



BOM SUCESSO

DESIGN RESORT, LEISURE, GOLF & SPA

ÓBIDOS | PORTUGAL

All in One

BOM SUCESSO - LAGOA GOLF

TOURIST VILLAGE COMMON

OWNERSHIP TITLE DEED

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I. INTRODUCTION

1. This document serves to describe the Resort named *BOM SUCESSO – Design Resort, Leisure Golf & Spa* in all its aspects, namely the property units which compose it, their respective purpose and relative value, common facilities and equipment, common services, as well as tourist facilities, equipment and services and urban infrastructures.
2. This deed has been drawn up in accordance with Law-Decree nr. 167/97, dated 4th July, subsequently altered by Law-Decree nr 55/2002, dated 11th March and the respective regulation approved by Regulation Decree nr. 34/97, dated 25th September, subsequently altered by Regulation Decree nr. 14/99, dated 14th August.
3. The rules regarding the description of the Resort are described, in particular, in articles 44 and following of Law-Decree nr 167/97, dated 4th July, according to its current wording, and articles 29 and following of Regulation Decree nr 34/97, dated 25th September, also in its current wording.
4. This deed has been submitted to and filed at the Directorate-General of Tourism, in accordance with that provided by the abovementioned laws.
5. The ten chapters that comprise this document were elaborated in strict compliance with the law and, accordingly, are intended to fulfill the obligations provided therein.
6. *BOM SUCESSO - Lagoa Golf Tourist Village* shall become a Resort of exceptional quality, in accordance with the standards of its class. It will enhance the characteristics of the location where it is set and will provide high standards of quality and comfort to all those who use it.

II. BACKGROUND

1. On the 5th August 2004, Óbidos Town Hall issued the Allotment License nr. 361, on application by SIFAGRI – Sociedade de Investimentos Florestais, Agrícolas e Imobiliários, S.A.
2. On the 30th August 2005, the first alteration to License nr. 361 was issued by Óbidos Town Hall, also applied for by SIFAGRI – Sociedade de Investimentos Florestais, Agrícolas e Imobiliários, S.A.
3. On the 10th July 2006, Óbidos Town Hall issued the second alteration to License nr. 361, as well as the respective Amendment on the 27th November 2006, on application by SIFAGRI – Sociedade de Investimentos Florestais, Agrícolas e Imobiliários, S.A.
4. On the 1st February 2008, the 3rd Alteration to the License with the favourable opinion of Turismo de Portugal, IP according to information nr. DSOED/DOT/2008/35 dated 31st March 2008 was submitted to Óbidos Town Hall for approval.
5. This Resort is located on lots 1 to 124, 126 to 148, 152 to 158, 160, 161, 164 to 168, 170 to 234, and 239 to 362 of the above mentioned License and constitutes a tourist Resort with a provisional classification as a 5-star Tourist Village.
6. 5. BOM SUCESSO – Lagoa Golf Tourist Village forms an irregular shape, with a total area of 149,6338 hectares. To the North it borders: Duarte Miguel Sarmiento de Abranches de Figueiroa Rego, successors of Maria Joana da Cunha e Sá de Oliveira e Costa, José Manuel da Cunha e Sá Abranches de Oliveira e Costa, José Julião Sarmiento de Figueiroa Rego and Quintas de Óbidos, SA, and to the West: Duarte Miguel Sarmiento de Abranches de Figueiroa Rego; to the South: Celbi – Celulose Beira Industrial, SA, Maria dos

Santos, Maria da Assunção Nápoles de Abranches de Figueiroa Rego, Maria Manuela Sarmento Abranches de Figueiroa Rego and João Francisco de Sá Abranches de Figueiroa Rego and Eastwards borders: Fazenda Nacional, José Francisco de Sá Abranches de Figueiroa Rego and Maria da Assunção Nápoles Abranches de Figueiroa Rego.

7. The area is locally known as Quinta de Nossa Senhora do Bom Sucesso and is already structured and delimited by natural vegetation; it is classified as rural land.
8. The Resort comprises several properties, all located at the borough of Vau, Municipality of Óbidos.
9. The abovementioned properties are registered at the Obidos Land Registry Office under the number 2360, Borough of Vau.
10. Their respective denomination was approved by the Vice-Director of the Directorate-General of Tourism on the 28th November 2006, process nr. CT – A – 12769.

III. TERMS AND DEFINITIONS

For the purposes of this Title Deed:

1. Tourist Village refers to the resort as approved in project phase by Óbidos Town Hall.
2. The Developer is the entity in whose name the tourist resort project is approved.
3. The Operator is the entity which will perform the tourist and commercial operation of the resort, and may be the developer or any entity to whom the right to operate the Resort has been assigned.

4. The Administration is the entity with authority to conduct the daily management of the condominium, in order to maintain its assets and develop its potential, a task which, as provided by law, is to be performed by the Operator.
5. The Property Units are those parts of the tourist Resort which constitute distinct, independent, and duly defined units, and are *single-family* residential units or tourist facilities, equipment or services.
6. Residential units are villas or townhouses serving as holiday homes or for tourism, which, besides forming independent units, are distinct and separated from the others, with a separate entrance from the exterior or from a common area of the resort.
7. Tourist infrastructures are all those infrastructures related to tourism in the resort and which are classified as general utility tourist infrastructures and tourism operating infrastructures.
8. Common facilities and equipment and utility services are all those which, while not classified as public services, are made available to the clients and proprietors of the residential units and other property units within the Tourist Village, and regarding the use of which no separate payment is charged.
9. Tourist facilities, equipment and services are all those which are made available by the Operator to the clients and proprietors of the Resort on payment of a fee.
10. Urban infrastructures are all those necessary for the urbanization of the property.

IV. GENERAL DESCRIPTION OF THE RESORT

1. The *BOM SUCESSO - Lagoa Golf Tourist Village* contains 347 lots from an allotment plan involving 352 lots destined for tourism, taking into account the Municipal master plan currently in force.

2. The developer shall request the classification of “tourism complex” for the abovementioned urban project.
3. The urban project in question shall be developed over a total area of 164.2531 hectares. The BOM SUCESSO - Lagoa Golf Tourist Village will occupy 149.6338 hectares within that area.
4. The *BOM SUCESSO - Lagoa Golf* Tourist Village will include the following:
 - a. 313 Residential units - Villas
 - b. 288 Residential units - Townhouses
 - c. Reception/Porter's lodge
 - d. Commercial Area (12 shops)
 - e. Heliport
 - f. Pet Hotel
 - g. Kids' Playground
 - h. Swimming Pool
 - i. Meeting Centre
 - j. Golf course and respective support facilities
 - k. Tennis Club
 - l. Bowling

Houses will have, at most, two storeys above ground level and one below.

The allotment project involves the construction of 313 residential units of the “villa” type and 288 units of the “townhouse” type making up a total of 601 residential units. Twelve of the units are detached houses.

The BOM SUCESSO - Lagoa Golf Tourist Village includes, altogether, 619 property units, of which 601 are residential units (3205 beds capacity) and the remainder are tourist facilities and equipment, for example, the golf course, the twelve shops in the commercial area, the pet hotel, tennis club and meeting centre, bowling.

The Resort will have private security, safety and fire risk detection equipment, fire prevention system, and the following infrastructures: water supply network, drinking water reservoirs, waste water drainage, electricity, its own electrical transformer substations, telecommunications, satellite/cable TV, irrigation systems, pumping stations, liquid fuel and gas deposits, garbage storage system, internal phone network, water and gas supply and internal sewage system connected to the public mains.

The following listing describes the 619 property units.

V. LISTING AND DESCRIPTION OF THE PROPERTY UNITS

1. The property units include residential units (RU) and tourism facilities (TF).

V.1. RESIDENTIAL UNITS

1. The Tourist Village will have 601 residential units, all of which are individual property units.
2. All are single-family houses, of the “villa” or “townhouse” types, with several different configurations, hereafter referred to as “*prototypes*”, according to the following description:

In this way,

Prototype nr.1: Villa, 220 m² floor area, 4-bedroom, ground floor, garden, swimming pool and single private parking place; composed by: lobby, WC, hall, kitchen with laundry, living room, four bedrooms each with complete bathroom, and patio.

This is the prototype found in property units nrs. 1 to 14.

Prototype nr. 2: villa, 195 m² floor area, 3-bedroom, two floors (ground floor and basement), garden, swimming pool and two covered parking places; basement has hall, laundry, utility

room, machine room, patio and garage; ground floor has bedroom with complete bathroom and dressing room, two bedrooms, complete bathroom, living room and dining room, kitchenette and WC.

This is the prototype found in property units nrs. 15 and 16.

Prototype nr. 3: villa, 207 m² floor area, 3-bedroom, two floors (ground floor and basement), garden, swimming pool and two covered parking places; basement has hall, laundry, machine room, patio, utility room and garage; ground floor has one bedroom with complete bathroom and dressing room, two bedrooms, complete bathroom, living room with fireplace and dining room, kitchenette and WC.

This is the prototype found in property units nrs 17, 19, 20, 22, 23 and 25

Prototype nr. 4: villa, 234 m² floor area, 4-bedroom, two floors (ground floor and basement), garden, swimming pool and two covered parking places; basement has: hall, patio, storeroom, laundry, machine room and garage; ground floor has one bedroom with complete bathroom and dressing room, two bedrooms, complete bathroom, one suite with complete bathroom, living room and dining room, kitchenette and WC.

This is the Prototype found in property units nrs 18 and 21, 24.

Prototype nr 5: villa, floor area 204 m², 3-bedroom, two floors (ground floor and basement), garden, swimming pool and two covered parking places; basement has: hall, laundry, machine room, patio, storeroom and garage; ground floor has one bedroom with complete bathroom, two bedrooms, one complete bathroom, living room and dining room, kitchenette and one WC.

This is the Prototype found in property unit nr 26.

Prototype nr 6: villa, floor area with 212 to 217 m², 4-bedroom, ground floor only, garden, swimming pool and one exterior parking place; it has an atrium, kitchenette, two storerooms, laundry, WC, living and dining room, hallway, two rooms with complete bathroom and dressing room, two bedrooms, complete common bathroom and covered patio.

This is the prototype found in property units nrs. 27, 28, 29 and 34.

Prototype nr. 7: villa, between 183 and 187 m² floor area, 3-bedroom, ground floor only, garden, swimming pool and one outdoor parking place; with atrium, WC, one bedroom with

dressings room and complete bathroom, one bedroom with dressing room, bedroom, complete common bathroom, living and dining room, kitchenette, two storerooms, laundry and covered patio.

This is the prototype found in property units nrs 30, 31, 32, 33, 35, 36, 38 and 40.

Prototype nr 8: villa, 183 m² floor area, 3-bedroom, ground floor only, garden, swimming pool and one exterior parking place; it has a hall, WC, one bedroom with dressing room and complete bathroom, one bedroom with dressing room, one bedroom, complete common bathroom, living and dining room, kitchenette, two storerooms and laundry.

This is the prototype found in property units nrs 37, 39.

Prototype nr 9: villa, 220 m² floor area, 3-bedroom, two floors; garden, swimming pool, covered patio and open air patio; ground floor has storeroom, living and dining room, WC, kitchen with storeroom; upper floor has: entrance hall, bedroom with dressing room and complete bathroom, two suites with complete bathroom.

This is the prototype found in property units nrs 41 and 42.

Prototype nr 10: villa, 220 m² floor area, 4-bedroom, two floors, garden, swimming pool; ground floor has living and dining room, WC, kitchen with storeroom and patio; upper floor has entrance hall, two bedrooms with complete bathroom, one bedroom with complete bathroom and one bedroom with dressing area and complete bathroom.

This is the prototype found in property units nrs 43 to 47.

Prototype nr.11: villa, 240 m² floor area, 3-bedroom, ground floor only, garden and swimming pool. Composed by hall, living and dining room, kitchenette with storeroom, WC, two bedrooms with complete bathrooms, one bedroom with dressing room and complete bathroom.

This is the prototype found in property units nrs 48 to 51.

Prototype nr.12: villa, 165 m² floor area, 3-bedroom, ground floor only, garden, swimming pool. Has covered patio and open air patio, WC, living room and dining room, kitchen with laundry, storeroom, hallway, two bedrooms, one complete bathroom and a dressing room, one bedroom with complete bathroom and dressing area.

This is the prototype found in property units nrs 52, 65, 66, 77.

Prototype nr.13: villa, 197 m² floor area, 3-bedroom, ground floor only, garden, swimming pool and exterior parking place. Has covered patio and open air patio, WC, living room and dining room, kitchen, laundry, storeroom, hallway, one bedroom with dressing area and complete bathroom, two bedrooms, one dressing room and one complete bathroom.

This is the prototype found in property units nrs 53 to 64, 79.

Prototype nr.14: villa, 250 m² floor area, 4-bedroom with ground floor and basement, garden and swimming pool. The basement has two uncovered parking places and also two-car garage, a storeroom and machine room. Ground floor has entrance hall, three storerooms, WC, kitchen, living and dining room, three rooms with complete bathrooms, one double bedroom with dressing area and complete bathroom.

This is the prototype found in property units nrs 67 to 74.

Prototype nr. 15: villa, 200 m² floor area, 3-bedroom, ground floor and basement, garden, swimming pool. The basement has two uncovered parking places and also two-car garage and a storeroom. Ground floor has an entrance hall, two storerooms, WC, kitchen, laundry, covered patio and open-air patio, living and dining room, one bedroom with complete bathroom and dressing room, two bedrooms, one dressing room and one complete bathroom.

This is the prototype found in property units nrs 75 and 76.

Prototype nr.16: villa, 200 m² floor area, 3-bedroom, ground floor only, garden, swimming pool. It has a lobby, hallways, storeroom, covered patio and open air patio, kitchen, laundry, living and dining room, WC, two bedrooms, one complete bathroom, one room with complete bathroom and dressing area.

This is the prototype located in property unit nr. 78.

Prototype nr. 17: villa, 273 m² floor area, 4-bedroom, ground floor only, garden, swimming pool and four private parking places. It has a hall, kitchen, two storerooms, laundry, WC, dining room, living room, covered patio and open air patio, corridor, one bedroom with complete bathroom and dual dressing area, two rooms with complete bathrooms and dual dressing area, one bedroom with complete bathroom.

This is the prototype located in property unit nr. 80 to 87.

Prototype nr. 18: villa, 239 m² floor area, 4-bedroom, ground floor only, garden, swimming pool. It has a hall, WC, living and dining room, kitchen with larder and laundry, two bedrooms with vestibule and complete bathroom, two bedrooms and one complete bathroom, covered patio and open air patio, machine room.

This is the prototype found in property units nrs 88 to 99.

Prototype nr.19: villa, 264 m² floor area, 4-bedroom, ground floor only, garden, swimming pool and two private parking places. It has: open air patio, lobby, WC, living room and dining room, kitchen with larder and laundry /storeroom, two bedrooms with dressing area and complete bathrooms, two bedrooms and a complete bathroom.

This is the prototype found in property units nrs 100 to 112.

Prototype nr. 20: villa, 289 m² floor area, 5-bedroom, ground floor and basement, garden, swimming pool and four covered parking places. The basement has: laundry, storeroom, technical area and entrance hall; ground floor has: foyer, living room, dining room, WC, kitchen, larder, four rooms with complete bathrooms, one dressing room and a bedroom with dual dressing area and complete bathroom.

This is the prototype found in property units nrs 113 to 122.

Prototype nr.21: townhouse, 121 m² floor area, 2-bedroom, ground floor and basement; the basement has: garage with two parking places, hall, laundry and storeroom; ground floor has: hall, living and dining room. Kitchenette, WC, two bedrooms with complete bathrooms. Covered patio and open air patio, private garden. Integrated into a lot with common swimming pool, garden.

This is the prototype found in property units nrs 123.1 to 123.6.

Prototype nr. 22: townhouse, 148 m² floor area, 2-bedroom, ground floor only. It has: hall, WC, kitchen and living and dining room; one bedroom with complete bathroom and dressing area and a bedroom with complete bathroom. Covered patio and open air patio, private garden and private parking. Integrated into a lot with swimming pool, garden.

This is the prototype found in property units nrs.126.1. and 126.18.

Prototype nr. 23: townhouse, 3-bedroom, 161,56 m2 floor area, two floors; ground floor has lobby, WC, kitchen, living and dining room, laundry; the upper floor has two bedrooms with complete bathrooms, one bedroom with complete bathroom and dressing area, balcony. Covered patio and open air patio, private garden and private parking. Integrated into a lot with swimming pool, garden.

This is the prototype found in property units nrs 126.2. to 126.16.

Prototype nr.24: townhouse, 3-bedroom, 161,56 m2 floor area, with two floors; ; ground floor has lobby, WC, kitchen, laundry, living and dining room; the upper floor has two bedrooms with complete bathroom, one bedroom with complete bathroom and dressing area, patio common to the three bedrooms. Covered patio and open air patio, private garden and private parking. Integrated into a lot with swimming pool, garden.

This is the prototype located in property unit nr 126.17.

Prototype nr. 26: villa, 190 m² floor area, 3-bedroom, ground floor only, garden, swimming pool and two private parking places. Composed by: lobby, hallways, foyer, living room and dining room, kitchen, laundry, larder, WC, one bedroom with complete bathroom and dressing area, two bedrooms with complete bathrooms, covered patio and open air patios.

This is the prototype found in property units nrs 127 to 130 and 137 to 142.

Prototype nr.26: villa, 165 m² floor area, 3-bedroom, ground floor only, garden, swimming pool and two uncovered parking places. With lobby, living and dining room, kitchen, laundry, covered patios, open patios, WC, hallway, two bedrooms with complete bathrooms and one bedroom with complete bathroom and dressing room.

This is the prototype found in property units nrs 131 to 136.

Prototype nr. 27: townhouse, 190 m² floor area, 2-bedroom, ground floor only; Composed by covered patio and open air patio, storeroom, laundry, private garden areas, lobby and hallway, two bedrooms with complete subdivided bathrooms, kitchen, WC, dining room, living room and two private parking places. open air patio, private garden. Integrated into a lot with swimming pool, garden.

This is the prototype located in property unit nrs 143.1 to 143.7.

Prototype nr. 28: villa, 220 to 231 m² floor area, 3-bedroom, ground floor only, garden, outdoor cupboards, swimming pool and private parking. Composed by covered patios, open air patios, hallways, three bedrooms with complete bathrooms, living and dining room with fireplace, WC, kitchen and clothes racks.

This is the prototype found in property units nrs 146 and 147, 168, 172, 174, 175.

Prototype nr. 29: townhouse with 119 m² floor area, 2-bedroom with ground floor and basement; the basement has two covered parking places and storeroom; ground floor has: hall, WC, kitchen, laundry, living and dining room, two bedrooms with complete bathrooms, storeroom, covered patios, open patios and private garden. Integrated in a lot with common swimming pool, gardens and lake.

This is the prototype found in property units nrs 152.1 to 152.30.

Prototype nr. 30: townhouse, 90 m² floor area, one bedroom house with ground floor and lower floor; ground floor has: stairway, corridor, living and dining room, covered patio and private garden, kitchen, WC and storeroom; the lower floor has: stairway, one bedroom with complete bathroom, dressing area. It has covered and open-air patios and private garden. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 153.A.1 to 153.B.8.

Prototype nr. 31: townhouse, 131.32 m² floor area, 2-bedroom house with two floors (ground floor and lower floor); ground floor has: lobby, WC, living and dining room, kitchenette, larder; lower floor with: one bedroom with complete bathroom and dressing area, and another bedroom with complete bathroom. There are covered and open-air patios and private gardens. The basement, in block C, has: storeroom, linen room, cellar and laundry. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 154.A.1 to 154.C.9.

Prototype nr. 32: townhouse, 142.5 m² floor area, 2 bedroom with two floors; lower level with two bedroom with full private bathroom, one of them with double dressing room and the other with a single dressing room, stairway to upper floor. Ground floor with living and dining room, kitchen, laundry, WC. There are covered and open-air patios, private garden and two private parking places. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 158.A1 and 158.A2.

Prototype nr. 33: townhouse, 75 m² floor area, one bedroom, two floors; lower floor has: living and dining room, kitchenette, laundry, WC and stairway to upper floor; Ground floor has: hall, one bedroom with dressing area and complete bathroom; covered patio and private garden. There are covered and open-air patios, and private garden. Integrated in a lot with common swimming pool, parking and garden.

This is the prototype found in property units nrs 158.B.1 to 158.B.14

Prototype nr. 34: townhouse, 75 m² floor area, one bedroom, two floors; lower floor has: living and dining room, kitchenette, laundry, WC and stairway to upper floor; Ground floor has: hall, one bedroom with dressing area and complete bathroom; covered patio and private garden. There are covered and open-air patios, and private garden. Integrated in a lot with common swimming pool, parking and garden.

This is the prototype found in property units nrs 158.B.15 to 158.B.22

Prototype nr. 35: villa, between 250 m² and 263 m² floor area, 4-bedroom, ground floor only, garden, barbecue, outdoor cupboards, swimming pool and private parking. It has: three bedrooms with complete bathrooms, one bedroom with WC, open air patios, covered patios, living and dining room, WC, kitchen, hallways and clothes racks.

This is the prototype found in property units nrs 148, 166 and 167, 171, 173 and 176.

Prototype nr. 36: villa, 185 m² floor area, 3-bedroom, ground floor only, garden, swimming pool and two covered parking places. It has: entrance hall, living room with fireplace, dining room, kitchen, larder, laundry, WC, covered patio and open air patio, bedroom with complete bathroom and dressing area and two bedrooms with complete bathroom.

This is the prototype found in property units nrs 177 to 182.

Prototype nr. 37: villa, 185 m² floor area, 3-bedroom, ground floor only, garden, swimming pool and two private parking places. It has: entrance hall, living and dining room kitchen, larder, laundry, corridor, WC, covered patio and open air patios, one bedroom with complete bathroom and dressing room and two bedrooms with complete bathrooms.

This is the prototype found in property units nrs 183 to 188.

Prototype nr. 38: villa, 254 m² floor area, 4-bedroom with two floors (ground floor and lower floor), garden and swimming pool. Lower floor has: garage with two parking places, storeroom, patio, machine room; Ground floor has: lobby and hallways, living and dining room, kitchen, WC, laundry, larder, three bedrooms, two complete bathrooms, one bedroom with double dressing area and complete bathroom, patio.

This is the prototype found in property unit nr. 189.

Prototype nr. 39: villa, 170 a 221 m² floor area, 3-bedroom, ground floor only, machine room, garden, swimming pool and two covered parking places; it has: lobby and hallways, living room, dining room, kitchen, larder, laundry, WC, two bedrooms, one complete bathroom, one bedroom with double dressing area and complete bathroom, patio.

This is the prototype found in property units nrs 190 to 193.

Prototype nr. 40: villa, 265 to 271 m² floor area, 4-bedroom, two floors (ground floor and lower floor), garden, swimming pool and two covered parking places; Lower floor has: machine room, storeroom, bathroom, covered patio; ground floor has: lobby and hallways, living room, dining room, kitchen, WC, laundry, larder, three bedrooms, two complete bathrooms, one bedroom with double dressing area and complete bathroom, patios.

This is the prototype found in property units nrs 194 and 195.

Prototype nr 41: villa, 314 m² floor area, 4-bedroom, two floors (ground floor and lower floor), garden, swimming pool and covered parking; Lower floor has: storeroom, laundry and covered patio, bathroom, machine room; ground floor has foyer and hallways, living room, dining room, kitchen, WC, larder, two bedrooms, complete bathroom, patios, one bedroom with dressing area and complete bathroom, one bedroom with complete bathroom.

This is the prototype found in property unit nr 196.

Prototype nr. 42: villa, 281 m² floor area, 4-bedroom, ground floor only, garden, swimming pool and two covered parking places; it has foyer and hallways, patios, machine room, storeroom, WC, kitchen, laundry, larder, living room with fireplace, dining room, three bedrooms, two complete bathrooms, one bedroom with dressing area and complete bathroom.

This is the prototype found in property unit nr 197.

Prototype nr. 43: villa, 206 to 279 m² floor area, 4-bedroom, two floors (ground floor and lower floor), garden, swimming pool and covered parking; Lower floor has: machine room, storeroom, bathroom, covered patio; ground floor has foyer and hallways, living room, dining room, kitchen, WC, laundry, larder, three bedrooms, two complete bathrooms, one bedroom with dressing area and complete bathroom, patios.

This is the prototype found in property units nrs 198 to 202.

Prototype nr. 44: villa, 249 m² floor area, 4-bedroom, two floors (ground floor and lower floor), garden, swimming pool and two uncovered parking places. Lower floor has: hallways, dining room, living room, kitchenette, WC, covered patios and open air patios; ground floor has two bedrooms with complete bathrooms, two other bedrooms and one complete bathroom, laundry and hallways.

This is the prototype found in property units nrs 203 to 208.

Prototype nr. 45: villa, 265 to 272 m² floor area, 4-bedroom, two floors, garden, swimming pool and external parking place. Ground floor has: hallways, covered parking place and storeroom; the upper floor has patio, living room and dining room, kitchen, laundry, clothes rack, larder, balcony, WC, three bedrooms with complete bathrooms and one bedroom with complete bathroom and dressing area, hallways.

This is the prototype found in property units nrs 209 to 214.

Prototype nr. 46: townhouse, 139 m² floor area, 3-bedroom, ground floor only, with foyer, living and dining room, kitchen, laundry, larder, covered patio and open air patios, bedroom with complete bathroom and dressing area, two bedrooms and two complete bathrooms. Private covered and open-air patios, parking and garden. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 215.A.1 to 215. B.5.

Prototype nr.47: townhouse, 142 m² floor area, 3-bedroom, two floors (ground and first floor); ground floor composed by hall, living and dining room, kitchen, laundry, WC and technical area; the upper floor has one bedroom with complete bathroom and dressing area, two bedrooms with complete bathrooms. Private covered and open-air patios, parking and garden. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 215.C.1 to 215. D.4.

Prototype nr. 48: townhouse, 89 m² floor area, one bedroom, two floors (ground floor and lower floor). Ground floor has: laundry, foyer, kitchen, living and dining room, bedroom with dressing area and complete bathroom; covered parking place in lower floor. Covered and open-air patios and private garden. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 216.A.1 to 216. A.15.

Prototype nr. 49: townhouse; 110 m² floor area, 2-bedroom, ground floor only. It has kitchen, laundry, hallway, living and dining room, one bedroom, bathroom, one bedroom with complete bathroom and double dressing area. Covered and open-air patios and private garden. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 216.B.1 to 216. B.12.

Prototype nr. 50: townhouse, 125 m² floor area, 2-bedroom, two floors (ground and lower floor). Lower floor has: WC, kitchenette, living and dining room, storeroom, open and covered patios. Ground floor has: hall, two bedrooms with complete bathroom. Private parking and garden, covered and open-air patios. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 217.1 to 217. 25.

Prototype nr.51: villa, 199 to 229 m² floor area, 4-bedroom, two floors (ground and 1), garden, swimming pool and two private parking places. The upper floor has: two bedrooms with complete bathrooms, two bedrooms with dressing area and complete bathrooms and a covered patio.

Ground floor has: kitchen, living room, dining room, balcony, storeroom, laundry, WC and covered patio.

This is the prototype found in property units nrs 218 to 222.

Prototype nr.52: villa, 199 m² floor area, 3-bedroom, two floors (ground and 1), garden, swimming pool and two private parking places. The upper floor has two bedrooms with complete on suite bathrooms, one bedroom with dressing area and complete bathroom and

a covered patio. Ground floor has: kitchen, living room, dining room, balcony, storeroom, laundry, WC and covered patio.

This is the prototype found in property unit nr 222.

Prototype nr. 53: villa with 220 m² construction area, 3-bedroom, ground floor only; it has a covered and open-air patio, foyer, living and dining room, kitchen, storeroom, laundry, three bedroom with complete on suite bathroom, hallways and covered car park.

This is the prototype found in property units nrs 223 to 227.

Prototype nr. 54: villa, 223 m² floor area, 3-bedroom, two floors (ground and first floor); ground floor has: entrance hall, cloakroom, WC, living room and dining room, kitchen, laundry, open-air patio and stairway; upper floor has two bedrooms with complete on suite bathroom and one bedroom with complete bathroom and dressing room, open air patios, swimming pool, garden and a covered parking place; terrace on the roof.

This is the prototype found in property units nrs 228 to 231.

Prototype nr.55: villa, 223 m² floor area, 4-bedroom, two floors (ground and first floor), swimming pool, garden and an covered parking place; ground floor has: entrance hall, cloakroom, WC, laundry, kitchen, larder, outdoor storeroom, living room and dining room; the upper floor has: two bedrooms with bathroom, two bedrooms with complete bathroom and a terrace on the roof.

This is the prototype found in property units nrs 232, 233 and 239.

Prototype nr. 56: townhouse, 195 m² floor area, 3 bedroom, two floors; ground floor has parking and laundry, covered patio, entrance hall, WC, storeroom, living and dining room, kitchen, hallways and stairway to the first floor, bedroom with full on suite bathroom; the first floor has two bedrooms with full on suite bathrooms. It has covered and open-air patios and private garden. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 234.1 to 234.5

Prototype nr.57: villa, 185 m² floor area, 3-bedroom, two floors, swimming pool, garden and one private parking place; ground floor has: hall, WC, storeroom, covered and open air patio, kitchenette, laundry, living and dining room. The upper floor has: two bedrooms with complete bathroom and dressing area and one other bedroom with complete bathroom, covered and open air patios.

This is the prototype found in property units nrs 240 to 245.

Prototype nr.58: villa, 220 m² floor area, 4-bedroom, two floors, swimming pool, garden and one private parking place. Ground floor has: entrance hall, laundry, storeroom, kitchenette, living and dining room, WC, covered and open air patios. The upper floor has: two bedrooms with dressing area and complete bathroom, two bedrooms sharing a common dressing room, one complete bathroom, covered and open air patios.

This is the prototype found in property units nrs 246 to 249.

Prototype nr.59: villa, 266 m² floor area, 4-bedroom, two floors (ground and 1), swimming pool, garden and two outdoor parking places; Ground floor has: hall, WC, kitchen, laundry, larder, dining room and living room, storeroom, covered and open air patio; the upper floor has: two bedrooms, complete bathroom, vestibule, one bedroom with complete bathroom and another bedroom with double dressing area and complete bathroom.

This is the prototype found in property units nrs 250 to 253.

Prototype nr. 60: villa, 181 and 185 m² floor area, 3-bedroom, ground floor only, swimming pool, garden and two private parking places; composed by: hall, WC, living and dining room, kitchen, laundry, one bedroom with complete bathroom and dressing area, two bedrooms and a common complete bathroom, covered and open air patios. The units 254 and 55 also have a basement for parking the car.

This is the prototype found in property units nrs 254 and 255, 256, 258, 260 and 262.

Prototype nr. 61: villa, 225 m² floor area, 4-bedroom, ground floor and basement, swimming pool, garden and two garage parking places; ground floor has: hall, WC, living and dining room with fireplace, kitchen, laundry, two bedrooms with complete bathrooms and dressing area, two bedrooms, one common bathroom, covered and open air patio.

This is the prototype found in property units nrs 257, 259, 261, 263, 273 and 275.

Prototype nr.62: villa, 186 m² floor area, 3-bedroom, two floors (ground floor and lower floor), swimming pool, garden and two covered parking places; ground floor composed by: covered patio and open air patio, hall, storeroom, WC, living room, dining room, kitchen, larder, one bedroom with dressing area and complete bathroom; lower floor has: covered and open air patio, laundry, hallways, two bedrooms and complete bathroom.

This is the prototype found in property units nrs 264 to 266, 361 to 363.

Prototype nr. 63: villa, 219 m² floor area, 4-bedroom, two floors (ground and 1), garden, swimming pool and two private parking places. The upper floor has two bedrooms with complete bathroom, two bedrooms with dressing area and complete bathroom and a covered patio.

Ground floor has: kitchen, living room, dining room, balcony, storeroom, laundry, WC and covered patio.

This is the prototype found in property units nrs 267 to 272.

Prototype nr. 64: villa, 234 m² floor area, 4-bedroom, two floors (ground floor and lower floor), swimming pool, garden and one covered parking place; ground floor has: hall, WC, living and dining room, kitchen, one bedroom with complete bathroom and dressing area; lower floor has: one bedroom with complete bathroom and dressing area, two bedrooms sharing a common complete bathroom, storeroom, cellar, laundry, covered patios.

This is the prototype found in property unit nr 274

Prototype nr.65: villa, 210m² floor area, 4-bedroom, two floors (ground floor and lower floor), swimming pool, garden; ground floor has garage, storeroom, cellar and laundry; lower floor has: foyer, WC, living and dining room with fireplace, kitchen, two bedrooms with a shared complete bathroom and two bedrooms with complete bathroom on suite, one of which with dressing room, covered patios.

This is the prototype found in property unit nr 276

Prototype nr. 66: villa, 186 to 200m² floor area, 3-bedroom, three floors (ground floor, upper floor and basement), swimming pool, garden; the basement has: covered parking place, storeroom, cellar and machine room; ground floor has: entrance, foyer, WC, living and dining room, kitchen, storeroom, the upper floor has: two bedrooms sharing one common complete bathroom and one bedroom with complete bathroom and dressing area. D-shape

This is the prototype found in property units nrs 277 to 280

Prototype nr. 67: villa, 185 m² floor area, 3-bedroom, two floors (ground and basement), swimming pool, garden; the basement has: covered parking place, storeroom, cellar and machine room; ground floor composed by: entrance, foyer, WC, living and dining room,

kitchen, two bedrooms with complete bathrooms and dressing area, one bedroom with complete bathroom, covered and open air patio.

This is the prototype found in property units nrs 281 to 285.

Protótipo nº 68: townhouse, 107 m² floor area, 2 bedroom, ground floor only; patio, lobby, WC, two bedrooms with complete bathroom on suite, living and dining room, kitchenette and laundry. Covered and open air pátios and private gardens. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 286.1 to 286.12

Prototype nr. 69: townhouse, 130 m² floor area, 2-bedroom, two floors (ground and first floor); Ground floor composed by: WC, laundry, kitchenette, living and dining room; the upper floor has: two bedrooms with complete bathrooms. Covered and open air patios and private garden and parking. Integrated in a lot with swimming pool, garden and covered parking.

This is the prototype found in property units nrs 287.1 to 287.23

Prototype nr. 70: townhouse, 145 m² floor area, 3-bedroom, two floors (ground floor, first floor) and a basement; Basement has: garage, laundry and storeroom; ground floor composed by living and dining room, kitchenette, storeroom, WC; upper floor composed by bedroom with complete bathroom and dressing area, two bedrooms, one complete bathroom; Covered and open air patios and private garden. Integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 288.A.1 to 288.A.7.

Prototype nr. 71: townhouse, 125 and 142.5 m² floor area, 2-bedroom. Block B has two floors (ground floor and first floor) and a basement; the basement contains garage, laundry and storeroom; ground floor contains living and dining room, kitchenette, WC; first floor contains two bedrooms with complete bathroom and dressing area. There are covered and open air patios and private garden. Block C has ground floor and basement; the basement contains garage, laundry and storeroom; ground floor contains living and dining room, kitchenette, WC, one bedroom with complete bathroom and dressing room and another bedroom with complete bathroom. There are open air patios and private garden. Block D has ground floor and basement; the basement contains garage, laundry and storeroom; ground floor contains hallways, living and dining room, kitchenette, WC, one bedroom with complete bathroom,

another bedroom and a complete bathroom. There are open air patios and private garden. Block E has ground floor and basement; the basement contains garage, laundry and storeroom; ground floor contains hallways, living and dining room, kitchenette, WC, one bedroom with complete bathroom, another bedroom and a complete bathroom. Blocks B, C, D, E are integrated in a lot with common swimming pool and garden.

This is the prototype found in property units nrs 288.B.1 to 288.E.3

Prototype nr. 72: villa, 225 m² floor area, 4-bedroom, ground floor and basement, swimming pool; Basement composed by: two covered parking places, storeroom; ground floor composed by: entrance hall, WC, dining room, living room, kitchen, laundry, patio, three bedrooms with complete bathrooms, one bedroom with complete bathroom and dressing area, covered and open air patio.

This is the prototype found in property units nrs 289 to 291.

Prototype nr. 73: villa, 187 m² floor area, 3-bedroom, ground floor and basement, swimming pool, garden; basement composed by: two covered parking places and one storeroom; ground floor composed by: entrance hall, WC, dining room, living room, kitchen, laundry, patio, two bedrooms with complete bathroom and one bedroom with dressing area and complete bathroom, covered and open air patio.

This is the prototype found in property units nrs 292 to 296.

Prototype nr. 74: villa, 234 m² floor area, 4-bedroom, ground floor and basement, swimming pool, garden and two covered parking places; basement composed by: garage, storeroom and machine room; ground floor composed by: foyer, kitchenette, laundry, covered and open air patio, larder, living and dining room, WC, two bedrooms with complete bathroom, one bedroom, one bedroom with complete bathroom and dressing area.

This is the prototype found in property units nrs 297 to 300

Prototype nr. 75: villa, 201 m² floor area, 3-bedroom, ground floor and basement, swimming pool, garden and two covered parking places; basement composed by storeroom, machine room and covered parking place; ground floor composed by hall, living and dining room, kitchenette, laundry, covered and open air patio, larder, two bedrooms with complete bathroom, one bedroom, WC.

This is the prototype found in property units nrs 301 to 305.

Prototype nr.76: villa, 185 to 196 m² floor area, 3-bedroom, ground floor only, two private parking places, garden and swimming pool. Composed by: covered and open air patio, lobby, kitchen, larder, WC, laundry, dining room, living room, two bedrooms with complete bathroom, one bedroom with complete bathroom and two-person dressing area.

This is the prototype found in property units nrs 306 a 309.

Prototype nr.77: villa, 185 to 199 m² floor area, 3-bedroom, ground floor and basement, garden and swimming pool. The basement has: garage with two parking places, laundry and access stairway; ground floor composed by: entrance hall, WC, living room, dining room, kitchen, larder, two bedrooms with complete bathroom, one bedroom with complete bathroom and double dressing room, covered patio and open air patio.

This is the prototype found in property units nrs 310 a 312.

Prototype nr. 78: townhouse, 126 m² floor area, 2-bedroom, ground floor only, living room, dining room, kitchen, one bedroom with complete bathroom and dressing area, one bedroom with complete bathroom, open air private patio, clothes rack, laundry, storeroom, shower and barbecue. Integrated in a lot with common swimming pool and gardens.

This is the prototype found in property units nrs 313.1 to 313.16.

Prototype nr. 79: villa, 185 m² floor area, 3-bedroom, ground floor only, swimming pool, garden and two private parking places; composed by: foyer, kitchen, larder, laundry, living and dining room, corridor, WC, covered patio and open air patio, two bedrooms with complete bathrooms, one bedroom with dressing area and complete bathroom.

This is the prototype found in property unit nr 314

Prototype nr.80: villa, 185 m² floor area, 3-bedroom, ground floor only, swimming pool, garden and two private parking places; composed by: foyer, living and dining room, WC, kitchen, laundry, larder, two bedrooms with complete bathroom, one bedroom with complete bathroom and double dressing area.

This is the prototype found in property unit nr 315

Prototype nr. 81: villa, 220 m² floor area, 4-bedroom, ground floor only, swimming pool, garden and two outdoor parking places; composed by: hall, living and dining room, kitchen,

laundry, larder, covered patio and open air patio, hallways, one bedroom with complete bathroom, two bedrooms, one complete bathroom, one bedroom with double dressing area and complete bathroom.

This is the prototype found in property units nrs 316 to 318

Prototype nr.82: villa, 200 m² floor area, 3-bedroom, ground floor only, swimming pool, garden and two private parking places; composed by: foyer, hallways, living and dining room, kitchen, laundry, larder, WC, two bedrooms with complete bathroom, one bedroom with complete bathroom and dressing area, covered patio and open air patio.

This is the prototype found in property units nrs 319 to 321.

Prototype nr. 83: villa, 200 m² floor area, 3-bedroom, ground floor only, swimming pool, garden and one private parking place; composed by: hall, living and dining room, kitchen, laundry, storeroom, pantry, open air patio, WC, one bedroom with complete bathroom and dressing area, two bedrooms with complete bathrooms.

This is the prototype found in property units nrs 322 to 325.

Prototype nr. 84: villa, 219 m² floor area, 4-bedroom, ground floor only, swimming pool, garden and one private parking place; composed by: foyer, living and dining room, kitchen, laundry, storeroom, open air patio, WC, one bedroom with complete bathroom and double dressing area, three bedrooms with complete bathrooms.

This is the prototype found in property units nrs 326 and 327.

Prototype nr. 85: villa, 216 m² floor area, 4-bedroom, ground floor only, swimming pool, garden and one uncovered parking place; composed by: foyer, living and dining room, kitchen, laundry, storeroom, open air patio, WC, one bedroom with complete bathroom and double dressing area, three bedrooms with complete bathroom.

This is the prototype found in property unit nr 328.

Prototype nr. 86: villa, 310 m² floor area, 5-bedroom, ground floor and lower floor, swimming pool, garden and two covered parking places; ground floor composed by: foyer, laundry, covered and open patios, WC, kitchen, living room and dining room. Lower floor composed by: three bedrooms with complete bathroom, one bedroom with complete bathroom and dressing area, one bedroom with bathroom, storeroom and covered patio.

This is the prototype found in property units nrs 329 to 332.

Prototype nr. 87: villa, 250 m² floor area, 4-bedroom, ground floor only, swimming pool, garden, reflecting pool and solarium; composed by hall, living and dining room, kitchen, larder, WC, storeroom, covered patio and open air patio, two bedrooms with complete bathroom, one bedroom with complete bathroom and double dressing area, one bedroom with complete bathroom, garage.

This is the prototype found in property units nrs 333, 336, 337 and 340.

Prototype nr. 88: villa, 205 m² floor area, 3-bedroom, ground floor only, swimming pool on roof, garden and two covered parking places; composed by: foyer, WC, two bedrooms with complete bathroom, one bedroom with complete bathroom and dressing area, laundry, kitchen, living and dining room, covered patio outdoor access to the roof.

This is the prototype found in property units nrs 334, 335, 338, 339, 342, 343, 345 and 348.

Prototype nr. 89: villa, 250 m² floor area, 4-bedroom, ground floor only, swimming pool, garden and two covered parking places; composed by: foyer, WC, three bedrooms with complete bathroom, one bedroom with complete bathroom and double dressing area, kitchen, living room, dining room, covered patio and outdoor access to the roof.

This is the prototype found in property unit nrs 333, 336, 337, 340, 341, 344.

Prototype nr. 90: villa, 235 to 245 m² floor area, 3-bedroom, ground floor only, swimming pool, garden and two covered parking places; composed by: entrance hall, WC, larder/cellar, two bedrooms with complete bathroom, one bedroom with complete bathroom and double dressing area, kitchen, living and dining room, laundry, covered patio and open air patio.

This is the prototype found in property units nrs 350 to 353 and 355.

Prototype nr.91: villa, 235 to 285 m² floor area, 4-bedroom, ground floor only, garden, swimming pool, and two covered parking places. Composed by: foyer, hallways, living room, dining room, kitchen, larder, storeroom, WC, one bedroom with dressing area and complete bathroom, two bedrooms, complete shared bathrooms, covered and open air patios.

This is the prototype found in property units nrs 349 to 354.

Prototype nr.92: villa, 234 m² floor area, 4-bedroom, ground floor only, garden, swimming pool, and two covered parking places. Composed by: foyer, hallways, living room, dining

room, kitchen, larder, storeroom, WC, one bedroom with dressing area and complete bathroom, and three bedrooms with complete bathroom, covered and open air patios.

This is the prototype found in property units nrs 356 to 360.

V.2. TOURIST FACILITIES AND EQUIPMENT

1. Property unit nr. 155 – Pet Hotel – located in lot 155, 15 m² floor area, with one building with kennels for pets.
2. Property unit nr 156 – Commercial area – located in lot 156, 1133 m² floor area; this unit has 12 shops subject to the same common ownership regulations, namely:

a) Unit 156.1. – shop – ground floor and lower floor in the building located on lot 156; 616 m² floor area; for **supermarket/wine shop**; ground floor has: customer area, stairs to lower floor, storeroom, technical area, service stairs and lift; lower floor has: customer area, storeroom, service stairs and lift.

b) Unit 156.2. – shop – ground floor and lower floor in the building located on lot 156, 30.5 m² floor area; for **laundrette or services**; ground floor has: customer area; lower floor, service area.

c) Unit 156.3. – shop – ground floor and lower floor in the building located on lot 156; 87.5 m² floor area; for **pizza restaurant or similar**; ground floor with a single ample area and lower floor with a single room.

d) Unit 156.4. – shop – ground floor in the building located on lot 156; 11 m² floor area, for **shoe polishers or similar**, with a single room .

e) Unit 156.5. – shop – ground floor in the building located on lot 156; 11 m² floor area, for **tobacconists or similar**, with an single room.

f) Unit 156.6. – shop – ground floor in the building located on lot 156, 45 m² floor area; for a **cafeteria or similar**, with customer reception and kitchen area, customer area, outdoor service on the patio, and separate ladies' and gentlemen's toilets.

g) Unit 156.7. – shop – ground floor in the building located on lot 156, 45 m² floor area; for a **bar or similar**; with customer service and kitchen area, customer area, outdoor service on the patio, and separate ladies' and gentlemen's toilets.

h) Unit 156.8. – shop – ground floor in the building located on lot 156, 47 m² floor area; for **hairdressers or related services**, with a large room, a separate room and 2 WC.

i) Unit 156.9. – shop – ground floor in the building located on lot 156, 45 m² floor area; with a reception desk and 2 WC.

j) Unit 156.10. – shop – ground floor in the building located on lot 156; for **commerce or business**, 19 m² floor area, with a reception desk.

l) Unit 156.11. – shop – ground floor in the building located on lot 156; 18 m² floor area; for **bank branch or business** with a single room.

m) Unit 156.12. – shop – ground floor and lower floor in the building located on lot 156; for **pharmacy and medical station**; with 124 m² floor area; ground floor with large area for the pharmacy, stairs and lift; lower floor with large area for the medical station, stairs and lift, storeroom and 2 WC, one of which for handicapped people.

Without prejudice to that provided in article 1421 of the Portuguese Civil Code, the ladies' and gentlemen's toilets and the bathroom for handicapped people are also considered common areas.

3. Unit 157.1 – Kids' Playground – Located in the swimming pool building, lot 157, with 19 m² floor area; this unit has a room for children and also separate WCs for girls and boys.
4. Unit 157.2. – Swimming pool bar – Located in lot 157; with 43 m² floor area, with bar, pantry, storeroom.
5. Unit 161 – Tennis Club – Located in lot 161; with 300 m², this unit has a single floor building, four tennis courts and 14 private parking places; the building has a floor area of 180m² and is composed by: patio, lobby, lounge, restaurant, bar, terrace, kitchen, (with separate areas for preparing vegetables, preparing meat and fish, cooking, serving, washing, larder, preparing deserts) refrigerated storage, patio, warehouse, waste disposal, service hallway, storeroom, changing rooms and bathrooms for male and female employees, two storerooms, office/shop, ladies' and gentlemen's WC and WC for handicapped people.
6. Unit 164 – Golf course – Located in lot 164; with 670 m² floor area, this unit includes the golf courses, bowling, Club House and gardens.

a) The Club House has: lobby, dining hall entrance, dining hall, terrace/veranda, cloakroom, WC for customers and handicapped WC, kitchen, atrium, dish washing, warehouse, refrigerators, hazardous products storage, storeroom, fresh food larder, loading and unloading point, control area, WCs, (...) linen room, reception office, reception and shop, terrace, porch and lounge, waiting area, extra storerooms, three offices, patio, hallways and access areas.

b) The golf course has eight artesian holes, three lakes for irrigating the golf course, a drainage system with five primary collectors buried along the lower sections, (thus receiving the water drained from the different parts of the course, and recycling them to the water courses or lakes), an irrigation network (main network) providing water to the holes and pumping stations supplying the golf course. Each of the three irrigation systems has its own reservoir, placed next to the respective lake, the starting point for the irrigation networks, with capacity for 10 hours/day. Each of these stations provides enough supply to cover an area of approximately twenty hectares.

7. Property unit 165 – Meeting Centre – located in lot 165, 146 m² floor area, with one large multi-use room, two offices, storeroom, bathrooms and covered balconies.

VI. PERMILLAGE

1. The summary of the property units and their respective permillage is contained in Annex 2 of this title deed and is an integral part hereof.
2. The relative value of each property unit was calculated through the following formula:

$$VR1 = VC1/T$$

Where:

- CV1 = Conventional value of the property unit; this value corresponds to the unit's floor area.
- T = Value of the sum of the conventional values of all the parcels which make up the Resort.

Therefore RV1 corresponds to the relative value of the unit in relation to that of the Resort.

$$VR2 = VC2/T1$$

Where:

VC2 = Conventional value of the property unit; this value corresponds to the unit's floor area.

T1 = Value of the sum of the conventional values of all the unit which make up the Resort.

Therefore RV2 corresponds to the relative value of the property unit in relation to the lot of which it is a part (townhouses, commercial area and swimming pool bar).

VII. COMMON FACILITIES AND EQUIPMENT AND UTILITY SERVICES

Without prejudice to that provided in article 1421 of the Portuguese Civil Code, the following description lists the common facilities and equipment as well as services of general use.

In accordance with article 46 of Law-Decree nr. 167/97, dated 4th July, altered by Law-Decrees nr. 305/99, dated 6th August and nr. 55/2002 dated 11th March, this Title Deed is to list the common facilities and equipment and the utility services for general use.

Articles 23 and 24 of the "Regulation regarding other types of Tourist Accommodation" approved by Regulation Decree nr. 34/97, dated 17th September, and altered by Regulation Decree nr. 14/99, dated 14th August, list the common facilities and equipment as well as services of general use. Accordingly, these are described in the following numbers:

VII.1. COMMON FACILITIES AND EQUIPMENT

The BOM SUCESSO - Lagoa Golf Tourist Village includes common facilities and equipment which are described in this section, in conformity with the applicable law.

In this way,

The tourist Village's common facilities and equipment are: the reception and the porter's lodge, gardens and other green areas, swimming pools (located in lot 157), kids' playground, staff facilities, common washrooms, common parking lots, the heliport, oads and paths, access and public spaces, security and fire detection equipment, tourist village transformer substations, potable water reservoirs, liquid fuel and gas reservoirs until public supply becomes available, refuse storage system, internal communications equipment, internal water supply network, internal gas supply network, internal electricity supply network and connection to public mains, the internal household effluents and rainwater drainage network and connection to public mains as well as sewage treatment and pumping stations, irrigation systems, village road lighting.

VII. 1. 1. Reception

The Reception is situated in lot 155, and has 180 m² floor area; it is a two-floor building located by the main entrance; The ground floor includes the reception area (single area with a stair providing access to the lower floor) and two rooms directly accessible from the outside as well as through the indoor technical facilities. The lower floor has an auxiliary room and both ladies' and gentlemen's toilets. There is parking for 15 vehicles.

This is common property of all the Resort's proprietors.

The Resort's Administration is responsible for its maintenance and repair;

VII. 1. 2. Porter's Lodge

The Porter's Lodge is located in lot 155 and has an area of 20 m²; it is a small building next to the main entrance where the security and surveillance service is based.

This is common property of all the Resort's proprietors.

The Resort's Administration is responsible for its maintenance and repair.

VII. 1. 3. Gardens and other green areas

Gardens and other green areas common to all the Resort's proprietors are those located in areas outside the lots; the landscaping reflects the respect for the topography and original vegetation, and this can also be seen in the actual architecture of the buildings; it is characterized by the use of the existing vegetal species (heather, lavender and pine), the introduction of some rustic species, the conception of distinct yet, harmoniously integrated areas, an overall identity for the urbanization and the preferential use of Mediterranean species.

These are common property of all the Resort's proprietors.

The Resort's Administration is responsible for their maintenance and repair.

VII. 1. 4. Swimming pool

The swimming pool is situated in lot 157, and covers an area of 80 m2, and includes the pool itself, solarium, separate male / female changing rooms as well as for handicapped users, a storeroom and technical areas.

This is common property of all the Resort's proprietors.

The Resort's Administration is responsible for its maintenance and repair.

VII. 1. 5. Kids' Playground

The kids' playground is located in lot 157, and has a sandbox, swings, a slide, a small carrousel, see-saws and a wood house.

This is common property of all the Resort's proprietors.

The Resort's Administration is responsible for the maintenance and repair.

VII. 1. 6. Staff facilities

Staff facilities are located in lot 164 and are constituted by a building with two floors (ground floor and basement), with 105 m2 floor area; the basement has, setup, stairs, storeroom, bathrooms and changing rooms, stockrooms, workshops; the ground floor has offices, reception, bathrooms, canteen and stairways.

This is common property of all the Resort's proprietors.

The Resort's Administration is responsible for their maintenance and repair.

VII. 1. 7. Common washrooms

The Resort has common washrooms, both for ladies and for gentlemen in lots 155 (reception), 157 (common swimming pool) and 164 (staff facilities);

These are common property of all the Resort's proprietors.

The Resort's Administration is responsible for their maintenance and repair.

VII. 1. 8. Common parking lots

The parking lots for general use are located next to lots 155 (reception), 157 (next to the swimming pool), 160 (for parking purposes only) and 170 (exclusively for the club house).

These are common property of all the Resort's proprietors.

The Resort's Administration is responsible for their maintenance and repair.

VII. 1.9. Heliport

The heliport is located in lot 124,

It is common property of all the proprietors.

The Resort's Administration is responsible for their maintenance and repair.

VII. 1.10. Roads, access and public spaces

The entrance to the Resort is through a road along the northern perimeter of the grounds; it has a total length of 3100 metres, connecting the road around the Lagoon (EM 603) to the Porter's lodge and extending towards the northwest.

The Resort's road network is basically constituted by an avenue lined with trees at the entrance, main and secondary roads interconnected by a main roundabout and a smaller roundabout and with other roundabouts with roads that constitute a general network providing adequate accessibility to all the lots.

Besides the main entrance there are two alternative exits, one located near the entrance and another near the 12th hole of the golf course.

This is common property of all the Resort's proprietors.

The Resort's Administration is responsible for their maintenance and repair.

VII. 1.11. Security and fire detection

The Tourist Village is equipped with all the necessary means for fire detection, which will allow the safe evacuation of users and prevent fires from spreading to adjacent areas (passive measures) and also serve to detect and fight fires (active measures).

All the buildings (residential units and facilities) in the Tourist Village are fitted with a duly certified fire detection system (alarms and detectors). The alarm signals initiated by one or

more fires are transmitted through a physical communications network to the main fire alarm centre at the porter's lodge, which provides 24h surveillance.

Above ground fire hydrants are available, providing an instant flow of 22.5 l/s, and have 90mm standard minimum diameter conduit connected to the water supply network; these are connected to the external public water supply, placed along the roads, at least every 150 metres and no more than 30 metres away from the emergency exit of each building, as well as near crossroads and junctions.

These are common property of all the Resort's proprietors.

The Resort's Administration is responsible for their maintenance and repair.

VII. 1.12. Electrical transformer substations

The Resort has eight electrical transformer substations located next to the roads, providing two different power ranges.

The substations are prefabricated and contain cut-off cells, input, output, transformer protection, reserve margin, transformer, and protection grid.

They are located next to the roads.

These are the property of EDP – Distribuição e Energia, S.A.;

Their maintenance and repair are the responsibility of EDP – Distribuição e Energia, S.A.;

VII. 1.13. Potable water reservoirs

The Resort has three potable water reservoirs, with 800 m³ capacity each; the first supplies the distribution networks of the fire system as well as the irrigation systems for the common green areas; the second reservoir supplies the urban area.

These are the property of Óbidos Town Hall;

Their maintenance and repair are the responsibility of Óbidos Town Hall;

VII. 1.14. Liquid fuel and gas reservoirs

The Tourist Village has two underground propane gas reservoirs, in lot 162. Each has a capacity of 22.2 m³.

They belong to GALP Energia;

Their maintenance and repair are the responsibility of GALP Energia;

VII. 1.15. Refuse storage system

The Resort has a refuse storage system with eight sets of containers for separate disposal and urban solid waste disposal, located next to the roads and observing criteria for the well-being of the residents, both in terms of distance and size of the containers available.

The solid waste storage equipment is common property of all the Resort's proprietors.

The garbage collection equipment is the property of the Óbidos Town hall.

The Resort's Administration is responsible for the maintenance and repair of the storage equipment;

Óbidos Town Hall is responsible for the maintenance and repair of the garbage collection equipment;

VII. 1.16. Internal communications network

The communications network follows along both sides of the roads in order to allow greater flexibility and in order to minimize any inconvenience resulting from breakdowns.

The internal communications network has the following equipment and network lines: primary network, underground, usually constituted by 2, 4, 6, or 12, PVC corrugated tubing with a 110 mm diameter and Portugal Telecom NR1 and NR2 type access vaults by the sidewalks along the respective roads, at least every 90 metres.

There is a parallel circuit with identical characteristics for the installation of the telephone and cable TV communications systems.

Along the secondary roads there is a secondary network normally constituted by two PVC corrugated tubes with 110 mm diameter and Portugal Telecom NR1 type access vaults.

C2 boxes are installed in the access vaults and interconnect with the abovementioned vaults, allowing the installation of the tertiary network for broadcasting cable TV, through terminal access points (TAP), whenever these are not already part of the joint connection terminal line or trunk amplifier.

There are two N10 access vaults located by the Reception.

These are the property of the service provider;

The service provider is responsible for their maintenance and conservation;

VII. 1.17. Existing water supply network in common areas

The water supply network follows along both sides of the roads in order to allow greater flexibility and in order to minimize any inconvenience resulting from breakdowns.

The supply of water for domestic use can have one of two sources: the Resort's reservoir of potable water, which is supplied through artesian holes, or originates from the public water

supply. The urban supply system, for firefighting and the irrigation of public and private green areas is constituted by the four ground water abstraction holes which supply the Resort's common areas, through headrace canals.

There are eight holes supplying three lakes (named lakes one, two and three) which serve to irrigate the golf course, two other holes for the irrigation of gardens through headrace canals and another two supplying the three potable water distribution reservoirs. The headrace canals to these lakes are independent from each other, as are also their respective distribution networks. The irrigation of the golf course and gardens is interconnected to the other water distribution lines.

The water supply network is composed of HDPE conduits that can support pressures of 10 kgf/cm² (PN10); these are buried in ditches placed two metres away from the sidewalk, and never less than 0,80 m from the lot borders; the water supply network components are made of Ductile Cast Iron and HDPE (elbows, T-joints and crosspieces), cut-off valves, pressure reducing valves, bottom outlets and suction pads, hydrants and branches connecting buildings to the mains are made of polyacetal and HDPE

The supply networks belong to Óbidos Town Hall;

Óbidos Town Hall is responsible for their maintenance and conservation;

VII. 1.18. Gas supply network

The gas supply network follows along both sides of the roads in order to allow greater flexibility and in order to minimize any inconvenience resulting from breakdowns.

The Resort will be initially supplied with propane gas, which shall be substituted by natural gas as soon as all the conditions for public supply are fulfilled.

This network will basically be constituted by two gas reservoirs, main and secondary pipelines, as well as valves and accessories in conformity with the ISO 4437 standard. Polyethylene components are manufactured using MRS 80 class certified materials. The abovementioned possess elements which allow sectioning (cut-off electro-valves placed in their own container and sealed by the distributor) as well as eventual bleedings.

The distribution system has carbon steel external tubing and cased in polyethylene, Type PE 80 series SDR11 (S5), with 63 or 100 mm standard diameter individual tubing. The pipes are placed into ditches between 0,60 m and 0,90 m below ground.

They belong to GALP Energia;

GALP Energia is responsible for their maintenance and conservation;

VII. 1.19. Electricity supply network

The electricity supply network follows along both sides of the roads in order to allow greater flexibility and in order to minimize any inconvenience resulting from breakdowns.

The Resort shall supply shall be made through a pre-existent EDP – Distribuição e Energia, S.A. network constituted by two medium voltage interception points. A medium voltage network follows along the main roads interconnecting all the transforming substations. There the energy is converted to low voltage and routed through underground cabling to polyester distribution cabinets. In turn, these distribution cabinets have a cable leading off to each consumption point / lot according to individual power requirements.

They belong to EDP – Distribuição e Energia, S.A.;

EDP – Distribuição e Energia, S.A. is responsible for their maintenance and conservation;

VII. 1.20. Household effluents and rainwater drainage

The BOM SUCESSO - Lagoa Golf Tourist Village is equipped with a drainage network constituted by four systems, three of which are for draining rainwater from urban and green areas while the other drain is for household effluents.

- a) The drainage of rainwater takes advantage of natural water courses and is made through open ditches inside the green areas and flow to the different lakes. From there this water will be used for irrigating the golf course and its surroundings.

The drainage of the green areas has primary collectors buried along the low areas, receiving the water drained from different parts of the field and subsequently delivering them to water courses or lakes.

The drainage network and rainwater collectors follow the roads and recycle the water to the water courses and lakes.

- b) The domestic effluent drainage network also runs along the roads, and routes the effluents to a sewage outfall which then leads outside. These may also be routed to pumping stations which drain them, using pressure conduits, also to the same outfall.

This system also has underground collectors along the roads.

These are the property of Óbidos Town Hall;

Óbidos Town Hall is responsible for their maintenance and repair;

VII. 1.21. Irrigation system

The BOM SUCESSO - Lagoa Golf Tourist Village is equipped with an irrigation system composed by its own supply network, an automatic system for sprinklers and drip irrigation, water outlets for watering by hand, pumping stations for irrigation of green spaces, two artesian holes, pumps for the artesian holes and irrigation of green areas. It also comprises a secondary network between the urban areas, for the irrigation of garden areas.

This is common property of all the Resort's proprietors.

The Resort's Administration is responsible for their maintenance and repair;

VII. 1. 22. Village road lighting

The Village is equipped with a lighting system for the roads and main entrances, and also the decorative lighting of lakes and gardens. This is supplied by the transformer substations and the low voltage distribution network which leads to distribution cabinets installed by the sidewalk.

This is common property of all the Resort's proprietors.

The Resort's Administration is responsible for the maintenance and repair;

VII. 2. UTILITY SERVICES FOR GENERAL USE

The Tourist Utility Services for general use at the *BOM SUCESSO - Lagoa Golf* Tourist Village are the porter's lodge, the reception service, the security and surveillance system, the refuse collection system and the conservation, maintenance and cleaning service.

VII. 2.1. Porter's Lodge

The porter's lodge registers all entrances and exits of clients, receives and delivers messages and mail for the proprietors and clients,

The reception and porter's lodge are 24 hour services, and are the responsibility of the Resort's Administration.

VII. 2. 2. Reception service

The reception service registers the entrance and exit of clients, receives and delivers messages and mail for the proprietors and clients, receives and returns luggage, keeps the keys to the residential units and the complaints book, stores valuables, provides information about the operation and prices in force at the *BOM SUCESSO - Lagoa Golf* Tourist Village, receives and directs the maintenance service for the residential units, complements the security service, namely reporting to the security workers.

The reception service operates 24 hours a day, and is the responsibility of the Resort's administration.

VII. 2. 3. Security and surveillance system

This service includes fire detection and control systems in the areas of public access as well as crime prevention. These include a control station and radio communication, as well as a private fire fighting and detection system with fire hydrants and fire extinguishers in the areas of public access. There is also a shift-based night watchman service and garbage inspection during the round.

The security and surveillance system operates 24 hours a day, and is the responsibility of the Resort's Administration.

VII. 2.4. Garbage collection service

Solid waste collection is performed by the Municipal services. It includes the urban solid waste collection, selective collection (recycling containers), maintenance of containers and the collection of outsized items.

The garbage collection service is a common expense.

VII.2.5. Maintenance, repair and cleaning of common facilities and equipment

This service will be performed in the common facilities and equipment, by professionals specialized in the different areas of maintenance, and shall be provided according to:

- The availability of professionally qualified technicians;
- The maintenance service for the sectors of electric energy, mechanics, water distribution, rainwater, gas, gardens, communications, TV, security and fire prevention;

The Resort's Administration is responsible for the provision of these services

VIII. TOURISM FACILITIES, EQUIPMENT AND SERVICES

In conformity with article 46 of Law-Decree nr. 167/97, dated 4th July, altered by Law-Decrees nr. 305/99, dated 6th August and nr. 55/2002 dated 11th March, this Title Deed shall describe the Tourism facilities, equipment and services.

Article 26 of the “Regulation for other Tourist Accommodation” approved by Regulation Decree nr. 34/97, dated 17th September, and altered by Regulation Decree nr. 14/99, dated 14th August, lists the tourism facilities, equipment and services. Accordingly, these are described in the following numbers:

VIII.1. INSTALAÇÕES E EQUIPAMENTOS DE EXPLORAÇÃO TURÍSTICA

The following tourist facilities and equipment are available at BOM SUCESSO - Lagoa Golf Tourist Village:

VIII.1.1. Pet Hotel

BOM SUCESSO - Lagoa Golf Tourist Village includes a Pet Hotel, in property unit nr. 155; as described in V.2.1 above;

It is the property of the developer;

Its maintenance and repair are the responsibility of the Operator;

VIII.1.2. Commercial area

BOM SUCESSO - Lagoa Golf Tourist Village has a commercial area corresponding to property unit nr. 156; as described in V.2.2 above.

It is the property of all of the shop proprietors;

The shop proprietors are responsible for respective expenses.

VIII.1.3. Kids' Playground

BOM SUCESSO - Lagoa Golf Tourist Village has a kids' playground in lot 157 which corresponds to property unit nr. 157.1; as described in V.2.3 above.

It is the property of the developer;

Its maintenance and repair is a responsibility of the Operator;

VIII.1.4. Swimming pool bar

The BOM SUCESSO - Lagoa Golf Tourist Village has a bar next to the swimming pool in lot 157, corresponding to property unit nr. 157.2; as described in V.2.4 above.

It is the property of the developer;

Its maintenance and repair is the responsibility of the Operator;

VIII.1.5. Tennis Club

BOM SUCESSO - Lagoa Golf Tourist Village has a Tennis Club, corresponding to property unit nr.161; as described in V.2.5 above;

It is the property of the developer;

Its maintenance and repair is the responsibility of the Operator;

VIII.1.6. Golf Course

BOM SUCESSO - Lagoa Golf Tourist Village has a unit for the golf course, corresponding to property unit nr. 164, including the club house and the bowling as described in V.2.6 above;

It is the property of the developer;

Its maintenance and repair is the responsibility of the Operator;

VIII.1.7. Meeting Centre

BOM SUCESSO - Lagoa Golf Tourist Village has a Meeting Centre corresponding to property unit nr. 165; as described in V.2.7 above;

It is the property of the developer;

Its maintenance and repair is the responsibility of the Operator;

VIII.2. TOURISM SERVICES

BOM SUCESSO - Lagoa Golf Tourist Village includes tourism services, provided to the proprietors and clients of the Resort on payment, as follows.

VIII. 2.1. Restaurant service

Use of the restaurant service requires payment by clients.

The provision of this service is the responsibility of the Operator.

VIII.2.2. Bar service

Use of the Bar service requires payment by clients.

The provision of this service is the responsibility of the Operator.

IX. URBAN INFRASTRUCTURES

In accordance with article 46 of Law-Decree nr. 167/97, dated 4th July, altered by Law-Decrees nr. 305/99, dated 6th August and nr. 55/2002 dated 11th March, this Title Deed shall describe the Tourist Village's urban infrastructures

These are listed and described in number 1 of Chapter VII, above.

The urbanization agreement signed between the Developer and Óbidos Town Hall, in the scope of the Allotment License, establishes the following distribution of urban infrastructure management services:

1. As administrator of the Resort, the developer is responsible for the following services with regard to urban infrastructures:

- a) Primary road maintenance and cleaning;
- b) Maintenance and management of surface parking;
- c) Signage and billboard maintenance;
- d) Maintenance of and public gardens;
- e) Primary maintenance of the public lighting network;
- f) Maintenance and management of data and communications network;
- g) Maintenance of the general irrigation network;
- h) Cleaning service;
- i) Surveillance and security;
- j) Urban transport;

2. Other services, which should be provided by Óbidos Town Hall or by other public entities, may also be performed by the Developer, in her capacity as Administrator of the Resort, or third parties by her appointed, under the terms provided by contracts to be signed with such entities, or which, taking into account the nature of the Resort, may come to be considered necessary.

3. Óbidos Town Hall is responsible for the following services with regard to urban infrastructures:

- a) Primary maintenance of the household sanitation network and treatment of effluents;
- b) Primary maintenance of the drainage and rain water network and treatment of effluents;
- c) Collection of solid urban waste;
- d) Primary maintenance of potable water distribution network;
- e) Household water Distribution;

The expenses resulting from the provision of services described in nr. 1 above shall be borne by the proprietors;

The expenses resulting from the provision of services described in nr. 2 above are considered municipal public services, according to the law.

X. CONFLICT RESOLUTION

Any dispute arising from the interpretation, application and performance of this Regulation, which cannot be settled amicably, shall be submitted to arbitration, according to the following rules:

ARBITRATION REGULATION

1

(Authority)

The Parties accept that all disputes arising from this agreement and its annexes, its interpretation, performance or nonperformance, or from any omissions, will be settled by arbitration, without prejudice to recourse to the judicial court of the area where the goods are located whenever such court has exclusive authority.

2

(Operation and Composition)

1. Arbitral proceedings shall take place in the city of Porto and the arbitration panel will be composed by three Arbitrators.
2. Each of the Parties nominates one of the arbitrators
3. The third arbitrator, who shall be the Chairman of the Panel, shall be appointed by mutual agreement of the Arbitrators.
4. If there is no agreement regarding the choice of the third arbitrator, such person is to be appointed by the President of the Porto Intermediate Court, on petition submitted by the Parties.

3

(Due Process)

1. The procedure will follow the rules applicable to standard court proceedings, and the deadlines may not be extended, whether by mutual agreement or due to judicial decision.
2. The Parties may always deny allegations and established matters of fact.
3. The panel shall hand down judgment according to law and equity.

4

(Appeals)

The rulings by the Arbitration Panel shall be final and enforceable and may not be appealed.

5

(Formation)

1. The Party intending to bring an action before the arbitration panel must inform the other Party of their intention by registered letter with acknowledgement of receipt, identifying therein the cause for the litigation and indicating the arbitrator they have chosen.
2. The latter Party shall indicate their appointed arbitrator, within fifteen days counted from the date of reception of the notification mentioned above.
3. The two arbitrators appointed as provided in the previous numbers shall, within ten days, inform the Parties as to whom they have designated as the third arbitrator or their inability to come to an agreement regarding this matter.
4. In the fifteen days counted from the date of the notification referred to in the above paragraph, the Parties shall prepare and submit a joint petition to the Porto Intermediate Court requesting the designation of a third arbitrator, and either Party may, if the other Party delays or refuses to sign such request, present the petition for this purpose signed only by themselves.

6

(Start of Proceedings)

After the third arbitrator is designated in any of the ways provided in the previous clause, the Arbitration Panel will be deemed to have been constituted and its Chairman will inform the Parties regarding this fact, as well as where the Arbitration will take place, and notify the Party that initiated Arbitration proceedings to submit their statement of claim within thirty (30) days.

7

(Notifications)

All notifications will be sent to the Parties at the addresses provided for this purpose.

8

(Arbitration Expenses)

1. The Party initiating the arbitration proceedings shall pay in advance the amount necessary for the Arbitration Panel's expenses, according to that requested by the Arbitration Panel itself.
2. All expenses for arbitration, including the fees due to the arbitrators, are to be paid by the Parties in accordance with that established in the final decision.

9

(Applicable Law)

All matters which are not expressly provided for in this regulation will be governed by the rules regarding voluntary arbitration, approved by Law nr. 31/86, dated 29th August.

10

(Language)

Arbitration proceedings shall be conducted in the Portuguese language.