

Santiago, Dec 22th, 2011

Mr. Hiram Coubertier
UBS Chile
Santiago

Professional fees for Territoria 3000 corporate office preliminary project

Dear Mr. Hiram Coubertier

Hereby we deliver our Professional Fees Proposal as required for the office fitting out of Isidora Goyenechea 3000, in an approximated surface area of 270 m².

The objective of this proposal is to present to **UBS Chile** the terms under which the company CONTRACT CHILE S.A., hereafter **CONTRACT**, proposes to carry out the services described below.

Service Description

PHASE I: Preliminary Project

- 1.1. Data collection of existing installations
 - Visit to Territoria building
 - Analysis of the building technical data
 - Review of the City Council backgrounds of the building
- 1.2. Data collection of the customer requests
 - Meeting coordination between UBS Chile and CONTRACT
 - Customer's staff allocation
 - Receipt and analysis of the customer's diagram
 - Definition of the functional relation desired between the areas and the people
 - Definition of the customer's specific requirements
 - Definition of the number and type of additional furniture and fitting out
 - Data collection and/or definition of the technical equipment to be considered (PC, data center, printers, etc.).
- 1.3. Layout development
 - Floor test-fit and distribution development (three proposals already developed)
 - Final layout development and its improvements
- 1.4. Design preliminary project
 - 3D images development
 - Proposal of colors and materials board
- 1.5. Investment costs quotation

PHASE II: Due diligence

This document contains a thorough study of all the features and technical conditions of the building.

1. - Building Details
2. - Structure
3. - Building Dimensions (interiors)
- 4.- Mechanical and Electrical:
 - Electrical System
 - Emergency Power
 - Power Administration
 - Lighting (in Lux)
 - Service and Annual Maintenance
 - Heating, Cooling and Ventilation
 - Heating, Cooling and Ventilation
 - Cooling
 - Heating
 - Conflict with Slab to Slab Walls
- 5.- Data
- 6.- Elevators and Stairs
- 7.- Hydraulics and Services
- 8.- Environmental Issues
- 9.- Fire Protection
- 10.- Security
- 11.- Evacuation
- 12.- External Cleaning System
- 13.- Heliport
- 14.- Permits and Approvals
- 15.- Disabled Access
- 16.- Resources and Contacts

Services Presentation

All technical documents needed to the services execution of this proposal will be elaborated in the proper scales, always based on the best architectural professional practices, complying with the regulations currently in force.

All technical documents considered in this project, as plans, presentations, 3D images, meeting summaries, etc., will be available to **UBS Chile** on a website accessible through password on **CONTRACT's INTRANET** for customers. **www.contract.cl**

On account of UBS Chile

UBS Chile will have to appoint a properly authorized representative, with decision-making power to track the work performance, clarifying and answering the doubts that may arise.

Also, the customer has to prepare the documentation and information in time and form, collaborating with **CONTRACT** in order to execute the services according to the best practices and within the scheduled time.

Technical Team

The services direction will be conducted by a project coordinator who will be in charge of services administration, general orientation of the work team and communication with **UBS Chile**.

The team estimated for the services performance will be integrated by experienced professionals, who will be defined according to the service needs targeted in this proposal.

Professional Fees

UBS Chile will pay to **CONTRACT** the above-described works as follows:

- **PHASE I: Architectural Preliminary Project** **3000 USD**
- **PHASE II: Due diligence** **1200 USD**

Terms

CONTRACT will commence the services after receiving **UBS Chile** acceptance and all the information requested by the former.

Though the terms for the project development **will be reached jointly by both parties**, a tentative schedule for the process is attached.

Payment Method

Services will be paid as follows:

- **Preliminary Project** 50% at the commencement of works
50% at the completion of the phase

General Conditions

If the new office fitting out for **UBS Chile** is carried out through the services of **CONTRACT**, the fees compromised in the Preliminary Project Phase of this proposal will be discounted from the total budget.

Please, do not hesitate to contact us should you require any further assistance.



Yours sincerely,

Claudia Quintana
Project Management
Contract Chile