From: Ronald Boboff <bobroffronald@icloud.com>
Date: Tuesday, 20 October 2026 at 15:43
To: Derik Nortje <derik@constructionlaw.co.za>
Subject: Tristar

Dear Mr Nortje ,

As suggested by you ,I had a teams meeting at SAST 10:30 am on Thursday ,with your client's Daniel van Jaarsveld ,Hennie Jacobs ,and Gerard Meyer to endeavor to come to terms .

The meeting was cordial and constructive ,and during which Mr van Jaarsveld made an offer that Tristar would immediately pay the CC R450,000.00 - made up as to R50000.00 pm rental from June 2026 to February 2027.

Tristar would take occupation of the offices on the property until February 2027 ,and make an offer to purchase the furniture .

I suggested that consideration be given to improving the offer, so that the issue be promptly disposed of .

Mr van Jaarsveld agreed with that sentiment ,and said that he was to meet with the developers -Rob Wilkie and someone from Craft homes at 1 pm ,after which he would revert to me with what he termed a "fair" offer .

To date ,and despite my email yesterday to the three Tristar personnel with whom I met on Thursday ,calling for the promised response, none has been received .

During the discussion ,it was common cause that Tristar have been in occupation of the of the CC's property site since March 2026 using same as if it were its own ,inter alia as a building site on which a ten story high scaffolding has been erected , as also a building material hoist , and used as a building material lay down area ,ABSENT HAVING PAID A CENT RENTAL .

I am sending you under seperate cover photographs of the CC property taken a short while ago ,and from which you will note that it is indeed a building site .

And to such an extent ,that there is not the remotest prospect of any third party being prepared to rent the offices situate on the property .

It was admitted that all that has been paid by your clients ,was R6400.00 pm in respect of ten parking spaces-initially six from June 2025 ,and increased by adding another four spaces in 2026 .

The owners of the C .C are amenable to come to terms with your client ,and their expectations are not radically higher then the offer made .

Presently the CC's legal team and other parties are on standby for immediate action , consequent on the inexplicable and discourteous failure by Mr Van Jaarsveld to revert with " an offer which is fair to both parties ," or at all .

Please obtain urgent instructions ,and let me know **today-TUESDAY** in South Africa ,as to whether or not your clients wish to follow through on what was a constructive engagement to come to terms with the property owner .

If affirmative please request Mr Van Jaarsveld to **immediately** whatapp me ,setting out his position,and to nominate alternative times for us to speak tomorrow.

Kind Regards ,

Ronald Bobroff.

Sent from my iPhone