

FROM: Architect Chief Officer of Ho Chi Minh city
TO: Ky Hoa Commercial Travel Company
SUBJECT: Directions about architecture plan for the National Administration Institute Project - 3/2 Road - 10th District

The office of architecture chief officer has received a document from your company about directions in architecture plan for the National Administration Institute Project.

After the town's architecture committee analyzed the sites of the National Administration Institute and Ky Hoa Park, the town's architect chief officer has come to the following decisions:

1. On the site of the National Administration Institute, the company's plan to co-invest to build a Trade Center is with the architecture plans of the town and 10th District.

The Trade Center can consist of following sections: offices, conference rooms, display rooms, hotels, and high-qualified apartment complex.

2. In order to follow the town and 10th District's architecture plans of developing, Ky Hoa Entertainment site needs to be developed to serve the increasing cultural and entertainment needs of citizens in the district and in the town. Therefore, we suggest your company spare the spot in the National Administration Institute's site(adjoining to Ky Hoa's site, 10 m long in 3/2 Road, from the adjoining point of the two sites) to build entertainment spots and build the main entrance for the part at 3/2 Road. The remaining area (of National Administration Institute) for the join-venture is estimated to be 3.2 ha.

We also suggest that Ky Hoa Commercial Travel Company not use the company's spot adjoining to the 600 site of 2756 for high qualified apartments, but to continue planting green trees.

3. To develop basic plan and analysis of the Investments, we have following suggestions about architecture plans upon the site of National Administration Institute:

- The construction should be 26 meters away from the middle of 3/2 Road.
- The construction
- The distance from construction site to other spots should be at least 5 m.
- Height: 20-23 floors (~ 72-80 m), excluding basement, technical floor, decorations at the top of the architecture work.
- Parking lot:
 - Offices: 1 parking/ 100m²
 - Hotel: 1 parking/ 4 rooms
 - High-qualified apartments: 1 parking/ 1 apartment
 - Conference, show room: 1 parking/ 75 m²

All parking lots have to be built inside the construction site. Other outside parking plots are for buses, taxis.

The join-venture investment in the National Administration Institute site is located in a main road of the town, next to Ky Hoa park, has a large area, therefore the construction has to be concerned with the local view, the environment (green trees.)

Ky Hoa Travel Company needs to meet foreign partners and submit 3 blueprints to the town architecture committee in order to approve an official blueprint.

After the approval for an official blueprint, we will provide an official and detail instruction document, while Ky Hoa Commercial Travel Company will provides an official map to investment partners. The blueprints have to contain basis architecture plans and also need to be presented in a model (ratio 1:1000.)

We are happy to inform your company with the previous information.

Architect Chief Officer

Le Van Nam