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DX: 555400, Edinburgh 15
Legal Post: LP - 54, Edinburgh 5
Date: 30 November 2006

Our ref: ARTL/LAF/L1
Your ref:

Dear Sirs

REGISTERS OF SCOTLAND AUTOMATED REGISTRATION OF TITLE TO LAND (ARTL)

As you are aware, Registers of Scotland plans to introduce the new ARTL system of registration throughout Scotland in the early part of next year on a geographical county rollout basis. ARTL offers e-registration of dealings with whole in the Land Register via the internet. The process entails a paper-free registration for most types of Dealings applications in the Land Register. Dealings are applications for registration affecting property already registered in the Land Register. The system will be accessed by accredited users only.

I understand that your organisation is considering using ARTL for signing discharges. In this regard, I enclose a licence application form. If your organisation is not yet in a position to commit to using ARTL to sign Discharges, you can complete and return the licence application form at a later date. When you return your completed form, your organisation will be granted a non-exclusive, perpetual but revocable licence to use the ARTL system.

Technical Requirements to use ARTL

As regards technical requirements to use the ARTL system, I would advise that there is no requirement to buy any bespoke software or hardware to use ARTL. The ARTL system is internet based and is available to users with an Internet browser. You will, therefore, require a computer with a compatible browser installed. ARTL complies with the relevant government and industry standards in this area to ensure that the IT requirements for use are minimised - the primary requirement is the support of Adobe Acrobat Reader Software version 7 or above in order to facilitate the creation of Digital Signatures. Full details are available on the Agency's website at <http://www.ros.gov.uk/artl/literature.html>.

ARTL will create digital deeds which will be digitally signed. To enable the creation of these digital signatures, Registers of Scotland will issue a smartcard to each authorised user within your organisation upon which a unique digital certificate will be installed. These will be controlled within a Public Key Infrastructure (PKI) environment which will be owned and

operated by Registers of Scotland. The smartcard technology is very similar in use to chip and pin technology which most of us are now familiar with.

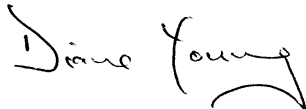
You will, however, have to buy and install smartcard readers and associated software. Smartcards issued by Registers of Scotland will function with any make/model of smartcard reader compliant with the PC/SC (Personal Computer/ Smartcard) standard.

However, you may wish to note that the Law Society of Scotland has entered into an arrangement with Trustis Limited, the company that is providing Registers of Scotland with the PKI infrastructure, to supply suitable card readers to solicitor firms. Registers of Scotland have been advised that the Law Society of Scotland is prepared to extend this arrangement to include your organisation. Details of this can be found on the Law Society of Scotland website at http://www.lawscot.org.uk/Members_Information/Deals/Smartcard.aspx.

As part of the PKI requirements, it is essential that a member of staff for Registers of Scotland visits each organisation who applies for a licence to use ARTL in order to carry out routine checks and explain procedures. On return of your completed licence application form, we will contact you with further details of when we will visit your organisation.

I look forward to receiving your organisation's licence application form. I enclose a freepost envelope for this purpose. If you require further information, please contact our Mike Hollingsworth 0131 659 6111 on ext. 5734, or Jon Nagl on ext. 5444. I very much hope you will take the opportunity to use the new ARTL system and I look forward to receiving your completed form.

Yours sincerely

A handwritten signature in black ink that reads "Diane Young". The signature is written in a cursive style with a large, sweeping flourish at the end of the name.

DIANE YOUNG
Legal Director

ARTL LICENCE APPLICATION FORM

On behalf of the below-named Sole Practice, Firm, Limited Liability Partnership, Company, Local Authority or other Corporate Body ("my Organisation"), I hereby apply to the Keeper of the Registers of Scotland ("the Keeper") for a non-exclusive licence to use the Automated Registration of Title to Land ("ARTL") system.

I confirm that:

- I am authorised to make this application on behalf of my Organisation;
- I have read the ARTL Terms and Conditions* that are published on the Keeper's Website at www.ros.gov.uk/artl/termsandconditions.pdf and I agree that my Organisation will be bound by them; and
- My Organisation will not submit applications for registration through the ARTL system that are incompatible with the system according to the information contained in the ARTL Compatibility of Deed Types document* that is published on the Keeper's website at www.ros.gov.uk/artl/compatibility.pdf.

PLEASE PRINT DETAILS IN BLOCK CAPITALS AND COMPLETE ALL SECTIONS

Name of Person Applying:				
Job Title:				
Telephone No:				
E-mail Address:				
Name of Organisation:				
Address of Organisation:				
Postcode:		DX No or LP No:		
FAS No (if any):		Estimated No. of ARTL Users:		
Signature:			Date:	
Name of Signatory (Block Capitals):				

*NOTICE: The Keeper will supply information about other important aspects of ARTL, such as Service Levels, the requirements of the Public Key Infrastructure for digital signatures, and the roles of the Local Registration Authority and the Practice Administrator, before the system becomes generally available.