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| Date of Incident | 04-01-2026 |
| Prepared By | Nancy Benner |
| Reviewed By | Incident Report was reviewed by John Samuel on 04-01-2026 at 05:30 PM. |
| Property | Joshua House |
| Time of Incident | 02:45:00 |
| Location of Incident | Joshua House 2607 Welsh Road Philadelphia pa 19114 |

| Report Last Updated By | Update Date |
|------------------------|-------------|
| John Samuel | 04-01-2026 |

| Incident Type |
|---------------|
| Misc. |

Description of Incident

On Weds 4/1 an incident occurred at Joshua House, in the parking lot. Maintenance technician Charles Holeman, was taking pictures of a vehicle with front end damage parked at the EV station when the resident, Zaire Jones, of apartment K301, approached him and said it was his girlfriend's car. Charles politely asked Zaire to move the vehicle so it wouldn't be towed. Zaire became irate, insisting he didn't need to move it since no one else parked there, and he threatened to punch Charles in the face. Charles began to walk away to avoid escalation, but Zaire followed him, continuing to threaten to kill him and saying he had a gun in his apartment and that he would bring his friends after him. Charles contacted the police on his cell phone during the exchange and was on the phone during the threats. Charles relayed the police confirmed they heard what Zaire had said, and the police dispatcher stated it was all being recorded. Zaire also FaceTimed someone, turning the phone so Charles was visible, and asked, "Can you take care of this person for me?" in explicit language. The person on the phone replied, "I got you." Zaire then told Charles, "My mans are coming to kill you." Charles remained on the line with the police and subsequently contacted the leasing office to report the incident.

Corrective action taken at the time of the incident

911 was called - Charles went to the police district to report the incident -DC# 26-08-016483 we also moved Charles's work site temporarily to fountain Gardens

What we have done related to Customer Service and helping the resident, if anything?

Cohens office notified to send 10 day notice to residents of K301

Witnesses names and phone number

Charles Holeman 215-986-4978 Zaire Jones Resident of K301-(215) 278-5282

Was there security camera footage of this incident?

No

Link to security footage video in Box

http://

Did this incident involve a resident?

Yes

Unit

K0301

Resident Name

Zaire Jones

Did this incident involve a Lindy team member?

Yes

Team Member Name

Charles Holeman

Did this incident involve a vendor?

No

Should this incident be reported to the residents renters insurance policy?

No