

EXHIBIT 1

By providing this notice, 29 Flatbush, LLC (“29 Flatbush”) does not waive any rights or defenses regarding the applicability of Maine law, the applicability of the Maine data event notification statute, or personal jurisdiction.

Nature of the Data Event

On or about June 15, 2020, 29 Flatbush discovered suspicious activity on an employee email account. 29 Flatbush launched an investigation to determine the nature and scope of the event, including bringing in third party forensic specialists to assist. Further, 29 Flatbush immediately took steps to secure the impacted account, including resetting the user’s password. On August 5, 2020, after a thorough investigation by third party forensic specialists, 29 Flatbush confirmed that unauthorized access to the user’s email account between May 31, 2020 and June 15, 2020. On November 6, 2020, 29 Flatbush confirmed that personal information may have been accessible within the email account.

The information that could have been accessible includes name, address, and financial account information.

Notice to Maine Residents

On or about March 3, 2021, 29 Flatbush provided written notice of this incident to affected individuals, which includes two (2) Maine residents. Written notice is being provided in substantially the same form as the letter attached here as *Exhibit A*.

Other Steps Taken and To Be Taken

Upon discovering the event, 29 Flatbush moved quickly to investigate and respond to the incident, assess the security of 29 Flatbush systems, and notify potentially affected individuals. 29 Flatbush is also working to implement additional safeguards and training to its employees. 29 Flatbush is providing access to credit monitoring services for 24 months through Experian, to individuals whose personal information was potentially affected by this incident, at no cost to these individuals.

Additionally, 29 Flatbush is providing impacted individuals with guidance on how to better protect against identity theft and fraud, including advising individuals to report any suspected incidents of identity theft or fraud to their credit card company and/or bank. 29 Flatbush is providing individuals with information on how to place a fraud alert and security freeze on one's credit file, the contact details for the national consumer reporting agencies, information on how to obtain a free credit report, a reminder to remain vigilant for incidents of fraud and identity theft by reviewing account statements and monitoring free credit reports, and encouragement to contact the Federal Trade Commission, their state Attorney General, and law enforcement to report attempted or actual identity theft and fraud.

EXHIBIT A



Return Mail Processing
 PO Box 589
 Claysburg, PA 16625-0589

March 3, 2021



G2782-L01-0000001 T00001 P001 *****AUTO**MIXED AADC 159
 SAMPLE A. SAMPLE - L01 INDIVIDUAL
 APT ABC
 123 ANY ST
 ANYTOWN, ST 12345-6789



Dear Sample A. Sample:

29 Flatbush Associates LLC, the owner of 66 Rockwell (“29 Flatbush”), recently discovered an incident that may affect the security of your personal information. 29 Flatbush take this incident seriously, and writes to provide you with information about the incident, steps 29 Flatbush is taking in response, and steps you can take to better protect against the possibility of identity theft and fraud from any source, should you feel it is appropriate to do so.

What Happened? On or about June 15, 2020, 29 Flatbush was alerted to suspicious activity on an email account belonging to an employee of its building management company. 29 Flatbush launched an investigation to determine the nature and scope of the event, including bringing in third party forensic specialists to assist. Further, 29 Flatbush immediately took steps to secure the impacted account, including resetting the user’s password. On August 5, 2020, after a thorough investigation by third party forensic specialists, 29 Flatbush confirmed that unauthorized access to the user’s email account between May 31, 2020 and June 15, 2020.

What Information Was Involved? 29 Flatbush undertook a thorough, time-intensive review of the contents of the documents accessed to confirm what, if any, personal information may have been accessible within the account and to whom that information might relate. On or about November 6, 2020, after a thorough review process, 29 Flatbush determined that your information was contained within the impacted accounts. 29 Flatbush then undertook a second review of internal files to identify address information to provide notification of this event to you. This review was completed on January 12, 2021. 29 Flatbush determined the following information related to you was accessible: [Extra1].

What We Are Doing. 29 Flatbush takes this incident and the security of your personal information seriously. 29 Flatbush identified and mitigated the issue by resetting the account password and bringing in third-party forensic specialists. 29 Flatbush is also taking additional actions to enhance the security policies and procedures utilized by employees regarding access to personal information.

What You Can Do. Please review the enclosed “Steps You Can Take to Protect Personal Information.” 29 Flatbush has also arranged for 24 months of complimentary credit monitoring and identity restoration services through Experian. Instructions on how to enroll in these services is included in the enclosed “Steps You Can Take to Protect Personal Information.”

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For More Information. 29 Flatbush understands that you may have questions that are not addressed in this notice. If you have additional questions or concerns, please call the dedicated information line at (833) 671-0409, available Monday through Friday between 9:00 am ET and 11:00 pm ET, and Saturday and Sunday 11:00 am ET to 8:00 pm ET.

We apologize for any inconvenience or concern this incident causes you.

Sincerely,

Stephanie Diaz

Stephanie Diaz
Building Manager
Enclosure

Steps You Can Take to Protect Personal Information

Enroll in Credit Monitoring

To help protect your identity, we are offering complimentary access to Experian IdentityWorksSM for two years.

If you believe there was fraudulent use of your information as a result of this incident and would like to discuss how you may be able to resolve those issues, please reach out to an Experian agent. If, after discussing your situation with an agent, it is determined that identity restoration support is needed then an Experian Identity Restoration agent is available to work with you to investigate and resolve each incident of fraud that occurred from the date of the incident (including, as appropriate, helping you with contacting credit grantors to dispute charges and close accounts; assisting you in placing a freeze on your credit file with the three major credit bureaus; and assisting you with contacting government agencies to help restore your identity to its proper condition).

Please note that Identity Restoration is available to you for two years from the date of this letter and does not require any action on your part at this time. The Terms and Conditions for this offer are located at www.ExperianIDWorks.com/restoration.

While identity restoration assistance is immediately available to you, we also encourage you to activate the fraud detection tools available through Experian IdentityWorks as a complimentary two year membership. This product provides you with superior identity detection and resolution of identity theft. To start monitoring your personal information, please follow the steps below:

- Ensure that you **enroll by May 31, 2021** (Your code will not work after this date.)
- **Visit** the Experian IdentityWorks website to enroll: <https://www.experianidworks.com/credit>
- Provide your **activation code**: ABCDEFGHI

If you have questions about the product, need assistance with Identity Restoration that arose as a result of this incident or would like an alternative to enrolling in Experian IdentityWorks online, please contact Experian's customer care team at (833) 671-0409 by May 31, 2021. Be prepared to provide engagement number DB25168 as proof of eligibility for the Identity Restoration services by Experian.

ADDITIONAL DETAILS REGARDING YOUR TWO YEAR EXPERIAN IDENTITYWORKS MEMBERSHIP

A credit card is not required for enrollment in Experian IdentityWorks. You can contact Experian immediately regarding any fraud issues, and have access to the following features once you enroll in Experian IdentityWorks:

- **Experian credit report at signup:** See what information is associated with your credit file. Daily credit reports are available for online members only.*
- **Credit Monitoring:** Actively monitors Experian file for indicators of fraud.
- **Identity Restoration:** Identity Restoration specialists are immediately available to help you address credit and non-credit related fraud.
- **Experian IdentityWorks ExtendCARETM:** You receive the same high-level of Identity Restoration support even after your Experian IdentityWorks membership has expired.
- **\$1 Million Identity Theft Insurance^{**}:** Provides coverage for certain costs and unauthorized electronic fund transfers.

* *Offline members will be eligible to call for additional reports quarterly after enrolling.*

** *The Identity Theft Insurance is underwritten and administered by American Bankers Insurance Company of Florida, an Assurant company. Please refer to the actual policies for terms, conditions, and exclusions of coverage. Coverage may not be available in all jurisdictions.*



Monitor Your Accounts

We encourage you to remain vigilant against incidents of identity theft and fraud, to review your account statements, and to monitor your credit reports for suspicious activity. Under U.S. law you are entitled to one free credit report annually from each of the three major credit reporting bureaus. To order your free credit report, visit www.annualcreditreport.com or call, toll-free, 1-877-322-8228. You may also contact the three major credit bureaus directly to request a free copy of your credit report.

You have the right to place a “security freeze” on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit. Pursuant to federal law, you cannot be charged to place or lift a security freeze on your credit report. Should you wish to place a security freeze, please contact the major consumer reporting agencies listed below:

Experian

PO Box 9554
Allen, TX 75013
1-888-397-3742
www.experian.com/freeze/center.html

TransUnion

P.O. Box 2000
Chester, PA 19016
1-888-909-8872
www.transunion.com/credit-freeze

Equifax

PO Box 105788
Atlanta, GA 30348-5788
1-800-685-1111
www.equifax.com/personal/credit-report-services

In order to request a security freeze, you will need to provide the following information:

1. Your full name (including middle initial as well as Jr., Sr., II, III, etc.);
2. Social Security number;
3. Date of birth;
4. If you have moved in the past five (5) years, provide the addresses where you have lived over the prior five years;
5. Proof of current address, such as a current utility bill or telephone bill;
6. A legible photocopy of a government-issued identification card (state driver’s license or ID card, military identification, etc.);
7. If you are a victim of identity theft, include a copy of either the police report, investigative report, or complaint to a law enforcement agency concerning identity theft.

As an alternative to a security freeze, you have the right to place an initial or extended “fraud alert” on your file at no cost. An initial fraud alert is a 1-year alert that is placed on a consumer’s credit file. Upon seeing a fraud alert display on a consumer’s credit file, a business is required to take steps to verify the consumer’s identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting seven years. Should you wish to place a fraud alert, please contact any one of the agencies listed below:

Experian

P.O. Box 2002
Allen, TX 75013
1-888-397-3742
www.experian.com/fraud/center.html

TransUnion

P.O. Box 2000
Chester, PA 19016
1-800-680-7289
www.transunion.com/fraud-victim-resource/place-fraud-alert

Equifax

P.O. Box 105069
Atlanta, GA 30348
1-888-766-0008
www.equifax.com/personal/credit-report-services

You can further educate yourself regarding identity theft, fraud alerts, security freezes, and the steps you can take to protect yourself, by contacting the consumer reporting agencies, the Federal Trade Commission, or your state Attorney General.

The Federal Trade Commission can be reached at: 600 Pennsylvania Avenue NW, Washington, DC 20580; www.identitytheft.gov; 1-877-ID-THEFT (1-877-438-4338); and TTY: 1-866-653-4261. The Federal Trade Commission also encourages those who discover that their information has been misused to file a complaint with them. You can obtain further information on how to file such a complaint by way of the contact information listed above. You have the right to file a police report if you ever experience identity theft or fraud. Please note that in order to file a report with law enforcement for identity theft, you will likely need to provide some proof that you have been a victim. Instances of known or suspected identity theft should also be reported to law enforcement and your state Attorney General.

California Residents: Visit the California Office of Privacy Protection (www.oag.ca.gov/privacy) for additional information on protection against identity theft.

New York Residents: the Attorney General may be contacted at: Office of the Attorney General, The Capitol, Albany, NY 12224-0341; 1-800-771-7755; <https://ag.ny.gov/>.

North Carolina Residents: Office of the Attorney General of North Carolina, Consumer Protection Division, 9001 Mail Service Center Raleigh, NC 27699-9001, www.ncdoj.gov, Telephone: 1-919-716-6400, 877-566-7226 (toll free within NC).

