To whom it may concern

RE: THE CC'S PROPRTY SITUATE AT 37 ASHFORD ROAD, PARKWOOD.

On 18th November 2024 I received a call from Dylon Shipton of Geo Civils, who obtained my number from the person who attended to the garden on the premises, and during which call Dylon informed me that he was a Civil Engineer working on the Craft Homes Project.

Various correspondence was received which I forwarded to the CC owners including Mr. Warren Jaches who is the husband of CC member Ms. C Jaches.

Mr Warren Jaches made certain requests for certain information etc., and an email exchange followed on which I was copied in.

During the third week of March 2025, and during a visit to the premises I was surprised to note that the boundary wall between the CC's property and the adjacent building had been demolished, as I was not aware any permission had been granted by the owners/Mr Jaches for this to be done.

I informed Mr Jaches of this and he subsequently sent an email to various personnel employed by GeoCiv

I have been furnished with a copy of a letter from Tiefenthaler attorneys dated 7 October 2026 addressed to attorney J G Vermaak for my consideration, insofar as it makes allegations concerning myself.

The history of my dealings with Tristar commenced on the when I received a call from on or before the 21st May 2025 from Ms. Leslie Thrupp of 3 cube Property Solutions enquiring on behalf of Tristar whether the owners of the CC would be prepared to rent car parking.

I responded to that on the 24th May 2025 as attached as follows:

From: Pamela Caforio <pamelacaf@gmail.com>
Sent: Saturday, 24 May 2025 16:19
To: Lesley Michael-Thrupp <lesley@3cubeproperty.co.za>
Subject: Car parking

Dear Lesley

With regards to the car parking.

Do you have any idea as to how many cars are to be parked there?

Each bay will be charged for at R650.00 per bay.

Please let me have your thoughts.

Kind Regards

Pam

I received a reply from Lesley from 3 Cube on 28th May 2025 copying in 5 members of Tristar as will be noted below.

From: Lesley Michael-Thrupp <lesley@3cubeproperty.co.za>
Sent: Wednesday, May 28, 2025 3:12 PM
To: Pamela Caforio <pamelacaf@gmail.com>
Cc: Monty Keevy <Monty@tri-star.co.za>; Daniel van Jaarsveld <daniel@tri-star.co.za>; Hennie Jacobs <hennie@tri-star.co.za>; Rudi De Kock <rudi@tri-star.co.za>; Gerhard Meyer <gerhard@tri-star.co.za>; Lesley Michael-Thrupp <lesley@3cubeproperty.co.za>
Subject: RE: Car parking

Hi Pam,

I hope you are well.

Gerhard has confirmed that they would please like to look at renting 6 covered parking bays from you for the duration of their project on a monthly basis, obviously up to the time that you possibly get a tenant or buyer for the property, at which point you can chat to them about a way forward, if a new tenant or owner would like to continue with renting the parking bays.

I've copied the Tri-Star team in so that you can liaise directly with them in terms of an agreement for renting of the parking.

Thanks.

Kind Regards,

Lesley Thrupp

As I had not had any response to my email 28 May 2025, and as I needed to know whether the car parking spaces could be offered to another potential customer, given the chronic shortage of Ashford Road, I sent an email to Tristars Hennie Jacobs 5 June 2025 which I informed Hennie that parking for

From: **Pamela Caforio** <pamelacaf@gmail.com>
Date: Thu, Jun 5, 2025 at 8:41 AM
Subject: Re: Car parking
To: Hennie Jacobs <hennie@tri-star.co.za>

Hi Hennie.

I hadn't heard from anyone regarding this.

Parking for 6 vehicles at R650.00 per bay will be allowed.

Please advise when you want to start parking there.

I will contact you this afternoon.

Kind regards

Pam

In February 2026 I received a call from Hennie, during which he informed me that Tristar sought permission to move their temporary hoarding and which would require dismantling of some of the corrugated iron sheets on the adjacent car ports.

I must emphasize that at no stage either orally or in writing was any request ever made to me by Mr. Jacobs or anyone else that I should request the owners to agree to TriStar’s erection of a ten-story high scaffolding on the CC’s premises and extending right through from Ashford Road to Bolton Road.

Nor, that a materials hoist also be erected and utilised on the CC’s property.