

EXHIBIT A

**SUMMONS
(CITACION JUDICIAL)**

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

**NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):**

WDW JOINT VENTURE, a California Entity dba DOWNEY COMMUNITY HEALTH CENTER; JAMES LANDRUM, an individual; and DOES 1 through 100, inclusive

YOU ARE BEING SUED BY PLAINTIFF: ESTATE OF KATIE BEATRICE LANDRUM, (LO ESTÁ DEMANDANDO EL DEMANDANTE): by and through its Successors-in-Interest MAURICE LANDRUM, JR., KATHY JOHNSON, BRIDGRETTE JOHNSON, and MICHELLE MILLER; MAURICE LANDRUM, JR., an individual; KATHY JOHNSON, an individual; BRIDGRETTE JOHNSON, an individual; MICHELLE MILLER, an individual

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:
(El nombre y dirección de la corte es):

Superior Court of California - Los Angeles
111 N. Hill Street
Los Angeles, CA 90012
Stanley Mosk Courthouse
Central District

CASE NUMBER:
(Número del Caso):

21STCV31088

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:

(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

Scott H. Carr (156664); Aaron L. Osten (281315) Telephone: (310) 576-1200 Facsimile: (310) 576-1220
GREENE BROILLET & WHEELER, LLP
222 N. Pacific Coast Highway, 21st Floor El Segundo, CA 90245
Sherri R. Carter Executive Officer / Clerk of Court

DATE: 08/23/2021
(Fecha)

Clerk, by C. Monroe, Deputy
(Secretario) (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)

(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).



NOTICE TO THE PERSON SERVED: You are served

- as an individual defendant.
- as the person sued under the fictitious name of (specify):
- on behalf of (specify) WDW JOINT VENTURE, a California Entity dba DOWNEY COMMUNITY HEALTH CENTER under:

<input type="checkbox"/> CCP 416.10 (corporation)	<input type="checkbox"/> CCP 416.60 (minor)
<input type="checkbox"/> CCP 416.20 (defunct corporation)	<input type="checkbox"/> CCP 416.70 (conservatee)
<input type="checkbox"/> CCP 416.40 (association or partnership)	<input type="checkbox"/> CCP 416.90 (authorized person)
<input checked="" type="checkbox"/> other (specify): BUSINESS ENTITY OF UNKNOWN FORM	
- by personal delivery on (date):

Assigned for all purposes to: Spring Street Courthouse, Judicial Officer: Audra Mori

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P.O. BOX 956
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TEL. (310) 576-1200
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(SPACE BELOW FOR FILING STAMP ONLY)

SCOTT H. CARR, SBN 156664 (scarr@gbw.law)
AARON L. OSTEN, SBN 281315 (aosten@gbw.law)

Attorneys for Plaintiffs

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES

ESTATE OF KATIE BEATRICE LANDRUM,
by and through its Successors-in-Interest
MAURICE LANDRUM, JR., KATHY
JOHNSON, BRIDGRETTE JOHNSON, and
MICHELLE MILLER; MAURICE
LANDRUM, JR., an individual; KATHY
JOHNSON, an individual; BRIDGRETTE
JOHNSON, an individual; MICHELLE
MILLER, an individual;

Plaintiffs,

vs.

WDW JOINT VENTURE, a California Entity
dba DOWNEY COMMUNITY HEALTH
CENTER; JAMES LANDRUM, an individual;
and DOES 1 through 100, inclusive;

Defendants.

CASE NO. **21STCV31088**

COMPLAINT FOR DAMAGES

1. **Breach of Implied Warranty of Habitability**
2. **Elder Abuse and Neglect (Welfare and Institutions Code § 15600, et seq.)**
3. **Negligence/Negligence Per Se**
4. **Violation of Residents' Bill of Rights (Health and Safety Code § 1430(b))**
5. **Wrongful Death**
6. **Fraud**

DEMAND FOR JURY TRIAL

COME NOW the Plaintiffs ESTATE OF KATIE BEATRICE LANDRUM, by and through its successors-in-interest MAURICE LANDRUM, JR., KATHY JOHNSON, BRIDGRETTE JOHNSON, and MICHELLE MILLER; MAURICE LANDRUM, JR., an individual; KATHY JOHNSON, an individual; BRIDGRETTE JOHNSON, an individual; MICHELLE MILLER, an individual (hereinafter "Plaintiffs"), and for causes of action against

1 Defendants WDW JOINT VENTURE, a California entity dba DOWNEY COMMUNITY
2 HEALTH CENTER, and DOES 1 through 100, inclusive, and each of them, allege as follows:

3
4 **PARTIES**

5 1. Plaintiff MAURICE LANDRUM, JR. is the natural born child and lawful heir of
6 Decedent KATIE BEATRICE LANDRUM (hereinafter referred to at times as “Decedent”). At all
7 times relevant herein, MAURICE LANDRUM, JR. is and was a resident of San Bernardino
8 County, State of California.

9 2. Plaintiff KATHY JOHNSON is the natural born child and lawful heir of Decedent
10 KATIE BEATRICE LANDRUM (hereinafter referred to at times as “Decedent”). At all times
11 relevant herein, KATHY JOHNSON is and was a resident of Los Angeles County, State of
12 California.

13 3. Plaintiff BRIDGRETTE JOHNSON is the natural born child and lawful heir of
14 Decedent KATIE BEATRICE LANDRUM (hereinafter referred to at times as “Decedent”). At all
15 times relevant herein, BRIDGRETTE JOHNSON is and was a resident of Los Angeles County,
16 State of California.

17 4. Plaintiff MICHELLE MILLER is the natural born child and lawful heir of Decedent
18 KATIE BEATRICE LANDRUM (hereinafter referred to at times as “Decedent”). At all times
19 relevant herein, MICHELLE MILLER is and was a resident of the State of California.

20 5. Plaintiff is required by California law to name JAMES LANDRUM, who is also the
21 son of KATIE BEATRICE LANDRUM, as a Nominal Defendant, even though he is in no way
22 liable for the death of KATIE BEATRICE LANDRUM. Should JAMES LANDRUM choose to
23 assert claims in this action, he would have standing to be a Plaintiff in this matter. Unless referred
24 to specifically by name or as Nominal Defendant, all other references to Defendants in this
25 complaint exclude JAMES LANDRUM.

26 6. Plaintiff MAURICE LANDRUM, JR. is the Decedent’s successor-in-interest pursuant
27 to California Code of Civil Procedure § 377.10 and has declared himself as such as required by
28 California Code of Civil Procedure § 377.32.

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1 7. Plaintiff KATHY JOHNSON is the Decedent's successor-in-interest pursuant to
2 California Code of Civil Procedure § 377.10 and has declared herself as such as required by
3 California Code of Civil Procedure § 377.32.

4 8. Plaintiff BRIDGRETTE JOHNSON is the Decedent's successor-in-interest pursuant to
5 California Code of Civil Procedure § 377.10 and has declared herself as such as required by
6 California Code of Civil Procedure § 377.32.

7 9. Plaintiff MICHELLE MILLER is the Decedent's successor-in-interest pursuant to
8 California Code of Civil Procedure § 377.10 and has declared herself as such as required by
9 California Code of Civil Procedure § 377.32.

10 10. Defendant WDW JOINT VENTURE is a California entity dba DOWNEY
11 COMMUNITY HEALTH CENTER (hereinafter "DCHC"), with its principal place of business in
12 the County of Los Angeles, State of California.

13 11. Defendant DCHC and DOES 1 through 100, inclusive, were, at all times relevant
14 herein, in the business of providing long-term custodial care as a 24-hour skilled nursing facility
15 as defined in Section 1250(c) of the Health and Safety Code at the location of 8425 Iowa St.,
16 Downey, California 90241.

17 12. DCHC is and at relevant times herein was licensed under the Department of Public
18 Health and was therefore subject to the requirements of state law regarding the operation of skilled
19 nursing facilities. In doing the acts alleged herein, DCHC acted at the implicit and/or explicit
20 instruction of, and with the express and/or implied authority of the officers, administrators,
21 directors, and operators of DCHC.

22 13. Decedent was a resident/tenant of Defendants' property from approximately April 2019
23 through the time of her death in 2020, when she was 87 years old.

24 14. Plaintiffs are informed and believe and thereupon allege that Defendants DOES 1
25 through 100, inclusive, were, at all times relevant herein, individuals and/or entities rendering care
26 and services to Decedent and whose conduct caused the injuries and damages alleged herein.

27 15. The true names and/or capacities, whether individual, corporate, associate or otherwise,
28 of Defendants, and each of them, DOES 1 through 100, inclusive, are unknown to Plaintiffs, who

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