

greenpower1wo

Technician for renewable Energies
Electrical Craftsman's Master
Steffen Wolfrum
4 Brendon Avenue

London, 31 March 2014

Neasden; NW10 1SS; United Kingdom

Tel./Fax: +44 (0) 2084507789

ref.code: eviction Philani 3-14

PhCSA15ABIR 31314

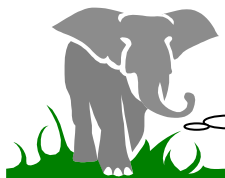
Philani Cele (allegedly, currently occupying)
15A Blairgowrie Road
Westville/ Durban suburb
Westville 3629
country of destination **South Africa**

RE: Loss and Damage at my South African Property 15A Blairgowrie Road, 3629 Westville, Durban (foreign investment to SA soil) Note/ Notice/ report regarding finding at my most recent inspection, there? Outstanding questionnaire and your submitted remittance.

Eviction-notice

Dear Mr Philani Cele

With great disappointment I have no alternative than realising the given Ultimatum, **the 30th of March 2014**, passed, without me having received answers to the essential questionnaire, also, financial commitments appear missing in my surge? The convivial alternative offering you to ratify a lease agreement also has to appear being rebuffed by you, unfortunately.



I wish to stay alive just like you do!!!!!!!!!!

Quite a lot of species are listed in danger and even if human being is not on top of this list, yet, he will finally be, unless he thinks twice what he is doing. That's why think about your way of consuming energy. It is **not unlimited!** Even renewable energies are limited but they are an alternative. If you use this alternative while saving energy you will take me off this list as well as yourself. Think about it in time!

“no passing by but co-operation is the deal“

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Barclays Bank UK ; Branch 20-31-52 ; Account No 40849081
Net West Bank UK ; Branch 56-00-18 ; Account No. 71236775
Banco Totta PT ; Madeira/Funchal ; N. de Conta 0003.12508115020-51BT

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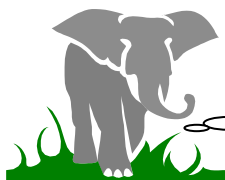
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Having considered all evidence before me, in particular my informal letter addressed to you, ref.no.: PhCSA15ABIR 27913; file Philani 1-13, dated 27 Sep. 2013, based on other evidence, it is almost unequivocal you had had adequate knowledge about the very complex circumstances 15A Blairgowrie Road appears being involved in, before you seem having undertaken the rampant initiative not just to occupy without a valid lease but also altering and demolishing building-substance and interior to your, quote: "own taste".

History

The self-enforced occupation, as it appears before me of 15A Blairgowrie Road, our South African Investment, by you and your relatives resumes:

1. I, Steffen Wolfrum, am the registered Investor and Proprietor of 15A Blairgowrie Road, which had been legally purchased 22 April 1999 registered Title DEED T15632/99 as the remainder of ERF 209 Atholl Heights (Extension no.1) registration division FT. **Being a non South African Resident, aforesaid Investment enjoys the status of an International Investment.**
2. I worked in Southern Africa for the German Government as a Volunteer in Development Services in the Education section, when I got introduced to Africa and South Africa. At the time when political structures changed in South Africa to a more democratic and pro International Community System, abandoning prejudice and unfair treatment to the better against colour or origin, 15A Blairgowrie Road had been purchased at this time, financed to more than 50% foreign capital and a borrowing from Standard Bank South Africa, covering the remaining purchase-balance. Further Investment flowed promptly and the South African Mortgage (Bond) had been fully paid off, shortly after.
3. In June 2000 I had been advised by the Gabashe office, serving the South African Presidency at times to leave the South African Republic for a re-application for South African residency from the Country of my origin. Attempts following this advice failed, instead my Visa exemption had been withdrawn and two Visa applications to access my Investment had been



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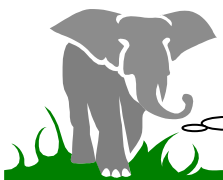
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refused without any sensible grounding, being forwarded to me, till today, when I moved to London UK, to evidence on my files. Also, an acknowledgement of changed postal/residential address to 4 Brendon Avenue NW101SS had been acknowledged receipt by the Local Authority, the Municipality of Pinetown, later Durban in the year 2002, advising that all property relevant post will be sent to 4 Brendon Avenue, from that date. Unfortunately correspondence came slow and out of continuity, making it simply impossible to manage the investment without having access to it.

4. In December 2006, still having no confirmation my visa exemption being restored, in writing, I received entry at the South African border post, for three month on my European passport, without forgoing visa application, a journey I took on chance. My Investment had been discovered in a deteriorating, appalling state, well out of tenable & insurable nature. Also had been left footprints of solid evidence that the investment had been beneficial to an, as it appears, South African Resident under an unauthorised lease, initiated, as it appears to evidence, by Max-Prop, a South African Property-agency, without my signature, also, having received no monies from this sort of remarkable business arrangement. Also, property relevant obligations had not been served by appearing Occupants, adequately, at these times, including rates e.g. to evidence before me.
5. Till March 2007 I restored tenable and insurable nature of my investment, again financed from funds coming from abroad of South African borders. Electricity and water both disconnected at relevant times got reconnected from the same funding source and overdue as well as a deposit being paid, too. The rates issue had been addressed at the Durban office speaking to Mr Bill Pillay, requesting to meet in equity, which he rebuffed, insisting the Municipality's demand being due and payable without any deductions. I did not accept for the reason the default clearly not being caused by me, as well as there had been a counterclaim developed out of loss & damage. The rates-issue remained unresolved, disputed at this point. Nevertheless I signed a lease with the same Agency, as they approached me at arrival, commencing with the first legitimate ratified, valid lease with me at 1 March 2007, occupying tenant Mr Andre Van Der Merwe



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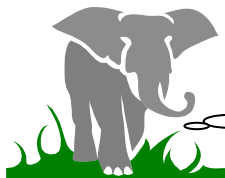
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6. Not very long after I had left the South African Republic for my UK residence, in March 2007, utility supplies had been tempered with, without any notice prior action to be received at 4 Brendon Avenue, NW10 1SS, London UK, as the acting Municipality advised to do, in 2002. Tenants were left without electricity under legitimate tenancy for days but kind neighbourhoods' assistance helped out, till supplies were made healthy again, after direct negotiations with the acting Municipality & the occupants, at times. At this point Rodney Hylton Potts a UK based legally trained, registered legal office had been appointed to guide and advise in this matter. All his attempts appeared being disregarded, which got confirmed being deliberately ignored when meeting Mr Sagren Naiker at the local Authority's office in January 2008 (conversation recorded and filed) Mr S. Naiker had the opinion, the Municipality had no need to correspond with Rodney Hylton Potts, to evidence before me.
7. ADT security system had been installed as well as CCTV, as improvement and investments continued at the affected investment to South African and Non South African benefits. Unfortunately the utility got so badly tempered with the following years that tenancy simply got made impossible, again, and ADT had been totally disabled by lack of electricity leading to vandalism and looting, there.
8. A paid guard had been positioned, at this time, which experienced life threading attacks at 15 A Blairgowrie Road, to evidence and reports before me, also had been finally asked to vacate the premises, without legitimate written notice, in writing, by someone who claimed having interest in the Investment as a "new owner", remarkably noting.
9. In March 2013 I visited and inspected the Investment in order to investigate, there, finding that You, Philani Cele, as introduced to me, had already been working at 15A Blairgowrie Road, claiming you worked for the, quote: "Agency" in your own interest to purchase the property.
- 10. On 10 April 2013; 16:00 hours SA times, we met at the premises on your forgoing email-request, the entire meeting there being recorded on my file, we met, at least four other individuals, one woman uniformed in Tyson property dressing, two gentlemen, who introduced themselves as Mr Bargain Properties but failed to produce more than a**



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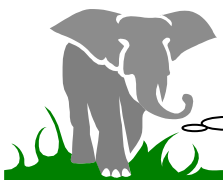
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business-card as their identification and a key-witness accompanying me observing the conversation from a safe distance but near enough to follow information exchanged. Conversation received recording, revelling you had been given adequate information to decide sensibly, accordingly.

- 11. You had been cc-emailed a confirmation message from the Municipality that no other but Mr Steffen Wolfrum being the registered owner enrolled to the Valuation-Registrant, there, on the 15 August 2013
- 12. On the 27 September 2013 you received an suggestion from me (PhCSA15ABIR 27913) to legalise your stay at our South African Investment 15A Blairgowrie Road, by drafting a lease agreement to your affordability and suggested stipulation, by electronic transmission as well as by post, which you verified receipt, but rebuffed this approach shortly after.
- 13. Subsequently to aforesaid I informed you about financial consequences your unauthorised stay and action has caused, being subject to demand for immediate pay but also offered a lease agreement to reduce the financial load for you by one half of what you would reasonably pay for the value of the property you occupied on your very own initiative, without my assent, to evidence before me. This offer was verbally rebuffed on the 20 March 2014 and passed a dead-line on the 30th March 2014 ; 17:00 UK time.



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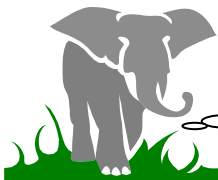
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conclusion

After considering all the surrounding circumstances of your occupation at 15A Blairgowrie Road, our South African Investment, very carefully, I see no alternative than noting that any of your positive input at our investment seem to target solely your very personal interests or the interests of other South African Nationals or Residents who appear to follow your footprint rebuffing Internationally sensible and sustainable approaches, rather generating links & collaboration between different Nations than splitting over National interests, as it appears, again.

I am vigorously supporting the Ideals of the United Nations, as well as sustainable developments beneficial for as not just few but as many people as possible, also considering the environment, including other creature made by Nature, without prejudice of course.

Therefore you may appreciate that you left me with no alternative than passing you this eviction notice to vacate the premises not later that the 30th October 2014. Regardless aforesaid you will not be exempt from previous obligation conveyed to you to report back to me in writing that you having left the affected premises at what time and date, please. The term of this notice is long enough to make good all damage and alterations back to the original as well as finding alternative housing for you & any other benefiting occupants. Also would you need to arrange a hand-over of a set of keys as you have changed all locks to statements made earlier. Failure to do so will have an effect on the accountancy against you, regarding you residing there, in the charge/amount of ZAR 8,250 per moth excluding any potential levies, additional cost like recovery, interest or legal fees. (Please note journal records to your further convenience enclosed here)



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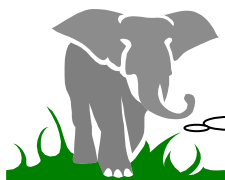
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You will be warned and updated continuously within reasonable intervals at contact details on my files or others, which might be sought from different, legitimate source, in the potential scenario of continued default.

I therefore strongly suggest you arrange a repayment-agreement with me at your very earliest sensibly taken all your expenditure and income into account, in order to assess your affordability.

Justification

I have been providing several opportunities to legitimate your stay at the Investment 15A Blairgowrie Road with us, which you all rebuffed. Also did I pass on investment-relevant information, warning you that the investment is of foreign Nature to South Africa, indeed, and also appears having a heavy financial, unresolved burden, which has not yet been paid to us. Further have you made questionable statements by declaring yourself as the, quote: “new owner”, in complete opposite of the official statement of the local Authority the eThekweni Municipality of Durban South Africa, changing locks and altering building substance without even bothering to seek permission from the enrolled, registered Investor you appear having expelled at times of your commenced enjoyment, there. **Aforesaid action of yours had been noted as a very aggressive and despicable act, disrespecting the Investors’ interests to South Africa, having generated an inconvenience, affecting South Africa’s image on the International Plasma Screen, which can indeed not come free of charge.** Also, considering the fact that the Investment is of International Character you in association with any other potential South African entity, business, Organisation or financial Service Provider did not just broke peace by trespassing but in this particular instance, disrespected the other nationals’ endeavour in financial as well as physical terms, by just invading into land you had obviously not sought permission from the Investor nor have you produced any other form of legitimate documentation,



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which could adequately grant you internationally acceptable rights you seem to claim, till today. An agreement with a third party, as to your verbal claims, is simply not appropriate in the view that regardless all confusing information the local Authority might have distributed, **the former very clearly stated on the 15 August 2013 that I, Steffen Wolfrum, am the registered proprietor of the land and property investment described as remainder of ERF 209 Atholl Heights (Extension no.1) registration division FT.**

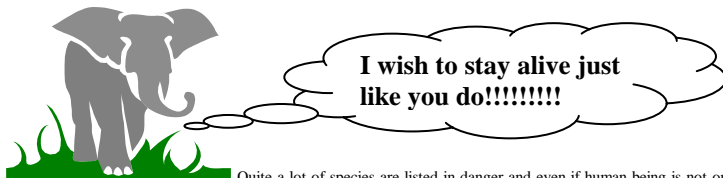
Consequently, you may rise a claim against who ever might have issued such bamboozling suggestions, to move into 15A Blairgowrie Road, which have obviously no legal weight at all to international perspective and shall be considered as null and void. Nevertheless aforesaid has no effect regarding the relationship we now have between you and me, which I consider significant to be resolved independently from issues we might continue having with South African Authorities, at the very earliest, indeed, avoiding next generations might continue carrying/inheriting a burden of responsibilities & effects though they did not cause its origin.

You may now clearly appreciate that aforesaid burden (of private nature, solely) can of course not be set off against the South African Public's responsibility, meaning the tax-payer, as evidence unequivocally proves your full understanding and deliberate actions, to all evidence before me. **Only South African Government default can be addressed via international commitments South Africa as a Country made and such approach would have to ignite from off South African shores.**

Therefore I am looking forward to receiving your repayment-suggestions at your very earliest, please.

Sincerely Yours

S. Wolfrum

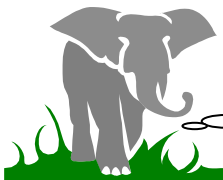


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