



# CITY OF PITTSBURGH

## *Department of Law*

*William Peduto*  
Mayor

*Loudes Sánchez Ridge*  
Chief Legal Officer and City Solicitor

February 16, 2017

Jonathan M. Kamin, Esquire  
GOLDBERG, KAMIN AND GARVIN, LLP  
1806 Frick Building  
437 Grant Street  
Pittsburgh, PA 15219

**RE:** Pennley Park South, Inc. ("Penn Plaza")

Dear Mr. Kamin:

Please be advised that we have received complaints regarding the safety and habitability of 5600 Penn Avenue of which your clients are the owners. Please note that if you do not cure these problems your client will be in breach of the Memorandum of Understanding it signed on September 28, 2015.

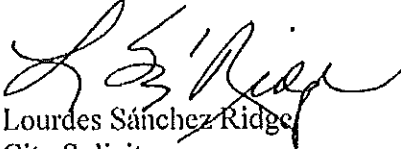
Specifically, there are several complaints that the heating units of several apartments are not functioning well enough to meet the Allegheny County's Health Departments' requirement in its Rules and Regulations, Article VI. There are residents who have experienced, and continue to experience very low temperatures in their apartments causing them to use alternative heating sources such as space heaters, numerous blankets, multiple layers of clothing and even their ovens. This situation creates a dangerous condition to these residents, some, whom are elderly.

There are also complaints that your clients have been tearing up tiles in the building that is possibly exposing the residents to asbestos. Please submit the asbestos survey report as required by the Allegheny County Health Department to ensure that the premises are safe. In addition, there are allegations of mice and other rodents that are now entering and living on the premises due to trash bins being placed very close to the building's entrances. There are also allegations that the security in the building is lacking in that non-residents are entering the building and intimidating the residents.

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Please provide written assurance that your client will cure these defects to living conditions and continue to honor the financial commitments in the MOU relating to moving and relocation expenses before the close of business on Tuesday, February 21, 2017.

Sincerely,



Lourdes Sánchez-Ridge  
City Solicitor

cc: Karen Hacker, M.D., M.P.H., Director  
Allegheny County Health Department