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Issue 650 • March 15 - March 21, 2012

**OUR
650th
Issue**

Focus on Philanthropy

The Weekly's interview with
Generation Philanthropy President
Dina Rezvanipour

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briefs

Brucker looks back on eventful year as mayor



Barry Brucker

S u b w a y .
Roxbury Park.
Hostile press.

Those were the three most challenging issues outgoing Mayor Barry Brucker said he faced during his mayoral term, which comes to a close Tuesday.

“I think the biggest challenge was [the media] not adequately conveying the facts of the decisions that the council was making and having to be on the defensive so often to counter some of the toxic head-

lines and mistruths,” Brucker said. “That was frustrating but it did not stop us from having probably one of the most accomplished years in council history.”

Among the City Council’s accomplishments in the past 12 months, Brucker highlighted concluding the police contract negotiations and reaching the final stages of fire contract negotiations, negotiating the Joint Powers Agreement with the BHUSD, approving the noise and Trousdale view restoration ordinances, voting to cease oil well drilling operations at Beverly High after the lease expires in 2016, and most recently, crafting a historic preservation ordinance. Just last week, the City Council appointed commissioners to serve on the Cultural Heritage Commission, which will administer aspects of the ordinance.

“What we were finding was that as the economy was starting to get better, developers were looking at maybe building new and in many cases not preserving some of our iconic structures and we sort of saw the wrecking ball getting warmed up,” Brucker said. “We felt [historic preservation] was a matter that

should take a higher priority and the council came together wonderfully to accomplish this.”

At the City Council installation last March, Brucker emphasized environmental sustainability as a priority for the City. One year later, Brucker said solar panels have been installed at City Hall and additional electric cars were purchased for the City’s fleet. Last week, Southern California Edison commended Beverly Hills for being a leader in environmentally friendly transportation, specifically plug-in vehicles.

Brucker praised not only his colleagues but also City staff members for their role in the accomplishments.

Though the Council considered many issues over the past 12 months, Brucker said the workload was similar the first time he was mayor in 2008. One of the key differences this term, Brucker said, was dealing with tough media scrutiny, especially from the *Beverly Hills Courier*.

“I know growing up it was always expected that what you read in the newspaper was vetted out and the truth and was just hard news,” Brucker said. “Early on I was told that if I was not going to vote a certain way on certain issues that I would be punished this year in the newspaper. I think when I, along with Dr.

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SNAPSHOT

Inside Beverly Hills—BHTV10

Inside Beverly Hills, moderated by columnist Rudy Cole, will next air on March 15 at 5:30 p.m. and March 16 at 10 p.m. about Beverly Hills Then and Now with Fred Hayman; March 15 at 7 p.m., March 16 at 3 p.m., March 19 at 10 p.m., and March 20 at 8 p.m. about the Image of Beverly Hills; March 15 at 9 p.m. about Roxbury Park; March 16 at 7 p.m. about Historic Preservation; March 19 at 3:30 p.m. about the Beverly Hills Chamber of Commerce; March 19 at 5 p.m. about Beverly Hills Then and Now with Former Fire Chief Bill Daley and Former Mayor Mark Egerman; March 19 at 8 p.m. and March 20 at 6 p.m. about Public Works; and March 20 at 3:30 p.m. about Beverly Hills Fire Department.

On the cover

Third row, left to right: Josh Kaplan, Dina Rezvanipour, Dara Rezvanipour. Second row: Kalyn Long, David Damavandi, Jhoanna Flores. Front row: Jessica McAlister, Kathy Benjamin

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OUR DATA SPEAKS VOLUMES



AIPAC 2012 WASHINGTON, D.C.

30 Years After hosted Congressman Brad Sherman (D-Sherman Oaks) at a cocktail reception at the AIPAC (American Israel Public Affairs Committee) Policy Conference in Washington, D.C. on March 4. At the three-day conference, delegates heard speeches from leaders including President Barack Obama and Israeli Prime Minister Benjamin Netanyahu, and attended meetings and lobbying appointments on Capitol Hill about the U.S.-Israel relationship.

Left to right: Alex Yebri, Jasmin Niku, Pamela Kohanchi, Congressman Brad Sherman, Michael Yadegaran, David Kohan
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[Willie] Brien and others at times did not vote a particular way, we absolutely got disparaged in the paper. It was unfortunate, but I think you just cannot let a newspaper control or bully your decision-making. It was frustrating nonetheless because one expects the newspaper to report the news—good, bad, or ugly—without editorializing the front page.”

Another difference this term, Brucker said, was working with a council that had two new members, Lili Bosse and Julian Gold. When Brucker became mayor in 2008, there were no new members.

“I think the transition of everyone getting to know each others’ styles and routines took a little bit longer than we all expected, but I think all five councilmembers are extremely bright and contributed significantly to this year’s accomplishments,” Brucker said.

At last week’s city council meeting, Brucker’s colleagues called attention to the productive year under Brucker’s leadership.

“I cannot think of a year under anybody’s mayorship where so many important decisions and things that our community has waited for for many, many years [have] been accomplished under your leadership,” Bosse said. “I feel honored to have been able to serve with you as mayor and very proud of so many of the items that we did this past year.”

Brucker said he has not yet made up his mind about running for a third city council term, but he expects to decide by June.

“It’s the most profound honor to represent this community as their mayor,” Brucker said. “I truly enjoyed every moment of it, whether I was visiting the schools, dancing with our seniors during the [Active Adult Club] Valentine’s Day dance, taking calls late at night or being stopped in the grocery store. I wouldn’t trade one moment of this experience for anything.”

Tuesday’s City Council installation to kick off Brien’s year as mayor



Willie Brien

Beverly Hills will inaugurate its new mayor and vice mayor at the annual City Council reorganization meeting Tuesday evening. Willie Brien is expected to be installed as mayor and John Mirisch is expected to be installed as vice mayor. The meeting, which is open to the public, will take place in the Samuel Goldwyn Theater at the Academy of Motion Picture

Arts and Sciences at 7 p.m. A reception will follow.

Free parking is available at the 8920 Wilshire/La Peer garage, which opens at 6 p.m.; the 9025 Wilshire/Wetherly garage, which opens at 6:30 p.m.; and the 9100 Wilshire/Doheny garage, which opens at 6 p.m. and will provide shuttle service to the venue. For more information, call City Hall at (310) 285-1000.

Stepenosky named new Las Virgenes superintendent



Dan Stepenosky

ing and collaboration.

“Those two things are possible with strong relationships,” Stepenosky said. “If you think about schools, the most important relationship there is between the teacher and the child. For me at Las Virgenes the two things I’m most proud of are the team we’ve built and the relationship we’ve formed with both of our associations [the teachers and classified unions].”

Stepenosky served as Beverly High principal from 2003 to 2006. He started at Beverly High in 1995 as a physics teacher and became an assistant principal in 2001.

Stepenosky left BHUSD in 2006 when he became assistant superintendent of personnel at LVUSD. In December, Stepenosky was promoted to deputy superintendent.

Retiring Superintendent Don Zimring has accepted the position of headmaster of schools for Brandeis Hillel, a multi-campus Jewish Day School in the San Francisco Bay Area. Stepenosky said Zimring, who is leaving the district after 37 years, has set a strong foundation for LVUSD.

“He’s a lot like a Ben Bushman mentor, coach and friend to me,” Stepenosky said. “This district has been his life’s work. He’s done amazing things here, so he’s set a wonderful foundation. I look to lead and build upon that collaboratively. In my educational career, I’ve been blessed with wonderful mentors like Bushman, Rick Munitz, Tanis Harris, Gwen Gross and my very first teaching part-

ner, Dave Knowlton.”

LVUSD includes Calabasas, Agoura Hills, Hidden Hills and part of Westlake Village.

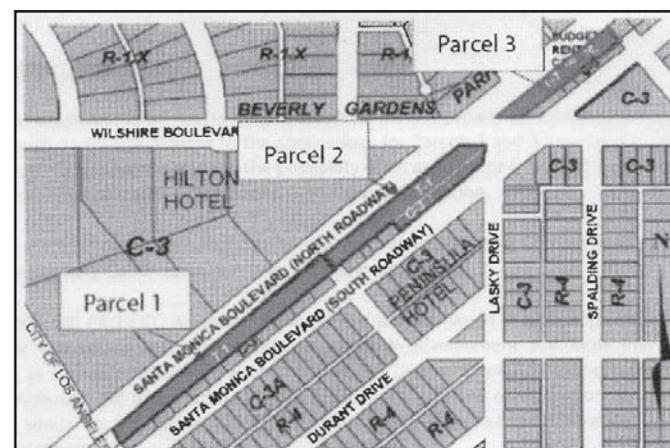
Go Greased Lightning! Beverly High preps for spring musical later this month

Four weeks into rehearsals, the Beverly High cast of *Grease* is embracing leather jackets and poodle skirts to portray the students of fictional Rydell High of 1959.

The spring musical production will open March 28 with a matinee at 2 p.m. and continue nightly March 29 through March 31 at 7:30 p.m. in the K.L. Peters Auditorium.

This year, Director Herb Hall said, three Beverly High alumni are helping out with the production, which features a cast of 40 students. 1989 Beverly High graduate Ben King, now a professional actor who played Johnny Casino in Beverly High’s 1987 production of *Grease*, is working with Hall and the cast. Another Beverly High graduate, Ash Sroka, is choreographing the production with the assistance of Janet Roston, and Arnold Lesin is assisting Technical Director Annie Terry.

Joel Pressman is *briefs cont. on page 4*



Gateway Project site

Gateway Project overlay zone reaching its final draft

The Planning Commission will meet at least one more time before finalizing an overlay zone for the Gateway Project site at Wilshire and Santa Monica boulevards.

The Planning Commission considered the Gateway Project for the third time in recent months on March 8. Commission Chair Dan Yukelson said he hopes the overlay zone for the project site is finalized by the Commission’s next meeting, and Yukelson’s last meeting as chair.

Environmental review will continue beyond the next meeting, Yukelson said.

“We decided that we did not want to be too specific on setting up standards for the overlay zone because we could be shooting ourselves in the foot,” Yukelson said. “We’re concerned we could be in effect designing projects when we’re not architects. We want it to be a little bit more broad based and really create objectives versus standards and allow the property owners to come to us with their creative thoughts and designs rather than boxing them into a specific hole.”

Yukelson said the Commission is considering setting acceptable ranges for building height and floor area ratio (FAR) that will dictate the amount of square footage permitted on the three parcels owned by Jeffrey Wilson, Maynard Brittan and Jeff Mirken that are currently zoned for transportation.

“Depending on how many of these objectives the developers can meet will determine how much height we’re willing to give and how much square footage we’re willing to give,” Yukelson said.

The goal, Yukelson said, is to create development objectives and provide protective language to ensure projects do not cause adverse impacts to the surrounding neighborhood.

“These objectives by being broad in nature in no way ‘loosen’ any City development standards,” Yukelson said. “In fact, in spite of the objectives created for this overlay zone, any project will still be required to come before the Planning Commission for review and approval.”

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NOTICE OF COMMISSION VACANCY

ARCHITECTURAL COMMISSION – deadline to apply April 13, 2012

The Beverly Hills City Council is seeking qualified candidates to fill one vacancy on the Architectural Commission.

For more information on this Commission position, please visit the City’s website at www.beverlyhills.org or call the City Clerk’s Office at (310) 285-2400.

BYRON POPE, CMC
City Clerk

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music director, Bill Bradbury is orchestra director, Brooke Lundy is producing and Lauren Fonville heads the costumes department.

Tickets are now on sale and are available online at www.ShopBHHS.com or at the box office before performances.

Beverly Hills prepares for L.A. Marathon; street closures Sunday

As Beverly Hills readies itself for the Honda LA Marathon, which will bring over 30,000 runners through the City this Sunday, residents should prepare for street closures from 5 a.m. to 1 p.m.

The marathon will begin at Dodger Stadium, pass through West Hollywood, Beverly Hills and Century City and conclude at Santa Monica Pier. Runners will enter Beverly Hills at Mile 17 of the 26.2-mile race, and the first participants are expected to reach Beverly Hills at 7:30 a.m.

The following streets will be closed for the marathon between 5 a.m. and 1 p.m.:

- Doheny Drive will be closed from Beverly Boulevard to Wilshire Boulevard
- Burton Way will be closed from Robertson Boulevard to Rexford Drive
- South Santa Monica Boulevard will be closed from Rexford Drive to Sepulveda Boulevard
- Rodeo Drive will be closed from Santa Monica Boulevard to Wilshire Boulevard
- Wilshire Boulevard will be closed from Beverly Drive to Santa Monica Boulevard

The Beverly Hills Farmers Market will be closed Sunday. Police staff and notification/message boards directing vehicles will be placed throughout the City. Rexford and

Beverly drives will be the first streets to reopen to north-south traffic at approximately 1 p.m.

If accessing Beverly Hills north of the route during the marathon from the 405 North Freeway, it is suggested drivers exit at Sunset Boulevard or Wilshire Boulevard, then travel east to Beverly Hills. To access Beverly Hills south of the route from the 405 South Freeway, take 10 East Freeway, and exit Robertson Boulevard.

Block party and spectator viewing will be located on Dayton Way at Rodeo Drive. The Beverly Hills Cheer Zone will feature vendors, live music and treat samples.

On the southeast and southwest corners of Rodeo Drive and Little Santa Monica, the Concern Foundation, which is sponsoring Team Concern runners, will man another cheer zone with music, volunteer cheerleaders and water.

As runners head toward Mile 18, they will proceed through Cheer Alley at South Santa Monica Boulevard and Moreno Drive, where they will be greeted by more than 600 local middle and high school cheerleaders.

The City of Beverly Hills will provide updates on City-specific Marathon information at beverlyhills.org/Marathon. For information about the Marathon in Beverly Hills prior to March 18, call (310) 285-1023. For information on the day of the Marathon, call (310) 550-4680. General Marathon information can be found at LAMarathon.com or by calling (213) 542-3020.

Board approves removal of contaminated soil at Hawthorne, mitigation plan for odor

The Board of Education voted 5-0 Tuesday



Mayor Barry Brucker participates in the ribbon cutting with actress Stacy Keibler as former Mayor Les Bronte, Joe Safier and Jodi Galen look on



Left to right: Ted Jones of the Fletcher Jones family, Superintendent Gary Woods, Audi of America President Johan de Nysschen, Board of Education member Lewis Hall, Board of Education President Brian Goldberg

Audi Beverly Hills grand opening brings together City, schools

Audi Beverly Hills celebrated its grand opening March 8 with a ribbon cutting by Mayor Barry Brucker, a presentation of a \$25,000 donation to BHEF and a speech by Audi of America President Johan de Nysschen. Audi, the first business to sign onto BHEF's new Business Sponsorship Program, has agreed to a four-year commitment of \$100,000. The program offers various benefits to local businesses that choose to support BHEF at different donor levels. For more information, visit bhef.org.

evening to approve the removal of 15 tons of contaminated soil in the tunnel under Hawthorne Building A, including under the auditorium, that was discovered in November following the mechanical, electrical, plumbing and civil engineering (MEPC) survey of the campus.

MEPC surveys are done before large construction projects to determine what needs to be repaired or mitigated.

Chief Facilities Official Nelson Cayabyab explained removal of the contaminated soil would be ordered without requesting a formal bid because its presence was determined to be an "immediate threat" due to a foul odor that was permeating the auditorium and hallways.

The board approved a contract with Clean Harbors to remove the soil for no more than \$24,481. EAI, Inc., a CEQA/hazardous material removal company, will monitor the job.

According to the emergency resolution, a deteriorated access hatch in a clay sewer pipe caused the problem. The resolution said the leak was plugged immediately and soil sanitized to await removal.

The Board voted 4-1 Tuesday night to start the process to mitigate the odor problem by

creating a fresh air duct path to support the tunnel and nearby hallways. Cayabyab said the district will also investigate where the lateral connection is to the main sewer pipe in order to permanently plug the line to prevent additional leaks.

Board member Noah Margo voted no on the mitigation system after asking Cayabyab if the system would be removed during Measure E construction.

"Yes, provided we are going to be removing the entire building and modernizing it," Cayabyab said.

Margo said installing that kind of system at this time would only make sense if the auditorium was going to be remodeled, and not demolished during Measure E construction.

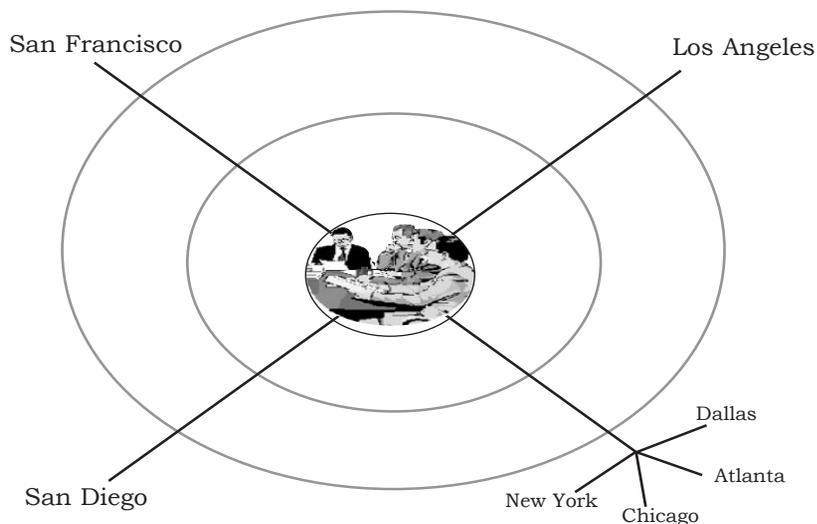
"I'm in support of better planning in the beginning," Margo said. "If they knew there was a problem, we should have studied design plans for Hawthorne and submitted a plan we could have kept there for odor mitigation. We can't design things temporarily. We don't have the budget to work that way."

At the Board of Education's study session on Feb. 28 the board directed facilities staff to move forward with construction plans for Hawthorne that would involve demolition

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Photo: City of Beverly Hills

Team Beverly Hills graduates include Joel Aronowitz, Cathy Barry, Michael Barry, Fiona Chalom, Trey Doheny, Nellie Emrani, Raymond Flade, Adrienne Forst, Samantha Galen, Jon Gluck, Nancy Goldman, Natalie Gordon, Bonnie Gottlieb, Steve Hendry, Jennifer Hughes, John Jameson, Kristin Jameson, Lisa Kay, Kerstin Leavitt, Nancy Markoff, Ariel Mossazadeh, Laurie Okum, Joe Patel, Tom Pease, Chloe Popescu, Shervin Rashti, Andrew Redston, Gregory Restum, Max Rubins, Joan Sanders, Rhoda Sherman, Andrea Spatz, Josh Tucker, AJ Willmer, Jeffrey Wolf

Go Team!

Thirty-five Team Beverly Hills members, including two Beverly High students, participated in a graduation ceremony for the 16th class March 1 at City Council Chambers. The Team Beverly Hills program gives Beverly Hills residents an inside look at local government and is designed to create an environment that develops and encourages leadership, participation and responsibility in the City's residents. Over a five-month period, members met 10 times and participated in tours, presentations, demonstrations, informal gatherings and open dialogue with representatives from various City departments.

of the majority of the campus, including the auditorium. The plans would preserve only the tower and a small part of the Rexford façade.

Margo said he acknowledged the odor mitigation was an issue, but he would have liked to see documentation outlining the odor's level of harm.

"The documentation we were given were contracts for a company to design a mitigation [system], not an environmental report that said this is causing harm," Margo said.

President Brian Goldberg said the "unfortunate reality" of having older buildings is the ongoing maintenance required.

"While no one is excited about spending money on something that's going to be torn out, this is a health issue that we need to address and make sure we don't have a recurrence of what happened with the sewage spill," Goldberg said. "The only way to ensure that is to replace this pipe and ventilation system."

Beverly High marching band invited to prestigious London New Year's Day Parade

The Beverly High Marching Band received a personal invitation to participate in the

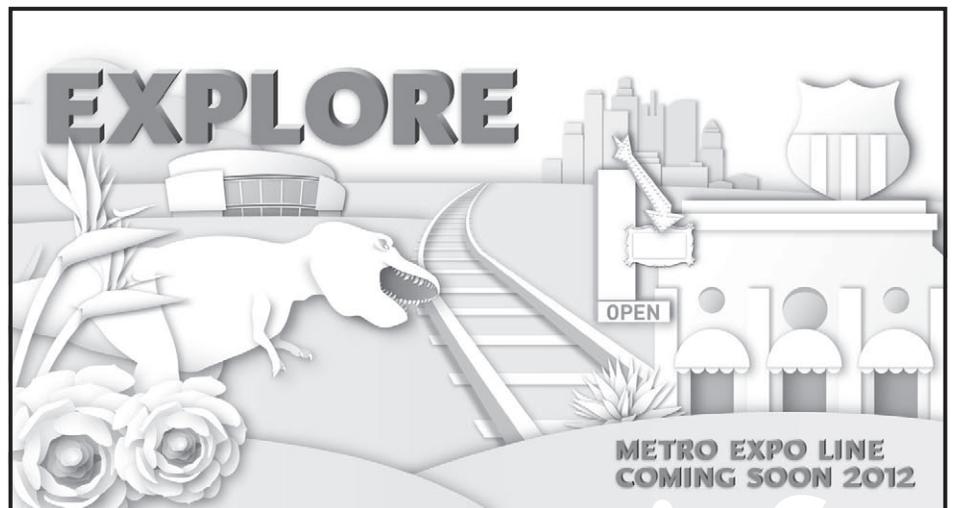
27th New Year's Day Parade and Festival in London earlier this month.

Former Lord Mayor, Councillor Duncan Sandys, Winston Churchill's great grandson, traveled to Beverly High March 1 to personally offer the invitation.

Instrumental music teacher Bill Bradbury

said he and the marching band will travel to England between Dec. 27 and Jan. 3. He said the tour would include sight-seeing, as well as plenty of opportunities for Beverly High students to interact with band students from

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Metro Briefs

WESTSIDE/CENTRAL

Metro Preparing To Open Expo Line

Metro has begun pre-revenue testing along the Expo Line corridor between Downtown LA and Culver City in anticipation of opening the new line. The light rail line is the newest extension of the 70-station Metro Rail system. Trains are running on a schedule of every 12 minutes along the route to simulate regular service.

Disadvantaged Workers Get Boost From Metro

Metro has set a plan in motion to increase the number of disadvantaged workers hired to work on the agency's transit and highway projects. An agreement between Metro and local building trade councils calls for 40 percent of the work hours on its projects be done by workers from economically disadvantaged neighborhoods.

Regional Connector Final Report In Review

Metro is gathering public comment on the final environmental report for the Regional Connector Transit Corridor light rail line. The two-mile underground route will connect the Metro Gold, Blue and Expo lines through Downtown LA. For more information and to comment, visit metro.net/regionalconnector.

Metro Offers Free Rides For Student Field Trips

LA County school students in grades 1-12, along with their teachers and chaperones, can ride free on Metro for field trips to 18 approved destinations. For details and information on the new Metro Student Field Trip Program, and how to reserve a trip, visit metro.net/ridesafely.

Work Scheduled For Wilshire Ramps To I-405

Construction will soon be underway to build new on-and off-ramps to the I-405 at Wilshire Boulevard as part of the I-405 Sepulveda Pass Improvements Project between the I-10 and U.S.-101 freeways. The project adds a 10-mile HOV lane on the northbound I-405. For more information, visit metro.net/405.



If you'd like to know more, visit metro.net.

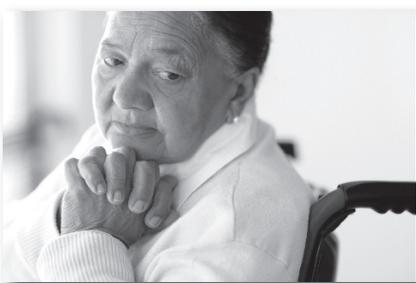
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from the hills of beverly



Reality TV trash

And other notes of interest

By Rudy Cole

So, do I write about “Shahs of Sunset” and risk adding a few viewers to their ratings? My record in “expose” reporting isn’t all that good.

Some years back, during my television days at KTTV, I produced what I thought was a hard hitting documentary on Scientology. Although the local leaders, organized along naval terminology lines, knew this would not be a “friendly” feel good hour, they gave me almost complete access to cult leaders and members, including visits to their “celebrity center” then near mid-Wilshire.

Essentially, what the program cited was a kind of Ponzi scheme membership rip-off, aimed at troubled middle class youths seeking answers on the meaning of life.

What happened? The day after we aired the show, the Scientology “commodore” called to thank me for bringing them 100 new members. I hope that wasn’t exactly truthful.

Reality television, including the endless procession of hysterical women on the “Housewives of...” are apparently doing well on ratings, even while taking pay away from actors and writers.

Enter “Shahs of Sunset.” Having viewed some of the other incarnations of this formula of “unscripted” programs that were stereotypical, including shows on East Coast Italian women, supposed Beverly Hills style setters and the equally offensive Kardashian offerings, the “Shahs” did not disappoint. On the contrary, it reached a much higher level of trashy and insulting portrayals of its subjects: The Persian community of Western Los Angeles, including Beverly Hills.

The program overflowed with nonsensical type casting and offended almost every single Iranian friend who had seen the show.

Yes, there are some behavior patterns that are true of many people who migrate to America. New arrivals do tend to live in neighborhoods that become all Polish, Italian, German, Irish or Jewish, to cite a few. The old country languages and customs are dominant elements of their new lives, even as they become Americanized.

The Iranian/Persians now playing such an important part in Southern California life have both similarities and clear differences to their predecessor immigrant nationalities. As an example, Irish and Jewish immigrants arrived in America at the turn of the 20th Century mostly penniless and without any professional skills. They became, alternately, cops, firemen and other civil servants; and peddlers,

small shop owners, garment workers and similar survival work.

Although not every Iranian who fled the country following the fall of the Shah, and many long before, arrived with professional degrees and money to invest in real estate or business, their upper level income and advanced education training was often much more enhanced than predecessor immigrant groups. That is a critical difference that helps define the community.

The similarities with past migrations are also there: Maintaining family ties, language and religious customs brought to the new country, a feeling of comfort by remaining close to old country ties and associates—this is nothing new to the American experience.

Nor is the creating of disparaging stereotypes. Think of early movie, and even some recent, portrayals of Italians, African Americans, Irish or Swedes.

And it does harm. When blacks were only seen as domestics or rail road porters, always seemingly happy and content with their lives, the image did affect hiring and job advancement. Not to mention self-image and perception.

So too the ugly portrayals seen on the “Shahs” are harmful, offensive and, most important, not accurate, and even when close to truth and reality, become distorted exaggerations.

Continued immigration and change have helped make America the greatest nation in world history. We grow with and from new cultures and peoples, and the Iranian contribution to Southern California life is enormous and cannot be tainted by one mindless reality television show. Of course, every people find a different, unique path to their American lives and not every adjustment is without stress and challenges. However, we must always welcome diversity, accept some of the trials of adjustment and grow together. It makes us even stronger.

There is one other problem: We in California know that our Iranian neighbors have almost nothing to do with the current, frightening Iranian regime. This show does not make that sufficiently clear to middle America.

If this does increase the ratings, I promise to watch only my other favorite horror, “Celebrity Apprentice.”

Some Chamber of Commerce friends objected to my comments about the organization not being sufficiently involved with, or reaching out to, local retailers—especially smaller businesses.

They point to the reduction in city support, which means limited resources to promote many programs, including public information, but they add a valid list of business development and enhancement programs that do make significant contributions to our economy.

My comments were meant to be more regarding historical change—the loss of Chamber leadership from major retailers and small businesses. However, it is fair to say that the new board and their new executive director, **Alex Stettinski**, are making significant improvements and progress in supporting economic sustainability.

The Chamber simply needs to find the resources to more effectively inform the community on their programs—not just for members, but our economy.

Another Los Angeles Marathon and another Sunday of disruption for our business sector, churches and general mobility.

This may be a very worthwhile program and exciting for the marathon participants, but we need to take a very hard look on whether it truly benefits or harms our village and if that damage is offset by advantages to the region.

As for myself, I adhere to the adage: Whenever I feel the need to run, I lie down until the feeling passes.

Hopefully, the Marathon will have passed by before this event begins, but you should place on your event calendar a very unique program this Sunday: the 9th annual interfaith symposium of theology, art and music, this year at Beverly Hills Presbyterian Church, starting at 2 p.m. (check in at 1:45).

The program this year will have as moderator Rabbi **Edward Feinstein** with panelists Art Historian **Jeremy Glatstein**, Rabbi **Harold M. Schulweis**, the Right Reverend **Alexei Smith**, Dr. **Nick Strimple** and Dr. Rev. **David Worth**.

Dr. Strimple conducts the church choir. Performances will include Choral Society of Southern California, the Zimriyah Chorale and **Tali Tadmor**, piano. Music, art and discussions—well worth attending and admittance is free. (We are indebted to **Ari Bussel** for putting us in the loop for this info.)

One of our finest cultural resources, the Otis College of Art and Design, will hold an important award event on May 5 honoring the outstanding **Elaine Goldsmith** with their “Legacy Award.” More on this later, but save the date.

Another important date to save, June 5, when the Beverly Hills Firemen’s Association holds its 20th annual Backdraft Ball at the Beverly Hilton.

Proceeds from the dinner help support a variety of needs, mostly the Medical Trust Fund which provides continuing medical

insurance coverage for firefighters and their families, after they retire.

This, along with the Police Officers, Maple Counseling Center and BHEF, is one of the big four events in both community value and most enjoyable evenings. You want to make one small effort to show your support for our safety? Attend and contribute. Be among the positives in our village. (For more information and to make sure you receive an invitation, call (310) 288-1755 and ask for coordinator **Kerstin Leavitt**. (Doesn’t hurt that Kerstin’s aunt is the very popular former school board president, **Lillian Raffel** whose hubby **Stuart** has become the poster boy for successful hip joint replacement surgery.)

The Israelis are moving. No, not from the Holy Land, but from their decades-long consular offices at 6380 Wilshire Boulevard to west Los Angeles, entirely skipping over Beverly Hills.

Their new and improved venue is at the Landmark Two Building, 11766 Wilshire Boulevard. That structure is a veritable United Nations of consulates including Azerbaijan, Great Britain, Bulgaria, Croatia, Hungary, The Netherlands, Norway and Romania.

The move is scheduled for March 23 when their offices will be closed, reopening at their new site on Monday, March 26, 9 a.m. (For additional info and news updates, www.IsraelLA.org.)

Also, congrats to the outstanding Pres. **Shimon Peres** community meeting at the Beverly Hilton last week. One of many highlights that drew a tremendous response from the packed Hilton ballroom was this message from Peres: “We stand with the Syrian people in their struggle for freedom.” He also said he was pleased that support for Israel was bipartisan in America, and called **Barack Obama** a “great president.”

Peres always reminds me of one of the most unforgettable people I ever knew, the late and really great former mayor **Maxwell Hillary Salter**. In or out of power, Peres always managed a stop at the home of Janet and Max when he came to California, frequently as their guest. Max was a great American, but also a true friend of the Jewish state.

P.S. One of the region’s best CPA tax accountants also spent many decades at 6380 Wilshire. But **Bernie Melamed** only moved next door, not miles west.

Upcoming soon: Why the parking structure fund is really in trouble, the first TV meeting of all four candidates for state assembly and how the change in mayors will impact our city, plus some words on a good year during Mayor **Barry Brucker**’s term. Plus a report on a great Ritz-Carlton Dana Point weekend.

Rudy Cole served for eight years as a member and chair of the city’s Recreation & Parks Commission. He was also President of the Greystone Foundation and served on three other city committees. Rudy can be reached at: Rudy@bhweekly.com.



Hawthorne rose garden provides quiet reading haven

Hawthorne fourth graders read and enjoy the fresh air in Hawthorne's Reading Rose Garden, which was recently replanted and improved courtesy of the Hawthorne PTA, Friends of Hawthorne and Aimee Miller. Principal Kathy Schaeffer announced at Tuesday's PTA meeting she and Assistant Principal Christian Fuhrer would regularly host Reading in the Rose Garden on Friday mornings during recess. Students, parents and teachers are invited.

briefs cont. from page 5

all over the world.

"The choir, specifically the Madrigals, do a lot of traveling but it hasn't been part of the band's experience," Bradbury said. "With this privileged invitation, we thought that this might be our opportunity to do something special."

The London New Year's Day Parade and Festival involves more than 10,000 performers from all over the world and a street audience of about 500,000. The parade will be televised and streamed internationally by BBC.

reGeneration concert at Temple Emanuel aims to unite different faiths

Temple Emanuel is hosting and participating in a concert this Sunday evening that aims to bring together Christians, Jews and Muslims for an evening of music that benefits reGeneration, an organization focused on providing educational opportunities to children in the Middle East. The reGeneration Concert of Possibility, which will take place at Temple Emanuel on March 18 at 7 p.m. features music director Yuval Ron and the Yuval Ron Ensemble, a special appearance by Modern Family actor Ed O'Neill, Cantor Yonah Klinger and the Temple Emanuel choir. Other performers include Riad Abdel-Gawad, Ali Amr, Ahmed El Asman, Rabbi Hagai Batzri, Cantor Rita Glassman, Chazan Danny Maseng, Noor, The Yuval Ron Ensemble, Rowan Storm, Craig Taubman, Hillel Tigay and Judeo. To purchase tickets or for more information, visit regenerationedu.org.

--Briefs compiled by Melanie Anderson

BHHS Girls' Lacrosse Team Defeats Culver City Twice

The Beverly High girls' lacrosse team defeated Culver City, 12-3, in a Bay League game at Nickoll Field March 5, its second victory over the Centaurs in three days, with Natasha Kashani scoring four goals.

Olivia Rehbinder and Yasi Sanandaj each added two goals for Beverly Hills (2-2, 1-0 in league play), while Celine Elias, Talisa Kouyoumjian, Abbiegayle Levi and Jasman Naziri each scored one.

Norman goalie Inbar Avrahami made four saves.

Beverly Hills defeated Culver City, 9-1, March 3 in the seventh-place game of the eight-team Green Division of the Rose Bowl Tournament with Kashani scoring three goals and Kouyoumjian and Sanandaj two each.

Naziri and Dillan Watts each scored once for the Normans. Avrahami made three saves.

Elias and Kristen Huang scored and Avrahami made 11 saves in a 9-2 loss to Fullerton Rosary in a Green Division third-place semifinal March 3.

Beverly Hills opened its season with a 7-6 loss to Pasadena Westridge in a Green Division first-round game March 3, with Kashani scoring three goals, Watts two and Levi one.

Avrahami made six saves.

The tournament was played on the fields surrounding the Rose Bowl.

BHHS Boys' Lacrosse Team Loses to Loyola in Season Opener

The Beverly High boys' lacrosse team opened its season by losing to Los Angeles Loyola, 12-5, Feb. 28 in a nonleague game at Nickoll Field with Nick Heller scoring three goals for the Normans and Morgan Henderson and Maddy O'Neill one each.

Beverly Hills goalie Michael Suh made 21 saves.

The Normans lost to Peninsula, 12-10, March 2 in a Bay League game at Nickoll Field, with Heller scoring four goals and Henderson three.

Yaniv Sadka scored twice for Beverly Hills and O'Neill once.

Suh made 17 saves.

The Normans trailed 5-4 at the end of the first quarter, 8-5 at halftime and 10-6 entering the fourth quarter.

Henderson scored twice and Heller once in a 17-3 loss at Culver City in a Bay League game March 5. Suh made 13 saves.

Beverly Hills (0-3, 0-2 in league play) trailed 5-1 at the end of the first quarter, 10-1 at halftime and 14-2 entering the fourth quarter.

--Steven Herbert



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coverstory

FOCUS ON PHILANTHROPY

The Weekly's interview with Generation Philanthropy President

Dina Rezvanipour

By Melanie Anderson



What is Generation Philanthropy?

Generation Philanthropy is a nonprofit organization based in Los Angeles. We bring young professionals together to [raise] awareness about different causes that are around our community and around the world.

What inspired you to start this organization?

My mom [Donya Partow] has always been really big on helping others. I remember when I was five or six years old we would go feed the homeless together on Sundays. Growing up as part of the Girl Scouts in Beverly Hills, I was exposed to giving back and helping the less fortunate.

I've always had a passion to help others and I've been involved with several other organizations throughout the years, Society of Young Philanthropists, a local organization in Beverly Hills, being one of them. In May 2010 I decided to start Generation Philanthropy to create an outlet for young philanthropists to work together closely and raise awareness in our community and around the world. Our board members come from all sorts of professions. We have publicists, real estate brokers, accountants, entrepreneurs, editors. They all come from different backgrounds and they all believe in giving back. They all believe in making a difference in someone's life and have a passion to make a change.

How did your fellow board members become involved?

The first one being my brother [Vice President Dara Rezvanipour], he was also involved with Society of Young Philanthropists. We were both on the board.

We decided to leave that organization and start something on our own. He was a big help in making that happen. I sent out an e-mail to my friends and family and let them know I was starting an organization [to see] if they were interested in joining. Jhoanna [Flores] is someone I have worked with for years. She reached out immediately and said she wanted to be on board. Jhoanna brought on Jessica McAlister and through word of mouth [fellow 2002 Beverly High graduate] Kathy Benjamin reached out and asked if she could help. We were friends [at Beverly High] but we weren't close friends. We obviously have become a lot closer now that she's a part of Generation Philanthropy. David Damavandi is my brother's roommate so he wanted to be a part of it as well. Kalyan [Long] works for me at 3d Public Relations and Marketing, so I asked her if she wanted to be a part of it. Josh [Kaplan] and Anand [Parikh] came through Dara and Dave.

What's it like working with your brother in this capacity?

It's wonderful. We have a really great relationship outside of Generation Philanthropy and that helps us work really well together on the board. He brings in a lot of the things I'm lacking and vice versa. We balance each other. He's very calm and I'm more hyper and energetic. He calms me down and brings me back to reality. I'm more the creative person; he's more the numbers guy. He handles the finances.

Tell us about your PR work.

I started my own company in January. It's called 3d Public Relations and Marketing. Before I started my own company, I had been in PR for eight years. I've done award shows from the Grammy's to the Oscars to fashion shows and celebrity charity events. I've worked with celebrities to musicians. You name it; I've worked with them.

How does your PR background help with your charity work?

I have built a really great network and great contacts over the years. When I decided to start Generation Philanthropy, they were all very eager to help me, so when I need sponsors for food or a photographer or alcohol, I just go into my Rolodex and I have those contacts and they will oftentimes give it to me for free or at-cost. I had asked about great venues and locations for our event. One of our board members, Jhoanna Flores, [has] Boutique Nightclub, AGENCY [as] her client, so my board members bring a lot to the table as well. Each one brings something different to the team. We all complement each other.

Last year, Generation Philanthropy supported a local organization called Chrysalis. Tell us about that.

Chrysalis is a wonderful organization [dedicated to creating a pathway to self-sufficiency for homeless and low-income individuals by providing the resources and support needed to find and retain employment].

They have helped so many people and so many families get off the streets of Los Angeles. We helped them and it was truly inspirational. Last April, we went in and did an interview seminar for them and we had about 25 people come. We were talking about how the [job] interview process works and the proper way of doing an interview and the questions

that they were asking and the excitement that they had in their eyes was so rewarding to all of our board members.

What is Generation Philanthropy currently working on?

[We're partnering with] Pencils of Promise, a nonprofit 501(c)(3) organization. Their mission is to build schools in the developing world and train young leaders to take action at home and abroad. Adam Braun is the founder and he started it three years ago. His goal for 2012 is to build 100

schools. It's only March, and they've already built 50. In a short span of three years, he's been able to make a difference in so many people's lives.

What inspired Braun to start Pencils of Promise?

He went backpacking and came across a little boy in India. [Braun] asked [him] what he wanted most in the world and the boy said a pencil. Adam's future completely changed from that. He then decided to create Pencils of Promise. Over the years he backpacked through more than 50 countries and was handing out thousands of pens and pencils.

How did you decide to partner with Pencils of Promise?

In November of 2011 I went to the third annual gala of Pencils of Promise and was so touched by Adam's story and all that he's accomplished in just a short amount of time. His passion and drive is really what made me want to devote Generation Philanthropy's following year to Pencils of Promise.

What's Generation Philanthropy's goal for working with Pencils of Promise?

Our goal is to [raise \$25,000] to build a school with the Charity Poker Tournament event on March 27. We want to build a school in Guatemala. By the end of the year we'd like to build another school to help them get to their goal of 100 schools.

Tell us about the upcoming charity poker tournament.

We are going to be hosting it at Boutique Nightclub, AGENCY on Tues., March 27 from 7 to 10 p.m. At 7:30 the poker tournament begins and it will go until about 10 p.m. Guests are welcome to stay afterwards to hang out at AGENCY. Tuesday night is their Industry Night. They are opening their doors to all of our guests for the rest of the night to party hopefully in celebration of us raising \$25,000.

What if you don't play poker?

If you don't play poker, we have other activities that are going to be going on throughout the evening and you can come support your friends who do play poker.

What are you looking forward to most about traveling this summer to Guatemala with your board?

I think being able to see a project from start to finish and the feeling of accomplishment and knowing that we're going to be helping children in [Boca Costa in southwestern] Guatemala get the proper education that they need and deserve. I'm very excited about going out there.

What's your long-term goal for Generation Philanthropy?

I envision Generation Philanthropy to have several chapters around the United States in the next five years and having young philanthropists running them, people in their 20s and early 30s wanting to make a difference.

To purchase tickets or for more information about Generation Philanthropy, visit www.GenerationPhilanthropy.org or call (310) 780-8416.

guestcolumn



A Win-Win Compromise Regarding Roxbury Park Renovation

By Gerald Lunn

Last week I discussed the current controversy regarding the renovation of Roxbury Park. Many members of the community and three members of the City Council believe that the current community center building should be replaced with a state of the art building that may be significantly larger than the existing building. Many other members of the community and two members of the City Council believe that it would be better to either renovate the existing building or at least keep a similar footprint with a new building.

This situation reminds me a lot of the acrimonious debates over the renovation of Beverly Vista elementary school that occurred when I was on the school board in the late 1990s.

Some of our most contentious meetings involved whether we should tear down some or all of the buildings at Beverly Vista. A somewhat small but well-organized group, comprised largely of people who live near the school, argued passionately for keeping all of the existing buildings, because they were architecturally significant, and to save money. Another group, as well as the staff, favored tearing down all of the existing buildings and spending a lot more money to end up with new, state of the art buildings that would better serve the needs of the students.

Ultimately, we found a solution that gave most of the people most of what they wanted. We agreed to tear down two of the historic buildings, but we kept the auditorium and the attached bell tower. We also agreed to require that the architects make a real effort to create a design that would echo the Romanesque Revival character of the original buildings. We did not micromanage the architects, but we did hold them accountable in delivering on their promise.

I believe that a similar win-win solution can be achieved with respect to Roxbury Park, if people can put aside their anger and distrust of the “other side.” I understand that some residents feel that they were tricked and lied to. They expressed fury at the town hall meeting held on Jan. 26. I share their anger, because I believe that the City did a poor job providing them with information and responding to their concerns. I also understand how some members of the City Council feel that they need to do what is best for the community as a whole and not bend to the threats of a small but well organized group comprised largely of people who live in the neighborhood near the park.

For me, this is déjà vu, because in the Beverly Vista controversy, the school board had to balance the legitimate concerns of the neighbors (and the preservationists) against the needs of the community as a whole. We succeeded by moving “outside the box” and aggressively attacking the problem, not each other.

With respect to the issue of renovation versus a new building, I would respectfully argue that this is not a close call. The existing building suffers from numerous structural problems and other defects, and it’s impossible to predict the nightmares that may be hiding under its peeling walls. And as I will argue below, by locating a new building along Olympic Boulevard, the city could create a vastly superior outcome for everyone.

The greatest concern of the people who don’t want a larger building is that they treasure “green space.” I share that concern. But what if we could build something new that actually increases the amount and quality of the green space in the park, while enabling greater enjoyment of the park by a larger number of people? And what if this could all be achieved in a way that actually reduces traffic, noise and air pollution, while alleviating the current shortage of parking? Is that not a plan that almost everyone could embrace?

Interestingly, the very first plan of the architects may hold the key to such a win-win solution. The original plan located the new community center at the far northeast corner of the park, with about three fourths of the street frontage along Olympic boulevard—you can see this in detail on page 15 of the Powerpoint presentation that I mentioned last week—it is labeled as “Concept A”, and you can access it at <http://www.beverlyhills.org/services/rec/roxbury/default.asp>. According to the Powerpoint presentation, the architects’ reasons for locating the building mainly along Olympic included removing the building from the neighborhood and mitigating noise. However, in all later plans, the building was moved south, closer to the current site along Roxbury Drive.

I can understand why many residents despised the original plan. It included an indoor aquatic facility and a second baseball diamond. In order to accommodate these features, the amount of green space would have to be greatly reduced. But perhaps the baby got thrown out with the bathwater, because there are compelling reasons to locate the building along Olympic Boulevard.

The original plan placed the building at the northeast corner of the park, with about three-fourths of the street exposure along Olympic Boulevard, and a much smaller profile along Roxbury Drive. As mentioned above, the architects gave two reasons for such location—removing the building from the neighborhood and mitigating noise. These are good reasons, but there are other reasons that seem even more compelling:

1. This approach would allow the seniors and other people who use the current facility to continue to use the current facility during the construction process. Renovating the existing building would displace them and some of them might not live long enough to ever enjoy the new building.

2. The focus of opponents of a new building is on preserving as much green space as possible. What they have not addressed is the fact that not all green space has equal value. A wooded acre next to a mountain stream is vastly more pleasurable than an acre of brownish, closely cropped croquet greens next to a busy freeway. Olympic Boulevard is the busiest street in Beverly Hills—populated with frustrated horn-honking drivers, noisy trucks and buses spewing tons of poisonous exhaust gases along both sides. Currently, the northeast portion of the park along Olympic Boulevard is devoted mostly to two large lawn bowling/croquet greens that are fenced off from public use, maintained at significant expense and used by almost nobody. Perhaps most of the croquet aficionados and lawn bowlers have expired from breathing the fumes of Olympic Boulevard, because in all my years living near the park, I have never seen more than three of them at a time, and I have seen none in recent years.

3. The architects’ original plan would have screened the more desirable part of the park as to approximately one half of the current frontage along Olympic, thus reducing the noise and air pollution affecting the park by approximately 50 percent. Also, because the sun comes in from the north during the heat of summer, a building placed in such location would block some of the sunlight during the summer, resulting in cooler temperatures. And during the winter, the sun comes in from the south, so the new building would not block any sunlight from reaching the park.

4. Once the new building is completed, the old building, the old parking lot and the old maintenance area can all be torn down and trees and pathways can be added in an area that adjoins the existing green space, thereby creating a substantially larger amount of contiguous green space that now exists—an area where people could plausibly feel like they are in an actual forest, largely screened from view of thousands of vehicles passing by on Olympic, not to mention the noise and eye-watering stench.

5. If we were to renovate the existing building, the staging would be nightmarish. Roxbury Drive is a residential street that has only two lanes and I suspect

that some people who live on Roxbury might not appreciate construction noise beginning at 8 a.m. five days per week, not to mention the dusty grime that would end up on their buildings and cars. And good luck to them finding parking during the year or two that it takes to complete the renovation, assuming that they don’t just crash their cars out of frustration over the traffic bottleneck that would result from the construction vehicles and temporary trailers. In contrast, the area along Olympic provides ample room for staging, and if the City was smart, it could add an extra southbound lane of approximately 125 feet on Roxbury just south of Olympic and require that all construction vehicles use such lane to access the site. It should be noted that such lane would not cost an inch of green space, because it could be created by using some of the existing diagonal parking spaces on the west side of Roxbury just south of Olympic.

6. There has been much debate about the height of a new community center, despite the fact that there is a six-story building across the street from the existing center. But if the center is sited along Olympic, some additional height would be a good thing in terms of blocking noise and pollution, as well as keeping the park cooler on hot summer days. I am not suggesting a six-story structure, but with a thoughtful design I believe that the vertical profile, as viewed from the residential properties, could be similar to that of the existing building. I also believe that tall cylindrical evergreen trees sited along the northern and western exposures of the new building could be used to make the building completely invisible from cars passing along Olympic, while creating a beautiful evergreen screen on both sides. Italian cypress trees grow at a rate of up to 3 feet per year, and can reach a height of up to 60 feet.

7. The architects’ preferred location could allow the vast majority of park users to access a secure, well-lit underground parking structure using the extra southbound lane described above, thereby vastly reducing the traffic on Roxbury forever, and also freeing up some of the existing diagonal parking spaces for people who live on Roxbury and who wish that they could obtain parking permits. Such underground area could also be used to house the bulk of the maintenance storage area that currently infects the southern portion of the park.

Adding this all up, I count at least six major wins for the people who live near the park—more high quality green space, less noise, less pollution, less traffic, more parking and less suffering during the construction process. Each of these benefits would be material on its own, and taken together they seem compelling.

Coming next time: a discussion of some additional elements of a win-win solution.

Gerald Lunn served on the Beverly Hills Board of Education from 1997 to 2001. He welcomes your comments and can be reached at editor@bhweekly.com.

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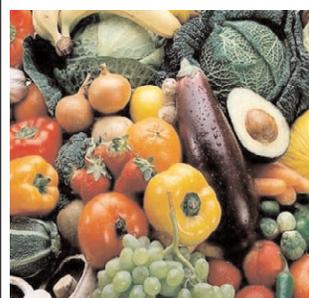
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YOU SHOULD CONTACT A LAWYER. On 03-22-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 04-30-2007, Book , Page , Instrument 20071030981, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: JASMIN DANESCH, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 26 IN BLOCK 8 OF TRACT NO. 5939, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,957,124.37 (estimated) Street address and other common designation of the real property: 8741 ROSEWOOD AVENUE WEST HOLLYWOOD, CA 90048 APN Number: 4336-003-025 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 03-01-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4200732 03/01/2012, 03/08/2012, 03/15/2012

Trustee Sale No. 452199CA Loan No. 0680917143 Title Order No. 886255 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/2/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 3/22/2012 at 09:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 12/02/2004, Book N/A, Page N/A, Instrument 04 3114107, of official records in the Office of the Recorder of Los Angeles County, California, executed by: DARYOUSH GOLSHAN, A SINGLE MAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$985,894.64 (estimated) Street address and other common designation of the real property: 2001 COLDWATER CANYON DRIVE Beverly Hills, CA 90210 APN Number: 4387-024-001 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail;

either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 2/27/2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee MARCO RIVERA, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P923976 3/1, 3/8, 03/15/2012

Trustee Sale No. 452199CA Loan No. 0680917143 Title Order No. 886255 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/2/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 3/22/2012 at 09:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 12/02/2004, Book N/A, Page N/A, Instrument 04 3114107, of official records in the Office of the Recorder of Los Angeles County, California, executed by: DARYOUSH GOLSHAN, A SINGLE MAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$985,894.64 (estimated) Street address and other common designation of the real property: 2001 COLDWATER CANYON DRIVE Beverly Hills, CA 90210 APN Number: 4387-024-001 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 2/27/2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee MARCO RIVERA, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P923976 3/1, 3/8, 03/15/2012

Trustee Sale No. 750013CA Loan No. 3012541219 Title Order No. 110289042-CA-MAI NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02-01-2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 03-22-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 02-08-2007, Book N/A, Page N/A, Instrument 20070273917, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: RICHARD CASILLAS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$1,183,007.40 (esti-

mated) Street address and other common designation of the real property: 9811 SAN CIRCLE BEVERLY HILLS, CA 90210 APN Number: 4384-021-003 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 02-24-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee DEREK WEAR-RENEE, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P924436 3/1, 3/8, 03/15/2012

Trustee Sale No. 60775 Loan No. 902791587 Title Order No. 1152299-05 APN 4356-005-013 TRA No. 00067 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/01/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 03/22/2012 at 09:00 AM, Integrated Lender Services, A Delaware Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 04-09-08 as instrument No. 20080610016 of official records in the Office of the Recorder of Los Angeles County, California, executed by: Jon Turtle, a married man as his sole and separate property, as Trustor, Ing Bank, FSB, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: As more fully described on said deed of trust The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1672 Clear View Drive, Beverly Hills, CA 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$1,340,832.83 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such re- cordation. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATE: 2/14/12 INTEGRATED LENDER SERVICES 2411 West La Palma Ave. Suite 350, Building No. 1 Anaheim, CA 92801, As Trustee (714) 822-3342 For Sale Information please call: (714) 573-1965 Sem Martinez, Trustee Sale Officer FORM 7 FOR ATTACHMENT TO NOTICE OF SALE AFTER JUNE 15, 2009 Ts no. 60775 Loan no. 902791587 ADDENDUM TO NOTICE OF SALE CIVIL CODE §2923.54 The Mortgage Loan Servicer has () has not (X) obtained from the commissioner a final or temporary order of exemption pursuant to Civil Code Section 2923.53 that is current and valid on the date filed of execution of this addendum, and the Mortgage Loan Servicer is not aware of any pending or threatened rejection or suspension of the Order of Exemption by the Commissioner. And The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does (X) does not () apply pursuant to the Section 2923.53 or 2923.55. "I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this document was executed on 11/23/10, at Wilmington Delaware." ING Bank, FSB By: Anthony Cutrupi Anthony Cutrupi (Print Name Legibly) Its: For Assoc. (Print Title Legibly) P924526 3/1, 3/8, 03/15/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0112328 Title Order No. 11-0094154 Investor/Insurer No. 123181961 APN No. 4339-007-053 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/20/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of

Trust executed by ROBERT V KELLERMAN, A SINGLE MAN, dated 12/20/2005 and recorded 12/28/2005, as Instrument No. 05 3198505, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 03/26/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 935 WESTBOURNE DRIVE, UNIT 305, WEST HOLLYWOOD, CA, 90069. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$679,599.27. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/12/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4202883 03/01/2012, 03/08/2012, 03/15/2012

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MICHAEL ROSS GREENBERG CASE NO. SP008785

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MICHAEL ROSS GREENBERG. A PETITION FOR PROBATE has been filed by PAUL ROBERT GREENBERG in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that PAUL ROBERT GREENBERG be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 03/23/12 at 9:00AM in Dept. A located at 1725 Main St., Santa Monica, CA 90401

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code Section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
JEFFREY LAPOTA, ESQ.
GABRIEL R. DUARTE, ESQ.
COX, CASTLE & NICHOLSON, LLP
2049 CENTURY PARK EAST 28TH FLR
LOS ANGELES CA 90067
3/1, 3/8, 3/15/12
CNS-2268138#

NOTICE OF TRUSTEE'S SALE TS No. 11-0140539 Title Order No. 11-0121366 Investor/Insurer No. 4000641716 APN No. 4342-001-094 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/25/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by IRA M FIELDS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, dated 01/25/2006 and recorded 2/8/2006, as Instrument No. 06 0293039, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 03/26/2012 at 11:00

AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 411 NORTH OAKHURST DRIVE, UNIT 108, BEVERLY HILLS, CA, 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$968,780.83. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 02/24/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4204926 03/01/2012, 03/08/2012, 03/15/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 738752CA Loan No. 3062933175 Title Order No. 090803724-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05-25-2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 03-22-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 06-02-2006, Book , Page , Instrument 06 1211872, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MOSHE ADRI, AN UNMARRIED MAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: THAT PORTION OF LOT 10 OF TRACT NO. 7996, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 186, PAGES 4 TO 7 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THAT CERTAIN CURVE ON THE EASTERLY BOUNDARY OF SAID LOT 10, HAVING A RADIUS OF 90.07 FEET AND A LENGTH OF 44.10 FEET, DISTANT SOUTHERLY 15.50 FEET FROM THE NORTHERLY TERMINUS THEREOF; THENCE ALONG THE BOUNDARY OF SAID LOT 10, NORTHERLY ALONG SAID CURVE, 15.50 FEET; THENCE NORTH 39° 38' 39" WEST 195.16 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT, 76° 27' 38" WEST 269.40 FEET TO THE MOST WESTERLY CORNER OF SAID LOT; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT, SOUTH 22° 27' 44" EAST 340.67 FEET; THENCE LEAVING SAID BOUNDARY NORTH 67° 32' 16" EAST 39.71 FEET; THENCE NORTH 18° 29' 05" WEST 13.72 FEET; THENCE NORTH 71° 39' 47" EAST 60.20 FEET; THENCE NORTH 16° 04' 34" EAST 180.56 FEET; THENCE SOUTH 85° 51' 04" EAST 116.99 FEET IN THE POINT OF BEGINNING. EXCEPT THE THEREFROM THAT PORTION LYING WESTERLY OF THE GENERAL EASTERLY BOUNDARY OF LOTS 13, 14 AND 15 OF TRACT NO. 23198, AS PER MAP RECORDED IN BOOK 661, PAGES 37 THROUGH 40 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,170,920.94 (estimated) Street address and other common designation of the real property: 1735 SUMMITRIDGE DRIVE BEVERLY HILLS, CA 90210 APN Number: 4355-002-028 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold

"as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 02-27-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4206779 03/01/2012, 03/08/2012, 03/15/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0127614 Title Order No. 11-0108709 Investor/Insurer No. 033665013 APN No. 4337-010-013 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/19/2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by STEVEN G. WOLVERTON, AN UNMARRIED MAN, dated 07/19/2003 and recorded 7/30/2003, as Instrument No. 03 2170610, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 03/26/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 562 WESTBOURNE DRIVE, WEST HOLLYWOOD, CA, 90048. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$351,465.74. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 02/03/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4202678 03/01/2012, 03/08/2012, 03/15/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 246808CA Loan No. 3018057376 Title Order No. 685760 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07-24-2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 03-29-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 07-31-2007, Book N/A, Page N/A, Instrument 20071804592, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: GORDON BIJELONIC, A SINGLE MAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: PARCEL 1: THAT PORTION OF THE SOUTHWEST QUARTER OF

SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF TRACT NO. 6414, AS SHOWN ON MAP RECORDED IN BOOK 89 PAGE 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 89° 43' 45" WEST 71.41 FEET; THENCE NORTH 14° 20' 00" WEST 124.01 FEET, MORE OR LESS, TO THE SOUTHERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES; THENCE SOUTH 89° 43' 45" EAST ALONG SAID SOUTHERLY BOUNDARY LINE, 14.62 FEET; THENCE NORTH 75° 07' 30" EAST 50.00 FEET; THENCE NORTH 59° 04' 50" EAST 21.64 FEET; THENCE SOUTH 88° 22' 30" EAST 20.49 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 0° 03' 00" EAST ALONG SAID WESTERLY LINE 143.79 FEET TO THE POINT OF BEGINNING. THE BEARING SOUTH 0° 03' 00" EAST OF THE WESTERLY LINE OF SAID TRACT NO. 6414 WAS USED AS THE BASIS OF BEARINGS FOR THE HEREINABOVE DESCRIBED LAND. PARCEL 2: AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER A STRIP OF LAND 16 FEET IN WIDTH EXTENDING FROM THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL 1, TO THE NORTHERLY LINE OF DOHENY ROAD, HEREINBEFORE MENTIONED, THE EASTERLY LINE OF SAID 16 FOOT STRIP BEING THE WESTERLY LINE OF PARCEL 1. Amount of unpaid balance and other charges: \$2,329,372.45 (estimated) Street address and other common designation of the real property: 9313 DOHENY ROAD WEST HOLLYWOOD, CA 90069 APN Number: 4392-015-034 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 03-02-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4203911 03/08/2012, 03/15/2012, 03/22/2012

NOTICE OF TRUSTEE'S SALE T.S. No: F529981 CA Unit Code: F Loan No: 0999715568/LAGHAEI Investor No: 169660624 AP #1: 4333-001-044 T.D. SERVICE COMPANY, as duly appointed Trustee under the following described Deed of Trust WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender in the United States) and/or the cashier's, certified or other checks specified in Civil Code Section 2924h (payable in full at the time of sale to T.D. Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described: Trustor: SHAHRAM LAGHAEI, FARIBA LAGHAEI Recorded February 6, 2007 as Instr. No. 20070253861 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County; CALIFORNIA , pursuant to the Notice of Default and Election to Sell thereunder recorded July 22, 2011 as Instr. No. 2011-0980820 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County CALIFORNIA. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 6, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 132 S ALMONT DR, BEVERLY HILLS, CA 90211 "(If a street address or common designation of property is shown above, no warranty is given as to its completeness or correctness)." Said Sale of property will be made in "as is" condition without covenant or warranty, express or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest as in said note provided, advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Said sale will be held on: MARCH 21, 2012, AT 10:30 A.M. "NEAR THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA POMONA, CA At the time of the initial publication of this notice, the total amount of the unpaid balance of the obligation secured by the above described Deed of Trust and estimated costs, expenses, and advances is \$527,028.27. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. The Mortgage Loan Servicer has obtained from the Commissioner of Corporation a final or temporary order of exemption pursuant to California Civil code Section 2923.53 that is current and valid on the date the accompanying Notice of Sale is filed. The timeframe for giving Notice of Sale specified in subdivision (a) of Civil Code Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no

further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the monies paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: February 24, 2012 T.D. SERVICE COMPANY as said Trustee, T.D. Service Company Agent for the Trustee and as Authorized Agent for the Beneficiary CINDY GASPAROVIC, ASSISTANT SECRETARY T.D. SERVICE COMPANY 4000 W. Metropolitan Drive, Suite 400 Orange, CA 92868-0000 The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose. If available , the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (714) 480-5690 or you may access sales information at www.tacforeclosures.com. TAC# 954395 PUB: 03/08/12, 03/15/12, 03/22/12

NOTICE OF TRUSTEE'S SALE ASAP# TS No. 11-0064455 Title Order No. 11-0051163 Investor/Insurer No. 172239957 APN No. 4340-027-038 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/02/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ULRIC NEUMANN, AN UNMARRIED MAN, dated 03/02/2007 and recorded 3/13/2007, as Instrument No. 20070553287, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 04/02/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 999 N. DOHENY DRIVE #207, WEST HOLLYWOOD, CA, 90069. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$409,878.23. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 10/30/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. 4209865 03/08/2012, 03/15/2012, 03/22/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 11042396 Loan No. 0056485659 Title Order No. 110527950CABFI APN 4328007026 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 30, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On March 14, 2012, at 11:00 AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, FIDELITY NATIONAL TITLE INSURANCE COMPANY, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on July 12, 2005, as Instrument No. 05 1628357 of Official Records in the office of the Recorder of Los Angeles County, CA, executed by: MARC BRAL, A MARRIED PERSON, as Trustor, in favor of WELLS FARGO BANK NA, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1.086 PERCENT INTEREST IN AND TO LOT 1 OF TRACT NO. 31578, IN THE CITY OF BEVERLY HILLS. COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 841 PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT UNITS 1 TO 84 INCLUSIVE AS AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 31, 1975 AS INSTRUMENT NO. 706, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2: UNIT 5 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN ABOVE MENTIONED. EXCEPT THEREFROM ALL GAS, OIL AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS IN AND FROM SAID PROPERTY, WITHOUT THE RIGHT TO ENTER ON OR FROM THE SURFACE OF SAID PROPERTY, THE RIGHT TO

ENTER THE SUBSURFACE OF SAID PROPERTY, WHICH IS ALSO RESERVED, SHALL BE AT ANY POINT BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF (MEASURED VERTICALLY FROM THE SURFACE THEREOF) IN ORDER TO TAKE FROM SAID PROPERTY AND REDUCE TO THEIR POSSESSION ANY OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS, BY DEED RECORDED FEBRUARY 14, 1975 AS INSTRUMENT NO. 3866. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 211 SOUTH SPALDING DR #104, BEVERLY HILLS, CA 902123622. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$710,567.30 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. DATE: 2/18/2012 FIDELITY NATIONAL TITLE INSURANCE COMPANY, TRUSTEE 1920 Main Street, Suite 1120 Irvine, CA 92614 949-252-4900 Michael Busby Authorized Signature SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714.730.2727 ASAP# 4201481 02/23/2012, 03/01/2012, 03/08/2012

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): BC461255
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): BEVERLY HILLS LAND COMPANY, LLC; BEVERLY HILLS LAND COMPANY; PACIFIC ELECTRIC RAILWAY COMPANY; ARLO G. SORENSEN, TRUSTEE; THE WHITTIER TRUST COMPANY OF NEVADA, INC., TRUSTEE; THE WHITTIER TRUST COMPANY, TRUSTEE; JOANNE W. BLOKKER, TRUSTEE; DONALD W. WHITTIER CHARITABLE TRUST; BRETT HODGES; SHARON BRADFORD; BRIAN HODGES; BRYCE RHODES; ADAM RHODES; EMERY RHODES; TERRY WHITTIER; LAURA-LEE WHITTIER WOODS, TRUSTEE; LAURE WOODS KASTANIS, TRUSTEE; THE LAURA-LEE WHITTIER WOODS TRUST DATED MARCH 3, 1992; THE LAURE WOODS KASTANIS TRUST DATED APRIL 13, 1983; THE N. PAUL WHITTIER M.H. WHITTIER CORPORATION TRUST; PETER WHITTIER; LADIA WHITTIER ANGELIN; HEIRS OR DEVISEES OF LEONARD W. BUCK; DECEASED; BERYL H. BUCK; BURTON E. GREEN; THE MC LAUGHLIN CORPORATION; CARIBOU PROPERTIES; DOES 1 THROUGH 100, inclusive; and ANY AND ALL PERSONS UNKNOWN HAVING OR CLAIMING TO HAVE ANY TITLE OR INTEREST IN OR TO THE PROPERTY SOUGHT TO BE CONDEMNED HEREIN ;
N. PAUL WHITTIER TRUST DATED FEBRUARY 13, 1981, AS AMENDED;

LELAND K. WHITTIER;

LELAND K. WHITTIER TRUST DATED DECEMBER 13, 1983, AS AMENDED;

THE HEIRS AND DEVISEES OF N. PAUL WHITTIER, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER SAID DECEDENT;

THE HEIRS AND DEVISEES OF DONALD W. WHITTIER, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER SAID DECEDENT;

The subject property address is a portion of the median of Santa Monica Boulevard, adjacent and west of Doheny Drive further identified as Los Angeles Tax Assessor's Parcel Number 4342-015-039.

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): CITY OF BEVERLY HILLS, a public body

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 o 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): Los Angeles Superior Court, 111 North Hill Street, Los Angeles, CA 90071-3101

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): REGINA N. DANNER (137210) Richards, Watson & Gershon, 355 South Grand Avenue, Los Angeles, California 90071-3101

DATE (Fecha): May 11, 2011
John A. Clarke, Clerk (Secretario), by Rugena Lopez, Deputy (Adjunto)
3/8, 3/15, 3/22, 3/29/12
CNS-2276291#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 20110015006164 Title Order No.: 110546573 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/14/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 03/25/2008 as Instrument No. 20080507298 of official records in the office of the County Recorder of LOS ANGELES COUNTY, State of CALIFORNIA. EXECUTED BY: JOZEF ASHOURI, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 04/04/2012 TIME OF SALE: 11:00 AM PLACE OF SALE: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 2101 COLDWATER CANYON DR, BEVERLY HILLS, CALIFORNIA 90210 APN#: 4387-023-001 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,358,470.74. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 2 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. as Trustee Dated: 03/05/2012 ASAP# 4207316 03/15/2012, 03/22/2012,

03/29/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0108534 Title Order No. 11-0088670 Investor/Insurer No. 153835286 APN No. 5559-001-081 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/15/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by CARA COSLOW, AN UNMARRIED WOMAN, dated 11/15/2006 and recorded 11/22/2006, as Instrument No. 20062597035, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 04/09/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1131 ALTA LOMA ROAD NO 231, WEST HOLLYWOOD, CA, 900692434. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$603,529.50. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/06/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. A-4213368 03/15/2012, 03/22/2012, 03/29/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 20110015001395 Title Order No.: 110112024YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/02/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 09/18/2006 as Instrument No. 06 2075986 of official records in the office of the County Recorder of LOS ANGELES COUNTY, State of CALIFORNIA. EXECUTED BY: LEON P NODARI AND NELSA M GOMEZ-NODARI, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 04/04/2012 TIME OF SALE: 11:00 AM PLACE OF SALE: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 419 N OAKHURST DR, BEVERLY HILLS, CALIFORNIA 90210 APN#: 4342-001-037 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$706,717.29. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 2 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. as Trustee Dated: 03/09/2012 NDEX West, L.L.C. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 A-4213543 03/15/2012, 03/22/2012, 03/29/2012

Notice of Request For Qualifications For City of Beverly Hills Public Works Warehouse and Shops

The City of Beverly Hills is requesting a "Pre-Qualification Package" from contractors to be pre-qualified to submit bids for specific trades/bid packages for the Public Works Warehouse and Shops Project. The City has determined that prospective bidders on the Public Works Warehouse and Shops must be pre-qualified prior to submitting a bid. It is **mandatory** that contractors, who intend to submit a bid for the identified trades/bid packages, provide a Pre-Qualification Package.

Project Description and Schedule

The Public Works Warehouse and Shops building will consist of two stories and basement containing a total of approximately 21,000 sq. ft., a tunnel under a roadway to an adjacent existing garage, and contiguous 15,000 sq. ft. yard. It will be located on a vacant portion of the Public Works property at 9357 Third Street near Civic Center Drive.

The City intends to receive bids for this project in two phases. The first phase will include Bid Package A for demolition, earthwork and shoring. The City intends to receive bids for this phase on April 25, 2012. The second phase is to include all other trades. The City intends to receive bids for phase two in June 2012. Anticipated construction duration is May 2012 through May 2013. Respondents to this RFQ must be able and willing to commit the necessary resources to complete the project within this timeframe.

Timetable for Reviewing and Evaluating Pre-Qualification Package

- Release of Request for Pre-Qualification Packages 03/14/12
- Last day to Submit Pre-Qualification Packages (Bid Package A) **03/28/12**
- Last day for Contractors to be informed of qualified/not qualified (Package A) 04/02/12
- Last day to Submit Pre-Qualification Packages (Bid Packages B through S) **04/11/12**
- Last day for Contractors to be informed of qualified/not qualified (Packages B-S) 04/30/12

How to Obtain a Pre-Qualification Package

- View and Download the Prequalification Package on the Construction Manager, C.W. Driver's, **box.com** account by clicking the link below or copying the address into your web browser:

<https://cwdriver.box.com/s/gal9njkkjnn1hal98uqik>

For Further Assistance Contact:

C.W. Driver
Judd Burton
626.351.8800

PREQUALIFICATION PACKAGE FOR THE CONSTRUCTION OF FOUR CITY GATEWAY MONUMENTS IN THE CITY OF BEVERLY HILLS PROJECT 12-27

Due Date: **2:00 pm Thursday, March 29, 2012**

Submit Statement to: City Clerk
City of Beverly Hills
455 N. Rexford Drive
Room 290
Beverly Hills, CA. 90210

Identify Statement Package as: Confidential Prequalification Statement for the Construction of Four City Gateway Monuments

PROJECT 12-27 CITY OF BEVERLY HILLS PUBLIC WORKS & TRANSPORTATION CIVIL ENGINEERING DIVISION 345 N. FOOTHILL ROAD BEVERLY HILLS, CALIFORNIA 90210

REQUEST FOR PREQUALIFICATION OF BIDDERS AND PREQUALIFICATION INSTRUCTIONS FOR:

THE CONSTRUCTION OF FOUR CITY GATEWAY MONUMENTS IN THE CITY OF BEVERLY HILLS

Notice is hereby given that the City of Beverly Hills ("CITY") has determined that all bidders for

the construction of the Four Gateway Monuments in the City of Beverly Hills ("PROJECT"), must be pre-qualified prior to submitting a bid on that PROJECT. It is mandatory that all Contractors who intend to submit a bid, fully complete the prequalification questionnaire, provide all materials requested herein, and be approved by the CITY to be on the final qualified Bidders list.

No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid. The last date to submit a fully completed questionnaire is the date shown on the cover page. Contractors are encouraged to submit prequalification packages as soon as possible, so that they may be notified of omissions of information to be remedied or of their prequalification status in advance of the prequalification deadline for this PROJECT.

Answers to questions contained in the attached questionnaire are required. The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified to bid on the PROJECT, and reserves the right to check other sources available. The CITY's decision will be based on objective evaluation criteria.

The CITY reserves the right to adjust, increase, limit, suspend or rescind the prequalification rating based on subsequently learned information. Contractors whose rating changes sufficiently to disqualify them will be notified, and given an opportunity for a hearing consistent with the hearing procedures described below for appealing a prequalification rating.

While it is the intent of the prequalification questionnaire and documents required therewith to assist the CITY in determining bidder responsibility prior to bid and to aid the CITY in selecting the lowest responsible bidder, neither the fact of prequalification, nor any prequalification rating, will preclude the CITY from a post-bid consideration and determination of whether a bidder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness.

The prequalification package should be submitted under seal to the City Clerk at the address shown on the cover page. That page also indicates how the package should be identified.

The prequalification packages submitted by Contractors are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractor applying for prequalification status shall be public records subject to disclosure, and the Contact Information page of this questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated in the Certification, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate information in writing, under penalty of perjury.

The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalification application submitted, and to make all final determinations. The CITY may also determine at any time that the prequalification process will be suspended for the PROJECT and the PROJECT will be bid without prequalification.

Contractors may submit prequalification packages during regular working hours on any day that the offices of the CITY are open. Contractors who submit a complete prequalification package will be notified of their qualification status no later than ten business days after the Due Date.

The CITY may refuse to grant prequalification where the requested information and materials are not provided by the Due Date indicated above. There is no appeal from a refusal for an incomplete or late application, but re-application for a later project is permitted. Neither the due date nor

closing time for submitting prequalification packages for this PROJECT will be changed in order to accommodate supplementation of incomplete submissions, or late submissions, unless requested by the CITY in its sole discretion.

In addition to a contractor's failure to be pre-qualified pursuant to the scoring system set forth in the prequalification package, a Contractor may be found not prequalified for either omission of or falsification of, any requested information.

Where a timely and completed application results in a rating below that necessary to pre-qualify, an appeal can be made by the unsuccessful Contractor. An appeal is begun by the contractor delivering notice to the CITY of its appeal of the decision with respect to its prequalification rating, **no later than two business days following notification that it is not pre-qualified.** The notice of appeal shall include an address where the contractor wishes to receive notice of the appeal hearing. Without a timely appeal, the contractor waives any and all rights to challenge the decision of the CITY, whether by administrative process, judicial process or any other legal process or proceeding.

If the Contractor gives the required notice of appeal, a hearing shall be conducted **no earlier than five business days after the CITY's receipt of the notice of appeal and not later than five business days prior to the date of the Notice Inviting Bids for this Project.** Prior to the hearing, the Contractor shall, in writing, be advised of the basis for the City's pre-qualification determination.

The hearing shall be conducted by a panel consisting of three members of the Department of Public Works & Transportation senior management staff (the "Appeals Panel"). The Appeals Panel shall consider any evidence presented by the Contractor, whether or not the evidence is presented in compliance with formal rules of evidence. The Contractor will be given the opportunity to present evidence, information and arguments as to why the Contractor believes it should be pre-qualified. Within one week after the conclusion of the hearing, the Appeals Panel will render a written determination as to whether the Contractor is pre-qualified. It is the intention of the CITY that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.

* * * * *

UPON RECEIPT OF THIS PACKAGE PLEASE SEND AN EMAIL TO tmalabanan@beverlyhills.org WITH YOUR CONTACT INFORMATION TO KEEP APPRISED OF ANY UPDATED INFORMATION THAT MAY BE ISSUED PRIOR TO YOUR SUBMITTAL

The full prequalification package can be found on the City of Beverly Hills website:

Type the following website address in your browser for the Civil Engineering webpage: <http://www.beverlyhills.org/government/pwtrans/engineering/default.asp>. Once on the Civil Engineering webpage, click the "Bid #12-27" link on the left-hand-side of the page and you can download the **"PREQUALIFICATION PACKAGE FOR THE CONSTRUCTION OF FOUR CITY GATEWAY MONUMENTS"** document.

PROJECT DESCRIPTION

In November, 2009; Community Services/ Recreation staff and Landscape Architect Steve Smith of Gruen and Associates presented proposed options associated with monument signage intended for placement at the following four specified locations in the City:

- Olympic Boulevard at Beverly Hills High School (West City Limit)
- Santa Monica Boulevard North at Doheny Drive (East City Limit)
- Wilshire Boulevard at Whittier Drive (West City Limit)
- Wilshire Boulevard at San Vicente Boulevard (East City Limit)

City Council gave approval to conceptual designs presented for each location and in January, 2010; three dimensional models of the various proposed gateway signage was presented to City Council followed by a presentation in August 2010 of Gruen's final design for Wilshire/Whittier Gateway Feature; at which time City Council advised Project Administration staff to move forward with opening

the Wilshire/Whittier location up to bid.

In December 2011, a decision was made to pre-qualify proposed Contractors who will bid on the construction of all four Gateway Monuments when and as the Construction Documents are finalized for each location.

At this time; Gruen Associates have finalized construction documents for the Wilshire Boulevard/ Whittier Drive location; and it will be the first "test" site for installation that will be transmitted to the Pre-Qualified Bidders on/before **Monday, April 16, 2012.**

The PROJECT involves monument construction in conjunction with associated landscaping, concrete and street paving work at four heavy-traffic locations throughout the city. The PROJECT will be constructed in four phases. Phase 1 is the Wilshire/Whittier location. Some of the features of the new Gateway Monuments will consist of decorative concrete and/or stone paving, specialized stone cladding work, street furniture and elaborate landscaping. The work consists of demolition and enhancement of four major intersections/raised medians within the City of Beverly Hills.

The current estimate for the Wilshire/Whittier installation is approximately \$850,000. A 10% bidder's security or bid bond will be required to bid, and the selected lowest responsible pre-qualified bidder will be required to provide 100% performance & payment bonds.

ORDINANCE NO. 12-O-2621

AN ORDINANCE OF THE CITY OF BEVERLY HILLS EXTENDING INTERIM ORDINANCE 11-O-2608 PROHIBITING HIGH IMPACT CONVENIENCE STORES UNLESS SPECIFICALLY APPROVED BY THE CITY, AND DECLARING THE URGENCY THEREOF.

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Legislative Findings.

The City Council of the City of Beverly Hills is concerned that high impact convenience stores may not be compatible with nearby land uses in the City. Such uses can generate excessive noise and litter, increase traffic, exacerbate parking issues, and reduce the value and enjoyment of nearby properties. As such, the City Council is in the process of devising permanent regulations regarding the development and operation of convenience stores.

Because the public process of adopting permanent regulations may be lengthy, and because the establishment of high impact convenience stores during the public process might frustrate the ultimate regulation adopted, the City Council adopted Ordinance No. 11-O-2608, an interim ordinance that took effect immediately on April 21, 2011 (the "Interim Ordinance"). The Interim Ordinance defines and then prohibits "high impact convenience stores" in the City, allowing them only pursuant to a convenience store conditional use permit. On May 24, 2011, the City Council extended the effective period for the Interim Ordinance for an additional 10 months and 15 days. At that time, the City Council also amended the definition of "high impact convenience stores" for the purposes of the Interim Ordinance.

Section 2. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance that prohibits any uses that may be in conflict with a contemplated zoning proposal that the City Council is considering, studying or intends to study within a reasonable period of time. After public notice, the City Council may extend the interim ordinance pursuant to Government Code Section 65858. The City Council previously extended Ordinance No. 11-O-2608 to remain effective for an additional 10 months and 15 days. The City Council finds that it is necessary to extend Ordinance No. 11-O-2608 again to remain in effect while the City refines permanent regulations. Notice of the public hearing at which the City Council considered adopting the current extension ordinance was duly published on February 17, 2012 in the Beverly Hills Courier and also published on February 23, 2012 in the Beverly Hills Weekly.

Section 3. Urgency Findings.

The City Council finds and determines that the unregulated operation of high impact convenience stores would result in an immediate threat to the public health, safety or welfare. As described in

Section 1, the high customer turnover and vehicle-focused nature of high impact convenience stores will likely result in increased localized traffic, parking problems, and unwanted commercial intrusions into established residential neighborhoods. In addition, high impact convenience stores may increase litter and generate excessive noise that would deteriorate the quality of life for those in the immediate vicinity. The unregulated establishment of high impact convenience stores during the Council's review and consideration of permanent regulations could frustrate the ultimate regulation adopted. At the same time, overly inclusive regulations may have the unintended effect of hindering the development of convenience stores that do not have negative consequences on the surrounding neighborhoods. Thus, to preserve the public health, safety and welfare, it is necessary that this Ordinance take effect immediately to extend the Interim Ordinance, as amended by the subsequent Ordinance 11-O-2609 extending Ordinance No. 11-O-2608. This additional extension of time will allow the City to develop regulations that effectively protect neighborhoods while limiting its applicability to those convenience stores that negatively affect surrounding neighborhoods.

Section 4. CEQA Findings.

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of the Interim Ordinance or any extension thereof may have a significant effect on the environment. This extension of the Interim Ordinance does not authorize construction and, in fact, imposes greater restrictions on certain development in order to protect the public health, safety and general welfare. This extension is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section 5. Severability.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 6. Approval and Extension of Ordinance.

This Ordinance, adopted as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and shall extend the effect of the Interim Ordinance, as amended by Ordinance 11-O-2609, for an additional period of one year. The Interim Ordinance shall remain in effect until April 20, 2013.

Section 7. Publication.

The City Clerk shall certify to the adoption of this Ordinance and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Adopted: March 6, 2012

BARRY BRUCKER
Mayor of the City of Beverly Hills, California

ATTEST:
BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
JEFFREY KOLIN
City Manager

SUSAN HEALY KEENE
Director of Community Development

VOTE:
AYES: Councilmembers Gold, Bosse, Brien, and Mayor Brucker
NOES: None
ABSENT: Councilmember Mirisch
CARRIED

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145-Lost Items
150-Found Items
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160-Adult Entertainment
161-Escort
165-Massage
170-Caregiver
171-Elderly Care

200-299 Services

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210-Bath Tub Repair/Reglazing
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214-Brush Clearing

215-Building
216-Car Alarms
217-Culinary Service
218-Carpentry
220-Cleaning
222-Carpet Installation
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226-Concrete
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240-Fencing
242-Garage Doors
244-Handyman
246-Hauling
248-Internet Services
250-Iron Work
252-Janitorial
254-Landscaping
255-Legal Services
256-Locksmith

LEGEND

258-Moving/Storage
260-Music Instruction
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264-Pet Sitting
265-Photography
266-Plumbing
267-Piano Tuning
268-Roofing
270-Sandblasting
272-Security Services
274-Stained Glass
276-Tile
278-Tree Service
280-Tutoring
282-TV/VCR/DVD Repair
284-Video Systems
286-Windows
288-Word Processing
289-Lessons
290-Trainer

300-399 Rentals
300-House Furnished
302-House Unfurnished

304-Apartments Furnished
306-For Rent
308-Condominiums
309-Recreational For Rent
310-Rooms
312-Rentals to Share
314-Hotels/Motels
316-Garages Storage
318-Office Space
320-Commercial
322-Resort Property
325-For Lease

400-499 Real Estate
400-Homes For Sale
401-Real Estate
402-Condominiums
404-Commercial/Industrial
406-Mobile Homes
408-Income Property
410-Lots For Sale
412-Farms/Ranches
414-Resort Property
416-Lakeshore Property

418-Oceanfront Property
420-Out-of-State Property
422-Real Estate Exchange
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500-599 Employment
500-Employment Opportunities
501-Help Wanted
505-Work at Home
510-Employment Agencies
515-Business Services
516-Business Opportunities
520-Jobs Wanted
521-Personal Shopper
522-Drivers

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600-Garage Sales
610-For Sale
615-Business For Sale
700-Antiques
705-Appliances
710-Medical Supplies
715-Coins & Stamps
720-Computers
725-Furniture
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730-Musical Instruments
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900-Autos For Sale
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115- CEMETERY

Eden Memorial Park 2 marble side by side wall crypts near entrance. Valued at \$11K each- asking \$15K for the pair. Contact Myra (818) 884-5183

EDEN MEMORIAL PARK Mission Hills Mt Eilat Section (sold-out section)

Two family owned plots (not side by side but close to each other)
Plot 36, Space C
Plot 19, Space D
Valued at \$9733. each
Sell for \$6000. ea/negotiable
Will sell separately or as a package
Call or e-mail Aubrey (206) 367-4245
Rprovisor9@aol.com

Eden Memorial park Mission Hills, CA. 1 plot in Mount of Olive Center. Plot # 1622H Beautiful location. Valued @ \$11,500k selling for \$8,500k (818) 700-1204

Forest Lawn Cypress Single plot. Area: Constant Love. \$3500. (714) 761- 1957.

Forrest Lawn Cemetery, Prestigious Glendale Location. 1 Lot, Even Tied Section, which is sold out. \$5,900/\$1,000 under going price. Call James at (209)588-0938.

FOREST LAWN CYPRESS- 1 double plot in Everlasting Hope. Endowment & transfer fees included \$6,500/obo (925)683-4345

Forest Lawn, Cypress. 2 available plots going for \$4,900 each. Richard (949) 395-4225

Single Cemetery Plot, Forest Lawn Cypress, Sheltering Tree Section "Space #2 Lot 592" \$5,500 (949) 422-7087

Forest lawn Glendale 1 plot on the north slope of the great mausoleum. Plot 2-16 \$5000. (928) 636- 1921

Forest Lawn Hollywood Hills. Court of Valor. \$4,500. Call Elizabeth at (951) 231-8542

Forest Lawn Hollywood Hills. 2 plots, Enduring Faith, Lot 4404 Spaces 1 and 4 \$5K Each. (702) 202- 2427 or (213) 999- 6977

Hollywood Hills Forest Lawn, 8 Cemetery Plots, All Fees Paid, Title Transfer Fee, Lot J55 Peaceful Memory, Plots 6068 & 6069, valued at \$7,200, selling for \$6,000 each. George (818) 426-9496 Gavak@charter.net

Forest Lawn Hollywood Hills Companion Plot in Lincoln Terrace in the Tudor Family section 80 (520) 578-6399 pp

Green Hills Memorial Park, Rancho Palos Verdes. Beautiful Harbor view area. 4 adjacent plots. \$7k each. (310) 548-4147

Hillside Memorial Park. Single plot in the Sunland Gardens section. Plot is a 3rd row wall crypt. Market value 9,130. Asking price 7,000. Please contact Beverly (503) 227- 5692

INGLEWOOD PARK CEMETERY. 2 Double plots, side by side. Below retail. (310) 323-9737pp

Double and Double. Side by Side. (4) plots total. Inglewood Park Cemetery Below Market Price (310) 323-1737

Montecito Cemetery Plot for sale. Great location, selling well below retail price. Worth \$8,500, selling for \$5,000 or best offer. (909) 824-2959

Single wall crypt at Mount Sinai Memorial Park at Heart Level in Court of Psalms #43139. Beautiful Location. Will see for \$3,500 and seller will pay transfer document fees. (949) 588-8669.

Mount Sinai Memorial Park. Hollywood Hills, CA. For sale 2 side-by-side spaces at Gardens of Ramah lot 1543. Beautiful Sold out section. \$17, 500. (323) 428-6697.

Two burial spaces at Oakdale Memorial Park. Located in Section G, Lot 223, Companion Lawn crypt 32. Owner is asking \$4,000 for this companion lawn crypt unit. Deed fee will be paid for by seller. (352) 350-7144

Plot at Pacific View Memorial Park. Located in the front of the cemetery, near entrance, easy access, trees, and a view of the Pacific, Lot 229. The list price for this space is over \$10,000, special reduced price of \$6,000. (281)827-9620

Pacific View Memorial Park New Port. 2 person crypt-Sunset Garden Court. \$20k. (949)378-5629.

Pacific View Memorial Park plot in Sea View facing the ocean. Section 1292, Plot D, double plot RETAIL: \$23,000 Asking: \$18,000 OBO (949) 673-4533

Pacific View Cemetery, Newport Beach. Two super prime plots for sale. Top of the hill near John Wayne, holds four caskets. Has a beautiful view of Catalina. Contact Andrea (949)310-5687

Pacific View Memorial Park-SEA VIEW. 1407 Space C. \$7,500. Call (714)-390-6905 or (714) 968-7621

Pierce Brothers Westwood Memorial Park, Double Crypt, Located in the Sanctuary of Peace, Lot 11D, available for \$40,000. Sean (909)936-3366

2 Plots for sale at Rose Hills Cemetery. Two spaces apart from one another. Beautiful view, great location on the top of the hill next to the curb. Can sell together or individually. \$7,000 for both. \$4,000 each. Contact Sylvia (562) 644-2937

Rose Hills Cemetery Whittier, CA

4 Plots for sale in Rainbow Garden

Grave 3+4 Lot 1812, Grave 3+4 Lot 1918

Selling for \$3,000 EACH, Home (928) 758-6418 Cell (928) 234-1929

Leave a message on home phone

Rose Hills Memorial Park, Whittier. Grave 1 & Grave 2. Lot 5738 in the Garden of Affection. Asking \$8,000 plus Rose Hills transfer fees for both. Please contact Randy (415) 383-9586.

2 Side By Side Plots for Sale at Rose Hills Cemetery. Located in the Sold Out Section of "Poplar Lawn" in a level portion of the park. Section 3761, Plots 3 & 4. \$9,999.00 for Both, OBO. Will consider selling them individually. Buyer pays transfer fees of \$200.00 per plot. Call Doug White (970) 379-4000.

2 Plots at Rose Hills Cemetery for sale. Daybreak Paris on the hill with a great view of the city. Asking \$5,000 Each, Selling Below Retail Price. Call Terry for more information @ (323) 837-1261

Rose Hills indoor niche in Sky-rose Chapel, Tier 201 & 202, worth \$7,100 selling for \$5,400. Call Joe (626) 674 -8384

One plot at Rose Hills Cemetery, Lot #5705 Alder Lawn, Will sell for \$8, 500. (808) 929-7610

Rose Hills, Whittier, 2 plots in Acacia section, value 3,000/ each. Make offer (951) 791-0870 pp.

4 burial spaces at Rose Hills Memorial Park, located in Garden of Peace, Lot 819, Spaces 1,2,3,4. The cemetery list price is \$5800 each space and owner is asking \$9600 for 2 spaces of \$19,200 for all 4 spaces. (928)758-7220

Westwood Memorial Park. 2 Double Cremation Plots. \$15,000 for both. PP. (310)277-5275

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BOSTON TERRIER 2 Females, 9 weeks old. Purebred, 1st shots, Health Guaranteed. Parents on premises. Priced \$800 each. Beautiful & Adorable! Call (760) 599-7348

CANE CORSO 10 week old puppies. 3 Males & 1 Female left. ICCF Registered, Tails docked. Mother & Father on premises. Asking \$700 Call (323) 333-5828

Tea Cup CHIHUAHUA Puppies. 2 Female & 1 Male super small, like a soda can! Must see! 9 weeks with shots. Please call or text \$250. (213) 905-0586

English Bulldogs for sale. 4 females, 3 males. AKC registered. 1300 each. 4 male Frenchies. \$1000 each. Please call (323) 704- 5290.

German Shepherd Puppies. 13 Weeks Old, Male/Female. AKC, Excellent for home/protection. Black/Tan \$1250 and up. (951)

332-1840 daomaster@hotmail.com

GOLDEN RETRIEVER AKC Puppies Male/Female, Health Guarantee, Available Now! Parents on site. Great with kids. Selling for \$900 bdrivdahl@antelecom.net (661) 492-7373

GOLDENDOODLES English Cream Teddy Bear, M/F, 8 Weeks Old \$1,500. First Shots & Deworming, Vet Check & Health Guarantee for 1 year, Hypoallergenic. Karen (951) 567- 9461

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