TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008

PROPERTY DESCRIPTION: ERF 3200, PRETORIA

1. USE ZONE 6: BUSINESS 1 subject to Annexure T : B( no. not yet allocated)

2. PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):

   Business Building
   Dwelling-units
   Government Purpose
   Guest-house
   Institution
   Light Industry subject to Schedule 10
   Parking Garage subject to Schedule 10
   Parking Site subject to Schedule 10
   Place of Instruction
   Place of Public Worship
   Place of Refreshment
   Residential Building excluding Boarding House, Hostel and Blocks of Tenements
   Retail Industry
   Shop
   Social Hall
   Sport and Recreation Club
   Vehicle Sales Mart subject to Schedule 10
   Vehicle Sales Showroom
   Veterinary Clinic

3. PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):

   Blocks of Tenements
   Boarding House
   Hostel
   Other uses not in Columns 3 and 5, that is uses not specified in paragraphs 2 and 4 of this certificate.

   ...
4. PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
   
   Industry
   Noxious Industry
   Panel-beater
   Scrap Yard

5. A HOME ENTERPRISE MAY BE EXERCISED IN A DWELLING-UNIT SUBJECT TO SCHEDULE 9.

6. TEMPORARY USES MAY BE PERMITTED IN TERMS OF CLAUSE 14(8).

7. DENSITY: Not Applicable

8. HEIGHT: Annexure T, Site Development Plan, subject to Clause 26.

9. FLOOR AREA RATIO: Annexure T, Site Development Plan, subject to Clause 25.

10. COVERAGE: Table E, Annexure T, Site Development Plan, subject to Clause 27.

11. BUILDING LINES: Streets: Annexure T, Site Development Plan
    Other: Subject to Annexure T, Site Development Plan

12. ATTACHED DOCUMENTS:
    Annexure T: B

NOTE:
The above zoning information must be read in conjunction with the relevant Annexure T, if any, and the rest of the Clauses of the Tshwane Town-Planning Scheme 2008. Where an Annexure T does not specify or stipulate a land use or development control (for eg. Height, F.A.R. etc) the stipulations of the said Scheme clauses and the above Zoning Certificate shall prevail.

Kind regards

[Signature]

DO Nkoane
STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES

On request, the contents of this letter can be made available in another official language