DEED OF CONVEYANCE

KNOWN ALL MEN BY THESE PRESENTS:

This Deed made and executed by and among:

FORT BONIFACIO DEVELOPMENT CORPORATION, a corporation duly
organized and existing under the laws of the Philippines, with principal place of
business and office at 2nd Floor Bonifacio Technology Center 31st Street corner
2nd Avenue, Crescent Park West, Bonifacio Global City, represented herein by
Aniceto V. Bisan and Lourdes R. Reyes (hereinafter referred to as “FBDC”),

-and-

BONIFACIO RIDGE CONDOMINIUM CORPORATION, a non-stock, non­
profit corporation duly organized under the laws of the Philippines, with
principal place of business and office at Bonifacio Ridge 1st Ave. Crescent Park
West, Bonifacio Global City, Taguig Metro Manila, represented herein by its
Attorneys-in-Fact, Lawrence John I. Visco and Edgardo M. Cruz Jr.
(hereinafter referred to as the “Condominium Corporation”).

WITNESSETH THAT:

WHEREAS, FBDC is the absolute owner of a parcel of land located at 1st Ave. Crescent
Park West, Bonifacio Global City, Taguig Metro Manila, registered under Transfer Certificate of
Title No. 37539, with an area of seven thousand six hundred forty three (7,643) square meters,
more or less, of the Registry of Deeds of Taguig, copy of such Transfer Certificate of Title is
hereeto attached as Annex A and made an integral part hereof, and which parcel is more
particularly described as follows:

I.

Transfer Certificate of Title
NO. 37539

“A parcel of land (Lot 1 of the cons. subd. Plan Pes-00-009581, being a portion of Lots 1 and 2 of Blk. 14, Psd-00-046745, LRC Reg. No.), situated in Bo. of
Fort Bonifacio, Mun. of Taguig, Prov. of M.M., Island of Luzon, x x x containing
an area of SEVEN THOUSAND SIX HUNDRED FORTY THREE (7,643) sq.
meters, more or less, x x x”
WHEREAS, FBDC has developed the aforesaid parcel of land into a condominium project known and identified as “BONIFACIO RIDGE” (the “Project”) pursuant to the provisions of Republic Act No. 4726, otherwise known as the Condominium Act, has registered with the Registry of Deeds of Taguig, the Master Deed with Restrictions of the Project and has further caused the same to be annotated on the aforesaid Transfer Certificate of Title No. 37539, a copy of which Master Deed is hereto attached as Annex B;

NOW THEREFORE, for and in consideration of the foregoing premises and by these presents:

(a) FBDC hereby assigns, transfers and conveys unto the Condominium Corporation the ownership and title of the aforesaid parcel of land described in the first paragraph hereof and the common areas of the Project, free from and clear of all liens, charges or encumbrances, other than those annotated on Transfer Certificate of Title No. 37539.

(b) In purposes of this Deed, “common areas” shall mean all the parts of BONIFACIO RIDGE other than the condominium units and support facility units, including but not limited to the following:

i. The parcels of land or portions thereof upon which the PROJECT is actually constructed and/or developed as hereinabove described;

ii. The bearing walls, columns, floors, roofs, foundations, girders, beams, supports and other structural elements of the condominium buildings, except parts thereof that are found within the condominium units and support facility units;

iii. The lobbies, stairways, hallways, corridors, fire escapes, walkways, entrances to and exits from the towers and the Condominium, and other areas of common use in the PROJECT.

iv. All ducts, conduits, electrical equipment, wiring, cabling, master antenna, and other central and appurtenant installations for services and utilities including power, light, water, garbage, telephone, television, and the like, wherever located, except those that are located within the condominium units and support facility units;

v. The elevator equipment and shafts and the appurtenant equipment; provided, however, that the Condominium Corporation may, for better distribution of the elevator services, assign from time to time particular elevators to serve particular floors only and by-pass other floors;

vi. All ramps and driveways and other spaces in the carpark not designated as actual parking space;

vii. Subject to Section 1.6 (c), the entrance porch, main lobby, elevator lobbies and seating areas and areas of common use in the PROJECT; and

viii. The water tanks and any reservoir for water, mechanical/electrical pump rooms, transformer room, genset room, fuel storage room, main low voltage switchroom, communication room, LPG room, garbage areas, storage rooms, security room, maintenance room, administration room, mail room, toilet for disabled, common male/female toilets, and all appurtenant equipment and facilities, and all other parts of the Condominium not mentioned herein but necessary or convenient to its existence, maintenance or safety.
(b) The transfer tax (if any) accruing on the transfer of title from FBDC to the Condominium Corporation shall be borne by the Condominium Corporation. The documentary stamp tax (if any) accruing on such transfer shall be borne by the Condominium Corporation. Registration fees and incidental costs and expenses accruing by reason of the transfer of the Transfer Certificate of Title No. 37539 in name of the Condominium Corporation and the title to the common areas shall be for the account of the Condominium Corporation.

(c) The foregoing conveyances of the parcel of land and the other common areas of the project shall be subject, however, to the conditions and restrictions governing the use and maintenance thereof under the Master Deed and the provisions of Republic Act No. 4726, as amended, and other applicable laws.

IN WITNESS WHEREOF, the parties have caused their respective representatives to sign this Deed at the City of Taguig this ___________

FORT BONIFACIO DEVELOPMENT CORPORATION
By:
Aniceo V. Bisnar Jr. Lourdes R. Reyes
Attorneys-in-Fact

BONIFACIO RIDGE CONDOMINUM CORPORATION
By:
Lawrence John I. Visco Edgardo V. Cruz Jr.
Attorneys-in-Fact

SIGNED IN THE PRESENCE OF:

_MARIEERETH C. OBANGBANG

_ALESHA V. SANCHEZ

ANNIE MVRA V. SUAREZ
FIRST ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES  
CITY OF TAGUIG, METRO MANILA  S.S.

I certify that on this date before me, a notary public duly authorized in the city named above to take acknowledgments, personally appeared:

<table>
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<tr>
<th>NAME</th>
<th>TIN</th>
<th>CTC NO.</th>
<th>DATE/PLACE ISSUED</th>
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<tbody>
<tr>
<td>Fort Bonifacio Development Corporation</td>
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<td>By:</td>
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</tr>
<tr>
<td>Aniceto V. Bisnar Jr.</td>
<td>130660140</td>
<td>15143030</td>
<td>January 5, 2007/Taguig</td>
</tr>
<tr>
<td>Lourdes R. Reyes</td>
<td>125290711</td>
<td>13359441</td>
<td>January 17, 2007/Paranaque</td>
</tr>
</tbody>
</table>

who are personally known to me to be the same persons described in the foregoing Deed of Conveyance, who acknowledged before me that their respective signatures on the instrument were voluntarily affixed by them for the purposes stated therein, and who declared to me that they have executed the instrument as their free and voluntary act and deed and that of the corporations represented herein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date and at the place hereinabove written.

MENA R. OJEDA, JR.
NOTARY PUBLIC
UNTIL DECEMBER 31, 2007
P&T No. 03060556 / Jan. 5, 2007 Makati
NIP License No. 09449
Roll of Attorneys No. 5609.

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Book No. 111
SECOND ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES
CITY OF TAGUIG, METRO MANILA) S.S.

I certify that on this date before me, a notary public duly authorized in the city named above to take acknowledgments, personally appeared:

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<tr>
<td>Bonifacio Ridge</td>
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<td>Condominium Corporation</td>
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<td>By:</td>
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<tr>
<td>Lawrence John I. Visco</td>
<td>100-429-731</td>
<td>12647849</td>
<td>January 24, 2007/Manila</td>
</tr>
<tr>
<td>Edgardo M. Cruz. Jr.</td>
<td>126-810-026</td>
<td>07530658</td>
<td>January 20, 2007/Quezon City</td>
</tr>
</tbody>
</table>

who are personally known to me to be the same persons described in the foregoing Deed of Conveyance, who acknowledged before me that their respective signatures on the instrument were voluntarily affixed by them for the purposes stated therein, and who declared to me that they have executed the instrument as their free and voluntary act and deed and that of the corporations represented herein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date and at the place hereinabove written.

MENA R. OJEDA, JR.
NOTARY PUBLIC
Until E 2, 2007
P No. 0349746 / Jan. 3, 2007 Maker;
RB License Roll No. 63414
Roll of Attorneys No. 64811

Doc. No. 124; Page No. 5; Book No. X514; Series of 2007.