

1. the consequences of this document being used for any purpose or project other than for which it was commissioned

and/or

2. the consequences of use of this document by any party with whom an agreement has not been executed.

Phase I Environmental Audits / Desk Studies

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in this report have been dictated by finite data on which they are based, and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in the report, CC GEOTECHNICAL reserves the right to review such information and, if warranted, to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Phase II Environmental / Geoenvironmental / Geotechnical Investigations

In relation to contamination, the investigation of the site has been carried out with the objective of providing sufficient information concerning the type and degree of soil and/or groundwater contamination, and other relevant soil and groundwater conditions, to allow a credible risk assessment to be made. The objectives of the investigation have been limited to establishing the risks associated with human health, building materials, the environment (including adjacent land), and surface and groundwater.

The locations of exploratory holes may have been restricted by the existence of building(s), other obstructions, or by buried services on the site, and therefore the investigation may not have fully covered the site. In such circumstances, further investigation may be required when hitherto inaccessible areas become accessible.

If estimated costs have been included in relation to proposed site remediation, then these must be considered as tentative only, and must be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of site conditions. The number of sampling points and the methods of sampling and testing do not preclude the existence of localised "hotspots" of contamination where concentrations may be significantly higher than those encountered in the investigation.

The risk assessments and opinions provided in relation to soil and/or groundwater contamination, take into consideration currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

With regard to geotechnical engineering investigation, the exploratory holes investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of the site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions present on the site which have not been disclosed by this investigation, and which have therefore not been taken into account in this report.

The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that groundwater levels will vary owing to seasonal, tidal, weather, or other effects.