

TEST IN ENGLISH

READING AND USE OF ENGLISH

Name

Date

Time: 1 hour 15 minutes

INSTRUCTIONS TO CANDIDATES

Do not open this question paper until you are told to do so.

Write your name and the date both on this cover page and your answer sheet.

Read the instructions carefully.

Answer all the questions.

Read the instructions on the answer sheet.

Write your answers on the answer sheet. **Use a pencil.**

You **must** complete the answer sheet within the time limit.

At the end of the test, hand in both this question paper and your answer sheet.

INFORMATION FOR CANDIDATES

There are 52 questions in this paper.

Questions 1 – 24 and 43 – 52 carry one mark.

Questions 25 – 30 carry up to two marks.

Questions 31 – 42 carry two marks.

TEST A

Part 1

Questions 1-8

For questions 1-8, read the text below and decide which answer (A, B, C or D) best completes each gap.

Mark your answers on the separate answer sheet. Here is an example (0).

Example:

0 A say B make C do D offer

Answer:

0	A	B	C	D
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MASS MARKETING FRAUD

Mass marketing fraud is a kind of fraud in which emails, letters, phone calls or adverts (0) false promises in order to obtain money from victims. A person does not have to benefit (1) the fraud to be guilty of the offence. As soon as they have (2) a dishonest or false statement, they have (3) a crime. Mass marketing fraudsters trick victims with false promises of cash prizes, goods or services in (4) for upfront fees. They can (5) from foreign lottery frauds to romance fraud, in which fraudsters pretend to have romantic intentions towards Internet daters to gain their trust in the (6) of obtaining money. Mass marketing fraud is becoming a more serious and complex crime. Research (7) out a few years ago showed that almost half of the UK adult population were (8) to be targeted by some kind of fraud and they estimated that UK consumers lose about £ 3.5 billion to fraud every year.

- | | | | | |
|---|-----------|-------------|-------------|---------|
| 1 | A from | B with | C at | D in |
| 2 | A made | B said | C done | D told |
| 3 | A carried | B committed | C completed | D acted |
| 4 | A place | B trade | C exchange | D turn |

TEST A

- 5 A reach B stretch C range D spread
- 6 A ambition B belief C wish D hope
- 7 A took B carried C made D set
- 8 A likely B easy C available D possible

Part 2
Questions 9-16

For questions 9-16, read the text below and think of the word which best completes each gap. Use only **one** word in each gap. Write your answers **IN CAPITAL LETTERS** on the separate answer sheet. Here is an example (0).

Example:

0	T	O																	
---	---	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

WHERE A DEGREE MIGHT TAKE YOU?

A university degree can lead (0) a well-defined career path, and each year students make choices that will have an impact on their employment prospects. However, (9) you are looking into the courses available, bear in mind that your choice need not necessarily restrict your future career options.

Research carried (10) in London examined how the choice of degree subject influences a graduate occupation and the sector of the economy in which they take up employment. Researchers asked people about their occupations and (11) undergraduate degree they studied for. Their findings showed (12) although people with architecture or engineering as a first degree work mainly (13) architects or engineers, other undergraduate degrees lead to a variety of possible occupations. For example, London residents (14) have studies business and administrative studies (15) employed in most sectors of the London economy, and less (16) one-

TEST A

fifth of those who studied creative arts and design worked in the arts, entertainment and recreation sectors

Part 3
Questions 17-24

For questions **17-24**, **read** the text below. Use the word given in capitals at the end of some of the lines to **form** a word that completes the gap **in the same line**. Write your answers **IN CAPITAL LETTERS on the separate answer sheet**. There is an example at the beginning **(0)**.

Example:

0	U	P	L	O	A	D	E	D											
----------	---	---	---	---	---	---	---	---	--	--	--	--	--	--	--	--	--	--	--

ESCORTED TOURS	
<p>On 6 August 1991 Sir Tim Berners-Lee (0) the first ever website to the Internet. Since then the World Wide Web has changed the way we work, find (17) learn, shop and even make friends. The World Wide Web is also contributing to the (18) of new vocabulary, with ‘to google’ becoming a recognizable verb. According to research, 2.4 billion people were online by the end of 2012, which is equal to one third of world’s (19)</p> <p>The World Wide Web empowers individuals by enabling them to access or post (20) online, removing control of information from governments and the media. It has also been suggested that the Internet could change how government works, improving (21) increasing choice and encouraging greater (22) On the other hand, serious concerns have been raised over (23) and security as personal information is captured and manipulated online. There are also concerns that some people are at a (24) because they have no access to the Internet.</p>	<p>LOAD</p> <p>EMPLOY</p> <p>CREATE</p> <p>POPULATE</p> <p>KNOW</p> <p>TRANSPARENT</p> <p>RESPONSIBLE</p> <p>PRIVATE</p> <p>ADVANTAGE</p>

TEST A

Part 4

Questions 25-30

For questions 25-30, complete the second sentence so that it has a similar meaning to the first sentence, using the word given. **Do not change the word given.** You must use between **two** and **five** words, including the word given. Here is an example (0).

Example:

0 You must do exactly what the manager tells you.

CARRY

You must instructions exactly.

The gap can be filled by the words 'carry out the manager's', so you write:

Answer:

0

CARRY OUT THE MANAGER'S

Write **only** the missing words **IN CAPITAL LETTERS** on the separate answer sheet.

25 I did not know it was your birthday, so I did not send you a card.

SENT

If I'd known it was your birthday, I you a card.

26 The last time Jeremy spoke in court was ten years ago.

FOR

Jeremy ten years.

27 Derek has agreed to meet Mr Smith, in spite of being unable to afford such an expensive barrister.

ALTHOUGH

Derek has agreed to meet Mr Smith, to afford such an expensive barrister.

28 Could I borrow your car please?

LENDING

Would your surfboard.

29 My parents didn't let me stay out late when I was younger.

TEST A

ALLOWED

I out when I was younger.

30 How long was your flight from Frankfurt to Seoul?

TAKE

How long fly from Frankfurt to Seoul.

Part 5

Questions 31-36

You are going to read an article about real estate sales contracts. For questions **31 – 36**, choose the best answer (**A, B, C** or **D**) which you think fits best according to the text.

Mark your answers **on the separate answer sheet**.

REAL ESTATE SALES CONTRACTS FOR MULTIPLE PROPERTIES

When drafting contracts for multiple-property real estate portfolio sales, the lawyer charged with preparing the documentation must consider many special issues that are unique to such transactions. Firstly a decision must be taken as to whether to use a single contract to cover all the properties or a different contract for each property. In most cases, the former should be chosen over the latter, as, if done properly, this will make the process more efficient, both for the drafting party and their counterpart. It should also remove concerns about possible inconsistencies in documents that are intended to be mirror images of each other.

The question of whether or not to use a form contract also needs to be decided. Using a form with which you and your client are comfortable does have some initial appeal. However, after you consider the issues that must be resolved and the necessarily interdependent nature of the contract provisions in a multiple-property acquisition, you will probably find that the perils of original drafting are far preferable to fitting a complex transaction onto a form contract that was intended for a rather different purpose.

In the contract, each piece of real estate and any improvements on it should be described on a separate exhibit, and then separately identified with a more memorable name. For example, if the properties are located in different jurisdictions, one might be called the ‘Chicago Parcel’ and the other the ‘Boston Parcel’. Collective references should be used for groups of parcels. If improvements are included, this needs to be reflected in the references, so that each property included in the transaction, both with and without its improvements, can be easily identified.

When it comes to deciding the allocation of the purchase price it is not unusual for the seller and the purchaser of real property to have different perspectives on how much of the purchase price should be allocated to improvements (e.g. buildings, and therefore depreciable), how much

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should be allocated to land (not depreciable) and how much, if any, should be allocated to personal property. This affects taxation, and the parties should be aware that a failure to carry this task out correctly can lead to heavy sanctions. The accurate allocation of the value of personal property may, as in a transaction involving a hotel, require the addition of a detailed inventory. This may not be completed at the time the contract is signed, but within a specified period following the execution of the contract.

Although the parties to a contract for multiple properties may want to bundle the sale and purchase of multiple properties through a single contract, after the contract is signed it may become necessary to remove one or more of the properties from the transaction. A purchase may uncover problems during the due diligence study period, or a property may suffer a casualty or be condemned. In a contract for one property these issues can be resolved easily but when multiple properties are involved complications emerge. For example, a purchaser in the situation described above may find that he has no choice but to purchase either all the properties or none of them, so that he might have to acquire a property that does not want in order to preserve his rights to purchase the balance of the properties. These issues must be resolved in the negotiation stage of the contract.

When the number of properties in a portfolio is large, the purchaser should consider recruiting a survey co-ordinator to help delivery service in a standard form. This means the purchaser, lender and title company need not review initial drafts of the surveys. It also means that when the surveys are presented to them, any survey issues will have been identified along with possible solutions. It is also worth considering involving local council, especially if any portion of the transaction involves property located in a jurisdiction in which lead counsel is not familiar with its laws.

- 31** What does the writer say in the first paragraph about sales involving multiple properties?
- A** Many lawyers have little experience of drafting contracts for this kind of sale.
 - B** The views of both parties to the transaction have to be taken into account.
 - C** Care must be taken that the wording of each contract is clear and coherent.
 - D** It is preferable to use one contract rather than many for sales of this kind.
- 32** What advice does the writer give in the second paragraph?
- A** Adapt a contract with which you are already familiar.
 - B** Negotiate and draw up the provisions in the contract from scratch.
 - C** Avoid making the provisions of the contract overly complex.
 - D** Make sure that the terms of the contract protect the interests of your child.
- 33** What point does the writer make in the third paragraph?
- A** It is simpler not to include properties in different jurisdictions.
 - B** A separate contract is needed for the sale of unimproved land.
 - C** It is important to clearly define and label what is being purchased.

TEST A

- D** The number of definitions in a contract should be kept to a minimum.
- 34** What warning does the writer give in the fourth paragraph?
- A** There are penalties for improperly allocating the purchase price.
 - B** Arguments over the allocation of the purchase price can lead to disputes.
 - C** Any inventories of personal property must be produced before the contract is signed.
 - D** There are restrictions on the amount of personal property that can be acquired in a real estate transaction.
- 35** According to the fifth paragraph, what potential problem can arise when using one contract to sell multiple properties?
- A** It can take longer than expected to proceed to closing.
 - B** The purchaser may find it difficult to access information on every property.
 - C** The seller may refuse to sell fewer than all the properties originally in the contract.
 - D** The purchaser may wrongfully fail to acquire one of the properties included in the contract.
- 36** In the sixth paragraph the writer recommends
- A** hiring additional personnel to assist in the transaction.
 - B** researching the laws of all the jurisdictions involved in the transaction.
 - C** selecting an appropriate format in which to present the required certification.
 - D** ensuring that all inspections of the properties are carried out to the highest standards.

Part 6

Questions 37-42

You are going to read a website article relating to US employment law. Six sentences have been removed from the text. Choose from the sentences **A – G** the one which fits each gap (**37 – 42**). There is one extra sentence that you do not need to use.

Mark your answers **on the separate answer sheet**.

IS YOUR COMPANY ADEQUATELY PROTECTING ITS RIGHTS?

Make certain your employment agreements and any employee handbooks specify employment is “at will”. If they fail to make this explicit fired employees may file a lawsuit on the basis that they were not fired for proper cause.

Avoid non-competition clause with employees (and with your customers) stating that your employees cannot compete with you or work with your competitors after they leave your company. (**37....**) Confidentiality agreements, on the other hand, are generally upheld.

TEST A

If you use independent consultants, be sure you can justify your decision not to make them employees if the government enquires. **(38 ...)** Have a written agreement with each independent consultant stating that he/she is an independent consultant and is responsible for his/her own taxes etc.

Apply your company policies consistently to all employees. An employee handbook is advisable; this should make it clear what the exact rules are and ensure consistency. **(39 ...)** The handbook should state that it may be amended by the company at any time. Have each employee sign an acknowledgement of receipt of any employee handbook and any major amendment to it. **(40 ...)** If you do this, either have them sign it at the time when they first start work or give them additional consideration (small amounts of stock or money) for signing. Where existing employees are not given additional compensation to sign, the agreement may not be enforceable.

Have a written policy prohibiting sexual harassment as well as discrimination concerning race, gender, age and, in California, sexual orientation. **(41 ...)** Distribute all of these policies to your employees and have each employee sign an acknowledgement of receipt for them. Where an employee alleges harassment or discrimination, investigate and take appropriate disciplinary action if warranted. If you fail to adequately investigate, your company may be held liable for acts by its employees.

Have an express computer-use policy which states the following. Employees may only use your company systems for purposes related to your business. Employees may not use the email or on-line access for objectionable materials or messages of any kind. **(42 ...)** All e-mails and materials sent or received with the company's equipment may be subject to review by the company.

- A** Expressly give the employees several different people in the company to contact if they believe they have encountered prejudice in any of these areas.
- B** In California, these restrictions on employees are generally invalid and can lead to lawsuits by employees alleging restraint of trade.
- C** It is important to preserve these rights, because they protect you from having to prove there is a valid business-related reason to terminate an employee.
- D** If you have one, follow its provisions and have it reviewed periodically for changes in the law and in business conditions.
- E** Nor should they use it for any material protected by copyright law, trademark law, et. without the permission of the owner.
- F** Consider having employees enter a separate agreement to arbitrate (rather than litigate) all disputes regarding employment.
- G** One rule of thumb: they must earn at least one-third of their income from sources other than your company or be incorporated.

Part 7

Questions 43-52

You are going to read an article about four people's most treasured possessions. For each of the questions **43 – 52**, choose one of the people (**A - D**). The people may be chosen more than once.

TEST A

Mark your answers **on the separate answer sheet**.

Which person?

admits they are acting out of character?

43

enjoys looking at their possession?

44

believes their luck might change if they no longer had their possession?

45

has several items that they have an emotional attachment to?

46

intends to pass things on to their child/children?

47

is planning to make a change to their house?

48

describes something that makes them feel unhappy?

49

imagines their possession being used in the past?

50

thinks their possession could be worth a lot of money?

51

says their possession attracts attention?

52

TREASURED POSSESSIONS

Most of us have possessions that we treasure. Four people talk to us about theirs.

A The plant has been in the family for years. It was a cutting taken from a plant at my parents' house and they'd had theirs since I was a child, so that's at least 50 years. It's a money tree and it's supposed to be an indicator of the owner's financial condition. If the plant is unhealthy, it means your finances are also suffering. I hate to think what would happen if mine died. It's so big that it was difficult finding somewhere to put it. It's in the kitchen at the moment but we're going to have the room re-designed so we need to find a new home for it. It's not a particularly attractive plant but because of its size, everyone who visits comments on it. The children aren't fond of it so I don't think we'll be handing it down to them. I

C I've got things that are important to me – my computer and objects that have sentimental value, like the photos of my children my wedding ring. But my most treasured possessions are memories I have of my children growing up. They still live with us and we have wonderful time together so the memories are constantly being added to. Memories of holidays, family parties and get-togethers are particularly happy. Of course, there were also events that I wish hadn't happened, such as the accidents they had as small children. These still upset me but all in all, my memories are of happy times. Some of these occasions were caught on video or in photos. If we lost them, I'd be very upset but it's still the memories themselves I cherish most.

TEST A

<p>don't want to risk ending up in poverty if I throw it out so we'll have to wait and see.</p>	
<p>B One of the things my father left me was a knife. He was in the navy during the war and all recruits were issued with one of these knives. He called it a deep sea diving knife and whenever he showed it to me as a child, I imagined him diving to great depths in a diving suit with this knife in his belt. It never occurred to me that since my father wasn't a great swimmer he probably wouldn't have dived at all. Since his death I've kept it locked away and I've also done some research to find out more about it. Apparently, it's collectible and people are prepared to pay a lot for certain models. Whenever I look at it, I have fond memories of my father and I still like to think he put it to good use all those years ago.</p>	<p>D I'm not sentimental and don't usually hang on to things so I suppose it's surprising that the possessions that stand out are the letters I have from my son when he was younger. He used to travel a lot during his twenties and would send me wonderful letters telling me where he was and what he was doing. Some of them were quite exciting – one described a train journey on which he shared a carriage with some coffee smugglers. Other letters were more disturbing, such as one in which he described being robbed. You can imagine how concerned I was reading it at the time but now it's just a reminder of an adventure. Then there's the letter in which he explained he'd met a wonderful girl. That girl eventually became his wife and my daughter-in-law. I know my son wants me to keep these letters and eventually I'll give them to him.</p>