

Source ledger

One row per source. Data and read dates are shown separately only when they differ. The query method and plot relationship remain on the relevant evidence page. Results are a parcel-specific preflight screen; they do not establish title, buildability, legal access or boundary-marker position.

SOURCE	METHOD	AS AT	GEOMETRY
Recorded source metadata from the preceding report checks	Unique source-URL pairs from all preceding sections	27 September 2026	Each row preserves the relation declared by its evidence check

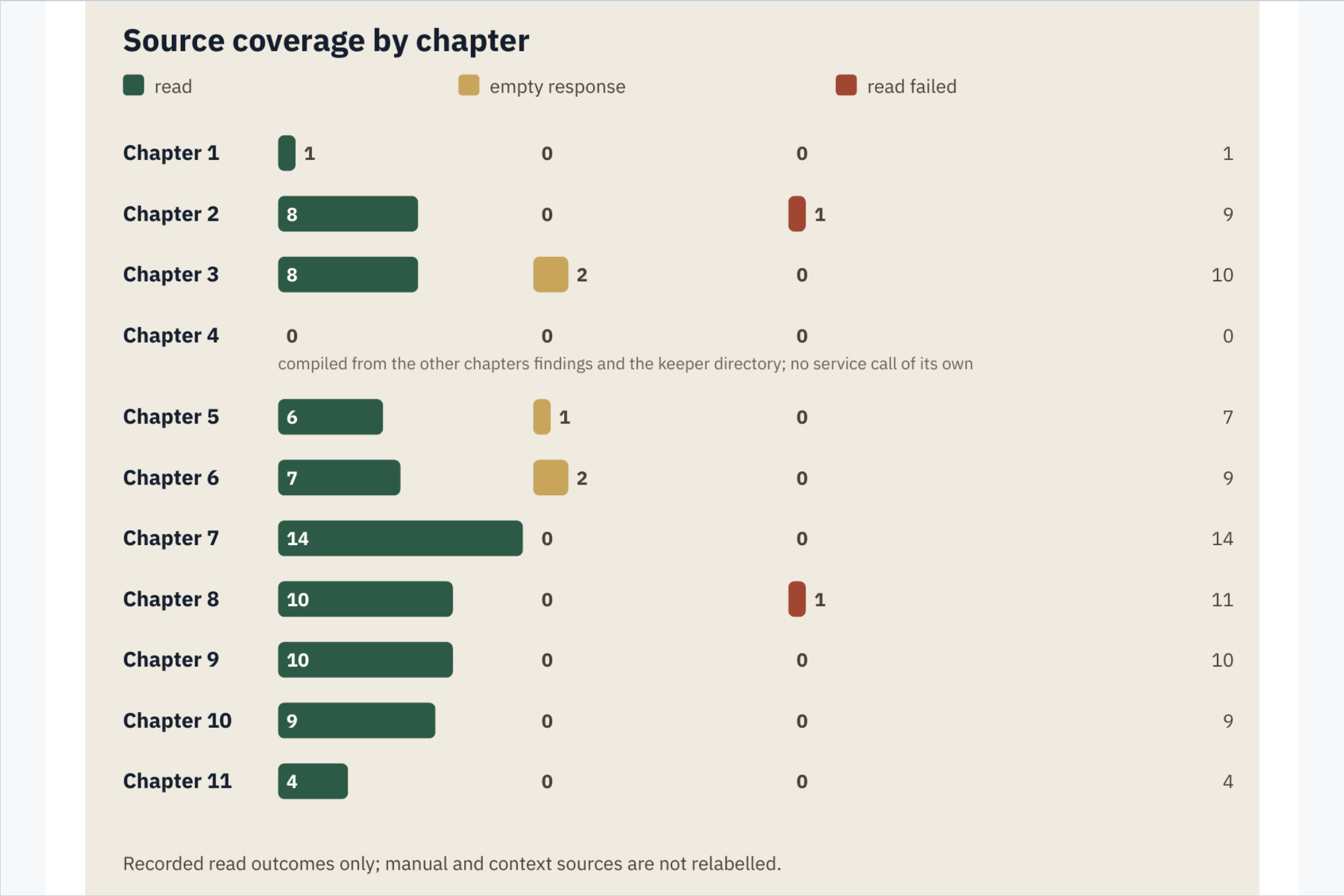


FIG. A.1 – Source ledger

Recorded source metadata from the preceding report checks.

Analyst read

- FINDING: The 97 evidence pages rest on 60 different sources; 37 times a page points to a source already listed at the same address.
- CONSEQUENCE: All 60 sources carry a data or retrieval date. The query method, full service address and exact plot relationship are on each evidence page. Use for reproduction, updating and professional handoff.
- LIMIT: No repeat query and no guarantee that external registers are complete.
- NEXT ACTION: Hand the source ledger to the surveyor and the notary together with the report; both need the source, date and plot relationship for their own checks.

A.1 Source ledger

◆ Schleswig-Holstein

— Licence: not stated · 27 September 2026

This section records which public services answered and how that affects the confidence of the booklet. · Schleswig-Holstein is limited to the documented queries; use-specific limits are stated beside the report locations. · Used: Chapter 1 · Source coverage and provenance · Use limit: Ownership, encumbrances, a stamped survey and legal building rights. · Used: Chapter 2 · Identity plate · Use limit: For “Identity plate”, matters outside the documented retrieval method and stated spatial relationship were not checked. · Used: Chapter 2 · Plot dimensions and shape · Use limit: For “Plot dimensions and shape”, matters outside the documented retrieval method and stated spatial relationship were not checked. · Used: Chapter 2 · Adjoining parcels · Use limit: owner data are not public; not a boundary determination on site

◆ ALKIS parcel polygon · in-house solar-position calculation

— Licence: not stated · 27 September 2026

The plot's long axis and solar elevations are computed geometrically. · Not a site survey or shading analysis; terrain, buildings, vegetation and atmospheric refraction are excluded. · Used: Chapter 2 · Orientation and sun

◆ Schleswig-Holstein State Office for Surveying and Geoinformation (LVerGeo SH)

— Licence: not stated · 27 September 2026

This report has no historical orthophoto series connected for Schleswig-Holstein; former use is therefore not established. · Orthophotos do not date a permit, prove legal status or show subsurface conditions. · Used: Chapter 2 · The plot in time

◆ © GeoBasis-DE/LVerGeo SH · DGM1

— Licence: CC BY 4.0 · 27 September 2026

DGM1 measures 44.69–45.92 m within the plot; mean slope 4.4 %. · © GeoBasis-DE/LVerGeo SH · DGM1 is limited to the documented queries; use-specific limits are stated beside the report locations. · Used: Chapter 2 · Terrain at plot scale · Use limit: For “Terrain at plot scale”, matters outside the documented retrieval method and stated spatial relationship were not checked. · Used: Chapter 2 · Two terrain cross-sections · Use limit: Raster profiles normalised vertically and separately; not a site survey, drainage design or construction design. · Used: Chapter 6 · Low point and flow path · Use limit: No level survey, drainage design or plot-level flooding certificate.

◆ BGR BodenBewegungsdienst Deutschland · federal reuse terms

— Licence: not stated · 27 September 2026

An InSAR scatterer is a radar reflector on a structure or hard surface, not a measurement of soil beneath an unbuilt part of the plot and not a foundation assessment. · Radar reflector, not a soil measurement on an unbuilt plot area or a foundation assessment. · Used: Chapter 2 · Is the ground moving?

◆ OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)

— Licence: ODbL 1.0 · openstreetmap.org/copyright · Data: 22 September 2026 · Read: 27 September 2026

OpenStreetMap geometry shows physical road context only. It does not prove public dedication, a right of way, or legally secured access. · PHYSICAL CONTEXT ONLY — not proof of legally secured access, dedication, easement or buildability. · Used: Chapter 2 · Physical road and access context

Source: Recorded source metadata from the preceding report checks · As at 27 September 2026

◆ **LVerGeo SH · ALKIS Tatsächliche Nutzung**

— Licence: not stated · Data: Data date not published ·
Read: 27 September 2026

The official ALKIS actual-use service was read at the report point on 27 September 2026. · For LVerGeo SH · ALKIS Tatsächliche Nutzung: No official specialist registers, operator or capacity records, permits, timetables, or binding legal and status confirmations for the listed uses. · Used: Chapter 3 · Actual use: ALKIS geometry

◆ **service.gdi-sh.de · Schleswig-Holstein planning layers · licence**

— Licence: Data licence Germany – Attribution – Version 2.0 · 27 September 2026

1 plan feature was read; the frame was widened to 250 m so the parcel and nearest plan share one view. · service.gdi-sh.de · Schleswig-Holstein planning layers · licence is limited to the documented queries; use-specific limits are stated beside the report locations. · Used: Chapter 3 · Bebauungsplans at the parcel · Use limit: Bebauungsplans at the parcel: The legally binding bylaw, public notice and complete original plan drawing were not read. · Used: Chapter 3 · Nearest B-plans and F-plans · Use limit: Nearest B-plans and F-plans: The legally binding bylaw, public notice and complete original plan drawing were not read. · Used: Chapter 3 · Flächennutzungsplan at the parcel · Use limit: Flächennutzungsplan at the parcel: The service answered but returned no Flächennutzungsplan feature in the search frame widened to 250 m. Request the drawing, bylaw and written planning status from the municipal planning office.

◆ **BauGB §§ 34–35 · Bauaufsicht**

— Licence: not stated · 27 September 2026

The parcel lies inside the Bebauungsplan "Tarup Ost/Struve Luecke" · Built-up area / outer area (§§ 34/35 BauGB): what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding. · Used: Chapter 3 · Built-up area / outer area (§§ 34/35 BauGB)

◆ **GDI-SH / DANord · Bauleitplanung**

— Licence: not stated · Data: Data date not published ·
Read: 27 September 2026

The public planning service was queried at the report point on 27 September 2026. · Not inspected: the legally binding original bylaw, complete amendments and the municipality's case-specific response. · Used: Chapter 3 · Land-use planning: official point query

◆ **GDI-SH / LVerGeo SH · WMS_SH_PLANUNG**

— Licence: Data licence Germany – Attribution – Version 2.0 · 27 September 2026

GRZ 0.2 arithmetically corresponds to about 125 m² of plot coverage on a 627 m² plot. · GDI-SH / LVerGeo SH · WMS_SH_PLANUNG is limited to the documented queries; use-specific limits are stated beside the report locations. · Used: Chapter 3 · Plan stipulations in plain language · Use limit: Plan stipulations in plain language: what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding. · Used: Chapter 3 · Questions and chapter sources · Use limit: Questions and chapter sources: what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding.

Source: Recorded source metadata from the preceding report checks · As at 27 September 2026

◆ **OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)**

— Licence: ODbL 1.0 • Data: 22 September 2026 • Read: 27 September 2026

The surrounding-buildings query widened to 300 m and returned 247 mapped footprints. • OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) is limited to the documented queries; use-specific limits are stated beside the report locations. • Used: Chapter 3 • Surrounding structures: distances • Use limit: factual built-form screen only; no section 34/35 classification and no ALKIS building record • Used: Chapter 7 • Forest and wooded areas nearby • Use limit: No state forest-authority register; not a statutory setback reading. • Used: Chapter 7 • Protected and nature areas nearby • Use limit: No official Natura 2000/Naturschutzgebiet register read; see the planning chapter for that. • Used: Chapter 7 • Natural monuments nearby • Use limit: No official Naturdenkmal register read. • Used: Chapter 7 • Water features nearby • Use limit: No official water-body register or flood-hazard reading; see the hazards chapter for that. • Used: Chapter 8 • Mapped buildings nearby (OpenStreetMap) • Use limit: No official building register; not a cadastral read. • Used: Chapter 8 • Land use nearby (OpenStreetMap) • Use limit: No official Flächennutzungsplan/Bebauungsplan read — see the planning chapter for that. • Used: Chapter 8 • Industrial and nuisance sources nearby • Use limit: No official immission/noise permit register; a mapped land-use proximity read only. • Used: Chapter 8 • Overhead power infrastructure nearby • Use limit: No grid operator connection register; not a supply-capacity answer. • Used: Chapter 8 • Telecom and mast infrastructure nearby • Use limit: No provider coverage register was read; ask the network providers or check the federal Breitbandatlas for fibre and mobile coverage at the address. • Used: Chapter 8 • Pipelines and miscellaneous utility infrastructure nearby • Use limit: No municipal servicing register; not a statement about this parcel's own connection. • Used: Chapter 8 • Substations and transformers nearby • Use limit: No grid operator asset or connection-capacity register. • Used: Chapter 8 • Power-generation plant nearby • Use limit: No Marktstammdatenregister operating-status or capacity read. • Used: Chapter 8 • Water and wastewater works nearby • Use limit: No municipal sewer plan, capacity statement or parcel connection record. • Used: Chapter 8 • Storage tanks nearby • Use limit: No hazardous-substances inventory or permit register. • Used: Chapter 8 • Waste and treatment infrastructure nearby • Use limit: No official waste-facility permit, emissions or operating-status register.

◆ **Further uses • OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)**

— Used: Chapter 8 • Industrial works nearby • Use limit: No official industrial-emissions permit or operating-status register. • Used: Chapter 8 • Industrial land nearby • Use limit: No zoning-plan or industrial-emissions register. • Used: Chapter 9 • Mapped roads nearby • Use limit: No dedication/access-right register; see the planning chapter's access-edge question for that. • Used: Chapter 9 • Everyday services nearby • Use limit: No drive-time or catchment-area service; a straight-line mapped-nearest read only. • Used: Chapter 9 • Planned or under-construction roads and rail • Use limit: No official planning-approval register; contributors mapping a project is not confirmation it will be built. • Used: Chapter 9 • Schools and education nearby • Use limit: No school catchment, admissions or capacity register. • Used: Chapter 9 • Health care and pharmacies nearby • Use limit: No opening-hours, emergency-service or capacity register. • Used: Chapter 9 • Food retail nearby • Use limit: No current trading-status or opening-hours register. • Used: Chapter 9 • Public-transport stops nearby • Use limit: No timetable, accessibility or service-frequency feed. • Used: Chapter 9 • Police and fire stations nearby • Use limit: No response-time or service-area register. • Used: Chapter 9 • Fuel stations nearby • Use limit: No opening-hours, fuel-type or hazardous-installation register. • Used: Chapter 9 • Historic and heritage assets nearby • Use limit: No official Land monument register or protection order. • Used: Chapter 9 • Rail infrastructure nearby • Use limit: No official DB network status, timetable or rail-noise model. • Used: Chapter 9 • Banking services nearby • Use limit: No branch-status, cash-service or opening-hours register.

Source: Recorded source metadata from the preceding report checks • As at 27 September 2026

- ◆ **UVP-Verbund · federal and Länder environmental-assessment portals**

— Licence: public UVP-Verbund access · 27 September 2026

UVP-Verbund shows published procedures, not every proposal and not an approval. · UVP-Verbund query: limitation stated in the section summary. · Used: Chapter 3 · Nearby published UVP procedures
- ◆ **LVerGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026**

— Licence: terms per the Land service's metadata record · 27 September 2026

Zone identifier, use, reference date, guideline value and—where geometry is supplied—neighbouring zones are read as planning-adjacent context. · guideline-zone context only; not a parcel valuation or market value · Used: Chapter 3 · Guideline land-value zone as a planning fact
- ◆ **BGR BÜK200**

— Licence: GeoNutzV (BGR dataset metadata / AGB §3) · 27 September 2026

BÜK200 describes mapped soil units at map scale, not at plot scale. · Without boring, contamination sampling, bearing-capacity testing or plot-scale soil boundaries, the map cannot replace a geotechnical report. · Used: Chapter 5 · Soil class and class boundaries
- ◆ **BfS · Radonpotential / Radonvorsorgegebiete**

— Licence: dl-de/by-2.0 · 27 September 2026

The BfS value is a coarse geogenic model. For a basement it triggers a precaution and measurement strategy, not a predicted indoor concentration. · No soil-gas test and no indoor radon measurement in this building. · Used: Chapter 5 · Radon potential and basement response
- ◆ **LBEG Hannover · exploration licences, extraction licences and mining property**

— Licence: CC BY 4.0 · 27 September 2026

Within 22.5 km of the plot LBEG records no mining title. · No restricted building areas, legacy mining, operating-plan file, subsidence forecast or private-law compensation analysis. · Used: Chapter 5 · Mining rights and areas
- ◆ **BMDV · PRINS / Bundesverkehrswegeplan**

— Licence: CC BY 4.0 (creativecommons.org (address on evidence page)) · 27 September 2026

Published PRINS/BVWP corridor points show the returned register coordinates; they do not establish that a route reaches or crosses the parcel, and the register entries exclude municipal roads. · BMDV PRINS/BVWP query: limitation stated in the section summary. · Used: Chapter 3 · Federal transport projects: PRINS / BVWP
- ◆ **BKG VG250 and named official keeper directories**

— Licence: dl-de/by-2.0 · Data: 1 January 2025 · Read: 27 September 2026

11 records from 5 keepers, land-register extract first. · The controlling records named in each row. · Used: Chapter 4 · Records only an authority can release - what to request and from whom
- ◆ **BGR GÜK250**

— Licence: GeoNutzV (BGR dataset metadata / AGB §3) · 27 September 2026

GÜK250 is nationwide landscape context at 1:250,000 scale. It remains a map classification, not a borehole beneath the building. · Without boreholes, groundwater observations and fill-thickness measurements, the map supplies no foundation parameters. · Used: Chapter 5 · Geology and unit boundaries
- ◆ **© GeoBasis-DE/LVerGeo SH · DGM1 · CC BY 4.0; BGR ground-movement service · result carried over from chapter 2**

— Licence: CC BY 4.0 · 27 September 2026

Map: © GeoBasis-DE/LVerGeo SH · DGM1, retrieved 27 September 2026; 1 m elevation grid at the plot. · BBD InSAR scatterers are radar reflectors; no level survey, settlement monitoring or stable-ground finding. · Used: Chapter 5 · Coarse elevations and ground movement

Source: Recorded source metadata from the preceding report checks · As at 27 September 2026

- ◆ **UNRESOLVED · LLnL Schleswig-Holstein · Verfahrensgebiete der aktuellen Flurbereinigungsverfahren · WFS LfU-SH · dl-de/by-2.0**

— Licence: dl-de/by-2.0 (Quellenvermerk LfU-SH); Datensatz LLnL: dl-zero-de/2.0 · 27 September 2026

A procedure area can affect future parcel structure and dispositions. · No participant file, allocation plan, contribution decision or future parcel guarantee. · Used: Chapter 5 · Land consolidation and readjustment
- ◆ **OpenStreetMap contributors, Geofabrik extract, data as of 22 September 2026 (ODbL 1.0); official Denkmalliste and Altlastenkataster held by the competent authorities**

— Licence: ODbL 1.0 · Data: 22 September 2026 · Read: 27 September 2026

OSM is only a feature screen. The official monument/archaeology record and contamination register remain two separate written authority enquiries. · For OpenStreetMap contributors, Geofabrik extract, data as of 22 September 2026 (ODbL 1.0); official Denkmalliste and Altlastenkataster held by the competent authorities: No official specialist registers, operator or capacity records, permits, timetables, or binding legal and status confirmations for the listed uses. · Used: Chapter 5 · Archaeology and ground records

Source: Recorded source metadata from the preceding report checks · As at 27 September 2026

Source ledger (continued)

- ◆ **BKG · Starkregen-Hinweiskarte · Überflutungstiefe**

— Licence: not stated · 27 September 2026

Heavy-rain depth at the report point: up to 8 cm in the neighbouring cells (12 m around) · under 10 cm — below the mapping threshold. · What was read is the national BKG model of an exceptional event. Flow paths, water levels at the building and the municipal heavy-rain hazard map were not read; ask the municipality for the map, if it has made one. · Used: Chapter 6 · Heavy rain (BKG)
- ◆ **MEKUN Schleswig-Holstein · HWRM 2025 · Küstenhochwasser HW100**

— Licence: not stated · 27 September 2026

Coastal flood (HW100) at the report point: no mapped area; the nearest lies 3.0 km away. · For MEKUN Schleswig-Holstein · HWRM 2025 · Küstenhochwasser HW100: The check covered no building opening, backflow level, basement height or insurance cover. · Used: Chapter 6 · Coastal flood: HW100 (Schleswig-Holstein)
- ◆ **WasserBLICK/BfG; the Länder's own water authorities · INSPIRE natural risk zones (HWRM-RL) · retrieved**

— Licence: GeoNutzV · 27 September 2026

Reported flood scenarios: the parcel lies outside every reported area; the nearest is 3.0 km away. · No site hydraulic model, flood level certificate or design flood level. · Used: Chapter 6 · Flood hazard: scenarios and depths
- ◆ **MEKUN Schleswig-Holstein · HWRM 2025 · Flusshochwasser HQ100**

— Licence: not stated · 27 September 2026

River flood (HQ100) at the report point: no mapped area; the nearest lies 26.5 km away. · For MEKUN Schleswig-Holstein · HWRM 2025 · Flusshochwasser HQ100: The check covered no building opening, backflow level, basement height or insurance cover. · Used: Chapter 6 · River flood: HQ100 (Schleswig-Holstein)
- ◆ **Schleswig-Holstein environment agency (LfU-SH) · statutory floodplains (Pinnau, Krückau, Stör, Trave, Alster, Bille) · retrieved**

— Licence: dl-de/by-2.0 · 27 September 2026

The parcel lies outside statutory floodplains; none is published within 40.0 km. · For Schleswig-Holstein environment agency (LfU-SH) · statutory floodplains (Pinnau, Krückau, Stör, Trave, Alster, Bille) · retrieved: No water-law case decision and no survey of the legal boundary. · Used: Chapter 6 · Statutory floodplain
- ◆ **LfU-SH · Digitales Anlagenverzeichnis (DAV/DDV-WBV/Land SH), Seenverzeichnis und Küstenwasserkörper · CC BY 4.0 / dl-de/by-2.0**

— Licence: CC BY 4.0 (DAV/DDV-WBV/Land SH); dl-de/by-2.0 (Quellenvermerk LfU-SH) · Data: 18 December 2014 · Read: 27 September 2026

The map shows the nearest officially registered water feature from the LfU-SH WFS. · No surveyed bank line, legal buffer or drainage right. · Used: Chapter 6 · Nearest official watercourses and water bodies

Source: Recorded source metadata from the preceding report checks · As at 27 September 2026

- ◆ **BKG heavy rain (dl-de/by-2.0); DWD HYRAS-DE (CC BY 4.0); DWD; KOSTRA-DWD-2020**

— Licence: dl-de/by-2.0; CC BY 4.0; GeoNutzV · 27 September 2026

Model depths, HYRAS daily values and DWD normals are screening indicators. · No hydraulic sewer capacity or site infiltration test. The grid value for highest one-day total is neither a measurement on the parcel nor a parcel-wide average. · Used: Chapter 6 · Heavy-rain and precipitation extremes
- ◆ **Schleswig-Holstein environment agency (LfU-SH) · drinking-water protection areas, designated zones II and III (zone I is not published) · retrieved**

— Licence: dl-de/by-2.0 · Data: 6 November 2013 · Read: 27 September 2026

The protection-zone class and ordinance can affect excavation, heat pumps, infiltration and material storage. · For Schleswig-Holstein environment agency (LfU-SH) · drinking-water protection areas, designated zones II and III (zone I is not published) · retrieved: No water-law case decision and no survey of the legal boundary. · Used: Chapter 6 · Drinking-water protection zones
- ◆ **Copernicus HRL Tree Cover Density 2018 (EEA, 10 m)**

— Licence: not stated · Data: Data date not published · Read: 27 September 2026

Tree canopy lies within 25 m of the report point and covers 19.8% of the approximately 4453 m-wide map window. · Physical canopy cover, not forest status under Land law. · Used: Chapter 7 · Tree-cover density (Copernicus HRL)
- ◆ **Copernicus HRL Imperviousness Density 2018 (EEA, 10 m)**

— Licence: not stated · Data: Data date not published · Read: 27 September 2026

The satellite classification detects sealed surface within 25 m of the report point and across 30.3% of the displayed surroundings. · Satellite-derived 2018 land cover, not a current drainage assessment. · Used: Chapter 7 · Imperviousness density (Copernicus HRL)
- ◆ **Corine Land Cover 2018 (EEA / Copernicus Land Monitoring Service)**

— Licence: not stated · Data: Data date not published · Read: 27 September 2026

The EEA point query assigns the published CLC 2018 class to the report point. It describes landscape character, not statutory land use. · No development plan, ALKIS use or fine-scale vegetation survey. · Used: Chapter 7 · CORINE Land Cover 2018
- ◆ **BfN Naturschutzgebiete**

— Licence: not stated · Data: Data date not published · Read: 27 September 2026

Nature conservation area: No published designation covers the report point. · Nationwide register view; the designation instrument and Land authority control. · Used: Chapter 7 · Nature conservation areas (BfN)

Source: Recorded source metadata from the preceding report checks · As at 27 September 2026

Source ledger (continued)

◆ BfN Landschaftsschutzgebiete — Licence: not stated · Data: Data date not published · Read: 27 September 2026 Landscape protection area: The nearest WMS-resolved boundary lies 159 m northwest; the report point is outside it. · The map shows designation extents, not the individual prohibitions in the protection order. · Used: Chapter 7 · Landscape protection areas (BfN)	◆ BfN FFH-Gebiete (Natura 2000) — Licence: not stated · Data: Data date not published · Read: 27 September 2026 Habitats site (Natura 2000): A published Natura 2000 boundary begins 1.9 km northeast. · Designation screen; no Habitats Regulations assessment is included. · Used: Chapter 7 · Habitats Directive sites, Natura 2000 (BfN)
◆ BfN EU-Vogelschutzgebiete (Natura 2000) — Licence: not stated · Data: Data date not published · Read: 27 September 2026 EU bird protection site (Natura 2000): The parcel is outside the returned designation; its nearest WMS-visible edge lies 8.6 km northeast. · Designation extent, not an on-site protected-species survey. · Used: Chapter 7 · EU bird protection sites, Natura 2000 (BfN)	◆ BfN Landschaftstypen — Licence: not stated · Data: Data date not published · Read: 27 September 2026 BfN places the report point in the landscape unit "Angeln, Schwansen und Dänischer Wohld", type "Ackergeprägte, offene Kulturlandschaft" (BfN code 4.2). · Descriptive landscape classification with no independent legal effect. Map key: the colour patch under the report point is the landscape type published there; the other tones in the image are neighbouring types whose names this image service does not return. · Used: Chapter 7 · Landscape type in the nationwide context (BfN)

Source: Recorded source metadata from the preceding report checks · As at 27 September 2026

◆ BfN Naturparke — Licence: not stated · Data: Data date not published · Read: 27 September 2026 Nature park: The nearest published extent begins 19.3 km southeast; the report point is outside it. · Large-area designation screen; purpose and individual requirements follow Land law and the nature-park instrument. · Used: Chapter 7 · Nature parks (BfN)	◆ BfN Nationalparke — Licence: not stated · Data: Data date not published · Read: 27 September 2026 The nationwide BfN large-area designations are far from the report point: National park 42.8 km, Biosphere reserve 42.8 km and National natural monument 216.2 km. · No zoning and no individual provision from the applicable protection instrument. · Used: Chapter 7 · Large-area designations at nationwide distance (BfN)
◆ Umweltbundesamt · Lärmkartierung nach der EU-Umgebungslärmrichtlinie (VeLa/LK) — Licence: not stated · Data: Data date not published · Read: 27 September 2026 The UBA noise map returned no level for this point on 27 September 2026. · No night-band (L_{night}) values, no industrial/port noise mapping outside agglomerations, no on-site measurement, no future traffic growth. · Used: Chapter 8 · Environmental noise (UBA)	◆ Mapbox Directions routing on OpenStreetMap road data — Licence: not stated · 27 September 2026 For “Drive times to everyday destinations (Mapbox Directions)”, the section finding read was: Mapbox Directions routes to OSM destinations, accessed 27 September 2026. · Routing model without live traffic; origin and destination may be snapped to the nearest road. · Used: Chapter 9 · Drive times to everyday destinations (Mapbox Directions)
◆ DWD · Klimanormalen 1991-2020 (CDC-Raster) · accessed — Licence: not stated · 27 September 2026 DWD provides nationwide climate normals on a 1 km grid. · No weather-station measurement, no short-range forecast, no building-level microclimate effect. · Used: Chapter 10 · Climate normals (DWD)	◆ DWD WMS · Frost days · Summer days · Snow-cover days · Sunshine duration · Mean temperature · Annual precipitation — Licence: not stated · 27 September 2026 In addition, six named DWD WMS products were read on 27 September 2026; 6 of 6 returned values. · Neither current weather nor a measurement on this parcel. · Used: Chapter 10 · Climate normals at this location
◆ DWD HYRAS-DE v6-1 (CC BY 4.0), daily grids 2015–2024, own analysis · dry spells/water balance — Licence: CC BY 4.0 · 27 September 2026 Longest dry spell at the report point (DWD HYRAS 2015–2024): 31 days. · The grid value for longest dry spell is neither a measurement on the parcel nor a parcel-wide average. · Used: Chapter 10 · Dry spells and summer water balance (DWD HYRAS)	◆ DWD HYRAS-DE v6-1 (CC BY 4.0), daily grids 2015–2024, own analysis · summer heat/night temperature — Licence: CC BY 4.0 · 27 September 2026 Hot days at or above 35 °C at the report point (DWD HYRAS 2015–2024): 0.0 per year. · The grid value for hot days at or above 35 °C is neither a measurement on the parcel nor a parcel-wide average. · Used: Chapter 10 · Summer heat and night-time cooling (DWD HYRAS)

Source: Recorded source metadata from the preceding report checks · As at 27 September 2026

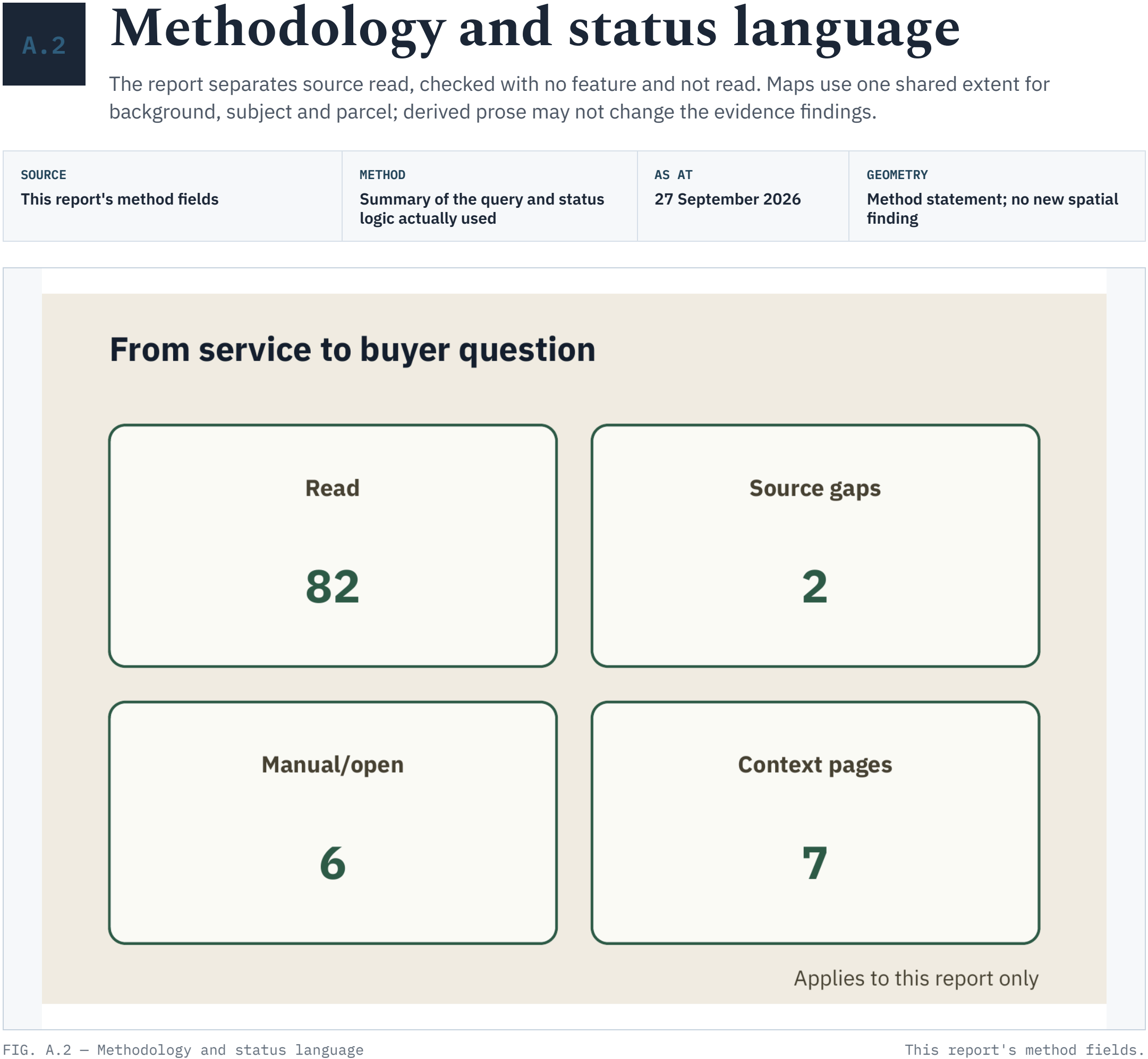
Source ledger (continued)

◆ DWD HYRAS-DE v6-1 (CC BY 4.0), daily grids 2015–2024, own analysis · frost/ice days/heating degree days — Licence: CC BY 4.0 · 27 September 2026 Frost days at the report point (DWD HYRAS 2015–2024): 49.9 per year. · The grid value for frost days is neither a measurement on the parcel nor a parcel-wide average. · Used: Chapter 10 · Frost, ice days and heating season (DWD HYRAS)	◆ DWD HYRAS-DE v6-1 (CC BY 4.0), daily grids 2015–2024, own analysis · rainwater-harvesting potential — Licence: CC BY 4.0 · 27 September 2026 Mean annual precipitation at the report point (DWD HYRAS 2015–2024): 882 mm. · The grid value for mean annual precipitation is neither a measurement on the parcel nor a parcel-wide average. · Used: Chapter 10 · Rainwater-harvesting potential (DWD HYRAS)
◆ European Environment Agency (EEA), interpolated air-quality maps 2024 (CC BY 4.0) — Licence: CC BY 4.0 · 27 September 2026 EVIDENCE: PM2.5 at the report point: 7.9 µg/m³. · The grid value for PM2.5 is neither a measurement on the parcel nor a parcel-wide average. · Used: Chapter 10 · Regional background air quality (EEA 2024)	

Source: Recorded source metadata from the preceding report checks · As at 27 September 2026

◆ Copernicus Interactive Climate Atlas (C3S), CMIP6 models, pathway SSP2-4.5 (CC BY 4.0), own analysis — Licence: CC BY 4.0 · 27 September 2026 Change in annual mean temperature at the report point: +1.0 °C. · The grid value for change in annual mean temperature is neither a measurement on the parcel nor a parcel-wide average. · Used: Chapter 10 · Climate projection to 2050 (CMIP6 ensemble)	◆ DIBt · wind and snow-load zones — Licence: not stated · Data: 7 June 2022 / 8 February 2023 · Read: 27 September 2026 Wind zone 3; snow-load zone 2. Both DIBt assignments use the same municipality and are handed to the structural engineer together. · No wind or snow measurement and no structural calculation for a specific building. · Used: Chapter 10 · Wind zone (DIBt) with snow-load classification
◆ LVerGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026 — Licence: not stated · Data: 01.01.2026 · Read: 27 September 2026 The Bodenrichtwert at the report point is €145/m² (reference date 01.01.2026). · For LVerGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026: No official specialist registers, operator or capacity records, permits, timetables, or binding legal and status confirmations for the listed uses. · Used: Chapter 11 · Official value (Bodenrichtwert)	◆ LVerGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026; ALKIS — Licence: not stated · Data: 01.01.2026 · Read: 27 September 2026 This page combines the official parcel area with the read zone's Bodenrichtwert. · No market valuation, sales-price collection or plot-specific adjustments. · Used: Chapter 11 · Official value anchor for the parcel
◆ Bundesportal · Schleswig-Holstein; Bundesministerium der Justiz · GrESTG, GNotKG, UStG — Licence: not stated · Data: rate effective 1 January 2014. · Read: 27 September 2026 This calculation brings together the purchase basis, this Land's transfer-tax rate and the statutory core notary and land-register items as a budgeting scenario. · Draft contract, final consideration, exemptions, mortgage charge, agency agreement, municipal contributions and tax notices. · Used: Chapter 11 · Acquisition budget for this parcel	◆ Bundesportal · Schleswig-Holstein; § 11 GrESTG — Licence: not stated · 27 September 2026 The published rate for this Land is stated here. · Not provided: purchase price, taxable consideration, exemptions, linked building contract and tax assessment. · Used: Chapter 11 · Property transfer tax (Grunderwerbsteuer)
◆ Bundesjustizministerium · GNotKG, Tabelle B — Licence: not stated · 27 September 2026 Official Table B supports a useful orientation even though the purchase price is not an order input. · The actual transaction value, draft contract, finance charge, completion and support work, expenses and VAT are unavailable; the table is fee guidance, not an invoice. · Used: Chapter 11 · Notary and land-register costs	◆ Bundesjustizministerium · BauGB/BGB; Flensburg · KAG/bylaw — Licence: Amtliches Werk · § 5 Abs. 1 UrhG · 27 September 2026 The BauGB assigns development contributions to a defined cost and assessment unit; Land KAG rules and the municipal bylaw govern other contributions. · Not provided: contribution notices, municipal statement, bylaw response and provider quotations for this plot. · Used: Chapter 11 · Development and municipal contributions
◆ Bundesjustizministerium · BewG/GrStG; Flensburg — Licence: Amtliches Werk · § 5 Abs. 1 UrhG · 27 September 2026 A building is mapped on the parcel. · Property-tax value notice, assessment notice, current municipal multiplier and seller's tax bill. · Used: Chapter 11 · Annual property tax (Grundsteuer)	◆ Compiled from this report's own sections — Licence: not stated · Data: Data date not published · Read: 27 September 2026 This chapter sets out what still needs to be resolved before an offer or notary appointment. · No new external source; this chapter reads only the report already built. · Used: Chapter 11 · Next steps

Source: Recorded source metadata from the preceding report checks · As at 27 September 2026



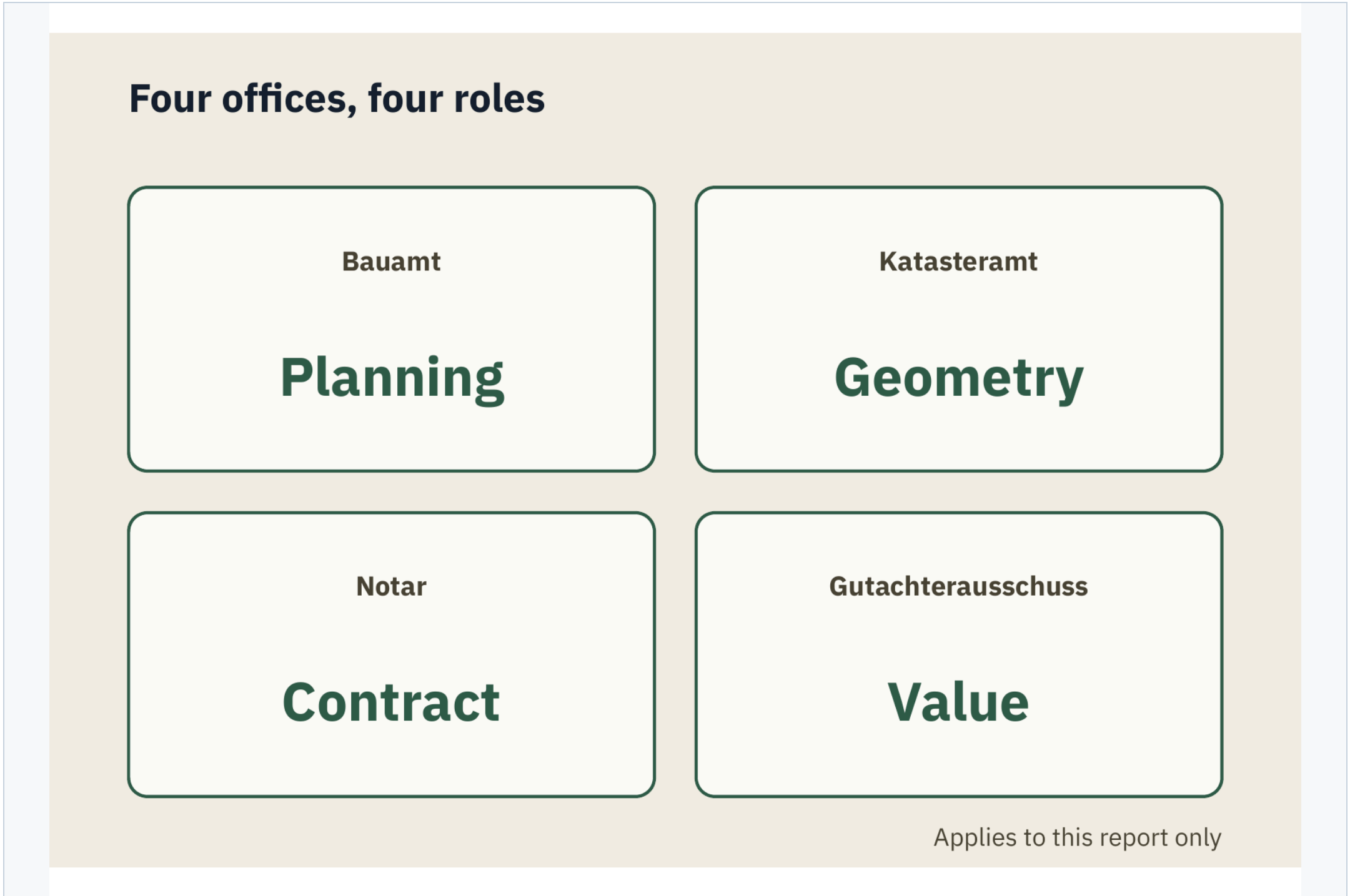


FIG. A.3 – German property glossary

BauGB, GrEStG, GBO and the named specialist registers.

Analyst read

- FINDING: The glossary separates 12 specialist terms and 4 authority roles.
- CONSEQUENCE: Cadastre, land register, Baulasten and guideline value remain four different checks even when they concern the same parcel. Gemarkung / Flur: Cadastral location divisions used to identify a parcel. Use when speaking to the Bauamt, Katasteramt, notary and surveyor.

A.2 Methodology and status language

- ◆ **Point or polygon**
 - Each evidence page states its geometric relation explicitly.
 - | A point query is not a parcel-wide overlay.
- ◆ **Not read**
 - The service, access or machine-readable publication was unavailable.
 - | The responsible office remains named in the action plan.
- ◆ **Written follow-up**
 - Each evidence page is a preflight; the office named on it answers bindingly, in writing, before the purchase commitment.
 - | The purchase stops when that answer does not clearly identify the parcel, the source or the recorded result.
- ◆ **Distances**
 - Measured from the mapped parcel outline to the nearest supplied geometry of the subject, not to an entrance or connection point.
 - | The outline is not a surveyed legal boundary and does not replace a licensed survey.
- ◆ **Source status**
 - An evidence page states the source status where the source returned no match, is not connected for the Land or is not published; otherwise it opens with the result read.
 - | The status applies to that section's method and spatial relationship only, not to the parcel as a whole.
- ◆ **Reading**
 - The report's processing and status rules.
- ◆ **Checked, nothing found**
 - The service answered but returned no subject at the checked point/extent.
 - | This is neither a service failure nor proof of universal absence.
- ◆ **Maps**
 - Parcel and nearest subject feature share the frame.
 - | Empty rasters are not presented as negative findings.
- ◆ **Text for the request**
 - “Please confirm in writing, for the parcel identified in this report, how the documented finding on [heading of the evidence page] is classified, which official or professional evidence controls, and whether anything is required before the purchase.”
 - | The square brackets take the heading of the evidence page in question; its action row names the office and the deadline.
- ◆ **OpenStreetMap**
 - Community mapping, not an official register; the query radius and currency stand on each evidence page under METHOD and AS AT.
 - | It evidences neither permission, operation nor ownership, and there is no statutory pass/fail distance to a mapped feature; the municipality names the body that answers bindingly.
- ◆ **AI prose**
 - Editorial interpretation from frozen section facts only; written by the deterministic text layer.
 - | No new source, invented value or substitute for professional review.

Source: This report's method fields · As at 27 September 2026

A.3 German property glossary

- ◆ **Flurstück**
 - A cadastral unit with its own identifier and boundary.
 - | ALKIS / Katasteramt
- ◆ **Bebauungsplan**
 - Municipal bylaw containing binding planning rules for an area.
 - | BauGB §§ 8-10
- ◆ **Gemarkung / Flur**
 - Cadastral location divisions used to identify a parcel.
- ◆ **Innenbereich / Außenbereich**
 - The section 34/35 BauGB planning starting point where no binding plan governs.
 - | BauGB §§ 34, 35

Source: BauGB, GrEStG, GBO and the named specialist registers · As at 27 September 2026

Report limitations and full disclaimer

This page applies to the entire report and records its scope and limits in one place.

SOURCE	METHOD	AS AT	GEOMETRY
Mandatory GrundCheck product scope	Full scope and limitation statement	27 September 2026	Applies to the selected plot and every report statement

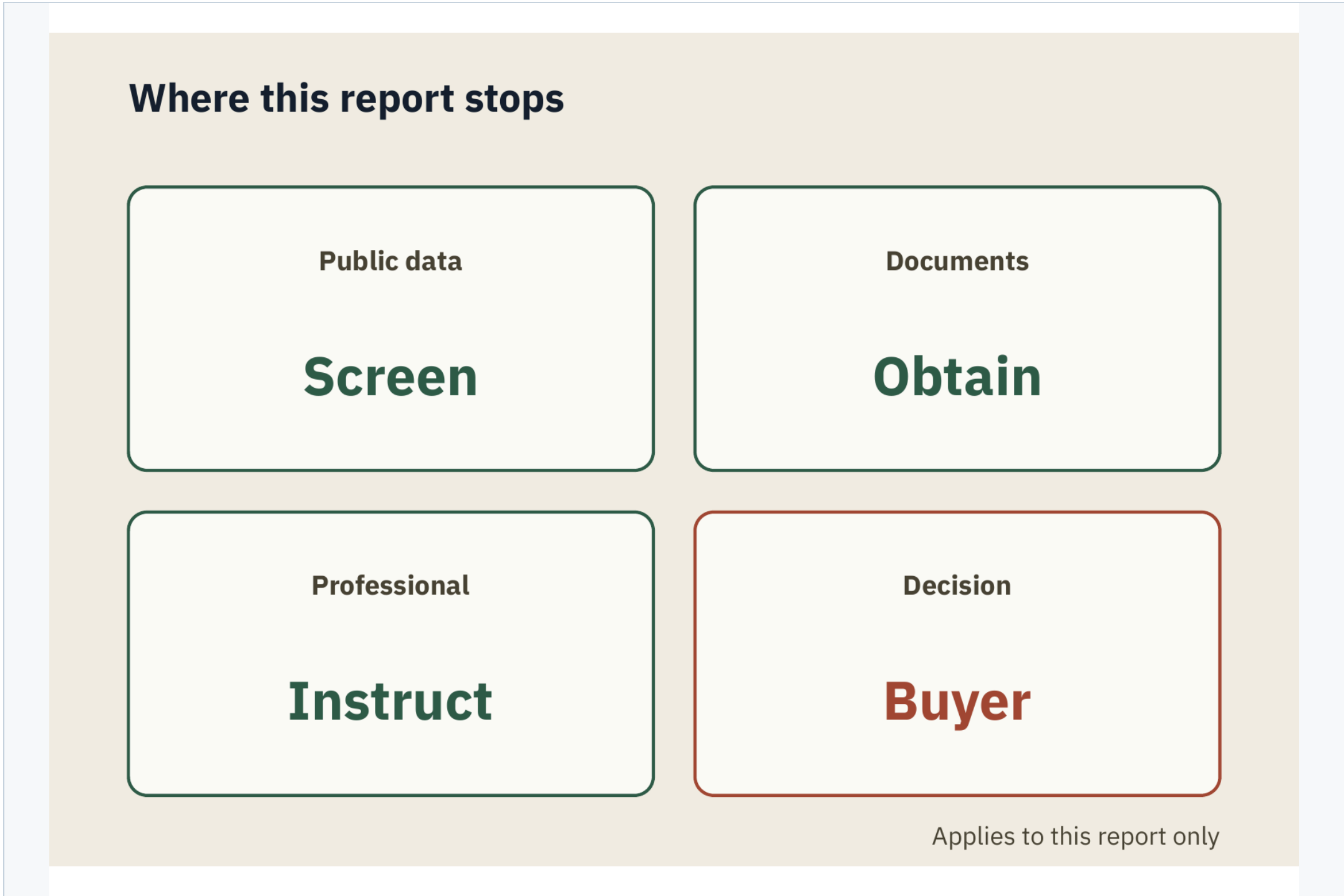


FIG. A.4 – Report limitations and full disclaimer

Mandatory GrundCheck product scope.

Analyst read

- FINDING: This report is an automated preflight risk scan based on public data, supplied documents and AI-assisted editorial interpretation.
- CONSEQUENCE: It is not legal, surveying, engineering, architectural, tax, investment or valuation advice. It does not verify ownership, validity or priority of land-register entries, encumbrances, legal buildability or utility connections. Before a purchase decision or deposit, have the original evidence reviewed by a lawyer, notary, surveyor or the responsible authority.
- LIMIT: No professional determination beyond the expressly documented public-data screening.
- NEXT ACTION: Obtain the controlling original from the responsible office. Ask the notary or lawyer to draft the withdrawal and release clauses.

German property glossary (continued)

- ◆ **Baulast**

— A public-law obligation recorded against a plot in the Baulasten register.

| Land building code / Bauamt
- ◆ **Bodenrichtwert**

— Official average land value for a zone and date, not an individual valuation.

| Gutachterausschuss / BauGB § 196
- ◆ **Erschließungsbeitrag**

— Municipal contribution for qualifying development works; a notice or written confirmation that nothing is outstanding settles the case.

| BauGB §§ 127-135
- ◆ **Gutachterausschuss**

— Independent committee for property-market data and guideline land values.

| BauGB §§ 192-199
- ◆ **Reading**

— Terms actually used in this report.
- ◆ **Altlast**

— An authority-recorded suspected or confirmed harmful soil condition; the register response controls.

| BBodSchG / Bodenschutzbehörde
- ◆ **Grunderwerbsteuer**

— Tax on defined property acquisitions; Land rate and transaction tax base require separate checks.

| GrEStG / Finanzamt
- ◆ **Grundbuch**

— Register of ownership and rights in rem; this report does not read it.

| Grundbuchamt / GBO
- ◆ **ÖbVI**

— Publicly appointed surveyor for sovereign cadastral work under Land law.

| Land surveying law

Source: BauGB, GrEStG, GBO and the named specialist registers • As at 27 September 2026

A.4 Report limitations and full disclaimer

- ◆ **Full disclaimer**

— This report is an automated preflight risk scan based on public data, supplied documents and AI-assisted editorial interpretation. It is not legal, surveying, engineering, architectural, tax, investment or valuation advice. It does not verify ownership, validity or priority of land-register entries, encumbrances, legal buildability or utility connections. Before making a purchase decision or paying a deposit, obtain and review the controlling original evidence and written responses with a qualified local lawyer, notary, surveyor, architect, engineer or relevant authority.

| CONSEQUENCE — Applies to every map, table, drawing and editorial interpretation.
- ◆ **CRITICAL — BLOCKING • Decision rule**

— Make the offer and any deposit expressly conditional on the deal-critical open points being resolved in writing.

| NEXT ACTION — Ask the notary or lawyer to draft the withdrawal and release clauses.
- ◆ **Next action**

— Read with the action plan before a purchase decision or deposit.
- ◆ **ACTION • Not verified**

— Ownership, land register, Baulasten, priority, legal buildability, boundary determination and provider connections.

| NEXT ACTION — Obtain the controlling original from the responsible office.
- ◆ **Reading**

— The scope of this automated product.

Source: Mandatory GrundCheck product scope • As at 27 September 2026