



GAIL FARBER, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

August 26, 2014

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

#2

August 26, 2014

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**PUBLIC HEARING  
RESOLUTION OF NECESSITY  
ACQUISITION OF LAND BY  
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
BIG TUJUNGA DAM AND RESERVOIR - BIG TUJUNGA CANYON  
PARCELS 102F, 103F, AND 104F  
TO CONDEMN REAL PROPERTY  
CITY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 5)  
(4 VOTES)**

### **SUBJECT**

This action is to adopt a Resolution of Necessity to condemn fee simple title in three parcels in the City of Los Angeles located within the Big Tujunga Wash Mitigation Bank property for environmental mitigation purposes to offset environmental impacts of past, current, and future projects.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

AFTER THE PUBLIC HEARING:

1. Adopt the Resolution of Necessity to condemn fee simple title in Parcels 102F, 103F, and 104F known as Wheatland Avenue and Cottonwood Avenue, in the City of Los Angeles, for use in the Big Tujunga Wash Mitigation Bank.
2. Instruct County Counsel to file condemnation proceedings and take the necessary actions to obtain an Order for Prejudgment Possession.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to adopt a Resolution of Necessity (Enclosure A) to file a condemnation action to acquire fee simple title in three parcels of land located within the vacated portions of Wheatland and Cottonwood Avenues in the City of Los Angeles for use in the Big Tujunga Wash Mitigation Bank.

The parcels were excluded from the land acquisition for the Big Tujunga Wash Mitigation Bank, which was approved by the Board on June 30, 1998, Synopsis 74, because the seller with whom the Los Angeles County Flood Control District (LACFCD) was transacting the acquisition with did not own these parcels, which were encumbered with City road easements.

The City recently vacated its road easements on these three parcels. The owners of record of Parcels 102F and 103F are deceased, and their heirs, if any, have not been located. A trustee has been located for one of two deceased owners of Parcel 104F. The parcels are within the existing Big Tujunga Wash Mitigation Bank. The LACFCD has owned fee title to the land on both sides of the former street since 1998.

The recommended actions will place the parcels in the LACFCD's ownership and possession for preservation and protection purposes and enable the LACFCD to complete acquisitions required to maximize the mitigation credits for the Big Tujunga Wash Mitigation Bank.

## **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Integrated Service Delivery (Goal 3). This transaction allows for the continuation of environmental mitigation in the area, thereby improving the quality of life for residents of the County of Los Angeles.

## **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The anticipated acquisition cost includes condemnation processing costs and payment of the total fair market value of \$66,200 for the parcels, which will be deposited with the Los Angeles Superior Court in conjunction with the filing of the condemnation action.

Funding for the acquisition is included in the Fiscal Year 2013-14 Flood Control District Fund Budget.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcels 102F (Assessor's Identification Number (AIN) 2549-002-908, Van Dyke parcel), 103F (AIN 2549-002-909, Kellerman parcel), and 104F (AIN 2549-002-909, Akmadzich parcel) are located within the vacated portions of Wheatland and Cottonwood Avenues south of the Foothill (210) Freeway between the communities of Sunland and Lake View Terrace in the City.

In accordance with Section 1245.230 of the California Code of Civil Procedure, the Resolution of Necessity must contain the following findings and determinations:

1. The public interest and necessity require this project.
2. The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The property proposed to be acquired, as described in the Resolution, is necessary for this project.

Section 1245.230 of the California Code of Civil Procedure requires that the Resolution of Necessity contain a finding and determination that the offer, as required by Section 7267.2 of the California Government Code, was made to the owners of record or that the offer was not made because the owners could not be located with reasonable diligence.

The Department of Public Works prepared an appraisal of the fair market value of the property proposed to be acquired and, based on this appraisal, has established an amount believed to be just compensation for the property. However, no offer has been made to the owners of record of Parcels 102F, 103F, and 104F because the owners are deceased and their heirs could not be located.

A private investigator, Mr. Jay Jakar of Calserve Inc., was retained to locate the heirs or devisees of owners of record of the three parcels. The owner of Parcel 102F was Mr. Henry S. Van Dyke. Mr. Jakar determined that Mr. Van Dyke is deceased with no heirs or devisees located. Mr. Jakar's declaration regarding his investigation of Mr. Van Dyke is enclosed (Enclosure B).

The owners of Parcel 103F are the officers, corporate members, and employees of the Annette Kellerman Rancho Realty Corporation and the Kellerman Ranch Club. The individuals identified by name in the Grant Deed are Mr. John L., Ms. Josephine, and T.M. LeBerthon. Mr. Jakar determined that the Annette Kellerman Rancho Realty Corporation was suspended, affiliated corporate members are deceased, and no heirs or devisees were located. No employees of the Kellerman Ranch Club identified by name in the Grant Deed were located by Mr. Jakar. The LeBerthons are deceased and no heirs or devisees were located. Mr. Jakar's declarations describing his investigations and findings are enclosed (Enclosure C).

Parcel 104F is owned by the heirs and devisees of Mr. Peter Akmadzich and Ms. Mary Akmadzich. Mr. Akmadzich is deceased with no heirs or devisees other than Ms. Akamadzich. Ms. Akamadzich is deceased, and her probate records identify her attorney, Mr. Thomas Pabst, as the executor of her will and trustee of her estate. Mr. Jakar's declarations describing his investigations and findings are enclosed (Enclosure D).

Section 1245.235 of the California Code of Civil Procedure requires that the Board hold a public hearing prior to determining whether or not to adopt the proposed Resolution of Necessity. Notices of the public hearing have not been made to the owners of record for Parcels 102F and 103F because the owners are deceased with no known heirs or devisees. Notice was made to Mr. Pabst for Parcel 104F.

## **ENVIRONMENTAL DOCUMENTATION**

On June 30, 1998, Synopsis 74, the Board found the acquisition of the Big Tujunga Wash Mitigation Bank categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15308 of the State CEQA Guidelines and Class 8 of the Los Angeles County Environmental Reporting Procedures and Guidelines, adopted by the Board on November 17, 1987. This exemption provides for actions taken by regulatory agencies for the protection of the environment.

## **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The acquisition of the parcels will benefit the LACFCD by offsetting the environmental impacts of past, current, and future projects. Such projects include the flood control channel vegetation clearing, reservoir cleanouts, construction of new storm drains, and maintenance activities. These projects are required to maintain adequate levels of flood control protection and water conservation benefits.

## **CONCLUSION**

Please return one adopted copy of this letter and the executed original Resolution of Necessity to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,



GAIL FARBER

Director

GF:SGS:tw

Enclosures

c: Auditor-Controller (Accounting Division - Asset Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

# Enclosure A

**RESOLUTION OF NECESSITY OF THE LOS ANGELES COUNTY FLOOD  
CONTROL DISTRICT TO EXERCISE THE POWER OF EMINENT DOMAIN TO  
ACQUIRE PROPERTY FOR THE BIG TUJUNGA DAM AND RESERVOIR  
BIG TUJUNGA CANYON MITIGATION BANK SITE**

WHEREAS, the Los Angeles County Flood Control District proposes to acquire three parcels in the City of Los Angeles that are a part of the Big Tujunga Dam Mitigation Bank property for the environmental mitigation bank site to offset environmental impacts of past, current, and future projects (Project); and

WHEREAS, the three parcels of land are located within the vacated portions of Wheatland and Cottonwood Avenues south of the Foothill (210) Freeway between the communities of Sunland and Lake View Terrace in the City of Los Angeles and identified as portions of Assessor's Identification Nos. 2549-002-908 and 2549-002-909.

NOW, THEREFORE, the Board of Supervisors of the Los Angeles County Flood Control District hereby finds, determines, and resolves as follows:

Section 1. The public interest and necessity require the Project.

Section 2. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Section 3. The property described in Section 5 below is necessary for the Project.

Section 4. The offer, as required by Section 7267.2 of the California Government Code, has not been made to the owners of record because the owners of record cannot be located.

Section 5. The property to be acquired is located in the City of Los Angeles and depicted on the map attached hereto and incorporated herein as Exhibit A and consists of fee simple title in and to the real property described as Parcels 102F, 103F, and 104F in Exhibit B, attached hereto and by this reference made a part hereof.

1        Section 6. The property described in Section 5 above is to be taken for public  
2 uses: namely, for flood control, water conservation, water quality, and public  
3 recreational purposes and the operation and maintenance of the Project for  
4 environmental mitigation to offset environmental impacts of past, current, and future  
5 flood control projects.

6        Section 7. The Los Angeles County Flood Control District is authorized to  
7 acquire the property interest described hereinafter pursuant to the following:

- 8            a.        Article 1, Section 19, of the Constitution of the State of California.  
9            b.        California Code of Civil Procedure, Sections 1230.010 through  
10                      1273.050.  
11            c.        The Los Angeles County Flood Control Act, Section 2.

12        Section 8. County Counsel is hereby authorized to institute eminent domain  
13 proceedings in the Superior Court of the State of California for the County of  
14 Los Angeles for the purpose of acquiring the real property described in Section 5  
15 above and is further authorized to institute proceedings for taking of immediate  
16 possession in accordance with the provisions of all applicable laws.

17        The foregoing Resolution was duly adopted by the Board of Supervisors of the  
18 Los Angeles County Flood Control District by at least a four-fifth vote of the  
19 members thereof on the 26th day of August 2014.

20 APPROVED AS TO FORM:

21  
22 JOHN F. KRATTLI  
23 County Counsel



SACHI A. HAMAI  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

24  
25  
26 By Carole Suzuki  
27 Deputy

By [Signature]  
Deputy

28 CW:tw

## EXHIBIT A

Project name: Big Tujunga Dam and Reservoir

BIG TUJUNGA CANYON 102F, 103F, &amp; 104F

63-RW9.1, 9.2, 9.5, and 9.6

A.I.N. 2549-002-908 & 909 (Portions)

T.G. 503 (B2, C2, & C3)

I.M. 204-177

FIFTH DISTRICT

H0300512

### LEGAL DESCRIPTION

**PARCEL NO. 102F** (Fee for flood control purposes):

That portion of Ripple Street (now known as Wheatland Avenue), 40 feet wide, as shown on map of Tract No. One Hundred and Two, recorded in Book 13, page 57, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as VACATION AREA NO. 2 in RESOLUTION TO VACATE NO. 03-1400737, recorded on January 22, 2004, as Document No. 04-0150611, of Official Records, in the office of said Registrar-Recorder/County Clerk.

EXCEPTING therefrom that portion lying southerly of the southerly line of that certain parcel of land described in deed to Henry S. Van Dyke, recorded in Book 4009, page 281, of said Official Records.

Containing: 1.22+ Acres

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1  
2 **PARCEL NO. 103F** (Fee for flood control purposes):  
3

4 That portion of Cottonwood Avenue (formerly known as Sycamore Drive), 40 feet  
5 wide, as shown on map of Tract No. 10958, recorded in Book 198, pages 8, 9, and 10,  
6 of Maps, in the office of the Registrar-Recorder/County Clerk of the County of  
7 Los Angeles, described as VACATION AREA NO. 1 in RESOLUTION TO VACATE  
8 NO. 03-1400737, recorded on January 22, 2004, as Document No. 04-0150611, of  
9 Official Records, in the office of said Registrar-Recorder/County Clerk.  
10

11 EXCEPTING therefrom the easterly 20 feet of said Cottonwood Avenue.  
12

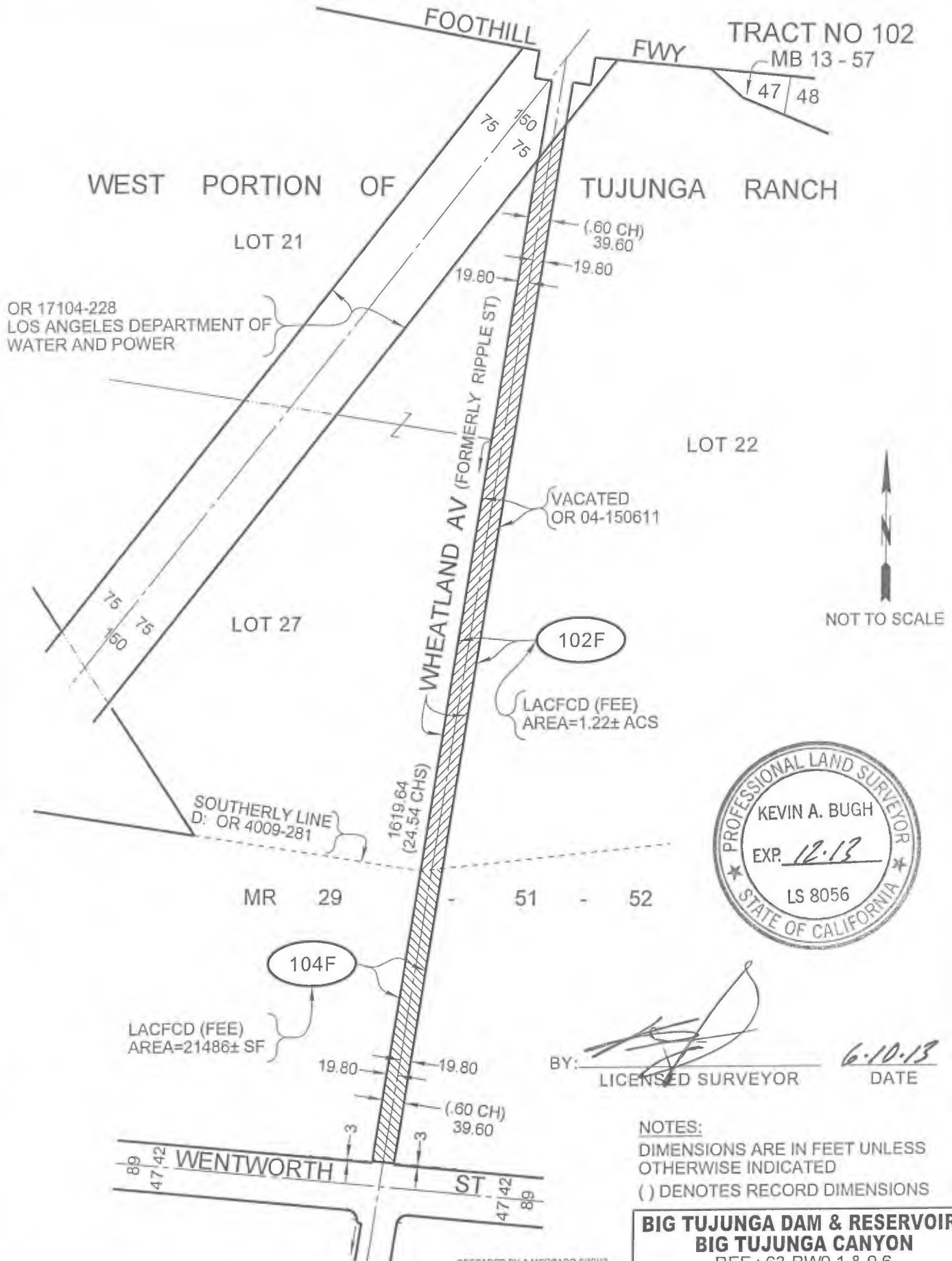
13 Containing: 26,408± square feet  
14

15 **PARCEL NO. 104F** (Fee for flood control purposes):  
16

17 That portion of Ripple Street (now known as Wheatland Avenue), 40 feet wide, as  
18 shown on map of Tract No. One Hundred and Two, recorded in Book 13, page 57, of  
19 Maps, in the office of the Registrar-Recorder/County Clerk of the County of  
20 Los Angeles, described as VACATION AREA NO. 2 in RESOLUTION TO VACATE  
21 NO. 03-1400737, recorded on January 22, 2004, as Document No. 04-0150611, of  
22 Official Records, in the office of said Registrar-Recorder/County Clerk.  
23

24 EXCEPTING therefrom that portion lying northerly of the southerly line of that certain  
25 parcel of land described in deed to Henry S. Van Dyke, recorded in Book 4009,  
26 page 281, of said Official Records.  
27 /  
28 /  
/

# EXHIBIT B



# EXHIBIT B1

WEST PORTION OF  
TUJUNGA RANCH

TRACT NO 10958  
MB 198-8-10

(LOT) 1

LOT 22

COTTONWOOD AV  
(FORMERLY SYCAMORE DR)

VACATED  
OR 04-150611

103F

LACFCD (FEE)  
AREA=26408± SF

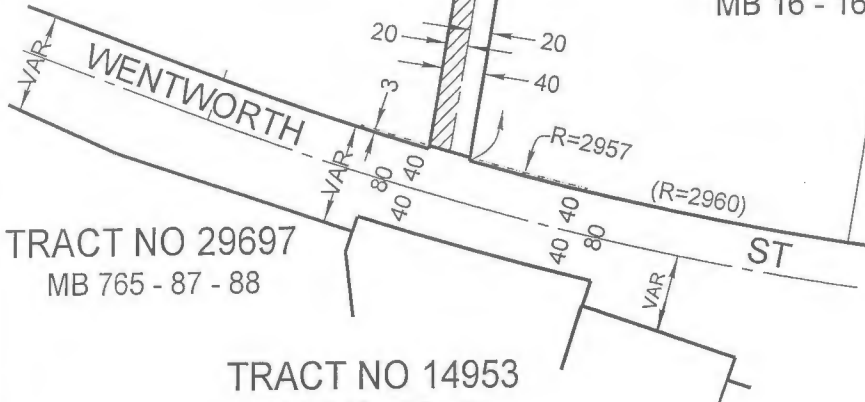
MR 29 - 51 - 52

TRACT NO 999

LOT 21

LOT 22

MB 16 - 166 - 167



## NOTES:

DIMENSIONS ARE IN FEET UNLESS  
OTHERWISE INDICATED

( ) DENOTES RECORD DIMENSIONS



BY:

LICENSED SURVEYOR

6.10.13  
DATE

**BIG TUJUNGA DAM & RESERVOIR**  
**BIG TUJUNGA CANYON**  
REF.: 63-RW9.2 & 9.5

Containing: 21,486± square feet

AM:psr

P5:TUJUNGA DEC



APPROVED AS TO DESCRIPTION

JUNE 10, 2013  
COUNTY OF LOS ANGELES

By

[Signature]  
LICENSED SURVEYOR

Survey/Mapping & Property Management Division

# Enclosure B

DECLARATION OF DUE DILIGENCE

I, Jay Jakar declare, I am over the age of 18 and not a party to this action. I have personal knowledge of the facts contained herein and can competently testify thereto.

I am employed by Calserve, Inc. as an Investigator and Process Server. Calserve, Inc. is a contract vendor with the Los Angeles County Counsel's Office. On March 8, 2013, in the normal course of business I was given the assignment of locating the Heirs and Devisees of the late Henry S. Van Dyke, deceased. The information provided to me was that Henry S. Van Dyke, executed a Grant Deed in Los Angeles County on January 15, 1910, recorded January 22, 1910.

The results of my due diligence search provided the following information:

Henry Seward Van Dyke, was born in 1872 in Oakland, Alameda County, California. He appears in the 1900 United States census as a resident of the 7<sup>th</sup> Ward in Oakland. In the 1910 census he is a resident of the California 71<sup>st</sup> Assembly District. His occupation is listed as "Railroad". He appears in no census after 1910. A search of Marriage, Divorce, Military and Death records from 1900 to 1980 shows no listing for Henry Seward Van Dyke.

Based upon the results of my due diligence search to locate Heirs and Devisees of Henry Seward Van Dyke, I conclude there are none to be found.

I declare under the penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Executed this 18<sup>th</sup> day of June, 2013, at Los Angeles, California.

By

JAY JAKAR  
Investigator



# Enclosure C

DECLARATION OF DUE DILIGENCE

I, Jay Jakar declare, I am over the age of 18 and not a party to this action. I have personal knowledge of the facts contained herein and can competently testify thereto.

I am employed by Calserve, Inc. as an Investigator and Process Server. Calserve, Inc. is a contract vendor with the Los Angeles County Counsel's Office. On March 8, 2013, in the normal course of business I was given the assignment of locating available information on the Kellerman Hidden Ranch Club employees and corporation. The information provided to me was that the Kellerman Hidden Ranch Club was in existence sometime between 1923 and 1926 in the Sunland-Tujunga area of Los Angeles County.

The results of my due diligence search provided the following information:

The Kellerman Hidden Ranch Club never formally existed as a chartered organization, corporate or registered fictitious business enterprise in the State of California. Based upon the evidence that John L. LeBerthon, a real estate promoter at the time, on February 5, 1925 incorporated the Annette Kellerman Rancho Realty Corporation, which was suspended February 27, 1926, it can be assumed that his intent was to promote properties using the name of the then popular Australian World Champion swimmer and film star, Annette Kellerman. Nowhere in Ms. Kellerman's biography can be found mention of any affiliation with a club or real estate development in California.

The only reference to the Kellerman Hidden Ranch Club is in a deed from the Annette Kellerman Rancho Realty Corporation, John L. LeBerthon and Josephine L. LeBerthon to the Lincoln Loan & Investment Corporation dated February 25, 1926. "Also subject to the rights and equities of record of any members of the Kellerman Hidden Ranch Club as to said property."

Based upon the results of my due diligent search to locate employees and corporate information on the Kellerman Hidden Ranch Club I conclude that there is none to be found.

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I declare under the penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Executed this 24<sup>th</sup> day of June, 2013, at Los Angeles, California.

By

JAY JAKAR  
Investigator



DECLARATION OF DUE DILIGENCE

I, Jay Jakar declare, I am over the age of 18 and not a party to this action. I have personal knowledge of the facts contained herein and can competently testify thereto.

I am employed by Calserve, Inc. as an Investigator and Process Server. Calserve, Inc. is a contract vendor with the Los Angeles County Counsel's Office. On March 8, 2013, in the normal course of business I was given the assignment of locating the Heirs and Devisees of John L. LeBerthon, deceased. The information provided to me was that John L. LeBerthon, was the then President of the Annette Kellerman Rancho Realty Corporation, a California corporation incorporated February 25, 1925.

The results of my due diligence search provided the following information:

John L. LeBerthon was born in San Francisco, California in 1868 In 1914 he married Josephine L. LeBerthon nee Morris. In 1921 a daughter Adeline was born. Adeline died in 1946 without issue. John L. LeBerthon died in 1952 in San Francisco, California.

Based upon the results of my due diligence search to locate Heirs and Devisees of John L. LeBerthon, I conclude there are none to be found.

I declare under the penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Executed this 24th day of June, 2013, at Los Angeles, California.

By

JAY JAKAR  
Investigator

DECLARATION OF DUE DILIGENCE

I, Jay Jakar declare, I am over the age of 18 and not a party to this action. I have personal knowledge of the facts contained herein and can competently testify thereto.

I am employed by Calserve, Inc. as an Investigator and Process Server. Calserve, Inc. is a contract vendor with the Los Angeles County Counsel's Office. On March 8, 2013, in the normal course of business I was given the assignment of locating the Heirs and Devisees of Josephine L. LeBerthon, nee Morris, deceased. The information provided to me was that Josephine L. LeBerthon, was the then Secretary of the Annette Kellerman Rancho Realty Corporation, a California corporation incorporated February 25, 1925.

The results of my due diligence search provided the following information:

Josephine L. LeBerthon was born in San Francisco, California in 1894. In 1914 she married John L. LeBerthon. In 1921 a daughter Adeline was born. Adeline died in 1946 without issue. Josephine L. LeBerthon died in 1942 in San Francisco, California.

Based upon the results of my due diligence search to locate Heirs and Devisees of Josephine L. LeBerthon, I conclude there are none to be found.

I declare under the penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Executed this 27th day of June, 2013, at Los Angeles, California.

By

JAY JAKAR  
Investigator

DECLARATION OF DUE DILIGENCE

I, Jay Jakar declare, I am over the age of 18 and not a party to this action. I have personal knowledge of the facts contained herein and can competently testify thereto.

I am employed by Calserve, Inc. as an Investigator and Process Server. Calserve, Inc. is a contract vendor with the Los Angeles County Counsel's Office. On March 8, 2013, in the normal course of business I was given the assignment of locating the Heirs and Devisees of T.M. LeBerthon, deceased. The information provided to me was that T.M. LeBerthon, was affiliated with the Annette Kellerman Rancho Realty Corporation, a California, a California corporation incorporated February 25, 1925.

The results of my due diligence search provided the following information:

There is only one person in California from 1854 to 1926 with the initials "T.M.", last name LeBerthon. A Theodore M. LeBerthon born 1854 appears in the 1880 U.S. Census in San Francisco. He appears in no other records. Based on the San Francisco local, one might assume that he is an older sibling or relative of John L. LeBerthon but there is no record to substantiate that assumption.

Based upon the results of my due diligence search to locate Heirs and Devisees of T.M. LeBerthon, I conclude there are none to be found.

I declare under the penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Executed this 24th day of June, 2013, at Los Angeles, California.

By

JAY JAKAR  
Investigator

DECLARATION OF DUE DILIGENCE

I, Jay Jakar declare, I am over the age of 18 and not a party to this action. I have personal knowledge of the facts contained herein and can competently testify thereto.

I am employed by Calserve, Inc. as an Investigator and Process Server. Calserve, Inc. is a contract vendor with the Los Angeles County Counsel's Office. On March 8, 2013, in the normal course of business I was given the assignment of locating the Heirs and Devisees of the late Anna L. Andrews, aka Lenning, deceased. The information provided to me was that Anna L. Andrews, formerly Lenning, executed a Grant Deed in Los Angeles County on December 1, 1923, recorded April 18, 1924.

The results of my due diligence search provided the following information:

Anna L. Andrews, nee Lenning, was born in 1879 in Canada. In the 1910 census she is listed as a single woman living in Long Beach, California. In the 1920 census she appears as Anna L. Andrews spouse of Charles L. Andrews, living in Los Angeles. She is listed in the 1930 census as divorced and living in Pasadena, California. Her occupation is listed as Secretary. There are no children listed in her census records. She appears in no census after 1930. A search of Marriage, Divorce, Military and Death records from 1900 to 1980 shows no listing for Anna L. Andrews or Anna Lenning.

Based upon the results of my due diligence search to locate Heirs and Devisees of Anna L. Andrews aka Lenning, I conclude there are none to be found.

I declare under the penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Executed this 18<sup>th</sup> day of June, 2013, at Los Angeles, California.

By

JAY JAKAR  
Investigator

DECLARATION OF DUE DILIGENCE

I, Jay Jakar declare, I am over the age of 18 and not a party to this action. I have personal knowledge of the facts contained herein and can competently testify thereto.

I am employed by Calserve, Inc. as an Investigator and Process Server. Calserve, Inc. is a contract vendor with the Los Angeles County Counsel's Office. On March 8, 2013, in the normal course of business I was given the assignment of locating the Heirs and Devisees of the late Charles L. Andrews, deceased. The information provided to me was that Mr. Charles L. Andrews executed a Grant Deed in Los Angeles County on December 1, 1923, recorded April 18, 1924.

The results of my due diligence search provided the following information:

Charles L. Andrews was born in England between 1866-1868, assuming he was twenty-one years old in 1889, at the time of U.S. Naturalization. In the 1910 census he is listed as living in Los Angeles. In the 1920 census he is listed with his spouse, Anna L. Andrews, living in Los Angeles. His occupation was listed as Compositor/Printer. He last appears in the 1930 census still living in Los Angeles. A search of Marriage, Divorce, Military and Death records from 1900 to 1980 shows no listing for a Charles L. Andrews.

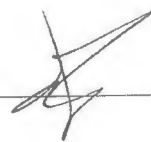
Based upon the results of my due diligence search to locate Heirs and Devisees of Charles L. Andrews, I conclude there are none to be found.

I declare under the penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Executed this 18th day of June, 2013, at Los Angeles, California.

By

Jay Jakar  
Investigator



# Enclosure D

## DECLARATION OF DUE DILIGENT

I, Jay Jakar declare and that I am over the age of 18 and not a party to this action. I have personal knowledge of the facts contained herein and can competently testify thereto.

I am employed by Calserve, Inc. as an Investigator and Process Server. Calserve, Inc. is a contract vendor with the Los Angeles County Counsel's Office. On February 3, 2014, in the normal course of business I was given the assignment of locating the Heirs and Devisees of Peter J. Akmadzich deceased. The information provided to me was that Mr. P. J. Akmadzich aka Peter J. Akmadzich and Mary L. Akamadzich were the recipients of a Quitclaim Deed executed in Los Angeles County dated June 8, 1954.

The results of my due diligence search provided the following information. Peter J Akmadzich aka P. J. Akmadzich, aka Peter Admadzich, date of birth November 11, 1897. Date of death, December, 1976 at Encino, California. In the 1928 he married Mary Louise Papac aka Mara L. Papac. Her date of death February 22, 1990 at Encino, California. I find no record of children being born to Peter J. and Mary L. Akmadzich. I can find no heirs or devisees of Peter J. Akmadzich aka Admadzich other than Mary L. Akmadzich nee Mary Louise Papac.

Based upon the results of my due diligence search to locate Heirs and Devisees of Peter J. Akmadzich aka P. J. Akmadzich aka Peter Admadzich, I conclude that there are none to be found.

I declare under the penalty of perjury and the laws of the State of California that all of the foregoing is true and correct.

Executed this 25<sup>th</sup> day of February 2014 at May at Los Angeles, California.

By

Jay Jakar

Investigator

