

CIPRIANI & WERNER

A PROFESSIONAL CORPORATION

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August 6, 2024

Via Email (idtheft@oag.state.md.us)

Office of the Attorney General
Attn: Security Breach Notification
200 St. Paul Place
Baltimore, MD 21202

RE: Notice of Data Security Incident

To Whom It May Concern:

We serve as counsel for CIH Properties, Inc. ("CIH"), located at 6305 Ivy Lane, Suite 140, Greenbelt, MD 20770 and write to provide this notification of a recent data security incident. By providing this notice, CIH does not waive any rights or defenses under Maryland law, including the data breach notification statute.

On March 3, 2024, CIH became aware of unauthorized activity on its computer network and immediately began an investigation with the assistance of third-party specialists. CIH also notified law enforcement. The investigation determined an unauthorized party may have accessed certain files on its network for a limited period of time. Therefore, CIH began a thorough review of the potentially impacted portions of the network to determine the type of information contained therein and to whom the information related. On May 9, 2024, CIH determined approximately twenty-seven (27) Maryland residents were potentially impacted by this incident. The information was limited to first and last name in combination with Social Security number.

CIH began sending individual notification letters on August 6, 2024 via First Class mail, including to the residents of Maryland believed to be impacted to date. The written notice letters include instructions to access complimentary credit monitoring and identity protection services for 12 months. A template copy of the individual notification letters sent to potentially impacted individuals in Maryland is attached hereto as *Exhibit A*.

In response to this incident, CIH conducted a full forensic investigation, changed passwords, implemented new technical safeguards, and is continuing to review its policies and procedures related to data protection.

Thank you for your attention to this matter. Please contact me should you have any questions.

Very truly yours,



Amanda A. Ruggieri, Esq.

EXHIBIT A

CIH Properties, Inc
c/o Cyberscout
PO Box 1286
Dearborn, MI 48120-9998



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[REDACTED]
[REDACTED]
[REDACTED]



August 6, 2024

Dear [REDACTED]

CIH Properties, Inc. ("CIH") writes to notify you of an incident that may affect the privacy of certain information related to you. This letter includes information about the incident, our response, and resources we are making available to you.

What Happened? On March 3, 2024, CIH became aware of unauthorized activity on our computer network and immediately began an investigation with the assistance of third-party specialists. The investigation determined an unauthorized party may have accessed certain files on our network for a limited period of time. Therefore, we began a thorough review of the potentially impacted portions of our network to determine the type of information contained therein and to whom the information related. CIH completed its review on May 9, 2024, and determined information related to you was potentially impacted.

What Information Was Involved? We have determined that the information potentially impacted may have included your name and Social Security number.

What Are We Doing? In response to this incident, we conducted a full investigation into the nature and scope of the incident. We have also taken steps to prevent the unlawful use of any data. Additionally, while we have no evidence that your information has or will be fraudulently misused as a result of this event, in an abundance of caution we are offering you access to 12 Months of complimentary credit monitoring and identity protection services.

What You Can Do. We encourage you to enroll in the complimentary credit monitoring and identity protection services we are making available to you. Information about how to enroll in these services along with additional resources available to you are included in the attached *Steps You Can Take to Help Protect Your Information*.

For More Information. We understand you may have questions about this incident. You may call 301-445-5000 x11105 or write to us at 6305 Ivy Lane, Suite 140 Greenbelt, MD 20770.

We sincerely regret any concern this incident may cause you. The privacy and security of information is important to us, and we will continue to take steps to protect information in our care.

Sincerely,
Kevin P. O'Malley, President/CEO.

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STEPS YOU CAN TAKE TO HELP PROTECT YOUR INFORMATION

Enroll in Credit Monitoring / Identity Protection

In response to the incident, we are providing you with access to Single Bureau Credit Monitoring/Single Bureau Credit Report/Single Bureau Credit Score services at no charge. These services provide you with alerts for 12 Months from the date of enrollment when changes occur to your credit file. This notification is sent to you the same day that the change or update takes place with the bureau. Finally, we are providing you with proactive fraud assistance to help with any questions that you might have or in event that you become a victim of fraud. These services will be provided by Cyberscout, a TransUnion company specializing in fraud assistance and remediation services.

To enroll in Credit Monitoring services at no charge, please log on to <https://bfs.cyberscout.com/activate> and follow the instructions provided. When prompted please provide the following unique code to receive services: **26D864546A0C** In order for you to receive the monitoring services described above, you must enroll within 90 days from the date of this letter. The enrollment requires an internet connection and e-mail account and may not be available to minors under the age of 18 years of age. Please note that when signing up for monitoring services, you may be asked to verify personal information for your own protection to confirm your identity.

Monitor Your Accounts

We encourage you to remain vigilant against incidents of identity theft and fraud by reviewing your credit reports/account statements and explanation of benefits forms for suspicious activity and to detect errors. Under U.S. law, you are entitled to one free credit report annually from each of the three major credit reporting bureaus, TransUnion, Experian, and Equifax. To order your free credit report, visit www.annualcreditreport.com or call 1-877-322-8228. Once you receive your credit report, review it for discrepancies and identify any accounts you did not open or inquiries from creditors that you did not authorize. If you have questions or notice incorrect information, contact the credit reporting bureau.

You have the right to place an initial or extended “fraud alert” on a credit file at no cost. An initial fraud alert is a one-year alert that is placed on a consumer’s credit file. Upon seeing a fraud alert, 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 lasting seven years. Should you wish to place a fraud alert, please contact any of the three credit reporting bureaus listed below.

As an alternative to a fraud alert, you have the right to place a “credit freeze” on a credit report, which will prohibit a credit bureau from releasing information in the credit report without your express authorization. The credit 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 credit freeze 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 credit freeze on your credit report. To request a credit freeze, you will need to provide the following information:

1. Full name (including middle initial as well as Jr., Sr., III, etc.);
2. Social Security number;
3. Date of birth;
4. Address for the prior two to five years;
5. Proof of current address, such as a current utility or telephone bill;
6. A legible photocopy of a government-issued identification card (e.g., state driver’s license or identification card); and
7. A copy of either the police report, investigative report, or complaint to a law enforcement agency concerning identity theft, if you are a victim of identity theft.

Should you wish to place a fraud alert or credit freeze, please contact the three major credit reporting bureaus listed below:

TransUnion 1-800-680-7289 www.transunion.com TransUnion Fraud Alert P.O. Box 2000 Chester, PA 19016-2000 TransUnion Credit Freeze P.O. Box 160 Woodlyn, PA 19094	Experian 1-888-397-3742 www.experian.com Experian Fraud Alert P.O. Box 9554 Allen, TX 75013 Experian Credit Freeze P.O. Box 9554 Allen, TX 75013	Equifax 1-888-298-0045 www.equifax.com Equifax Fraud Alert P.O. Box 105069 Atlanta, GA 30348-5069 Equifax Credit Freeze P.O. Box 105788 Atlanta, GA 30348-5788
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Additional Information

You can further educate yourself regarding identity theft, fraud alerts, credit freezes, and the steps you can take to protect your personal information by contacting the credit reporting bureaus, the Federal Trade Commission (FTC), or your state Attorney General. The FTC also encourages those who discover that their information has been misused to file a complaint with them. The FTC may be reached at 600 Pennsylvania Ave. NW, Washington, D.C. 20580; www.identitytheft.gov; 1-877-ID-THEFT (1-877-438-4338); and TTY: 1-866-653-4261.

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, your state Attorney General, and the FTC. This notice has not been delayed by law enforcement.

For Maryland residents, the Maryland Attorney General may be contacted at 200 St. Paul Place, 16th Floor, Baltimore, MD 21202; 1-888-743-0023; and www.oag.state.md.us. CIH Properties, Inc. is located at 1325 Marion Barry Ave. SE, Washington, DC 20020.

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

For Washington, D.C. residents, the District of Columbia Attorney General may be contacted at 441 4th Street NW #1100, Washington, D.C. 20001; 202-727-3400, and <https://oag.dc.gov/consumer-protection>. CIH Properties, Inc. is located at 1325 Marion Barry Ave. SE, Washington, DC 20020.

