

# STUBBS & ASSOCIATES

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August 6<sup>th</sup>, 2014

Mr. Brent L. Green.  
Chief, Division of Right of Way and Land Surveys  
Attn: Affordable Sales Program  
California Department of Transportation  
1120 N Street, MS. 37  
Sacramento, CA 95814

Via fax: 916-654-6378.....

RE: CALTRANS RENTAL PROPERTIES:

"Meridian Manor", 1325 Meridian Avenue, South Pasadena, CA 91030

"Pasadena Mansion", 779 S. Pasadena Avenue, Pasadena, CA 91105

Dear Caltrans,

I am a licensed fiduciary #186, in private practice, but am court appointed and supervised by The Los Angeles County Superior Court, Probate Division, as conservator for the elderly for the last 14 years. As such, I am a mandated reporter for "Elder Abuse".

I currently have a total of five conservatees afflicted with Dementia/Alzheimer's varying from mild to profound who have been living at the two above referenced assisted living residences for as long as six years. I have had numerous other conservatees who resided at these two residences going back ten years. I would like to make clear at this time that I have many other conservatees who live in their own homes or are residing at numerous larger assisted living facilities and skilled nursing facilities.

I am writing to you at this time because it has been brought to my attention by the owner/administrator of these two facilities for the elderly with dementia, that Caltrans is not offering Mrs. Ewa Nyczak the first opportunity to purchase these two Caltrans homes, but instead the offer is first being given to low income families. It is crystal clear to anyone that the maintenance and upkeep of the properties referenced above can never be managed with low income buyers so why are they afforded this opportunity at the life threatening expense to elderly conservatees of the court many of whom have already been exploited by others both physically, emotionally and financially which is why they are under "conservatorship". You are proposing that these crimes be afflicted upon them again with complete disregard and impunity which frankly is tantamount to elder abuse!! Please be aware, that when a conservator (myself) moves a conservatee, I must report to The Los Angeles County Superior Court immediately where they have been moved and why. A probate investigator is assigned to each conservatorship who then reports directly to the presiding judge or one of the other four judges in the probate division.

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RIGHT OF WAY

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I am stunned that Caltrans is willing to displace elderly persons with dementia when it is common knowledge that the trauma of a change of environment has on the health, well being and even life of an elder with dementia.

I respectfully request that Mrs. Ewa Nyczak be given the very first opportunity to purchase the referenced properties above in order to maintain the very excellent care, protection and quality of life for these women who have already been abused right here in our own County of Los Angeles. I beg you and your colleagues to do the right thing.

As the legal guardian of these women I must do all that is in my power to take measures that ensure their continuity of good care, safety and general well being. I must insist that any displacement is potentially life threatening. Surely a completely unnecessary move from the cocoon that has provided them with trusted care, warmth and protection is a travesty upon our elderly.

I implore you to reconsider and make available to Mrs. Ewa Nyczak the opportunity to purchase these properties which she has painstakingly cared for beautifully in addition to the quintessentially important responsibility of caring for our elders.

Please do not hesitate to contact me with any questions and or concerns regarding this request. I encourage a dialogue with your department.

Very Sincerely Yours,  
Alexandra G. Matejic  
Licensed Fiduciary # 186