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March 11, 2024

Via Email and Posting at Property

Amphi Panteras
Amphi Neighborhood Association
Any Parties Engaging in the Conduct Complained of Below
ericaprather@gmail.com
amphineighborhood@gmail.com
info@tucsontenantsunion.org

Re: Malibu Apartments, 3655 N. 1st Ave., Tucson, AZ 85719 (“Property”)

To whom it may concern:

Please be advised this office represents 3665 N 1st Ave LLC (“Client”), owner of the above referenced Property.

It has come to my Client’s attention that the Amphi Panteras with the assistance of other groups and organizations (collectively “Panteras”) have taken an interest in the Property. While the Panteras’ concern for their neighbors is commendable, the means they have chosen to show their support for their neighbors has left their neighbors feeling uncomfortable in their homes and on the Property. As such, the Panteras’ behavior will not be tolerated on the Property.

A number of tenants at the Property have complained regarding the Panteras and their harassing conduct. Tenants complain that the Panteras are pushy and intimidating—banging on doors and following tenants to or from their cars, demanding that tenants provide their signatures and contact information and join their meetings. Naturally, tenants at the Property do not appreciate the loud noise and disruption that results from the Panteras banging on their doors. Nor do they appreciate being stalked when going to or from their vehicles. Additionally, pursuant to the Property’s Rules and Regulation, without prior written approval from management, soliciting is not permitted on the Property. The Panteras have not requested approval to solicit on the Property, nor has approval been granted to them. The Panteras have admitted to tenants that they are aware that their presence on the Property constitutes a trespass. Tenants have expressed serious concerns regarding Panteras’ disrespect for private property rights and laws designed to protect such rights. As one tenant succinctly stated, “if they [the Panteras] do not care about the laws, what else do they not care about.” As a result of the Panteras, harassing tactics and self-professed disregard for the rule of law a number of tenants do not feel safe in their homes when the Panteras are on the Property. The Panteras actions are negatively affecting the tenants’ quiet use and enjoyment of the Property.

Several tenants have also expressed concerns that the Panteras are asking for old work orders. The tenants feel that this is an invasion of their privacy. The tenants find these requests paternalistic and

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condescending—the request shows a lack of respect for the tenants' ability to handle their own affairs. The tenants have made it clear that they do not appreciate the Panteras' disregard for their privacy or own agency over their affairs.

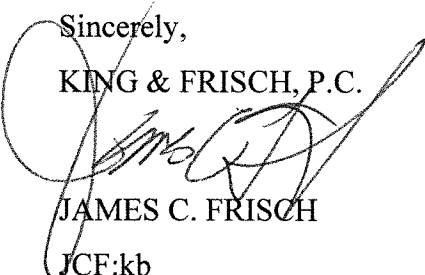
Finally, several tenants have indicated that members of the Panteras have made statements concerning the Property's owners and managers which they interpreted as threats. All of the Panteras conduct and behavior complained of above is evidenced by tenant statements, and is further documented by police reports and videos. Given the harassing conduct described above, the Panteras self-professed disregard for the rule of law and tenant privacy, ***demand is hereby made that you (1) CEASE AND DESIST from harassing tenants at the Property and (2) further CEASE AND DESIST from trespassing on the Property, and (3) CEASE AND DESIST from making any threatening or disparaging comments against the owners and managers of the Property.***

You are hereby put on notice that if you do not cease and desist immediately, my Client will have no choice but to seek all remedies available to it under Arizona law.

Thank you for your anticipated cooperation. Certainly, you can understand my Client's desire that the tenants' feel safe and secure when in their homes or on the Property.

Sincerely,

KING & FRISCH, P.C.



JAMES C. FRISCH

JCF:kb

c: Client