

FIRST QUARTER 2016 .-- .-- REPERTORIO

No. ••

PROMISE OF SALE .-- Real Estate

Altos del Huife SA--

TO ••

name Buyer •• .--••

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Pucon, Pucon commune, Republic of Chile, XXXXXXXX XX two thousand sixteen, before me, •• **Name**

Lawyer, •• •• Lawyer, Notary Public Owner of Pucon, with office in •• **domicile lawyer, ••** They are

appearing on the one hand, as promissory seller gift •• **Juan ••**

Alcoholado Daniel Sepulveda, •• Chilean, married, business manager, identity card ••

identity number 10600842 to -6 in •• representation •• the •• society •• ••

Real estate Altos del Huife SA, •• Twirl your name, •• •• Unique Roll Tributary •• ••

76495475--0, both domiciled in •• •• 3195 Ramón Freire street number, city ••

Santiago, passing through this city and on the other hand, as PROSPECTIVE PURCHASER (a), ••

Buyer name, Nationality, Profession, •• **Civil status, Home buyer,**

identity card •• unique role identity and tax number 99999999 to -9, of legal age, who credited his identity with

the certificates mentioned and agreed to state that this promise of sale: •• •• ••

FIRST: Background: 1.1) •• Don •• **Juan Daniel Alcoholado Sepúlveda ••** He declares that he

represents, society •• •• **Real estate Altos del Huife SA, ••** It owns a property called •• **One batch of**

Huife Altos, •• Huife located on site, commune of Pucon, with an area of 98.22 hectares, with the following

special demarcations: •• **North: ••** straight with public road Pucon - Huife, at 120.90 meters with lot D, ••

85 meters Lot C, straight with public road Pucón - Huife, 270 meters and 342 meters with broken in Gold Coihue separating it from batch 1A - 2, 92 meters with broken unnamed in 167 meters, 224 meters and at 140 meters with batch 1A - 8A in 210.90 meters, 150 meters, 146 meters in batch with 2B - 1 and

132.50 meters with broken Gold Coihue separating it Lot 2B - 1; **East:** in

132.35 meters with lot D, at 202 meters batch 1A - 8A in 274 meters with broken Gold Coihue separating it Lot 2B - 1, 153 meters with batch 2B - 1, 582 meters with batch 2A, **South:** with bias ravine separating it from Juan Luis Perez and Oyarzun succession and in line with batch winding A1; **West:** sinusoidal line with batch A1, in

117.65 meters with Lot C, in 205 meters and 25.50 meters with batch 1A - 8A, straight with batch A1. It is recorded at page number 2772 1403 Property Registry of Real Estate Pucon 2015. The roles of valuation of land that make up this lot are the number 140 to -73, from 140 to -69, 140-- 72, 140 to -144 and 140 to -143, all commune Pucon. **1.2)** This property was performed a subdivision, resulting, among others, the so-called **Lot number X**, an area of XXXX square meters, with the following special demarcations: **North:** with batch numbers and XXX XXX; **East:** with lot number XXX, partly separated right of way; **South:** with batch XXX, separated by transit easement,

West: with lot number XXX., separated in part by transit easement. The subdivision was approved by certificate issued by the Agriculture and Livestock Service,

It is registered on page XX XX number Property Registry of Real Estate Pucon 2016, being archived the background under number XX Registry and property documents under number XX Special Register of Planos, respectively, both of Real Estate Pucon the same year.

SECOND: By this instrument, don **Juan Daniel Alcoholado Sepúlveda** In representation of

Real estate Altos del Huife SA, promises to sell, give in and

transfer to **Buyer name**, who promises to buy, accept and acquire for themselves or third parties

indicated in the deed of sale, he **lot number X**

singled in the first clause.

THIRD: The price of the promised sale is the sum of \$ XX.XXX.XXX .--, which

They will pay as follows: **3.1)** The sum of \$ XX.XXX.XXX .--, paid with

occasion of the signing of the reservation of the property, amount was duly received by the selling company

FOURTH: Terms of the pledge: 4.1) The sale will be made as a body, in the state in which the property is

currently sold, with all planted and built, with their rights, customs and active and passive easements,

free of encumbrances, litigation, ban, embargo and declaratory

expropriation, with exception Regulation what HE appoint more ahead,

answering the selling company sanitation according to the law. The parties declare that compliance with this

clause is determining element in the

conclusion of the contract. **4.2)** It also amounts to the same category, the fact that society

selling will take care of every one of the debts which,

concept of non-payment of contributions to real estate owed or owe reach the property sold, so that the buyer

will take care of it, just as from the sale, to the future. **4.3)** The physical delivery of the property will be

made following signature of this instrument. **4.4)** Pursuant to Article 1 paragraph 4 of Decree Law 3516

of 19 November 1980, the Ministry of Agriculture, published in the Official Journal of 1 December 1980, the

lot sold, being

resulting from a subdivision, it is subject to prohibition

change your

destination, under the terms set out in Articles fifty-five and fifty

six of the General Law on Urban Planning and Construction. •• 4.5) _____ •• For the purposes of••

Article seventy-five bis of the Tax Code, the selling company declares under oath that the property subject of this contract is taxed under the actual income system. •• 4.6)

_____ **Servitudes.** _____ He•• lot promised•• is selling•• subject•• to•• the••

Bonded transit and destination areas for residential services referred to in Regulation Loteo that••

He indicated below,•• •• in a••

area of 300 square meters, according to the plane of the respective subdivision. Therefore, the committed buyer is entitled, as owner of a dominant estate, to use the roads and paths of access to the public road to Pucon, according to the direction and orientation consisting of the subdivision plan mentioned in the first clause, It acquired right next to the correlative obligations generated by its proper maintenance and exercise,

together with the other adjoining owners, •• 4.7) **Loteo regulation.** •• THE PROSPECTIVE PURCHASER acknowledges Regulation loteo with use of hot springs, granted by•• **Inmobiliaria SA Altos del Huife** •• by deed of Notary Pucon don Luis Espinoza dated January 22 2016, repertory 2365, undertaking to comply with the rules and regulations governing the relations of internal order and the rights and reciprocal obligations of the owners or occupants any title of each lot or parcel. •• •• 4.8) •• The purchase agreement will be signed after the payment of last installment of the price and in any event not later than XX day of XXXX 20XX, to••

_____ XX: XX hours•• Notary of Pucon. For such purposes,•• the••

Inmobiliaria send email to the promisor buyer, with the text of the minutes, indicating the specific date and time, being essential to the firm that is paid the balance of the price referred to in the third clause condition. ••

FIFTH:•• The costs arising from this contract shall be borne by•• the society••

saleswoman.—•• **SIXTH: Penalty clause:** •• If either party failed to implement••

appropriate to their obligations, nor subscribe the promised sale within the period specified in clause 4.8 fourth number, the contracting defaulting, must pay the other party who has performed or state level to meet the sum of \$ XX.XXX.XXX payment .-- conventional title that will make compensation for damage foreseen and unforeseen, without the right to ask for the fulfillment of the principal obligation. If the seller was promisor who were to be in breach, shall,••

also return•• the•• advances•• received duly•• redesigned•• according to the value of the Unidad de Fomento. If the buyer was promisor who were to be in the•• breach,•• the•• Real estate•• will have•• the option of charging•• the•• interest shown in the third clause or apply this penalty,•• •• in which case the•• subscriptions will be charged to the payment thereof. The return of the balance, if any, will the Real Estate once you sell the same plot to third parties, for which you will within 24 months of the settlement of this promise.•• •• this fine••

It constitutes a conventional and early appraisalment of all possible damages••

-whether direct or•• indirect planned or•• unforeseen present or•• futures, lost profits, consequential damages, or damages moratory compensatorios-- that failure caused to any party, and shall be considered only compensatory penalty moratorium and unable to benefit from that part•• the••

itself, requiring, for•• anyone•• cause, current or•• sobreviniente,•• compensation or••

additional compensation.•• **SEVENTH: contributions:••** He•• _____ lot number X•• has••

assigned pending role XXXX - XXXX•• the town of Pucon, according account••

Certified Internal Revenue Service number XXXXXX XX XXXXXX dated 2016, had in view. The matrices roles are XXXXXXXXXXXXX numbers in the same commune and is up to date in payment of contributions,

according to the documents taken in sight and returned to stakeholders•• •• **EIGHTH: •• ••** For all effects of

this contract, the parties establish domicile in the city of Pucon.•• •• _____

NINETH: •• The special mandate granted comparecientes lawyer•• **Attorney Name,** •• identity card and tax number XX.XXX.XXX unique role - X, to sign their names and representations••
rectifying or public deeds••

Complementary to this as necessary, without altering price, form of payment or the plot or lot under contract•• **TENTH: Personería:** •• The capacity of Mr. •• _____

Juan•• •• **Alcoholado Daniel Sepulveda**•• to act on behalf of society•• ••

Inmobiliaria SA Altos del Huife•• It consists of •• the public deed of Notarial Pucon Don Luis Espinoza Garrido dated November 2, 2015, 2,886 repertoire, whose authorized copy has been seen and is not inserted at the request of stakeholders. •• ••

ELEVENTH: •• It entitles the bearer authorized copy of this writing to request and sign the registration, subinscripciones, records and other procedures that are appropriate in the Conservators Real Estate correspond. The granting of this power is indeed irrevocable and will persist even overtakes the death or incapacity of any of the contractors or all of them. The minutes that gave rise to this public deed was drafted by attorney•• **Attorney name.** •• On receipt and after reading the sign appearing before me, this instrument corresponding to the number ----- Notarial Code. copy is given. Attest.--•• •• •• •• •• •• •• •• •• •• •• •• •• •• ••

pp•• **Inmobiliaria SA Altos del Huife**

Bought••