

# KING & FRISCH, P.C.

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March 15, 2024

*Via Email Only*

Cáit NíSíomón  
Arizona Public Media  
CNiSiomon@azpm.org

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

Ms. NíSíomón:

Please be advised this office represents 3665 N 1<sup>st</sup> Ave LLC (“LLC”) owner of the above-referenced Property. The managing member of the LLC is Scott Brittenham

First, as someone who listens to Arizona Public Radio on a regular basis, I would like to commend you and your organization for your commitment to editorial integrity and serving the public interest by researching and producing stories that challenge, inform, and enrich the marketplace of ideas in our local community.

Second, my Client would like to thank you for the opportunity to provide his perspective on the important housing issues you are currently investigating. With regard to evictions at the Property, there has been no substantial increase in evictions at the Property. To the contrary, eviction rates are down at the Property. With regard to the condition of units at the Property, as is the case with any multi-unit housing community, conditions will vary slightly from unit to unit. My Client is aware that certain units are in need of renovation and has scheduled those units for renovation upon the expiration of their lease terms so as to avoid any inconvenience to tenants. As a result, there are a number of leases which are not being renewed upon their expiration because of the need to renovate those units. In the meantime, my Client would direct any tenants purporting to have habitability issues with their units to contact the property manager personally and submit a work order.

Thank you again for the opportunity to respond and for your attention and commitment to the local community and this important issue.

Sincerely,

KING & FRISCH, P.C.

*/s/James C. Frisch*

JAMES C. FRISCH

JCF:kb

c: Client