

**IN THE COURT OF COMMON PLEAS
OF ALLEGHENY COUNTY, PENNSYLVANIA**

ROSEMARY WILLIAMSON,

Plaintiff,

v.

KALIGRAPHY, IRA RITTER, and
LAWRENCE STOUT,

Defendants.

CIVIL DIVISION

CASE NO. GD-13-

COMPLAINT

Filed on behalf of PLAINTIFF:
ROSEMARY WILLIAMSON

JURY TRIAL DEMANDED

COUNSEL OF RECORD FOR THIS PARTY:

Christi M. Wallace, Esq.
PA ID: 313721

KRAEMER, MANES & ASSOCIATES LLC
US Steel Tower
600 Grant St, Suite 660
Pittsburgh, PA 15219
(412) 722-9700 Direct
(412) 637-0232 Fax
cw@lawkm.com

**IN THE COURT OF COMMON PLEAS
OF ALLEGHENY COUNTY, PENNSYLVANIA**

ROSEMARY WILLIAMSON,

Plaintiff,

v.

KALIGRAPHY, IRA RITTER, and
LAWRENCE STOUT,

Defendants.

CIVIL DIVISION

CASE NO. GD-13-

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE – Allegheny County Bar Association
11th Floor Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
(412) 261-5555**

**IN THE COURT OF COMMON PLEAS
OF ALLEGHENY COUNTY, PENNSYLVANIA**

ROSEMARY WILLIAMSON,

Plaintiff,

v.

KALIGRAPHY, IRA RITTER, and
LAWRENCE STOUT,

Defendants.

CIVIL DIVISION

CASE NO. GD-13-

COMPLAINT

NOW COMES Plaintiff, Rosemary Williamson, by and through her attorney, Christi Wallace, Esquire, and files this Complaint alleging as follows:

Parties

1. Plaintiff, Rosemary Williamson, is Pennsylvania resident with a business address located in Allegheny County at 1006 Lincoln Avenue, Pittsburgh, PA 15206 operating under the trade name "Rosebud Fashions."

2. Defendant, Kaligraphy, is a business entity located in Allegheny County at 1207 Hyatt Street, Pittsburgh, PA 15206.

3. Defendant, Ira Ritter, is the property owner of 1008 Lincoln Avenue, Pittsburgh, PA 15206 with a mailing address of P.O. Box 17147, Pittsburgh, PA 15235.

4. Defendant, Lawrence Stout, is owner of Kaligraphy located in Allegheny County at 1207 Hyatt Street, Pittsburgh, PA 15206.

Facts

5. Mr. Ritter was ordered by the City of Pittsburgh to demolish the building located at 1008 Lincoln Avenue, Pittsburgh, PA 15206.

6. Mr. Ritter contacted Mr. Stout, owner of Kaligraphy, to demolish the building located at 1008 Lincoln Avenue, Pittsburgh, PA 15206.

7. On Wednesday, February 20, 2013, while Kaligraphy was demolishing the building, a crewmember damaged a water pipe.

8. As a result, water streamed out of the damaged pipe onto the ground near Rosebuds Fashions.

9. On Friday, February 22, 2013, Ms. Williamson arrived at the Rosebud Fashions store located immediately adjacent to the condemned structure and noticed the broken water pipe.

10. At the time Ms. Williamson first noticed the flooding on February 22, the broken water pipe was still causing extensive flooding to the basement of Rosebud Fashions.

11. Ms. Williamson made several attempts to contact someone from Kaligraphy.

12. As of Friday, February 22, 2013, three days after the pipe had broken, the water was continuing to flood the basement of Rosebuds Fashions.

13. As a result of the water running for three days, Rosebuds Fashions sustained extensive damage to its basement.

14. Ms. Williamson has taken measures to mitigate the damages to Rosebud Fashions by turning on the heat in the basement, setting up exhaust fans and moving inventory to a secondary location.

15. Rosebud Fashions has still sustained a loss of over \$100,000 of merchandise and extensive repair bills.

Count I
Negligence

16. The preceding paragraphs 1-15 are incorporated herein.

17. Defendant, Mr. Ritter, in carrying out his duties as the landowner of 1008 Lincoln Avenue, Pittsburgh, PA 15206, was negligent in the following ways:

- a. Hiring Kaligraphy to demolish the building located at 1008 Lincoln Avenue, Pittsburgh, PA 15206;
- b. Hiring Kaligraphy when he knew or should have known that Kaligraphy was not qualified to handle the demolition; and
- c. Failing to hire a company that could safely demolish the building and not cause harm to any adjacent property.

18. Defendants Kaligraphy and Mr. Stout were negligent in the following ways:

- a. Damaging a water pipe while demolishing the building situated at 1008 Lincoln Avenue, Pittsburgh, PA 15206;
- b. Allowing water from the damaged water pipe to stream onto 1006 Lincoln Avenue, Pittsburgh, PA 15206 and flood the basement of the store owned by Ms. Williamson;
- c. Failing to reasonably contact the proper authorities to have the damaged pipe shut off;
- d. Failing to reasonably contact Ms. Williamson to warn her of the damaged pipe and extensive flooding;
- e. Failing to turn the water off to prevent damage to Rosebud Fashions;
- f. Failing to obtain proper licenses, permits, and insurance prior to conducting demolition activities; and
- g. Failing to supervise crewmembers while demolishing the building situated at 1008 Lincoln Avenue, Pittsburgh, PA 15206;

19. Ms. Williamson has taken measures to mitigate the damages to Rosebud Fashions by turning on the heat in the basement, setting up exhaust fans and moving inventory to a secondary location.

20. As a direct and proximate cause of the Defendant's negligence, Rosebud Fashions has sustained over \$100,000 in damages including lost merchandise and repairs.

Request for Relief

WHEREFORE, Plaintiff respectfully request that this Court enter judgment against all defendants, jointly and severally, for the following:

- a. Loss of inventory worth \$66,679.00;
- b. Cost associated with clean-up and repairs worth \$15,168.00;
- c. Cost of future repairs worth \$36,691.00;
- d. Revenue loss worth \$97,500;
- e. Plaintiffs' legal fees, approximately in the amount of \$25,000;
- f. Pre-judgment interest and continuing interest until the judgment is satisfied;
- g. Court costs; and
- h. Other such relief as the Court may deem just and proper.

Respectfully submitted,

Christi Wallace

Christi Wallace, Esq.
Kraemer Law Firm, LLC
U.S. Steel Building
600 Grant Street, Suit 660
Pittsburgh, PA 15219

Verification

I hereby verify that the statements contained in this complaint are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 PA.C.S. § 4904, relating to unsworn falsification to authorities.

Raymond C. Williamson
(Signature)

11/5/2013
(Date)