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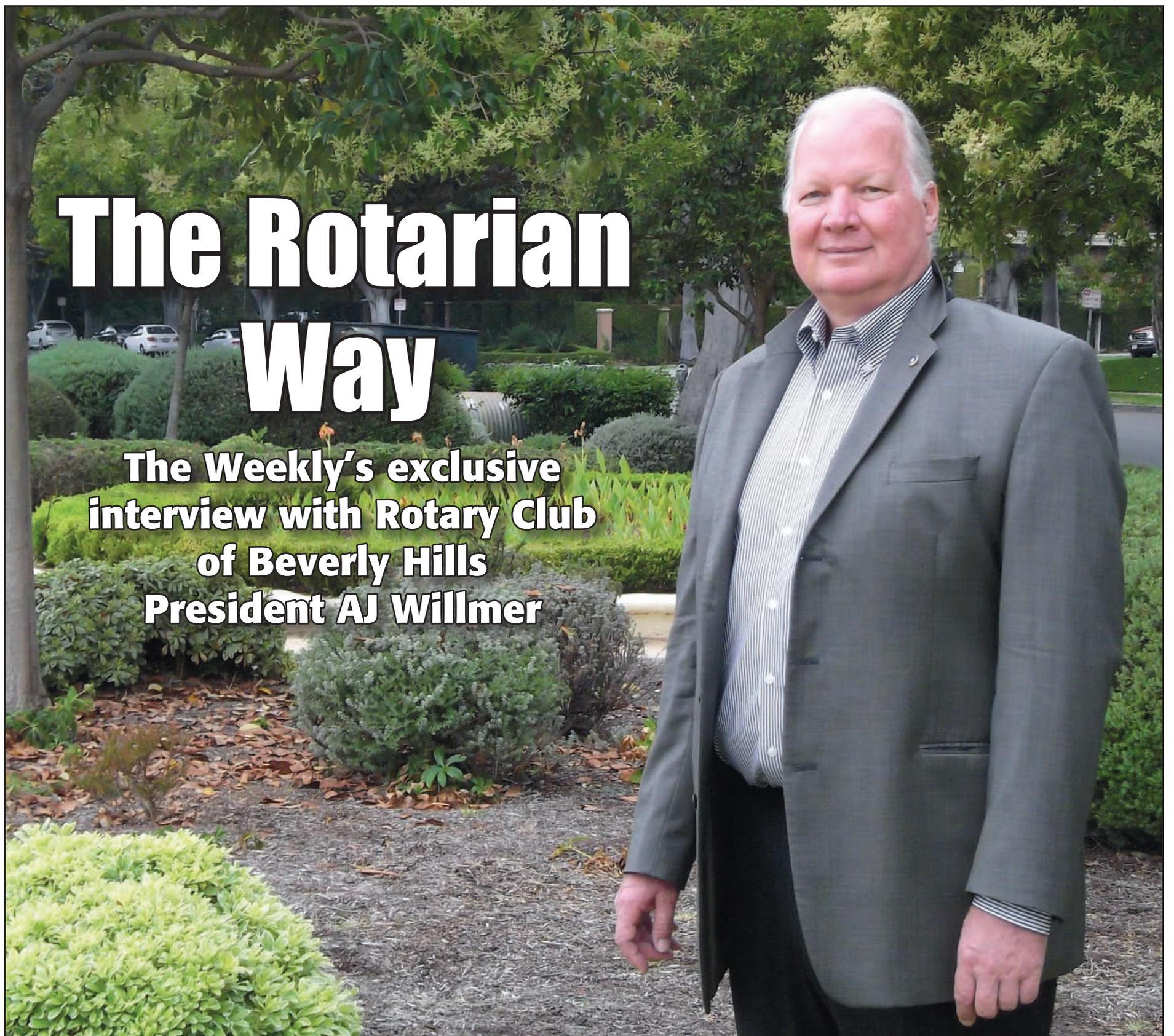
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Beverly Hills Weekly

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Issue 666 • July 5 - July 11, 2012



The Rotarian Way

The Weekly's exclusive
interview with Rotary Club
of Beverly Hills
President AJ Willmer

cover story • pages 8-9



briefs

Planning Commission approves LA Fitness at Wilshire and Doheny



9100 Wilshire Blvd.

Following the Planning Commission's approval last week of a conditional use permit and recommendation of a zone text

amendment for LA Fitness, the exercise club is on track to open on the southwest corner of Wilshire Boulevard and Doheny Drive.

LA Fitness, which plans to occupy 15,000 square feet on the ground floor and mezzanine levels of an existing 10-story office building at 9100 Wilshire Boulevard, will share on-site parking with the building's existing tenants, as long as the City Council approves the Planning Commission's recommendation for a zone text amendment at an upcoming meeting.

Even though the office building has more parking than required for its current uses, it does not have enough parking to independently satisfy the stricter parking requirement for an exercise club. The zone text amendment would allow the exercise club to count up to 50 percent of the parking spaces required for daytime office use as long as the exercise club is primarily used during morning and nighttime hours.

The proposed zone text amendment also requires a revision to remove language stating the exercise club must be located in the business triangle in order to be eligible for shared parking.

"There doesn't seem to be any historical reason for the business triangle requirement other than the fact that when the shared

parking ordinance was initially passed, it related to a fitness center that was going to be in the business triangle," Commission Chair Craig Corman said. "Staff always liked to narrowly tailor zone text amendments whenever possible. We didn't see any reason necessarily to preclude clubs to utilize shared parking facilities outside of the business triangle."

At last Thursday's Planning Commission meeting, the commission approved LA Fitness' application for a conditional use permit and recommended to the city council the zone text amendment allowing health clubs outside of the business triangle to utilize shared parking.

Of the building's 978 parking spaces, 70 are currently leased out on a month-to-month basis. Corman said the commission supported adding a condition that would reduce the amount of leased spaces to 40, to make more spaces available in the event the Writers Guild Theater hosts daytime screenings.

City Council holds off on appointing Gabbay to Architectural Commission; three members conclude terms

Although three Architectural Commission members are concluding their terms on the commission this month, including Chair Allen Rennett, an interview panel recommended architect Hamid Gabbay to fill only one of those vacancies, since the City Council voted last August to reduce the commission from seven to five members.

WHAT'S ON YOUR MIND?

You can write us at:
140 South Beverly Drive #201
Beverly Hills, CA 90212

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com



SNAPSHOT

Inside Beverly Hills—BHTV10

Inside Beverly Hills, moderated by columnist Rudy Cole, will next air on July 5 at 3:30 p.m. about The Maple Counseling Center; July 6 at 9:30 p.m., July 10 at 3:30 p.m., and July 11 at 9 p.m. about the Metro Westside Extension; July 9 at 3:30 p.m. about the Architectural Commission; July 10 at 6 p.m. and July 11 at 3:30 p.m. with guest retired BHPD Officer Russell Sharp; and July 10 at 10 p.m. about the Image of Beverly Hills.



Photo: Edmond Bina

HOOP DREAMS SEPULVEDA BLVD.

LEV.Gen, a Beverly Hills-based organization for college-age youth affiliated with the LEV Foundation, hosted a charity basketball tournament Sunday at Westwood Recreation Center to aid the recovery of teenager Ariel Kasher (front row, second from right), who was seriously injured in a car accident in January. Kasher is pictured with LEV.Gen board members and the two championship teams.

Back row: Brandon Cupingood, Michael Tehrani, Ashkan Danielfar, Eli Banayan, Iman Rahbar, Jason Myers, Malik Blades, Isaac Aftalion, Daniel Bral, Matt Taban, Paul Yoon

Front Row: Diamo Dokhanian, Nathan Nazarian, Dior Dokhanian, Delilah Bakhaq, Shannon Hakakeyan, Ariel Kasher, Negin Elazari

Beverly Hills Weekly

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2000.



OUR DATA SPEAKS VOLUMES





Hamid Gabbay



Allen Rennett

The City Council agreed Tuesday afternoon to hold off on confirming the appointment until it reviews a comprehensive list of Gabbay's projects that could potentially come before the commission, requiring Gabbay to recuse himself. One such potential project is an iPic movie theater on Canon Drive across the street from the Montage hotel that has been presented as a project preview to both the Architectural and Planning commissions.

The terms of Fran Cohen, who served for nearly seven years, and licensed architect Walter Meyer, who served six years, also expire this month. The City interviewed candidates to fill only the licensed architect vacancy, since the commission is required to have a licensed architect among its members.

Mayor Willie Brien, who was on the interview panel with Councilmember Lili Bosse and members of the Architectural Commission, said Gabbay told the panel he did not anticipate having many of his own commercial projects come before the commission during his term because he has a number of single-family home projects, which go before the Design Review Commission.

Vice Mayor John Mirisch said he was concerned about the appointment if Gabbay would be recusing himself often.

Councilmember Barry Brucker suggested looking into allowing Meyer or the Design Review Commission's licensed architect, John Wyka, to sit on the commission when Gabbay recuses himself, to provide the commission with the benefit of a professional architect's contribution.

The June 20 Architectural Commission meeting was Rennett's last meeting as chair and on the commission. Zale Richard Rubins and James Blakeley were named chair and vice chair.

"[Serving on the commission] required me to look at the city in a different way and to appreciate things that I had never really noticed before," said Rennett, who served six years on the commission. "I got to learn a lot about all kinds of things, from the complexities of historic restoration, like the Writers and Artists Building and the Saban Theatre, up to the newest innovations. I got to meet a lot of interesting and talented people that I might not have otherwise met."

Rennett said he would like to stay involved with the City and said he has thought about applying for another commission in the future.

"I have some ideas," Rennett said. "We'll see when there are vacancies."

Holiday ice skating may be coming to Beverly Hills

In the past, Beverly Hills has brought snow to Rodeo Drive for the holidays. This November, ice skating may return to Beverly Hills as a holiday attraction.

The City Council Special Events liaison committee, Councilmembers Lili Bosse and Barry Brucker, met June 26 with representatives of the Beverly Hills Conference & Visitors Bureau and Sprinkles Cupcakes co-founder Charles Nelson, who Bosse said are championing the idea of bringing ice skating to Beverly Hills between Thanksgiving and New Year's Day.

"I think the goal is to make the holiday

season in Beverly Hills a destination," Bosse said. "We are competing with The Grove and Santa Monica. People would come to Beverly Hills and they can go ice skating, go to dinner and go shopping."

Brucker said he also supports the effort to bring ice skating to Beverly Hills.

"It's an opportunity to bring families out together to enjoy not only the ice skating but socializing and having hot apple cider, hot coco, muffins, brownies, cupcakes," Brucker said.

Bosse said the committee does not yet know what it would cost to maintain an ice rink for the holidays, but she said Nelson and the CVB have started inquiring with companies that provide temporary ice rinks.

Bosse, who pointed out there would be opportunities for signage around the ice rink, said the City would seek sponsorships from businesses and individuals.

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NOTICE OF PUBLIC HEARING

DATE: July 12, 2012

TIME: 1:30 PM, or as soon thereafter as the matter may be heard

LOCATION: Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, July 12, 2012, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A request to modify the existing Conditional Use Permit to allow a limited number of special events to occur throughout the year within rooftop areas, and a request to modify the existing Extended Hours Permit to allow special events, when taking place on the rooftop, to operate until 2:00 AM for the property located at **9360 Wilshire Boulevard** (Thompson Hotel). Existing entitlements allow the rooftop area to operate until 12:00 AM, Sunday through Thursday, and until 2:00 AM, Friday and Saturday; however, special events are not currently permitted; and

A request to modify the existing Conditional Use Permit to allow increased occupancy within the rooftop area from a maximum occupancy of 125 persons to a maximum occupancy of 150 persons.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a Class 1 Categorical Exemption for operation of existing facilities.

Any interested person may attend the meeting and be heard or present written comments to the Commission.

According to Government Code Section 65009, if you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Cindy Gordon, Assistant Planner** in the Planning Division at **310.285.1191**, or by email at **cgordon@beverlyhills.org**. Copies of the applications, plans, and Categorical Exemption are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

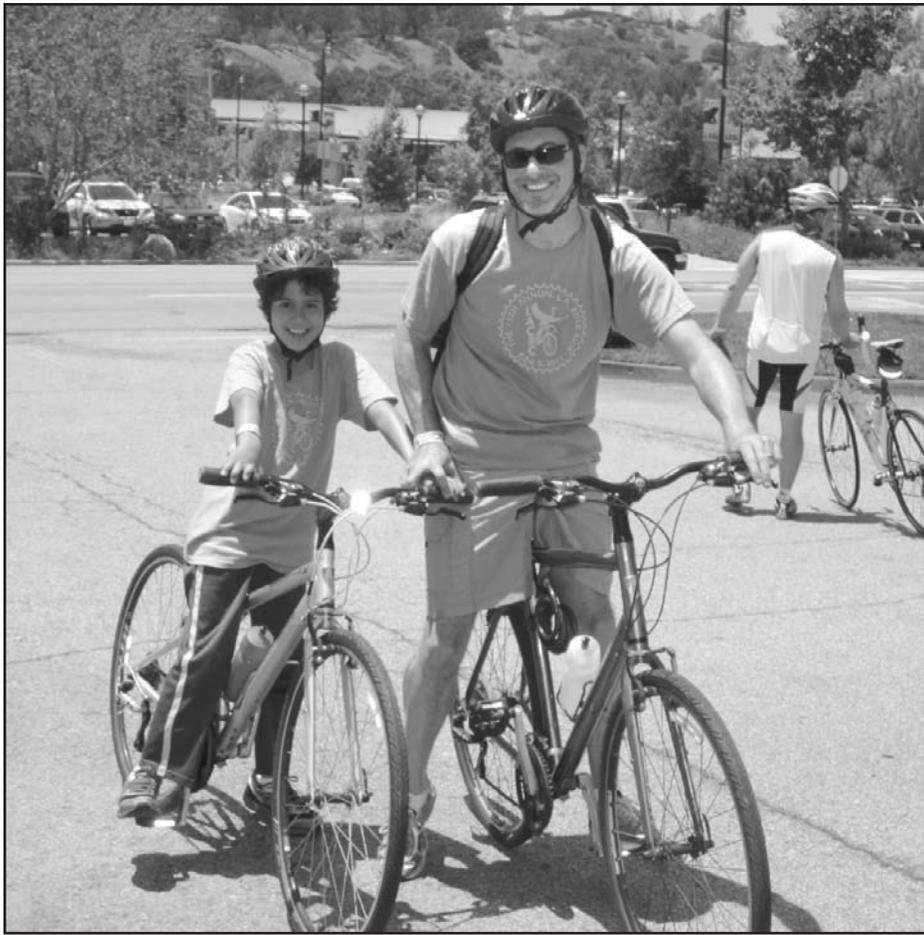
Approved as to form:
Michele McGrath, Principal Planner



Back row, left to right: Caitlyn Halfon, Paige Corman, Mia Grossman, Dorrit Corwin, Lucy Gleason, Lauren Witmer, Skye Hambrick. Front row: Anna Rose Kelly, Ellie Johnston, Kate Leib

Beverly Hills All-Stars claim district softball title

The 9/10-year-old Beverly Hills All-Stars softball team made Beverly Hills Little League history last week when it became what is believed to be the organization's first softball team to win an All-Star softball District 25 championship. The team defeated West L.A. 9-8 in extra innings on June 27 to claim the title. Beverly Hills will compete in the Section 4 tournament in Westchester beginning this Saturday.



Father-son team competes in L.A. River Ride

Beverly Vista fourth-grader Ethan Brown (left) and his father Michael Brown (right), completed the 50-mile bike ride in the 12th Annual L.A. River Ride on June 10. They finished in under five hours. Ethan was reportedly the only child to participate in the 50-mile ride. The L.A. River Ride is a fundraiser for the Los Angeles County Bicycle Coalition, which builds better bike paths throughout the county.



Marimekko rendering

Technicality dooms retailer's Architectural Commission application

The Architectural Commission has directed Finnish textile and apparel merchandiser Marimekko to revise its designs for a shop at 370 North Canon Drive due to a section in the municipal code that does not allow awnings that overlap the public right-of-way to be over a certain height.

Marimekko had proposed colorful, patterned "sail-like awnings," as described by the applicant.

The awnings would be supported by a stainless steel frame on the roof and extend three feet from the building.

"I think the commission really liked it because it was different and it highlighted their business in a way that was attractive," Commission Chair Allen Rennett said. "Unfortunately, there is a limitation in the code on how high an awning can be if it overlaps the public right-of-way. In this case it was not permissible under the code."

The applicant also proposed a café element with outdoor dining, intended to serve coffee, non-alcoholic beverages and reheated, pre-prepared food. A full kitchen is not part of the proposal.

The Maple Counseling Center
presents a 2-hour parenting workshop for parents of teenagers

"How to STOP FIGHTING With Your Teen - and *Still* Get Them to Take Out the Trash!"

Monday, August 13, 2012
7:00 to 9:00 PM

WHERE:
The Maple Counseling Center
9107 Wilshire Blvd., Lower Level
Beverly Hills, CA 90210

FEE:
\$10.00 per parent
\$15.00 per couple

INSTRUCTOR: Tamara Kline, MFT— (310) 271-9999 x458

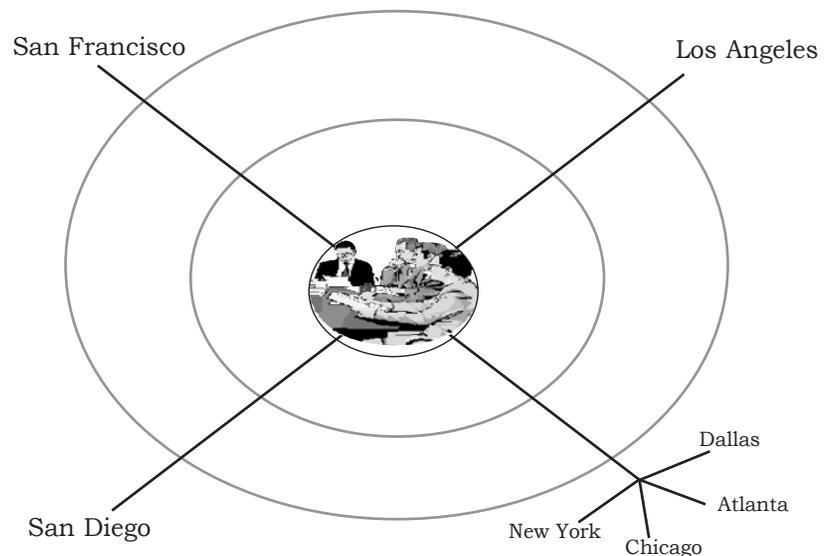
For any questions or to register for the class, please call Tamara Kline at (310) 271-9999 x458

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Proposed Louis Vuitton men's store at Rodeo and Wilshire. The proposed Louis Vuitton women's store is pictured adjacent to the men's store at Rodeo Drive and Dayton Way

Louis Vuitton proposes expansion; Architectural Commission rejects Hermes security gate

Rodeo Drive retailer Louis Vuitton, which currently occupies the corner of Rodeo Drive and Dayton Way, plans to take over the adjacent former Bulgari location on the corner of Wilshire and Rodeo Drive.

The retailer presented its plans for expansion to the Architectural Commission June 20. Bulgari has relocated to the corner of Rodeo Drive and Burton Way.

"They're going to make it into twin buildings," Commission Chair Allen Rennett said.

The existing store will be the women's store and the former Bulgari location will be the men's store, Rennett said.

Although Rennett said Louis Vuitton has proposed "twin buildings," they will be different in design, style and color scheme.

"You'll know they belong together but it will not look monolithic," Rennett said.

Rennett said the commission granted preliminary approval to the Louis Vuitton proposal, but he said there are details that still need to be "cleaned up."

"The only thing that we were not real excited about was we probably would have preferred that it be something more villagey, like Two Rodeo, where each store is unique and it's broken up so that it looks like a village," Rennett said. "This is definitely not that approach but it's a very good job of what it's trying to do. It should be very attractive."

Up the street at 434 North Rodeo Drive, Hermes—an existing boutique that sells jewelry, watches, handbags and other accessories—brought back plans for a security gate behind its glass front doors to the Architectural Commission on June 20.

In March, the commission approved other aspects of the Hermes' remodel but requested the applicant revise its plans for a security gate placed two feet behind the front door.

Although Rennett said plans presented earlier this week did a better job of integrating the security gate with the front door, the designs still set back the security gate.

The commission assigned a subcommittee to work with the applicant to design a less obvious security gate or to come up with a proposal that makes the security device part of the door so there is no separate barrier, Rennett said.

"We know all up and down Rodeo Drive and throughout the city we have a lot of jewelers and a lot of people who are very concerned about security," Rennett said. "We don't want Beverly Hills to look like an armed fortress. We just want to encourage people to provide the security they need in a way that is aesthetically pleasing."

In March, applicant Paul Ruffing told the commission that internationally, Hermes has had some security problems and its insurance company requested security upgrades. The main architect for the project is based in France.

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"I think this is such a community bonding event. At the meeting I already volunteered to say I would be happy to be one of the resident sponsors," Bosse said. "I think there shouldn't be too much cost at the end of the day for the CVB or for the City."

Bosse said the committee discussed the possibility of installing an ice rink at Beverly Canon Gardens, on Crescent Drive in front of City Hall, or potentially closing a street.

Years ago, Bosse said Beverly Hills hosted holiday ice skating in Civic Center Plaza. This year, the City is looking for a location that would be visible to passersby and have good parking access, Bosse said.

"The important step is to find a location

that works and that's really I think the biggest challenge," Brucker said. "We are looking at Crescent Drive in front of City Hall. However, we may have some challenges with the construction of the Annenberg, so that's something we're exploring. We're also exploring other locations that are near the triangle like on Dayton or Brighton."

Bosse said she expected staff to return in coming weeks with information on cost and the feasibility of an ice rink at the locations the committee discussed.

City Council announces 17th class of Team Beverly Hills

The City has announced the 2012-13 Team Beverly Hills participants. Thirty-seven participants were selected out of

a pool of more than 60 applicants. The City Council selected 20 members, Beverly High selected two student members, and 15 members were selected by lottery with City Clerk Byron Pope's assistance.

The student members are Nathan Cohen and Michael Yosef. Also participat-

ing in Team Beverly Hills' 17th class are Robert Audell, MD, Babak Robert Bamshad, Frances Bilak, Ori Blumenfeld, Don Creamer, Cynthia Eberly, Bertrand Ginsberg, Benita Ginsberg, Marc Gottlieb, Richard Peter Groper, Alex C. Kay, Donna

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Metro Briefs

WESTSIDE/CENTRAL

Go Metro Expo Line To Culver City

The Metro Expo Line's Culver City and Farmdale stations are now open, making it easier to go Metro to more attractions. Discover Culver City's dining scene along with the museums of Expo Park, Downtown nightlife and more. For more information, go to metro.net/expo.

Construction Begins On Wilshire I-405 Ramps

As part of the I-405 Sepulveda Pass Improvements Project, crews will demolish and reconstruct I-405 freeway ramps over the next year and a half. Construction on the first pair of ramps at Wilshire Boulevard is now underway. Check metro.net/405 for the latest information on closures and construction schedules.

Measure R Projects Moving Forward

Metro continues to make progress on more than 70 transportation improvement projects funded by voter-approved Measure R. Included in those projects are 48 for highway and traffic reduction, 16 for rail and rapid transit and nine for public transit. Follow their progress at metro.net/measurer.

Get Through Traffic Faster With ExpressLanes

Starting this fall, Metro ExpressLanes can help you get through traffic faster on the I-110 Freeway. These special lanes are available toll-free to eligible carpools, vanpools and motorcycles, and for a toll to solo drivers – all you need is a FasTrak® transponder. To get your transponder, visit metro.net/expresslanes.

Apartments Open At Westlake/MacArthur Park Station

The first phase of the MacArthur Park Apartments have opened, right next to Metro's Westlake/MacArthur Park Station. Featuring easy Metro Rail access, this first of two phases includes 90 affordable apartments, 15,000 square feet of retail space, 100 commuter car parking spaces and 24 bicycle parking spaces.



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

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from the hills of beverly



History one

Or lessons from the past

By Rudy Cole

How Democratic is Beverly Hills? In the last partisan elections, a Republican running for state assembly ran first in Beverly Hills!

Before you start counting the votes for **Mitt Romney** or moving us from a blue to red state—would Utah want us? It was a four-candidate race and the three Democratic contenders' totals far outstripped the GOP vote.

However, the numbers are worth examining. In Beverly Hills only **Brad Torgan**, the lone Republican on the ballot, led with 934 votes followed by Democrats **Betsy Butler**, 658; **Richard Bloom**, 907; **Torie Osborn**, 575.

So, all the Democrats managed 2,140 to Republican Torgan's 934, but still an interesting change in our past voting patterns.

For the record, of the four, the top two qualified for the runoff. The district-wide vote was Butler, 16,084; Bloom, 15,947; Torgan, 15,227 and Osborn, 15,155. Fairly close race with only some 800 votes separating a second qualifying vote and running last.

Although this is a new district, and Butler moved here for the election, because she was a member of the legislature, she had an incumbent tag on the ballot, in a district that traditionally supports those in office. Bloom, as mayor of Santa Monica, had a strong base in the 50th District's largest city.

Does gender matter in Beverly Hills? Probably not. The two male contenders led here, but not in the rest of the district. Although it was not really an issue, the two gay candidates, Torgan and Osborn, lost to non-gays Bloom and Butler.

If Butler does win in November, she would be the first woman to represent us in the state assembly, although women candidates have won for state senate.

There are some other somewhat surprising stats from the last election. Although our city population has slightly increased, our voter registration has declined almost 10 percent. Our total registration now is 20,866, off nearly 2,000 in 10 years.

Also, "decline to state" voters have almost the same number as Republicans:

GOP: 5,198 to DS: 5,141. Democrats continue to have a wide edge with 9,622. Incidental note: Far right registration, American Independent, outdistances the far left minor parties including Peace and Freedom and Green 362 to 155.

For years, Beverly Hills was always represented by Republicans in the Congress and state legislature until **Thomas Rees** broke the pattern in the late 1950s, but even

his election to the assembly took some election flukes. The Republican incumbent had been indicted and jailed weeks before the vote, but even that might not have elected Rees. Beverly Hills Mayor Lt. General **Harold George** launched a write-in, splitting sufficient GOP ballots to elect Rees.

Our districts, state and national, put us in the same voting blocs as Westwood and Santa Monica. When Santa Monica had an explosion of apartment construction, that city became strongly Democratic, as did much of the Westside. Redistricting also moved us into more Democratic precincts east of Beverly Hills and eventually we had Democrats representing us in all offices.

In legally non-partisan Beverly Hills elections for city council and school board, Republicans dominated Beverly Hills for several decades. Aside from General George, the city council chose many well-known Republican leaders including **Leonard Firestone** and **Hugh Darling**. The first Jewish members of the city council were also all Republicans—**David Tannenbaum**, **Jack Freeman** and **Jake Stuchen**.

The first woman mayor, **Phyllis Seaton**, 1970s, was a liberal Republican. We have also elected a number of Christian Scientists and Mormons in our early history. In fact, one of our few successful "slate" or team elections was when **Leonard Horwin**, who was Jewish, won with **Frank Clapp**, Christian Science.

Probably the most partisan, issue-driven election was in 1968 when **Richard Stone** barely defeated right-wing Republican incumbent Maj. General **Leroy Watson**. Anti-Vietnam activists qualified a referendum on the war for the ballot that year and Beverly Hills voted for the peace measure. Stone's election was, at least partially, due to the anti-war vote.

Clearly, our political demographics are changing, although slowly. Are we becoming more Republican? Is there a trend? The most significant issue change has been Republican positions on support of Israel. Although Republicans were leading isolationists and clearly not pro-Israel before the War of Independence for Israel, the move of evangelicals to pro-Israel postures has made many Republicans, although not "libertarian" leaning supporters of **Ron Paul**, more friendly to Israel.

The strongest voice for Israel in the Republican primaries was former Speaker **Newt Gingrich** who said that his first act as president, if elected, would be to move the American embassy from Tel Aviv to Jerusalem, finally accepting the reality

that the historic city was the capital of the Jewish state.

Actually, there has been no real measurable change in American policy towards Israel no matter which party held the presidency in recent years. **Richard Nixon**, caught on tape mouthing ugly anti-Semitic comments, still came to the rescue of Israel following the surprise Arab offensive in the Yom Kippur war. **Dwight Eisenhower's** different Secretaries of State were never friendly to Israel, one calling for a "more balanced" Middle East policy—i.e. better relations with the Arab confrontation nations and it was Ike who put enormous pressure on Israel to withdraw from the Suez during the 1950s abortive drive to restore access to the canal.

President **Harry Truman**, facing down a not so friendly Republican congress, made America the first nation to recognize Israel following the war of independence. Historical note: The then-Soviet Union also quickly recognized Israel, even waiting a few hours in a generous gesture that gave Truman the honor of being the first, and doing so intentionally—that was before the Communist bloc began playing oil politics and cold war strategies.

Back to Beverly Hills: One of the less obvious changes in party loyalty is among Persian voters and a younger generation of Jewish voters who had no memory of the link between racism in America and anti-Semitism, or they have ignored the history.

For the earlier Jewish immigrants who fled authoritarian regimes in Europe, the only allies were liberal and left wing movements. The Left was the only support Jews had in Russia and Europe, including pre-Hitler Germany. Anti-Semitism there and in America was linked to racism—hate any one group because of color, national origin or religion, and there was bigotry aimed at all minorities.

The Persian experience was very different. Although the Shah was no pillar of democratic tolerance, he was far more open and defensive of Iran's Jewish minority than the Israel-hating, religious bigots that overthrew him.

The Persian Jewish community is older, not part of the constant exodus of European Jews who faced expulsion even from countries such as England.

So, Iranian Jews tend to be less sympathetic to liberal movements and, at least for now, more Republican, titling the numbers slightly. Of the two Persians elected to public office in Beverly Hills, one, former Mayor **Jimmy Delshad**, is a Democrat and **Nooshin Meskaty**, a moderate, fairly liberal Republican.

Although clear labels are hard to sustain, our more recent Republicans are not Persian but further to the right: School Board member **Lisa Korbatov** is a major backer of national Republicans and Vice Mayor **John Mirisch**, although fairly liberal on environmental questions, is far right

on such questions as immigration, even writing an op-ed piece backing Arizona's draconian, and now mostly United States Supreme Court-overturned, immigration laws.

What is troubling is the lack of voter turnout in Beverly Hills local elections. A recent school board candidate won with under 900 votes out of 21,000, in a race with loads of issues and challenges, although not many candidates. If we reach a 20-percent voter number, in both council and board elections, we are nearing the average, and that should not be acceptable.

It is also not fair or accurate to say that our Iranian voters do not vote. That community has almost the same numbers as the non-Persian voters. Incidentally, to make Beverly Hills truly representative, hopefully we will encourage more Persian candidates for school board and city council—both lack even one member.

Side note: One of the least measured demographic changes in Beverly Hills is the steadily increasing number of Asian residents, voters. Asian student leaders are very visible, not just yet in local politics.

But the times they are a changing. I remember what **Richard Block**, the R of H and R Block, once said to me when I was trying to explain the changes in the Jewish vote in Beverly Hills: "Jewish Republicans? That's an oxymoron."

Today, America is clearly the most open and free society ever experienced by the Jewish community. Yes, it is a work in progress, but restrictive covenants, even in Beverly Hills, religious bigotry and hatred and prejudice are being successfully fought and there is much to appreciate on our Fourth of July—grateful that **Haym Solomon** helped finance the American War of Independence.

The hysterical proclaimers of gloom and doom should be rejected. This is and continues to be a marvelous nation, no matter who is president. We can work to make it better, to understand our failings and needs, but also respect what we have and do enjoy—in Beverly Hills and our nation.

Campaigns are not always pleasant, and never have been.

Nasty elections are not modern phenomena; we have often been rough and tough. Some past catchy election slogans: "Blaine, Blaine, the Continental Liar from the State of Maine" or the allegation that President **Grover Cleveland** had fathered a child out of wedlock: "Ma, Ma, Where's My Pa. Gone to the White House, Ha, Ha, Ha."

Note for those new to Beverly Hills: Political extremism and vitriolic rhetoric against any officeholder, political party or community leader has never been really accepted. Not here.

Happy birthday America.

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.

detention&arrestsummary

Beverly Hills Weekly receives the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for any errors or omissions in the Detention and Arrest Summary.

RAUL SOLIS, 23, of Los Angeles, arrested on 6/24/2012 for driving while intoxicated and driving without a license.

LORETTA RR CANNON, 42, of Los Angeles, arrested on 6/23/2012 for driving with a suspended license.

MIGUEL ANGEL GUZMAN, 31, of Los Angeles, arrested on 6/23/2012 for driving without a license.

YANSLEY OLIVIA PONE, 45, of Torrance, arrested on 6/23/2012 for driving while intoxicated.

CATHERINE C. CLARK, 71, of Beverly Hills, arrested on 6/23/2012 for petty theft.

CELSE ARMANDO SERRANO, 29, of Los Angeles, arrested on 6/23/2012 for driving without a license.

CARLOS BRAVO, 18, of Santa Monica, arrested on 6/23/2012 for grand theft, criminal conspiracy, petty theft, and assault with a deadly weapon other than firearm.

MARIA CONNIE MALDONADO, 37, of Los Angeles, arrested on 6/23/2012 for burglary-commercial and getting credit using other's ID.

DARLENE D. COX, 70, of Denver, Colo., arrested on 6/22/2012 for possession of shopping/laundry cart.

JESUS APONTE PUENTES, 62, of Los Angeles, arrested on 6/22/2012 for outside misdemeanor warrant and public intoxication.

SILVIA PEREZ ZAMORA, 40, of Los Angeles, arrested on 6/22/2012 for driving without a license.

ELLIOT POURTAVOSI, 19, of Los Angeles, arrested on 6/21/2012 for battery-use of force or violence upon another,

and resisting, delaying or obstructing any public officer, peace officer or emergency medical technician.

HOLLY ANNE MATTSON, 29, of Los Angeles, arrested on 6/21/2012 for driving while intoxicated.

KARLA ARACELY SANDOVAL RAMOS, 32, of Los Angeles, arrested on 6/21/2012 for driving without a license.

DANIEL GREGORY WORTHEN, 31, arrested on 6/21/2012 for public intoxication.

MANSOOR AHMED ALROMAIIH, 19, of Beverly Hills, arrested on 6/20/2012 for public intoxication.

ALMA ROSA CHACON, 59, of Westchester, arrested on 6/20/2012 for arson of property.

WALTER LEE CAPPS, 43, of Los Angeles, arrested on 6/20/2012 for public intoxication and outside felony warrant.

CELSA LORENA LOPEZ, 45, of Los Angeles, arrested on 6/20/2012 for burglary.

MISHELEI DELORES BYRD, 20, of Sacramento, arrested on 6/19/2012 for burglary-commercial.

RANDA MICHELLE HAM, 35, of Beverly Hills, arrested on 6/18/2012 for outside misdemeanor warrant and BHPD bench warrant-misdemeanor.

HEA RYUNG UHM, 58, of Los Angeles, arrested on 6/18/2012 for petty theft.

LEE GREEN, 47, of Westchester, arrested

ed on 6/17/2012 for resisting or obstructing a public officer.

NAVOR VILLA RODRIGUES, 26, arrested on 6/15/2012 for possession of burglary tools.

EDMOND TEST, 35, arrested on 6/15/2012 for driving with a suspended license.

DEMETRIUS WAGNER, 31, of Beverly Hills, arrested on 6/14/2012 for parole violation.

LAWRENCE ALEXANDER MURPHY, 23, of Silver Springs, Md. arrested on 6/13/2012 for commercial burglary, receiving stolen property, obtaining or using personal identifying information without authorization, and forgery.

AVE MARIE PEDRAZZA, 26, of Los

arrest summary cont. on page 9



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briefs cont. from page 5

Klein, Pamela Klufft, Kimberlee Konjoyan, Hannah Kopeikin, Nili Kosmal, Joel Krischer, Hope Levy-Biehl, Jerry Linkin, Lynn Klinenberg Linkin, Doris Litchi, Laura Margo, Noah Margo, Betsy Mazursky, Evan Norris, Felisa Pivko, Petru Popescu, Rosalie Rubaum, Fern Avidon Safier, Alexander Shekarchian, Terri Smooke, Alexander Stettinski, Robert Tedeschi, Sherry Tedeschi, and Jeff Wolfe.

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 meet 10 times and participate in tours, presentations and demonstrations, which may include lectures, informal gatherings and open dialogue with representatives from various City departments.

--Briefs compiled by Melanie Anderson

coverstory

THE ROTARIAN WAY

The Weekly's exclusive interview with Rotary Club of Beverly Hills President AJ Willmer

By Melanie Anderson

You've been involved with Rotary Club of Beverly Hills since 1995. How did you get involved?

I was sponsored by [the late] Leonard Wasserstein, who was an extraordinary citizen in town, and George Fenimore, who is [now] an honorary member of our club. I was on the school board at the time. At that point in time, the superintendent and the high school principal belonged to Rotary. When I was sponsored into Rotary, the school district was already well represented, and so I was among friends automatically.

Internationally, [Rotary's] No. 1 sustaining issue is membership, but you have to be sponsored by an existing Rotarian to come into a Rotary club. The Beverly Hills club happens to be a very fortunate club in that we don't have a membership problem. [We have 156 members plus 16 honorary members.] If somebody wants to join the club and approaches us we'll take them through a process of either trying to find somebody in the club they know or find somebody in the club who shares a business interest or a social interest with them, and say "You have to spend some time getting to know each other and then we will consider you."

There was a very active Chamber of Commerce Education Committee, so that was where I was involved to begin with. I had been elected to the school board with an agenda for issues primarily relating to my profession, school technology and computers, but the more difficult things to fight for were performing arts, languages in the middle school, and a particular issue I learned very quickly had to do with ROP, vocational education. The Chamber Education Committee did a great deal of professional mentoring of high school students. To this day there's a large intersection between the Chamber of Commerce and Rotary. At one point in time I was asked to join Rotary and I said yes. I'm grateful to this day.

Tell us about having Wasserstein as your mentor.

The history of Leonard Wasserstein's involvement in town is legend. It was very flattering to be invited by him. He had recognized that I was valuing my service to the community so that meant a lot to me. Leonard became what we believe is our club's first district president. There are over 32,000 clubs worldwide. In order to keep the administration under control with the least amount of bureaucracy possible, somewhere between 45 to 70 clubs will

be organized into a district. We are part of District 5280. Some years after I joined the club Leonard became a district governor, which was very important to him, very important to our club. Brad Robinson, a current member of our club, just finished his term as district governor. He is [our] second district governor.

As you mentioned, you served on the Board of Education from 1991 to 1997.

How did the school board influence your continued involvement in public service?

When my wife Debra [Judelson] and I moved into Beverly Hills, I did not realize I lived in a small town. We had lived in

Boston, we'd lived in San Francisco, we'd lived in Los Angeles. [During the teachers strike in 1989] I [was] walking my eldest daughter to Kindergarten at Horace Mann. The teachers were picketing and the school was more or less closed down and it was over teachers' salaries. Quite frankly, it was just incomprehensible to me that my affluent city was not paying its teachers and I got upset. I got angry. The easiest thing for me to go after was PTA. My wife is a physician, so I did primary childcare for my daughters. I'm the one who walked them to school and was active with the PTA and was volunteering in the classrooms. My initial frustration was vented at the PTA and the PTA leaders and particularly Judie Fenton pulled me aside and said, "If it's policy that you're interested [in], it's not PTA, it's school board." A couple years later [in 1991] she and Laura Adler ran my campaign for school board.

One of the very special things about this town is once you begin to make that connection, there are just a lot of opportunities to serve. We talk about Rotary being a service organization. These days I'm called a geek, so I served on some of the early technology advisory committees to the city council [in the 1990s]. Even in the early '90s, I thought technology was one of the tools that would make education work a great deal better, would really facilitate learning.



AJ Willmer, Dejah Judelson, Anjuli Willmer, Debra Judelson

You currently serve on the City's Smart City/Technology Committee. What is the committee working on?

We work on everything from looking at smart parking meters to the municipal area network, the fiber backbone for the city, which is something we advocated for years before it was materialized. We report to Chief Information Officer David Schirmer. We provide an outside and alternative view to some of the ideas [staff has] or we bring ideas forward. The City is re-doing its website. We're not involved in the re-do of the Website but we have expressed a great deal of frustration over the last several years of how the Web site works or does not work. At the moment, we are reviewing the beta views of the Web site.

In Issue #618, we interviewed your wife, Health and Safety Commissioner Debra Judelson, who said you met at MIT on your first day of school when you tried to crash the women's dorm. What's your side of the story?

It's an absolutely true story. It's 1971. It is literally my first day there and you hear about an all-girls dorm that you're not allowed in. This is the '70s. It just doesn't make sense. So a group of us tromp over to see what this is all about. The dorm is right in the middle of campus and sure enough there's a door and you have to be buzzed in. We get buzzed in, there's a desk and we just walk through and Debra goes, "You bloody well better come back here." My father's English—"bloody well" is a swear word. I turned around, aghast that I was being sworn at. She is an interesting, wonderful, dynamic woman. We became friends a little bit later, but that was how we met.

Tell us about your daughters.

The eldest, Dejah [Judelson], just graduated medical school [from Penn State]. She is in a five-year vascular surgery residency in University of Massachusetts in Boston. Anjuli [Willmer], the youngest, looks like she will never leave the Boston area. She's living outside of Cambridge and has not finished her degree, but is staying completely enthralled in neurosciences. They're both Beverly graduates. There are a lot of reasons for me to have loyalty to Beverly Hills schools, but they both went K-12 and got a tremendous education. Both got into MIT, and there is no real parent-child legacy at MIT. Our eldest [daughter Dejah] went and lived in [the same women's dorm as Debra] for two or three years and really liked it. Both Debra and I would say that our years at MIT were the most important time of our lives. Obviously it was getting together and developing a relationship but it was also the academics and the intellect and just the pure value of science and engineering and math. We call it rigor, the complete respect for rigor, and we share it to this day.

Tell us about your priorities for Rotary in the coming year.

[Rotary is] the oldest and for many years now, the largest service organization in the world. There are over 1.2 million Rotarians worldwide. We're in over 200 countries. Rotary has five avenues of service. Club

service is the fellowship of our Monday meetings. To run a meeting every week is a very significant task, and to keep members enticed to come, to keep the programs in place. The service part is international service, community service, vocational service. We've always had something we call youth service; it's now called new generation.

There's a lot of structure from the top down in Rotary but within that framework, clubs have a tremendous amount of autonomy. Starting about a year and a half ago, then-President Joe Bryant agreed with [then-]incoming President Brooke Knapp, whose term just finished, that she could start putting her committees and her board together before his year ended. Partway through the beginning of that process, I was the president nominee, and I sat down with Brooke and said, "Could we construct committees together? You know who you want to be your chairs, but could the vice chairs be the Rotarians that I think would be very good committee leaders a year later?" That worked very, very effectively. That's being carried over with President-elect Susan Berk. We really do have a team of the past president, the current president and the president-elect.

Keeping the club working smoothly, efficiently, positively, very rewarding for our members has to be the primary goal. We have lots of committees and very often getting the information from those committees back to the club members is not straightforward, so I will be asking the committees to do a lot of reporting out and to use good technology. You don't want to blast a lot of e-mails at the members but you want to have something on the Web site so people can look at what the different committees have been doing.

In the areas of service outside the club, international service is becoming more and more important to our club. We concentrate on potable water projects in the developing world. Last year, we did a large photovoltaic (solar cells) project in Puerto Rico to keep an existing water pump process working, because every time a significant storm blew across Puerto Rico, the electricity went out and some poverty stricken areas were without water. When you're without water, kids get disease and kids die. The No. 1 cause of death in children is the lack of potable water worldwide.

What are some projects planned for the next year?

We will do a water project in Myanmar that will be for an orphanage that is run by a Buddhist monastery. That's a Rotary International agenda because they want to get Rotary back into Myanmar. [We used to be in Myanmar.] It's opened up with [the election of Myanmar opposition leader] Aung San Suu Kyi.

All Rotary International programs are funded by the more affluent areas of the world and the projects will be in very underdeveloped parts of the world. The projects will always be run through a Rotary Club on the ground. We will partner with four or five or more clubs within our district. We'll partner outside of our district. There is one exception to that. We have a plastic surgeon

in our club named Anthony Sokol and every two or three years we will primarily, if not completely, fund a cleft palate mission for him in some part of the world. We will be doing that this year. We call it Buy a Smile.

International service is probably about a quarter of our charitable [contribution]. The other 75 percent or so is community service, local projects. We've helped fund the Lupus LA run. We will attend a running event for the Crohn's and Colitis Foundation. We're a small partner to an extraordinary program called Get On the Bus. We help pay for young children from generally speaking Central, South and East L.A. who have one or perhaps both parents incarcerated. They can't afford to go out to the state prisons [to visit their parents]. We get them on a bus and some of our members go along. It's a mixture of funding and hands-on service.

I want to establish a deeper connection with the schools. High school Rotary clubs are called Interact. There is an Interact Club at the high school. We can put Interact clubs together in the four K-8s. [Former Board of Education member] Myra Lurie will be working on that with me. [I want to see] if we can find a good way to get us on to the high school campus and get us interacting with students and giving them a heads up on what the professional world is before they're post grads. Once a year, we participate in Career Day. That's just not enough.

Tell us about Rotary's projects with the City.

We have an extraordinary relationship with the City Council. We have three City Council members who belong to our club [and also] Police Chief [Dave Snowden], Fire Chief [Tim Scranton], City Treasurer [Eliot Finkel], [City Clerk] Byron Pope. There have been some community members who for a long while wanted to reconstitute the Beverly Hills sign. We did that because we have the relationship with the City. We have the ability to partner with the City so it becomes a City-Rotary project. A couple of years ago we were approached by Fire Chief [Scranton who] said, "I've been given a piece of 9/11 steel [but] it's very expensive to ship it across country." It took us about a minute to decide, "Yes, we'll pay to have that shipped across country." That became the 9/11 memorial outside the fire station. At that point the project got a life of its own. Rotarians contributed financially extensively beyond that. We weren't the biggest contributors, but if you look at the committee that put it together, if you look at the architect that put it together, they're all Rotarians.

Close to my heart, and this is a long-term project that started two years ago, is getting e-books and e-readers into homebound seniors' hands. We're working with Beverly Hills Public Library and with the City's IT department and we're looking at whether we can configure these devices to be more user friendly.

You attend Rotary district and statewide events. How does that benefit Rotary Club of Beverly Hills?

Rotary holds an international convention once a year. I just came back in May from

the convention in Bangkok, Thailand. The next international convention is in Lisbon, Portugal. A goal for me is to turn it into a club event.

I'm very active in the district. We are District 5280 so that is the larger part of Rotary in major Metropolitan Los Angeles. I can learn from what other clubs are doing. We can participate in their projects. A couple years into Rotary, I wanted to do something about malaria. Nobody in our district was doing anything about malaria, so I have relationships with clubs in San Diego now. I make small contributions for projects that are going to Nigeria, because Nigeria has a severe malaria problem.

Another goal for me is to get more of our club members involved in larger district activities, finding a project another club is doing, embracing it and bringing it back to our club, attending more district meetings, more district events, meeting other Rotarians.

Do you feel the time you spent in Africa as a youth has been relevant to your position in Rotary?

That connection for Rotary occurred well into my membership in Rotary. My father's English; my mother's American. I was born in the United States. My family moved to West Africa when I was two. I lived in Ghana and Nigeria until I was 12.

Rotary is known for two things worldwide. Our most poignant reputation, most recently, has been the fight for polio eradication. Nigeria and Ghana, when I lived there, were polio endemic countries. When you get mutilated by polio in the developing world, your family doesn't let you out of the house. You're socially outcast. It's a horrible thing to see, so partway through Rotary, realizing this was one of Rotary's primary goals was extraordinarily meaningful to me.

Another thing Rotary is famous for is our scholarships for U.S. students to get out of this country and to build goodwill and friendship overseas. When you spend a fair amount of time outside the United States, when a diplomat comes to speak to you, if one of their credentials was that they were an ambassadorial scholar, they say it so proudly. My family had a good friend who was an ambassadorial scholar from Nigeria to Harvard and MIT. Again some years into Rotary, I [realized], "Oh, that's my organization." Having grown up in the developing world, even though I was very young, I have a little bit of a visceral feel for what Rotary does internationally.

What are you looking forward to most about being president of Rotary?

I'm looking forward to showing up every Monday for lunch with some of my best friends in the city. It comes back to what I said was the most important thing: We call it club service. It's the fellowship. It's keeping the club running, having good speakers, having good food. The Beverly Hills Hotel is extraordinarily good to us. It's an important part of our tradition.

arrest summary cont. from page 7

Angeles, arrested on 6/12/2012 for driving without a license.

YANIV ADJEDJ, 29, of Beverly Hills, arrested on 6/10/2012 for driving while intoxicated.

TREVOR M. KARNEY, 31, of Los Angeles, arrested on 6/10/2012 for outside misdemeanor warrant, evading a peace officer: reckless driving, and driving with a suspended license.

LLOYD LANGFORD LIPTON, 55, of Westchester, arrested on 6/10/2012 for outside felony warrant.

ARIANNA VERONIQUE PETERSON, 24, of Santa Monica, arrested on 6/9/2012 for driving while intoxicated and for driving with a suspended license.

PETER JOSEPH FUENTES, 23, of Los Angeles, arrested on 6/8/2012 for driving with a suspended license.

WALTER R. LANCASTER, 43, of Beverly Hills, arrested on 6/8/2012 for outside misdemeanor warrant.

GERIANN RANSON, 48, of Torrance, arrested on 6/8/2012 for refusing or failing to leave land, real property, or structure of another, not open to public; public intoxication; and resisting, delaying or obstructing any public officer, peace officer or emergency medical technician.

ROGELIO L. ALVARADO RUIZ, 31, of Los Angeles, arrested on 6/8/2012 for driving with a suspended license.

ELITA JOSEPHINE SMITH, 36, of Los Angeles, arrested on 6/8/2012 for driving with a suspended license.

CHRISTIAN MELENDEZ, 48, of Los Angeles, arrested on 6/7/2012 for driving with a suspended license.

TOMMY LOUIS DIXON, 18, of Los Angeles, arrested on 6/6/2012 for residential burglary.

ANDREW E. VILCHEZ, 38, of Van Nuys, arrested on 6/6/2012 for driving with a suspended license.

JOHN CAMERON HARRIS, 55, of Beverly Hills, arrested on 6/5/2012 for public intoxication.

DARRIAN FITZGERALD MCMAHAN, 48, of California, arrested on 6/3/2012 for refusing or failing to leave land, real property or structure of another, not open to the public.

YAKZIRY MEJIA, 20, of Los Angeles, arrested on 6/3/2012 for battery against person defendant had dating, engagement, marriage or domestic relationship.

NICOLE RAFAEL SHARAF, 22, of Beverly Hills, arrested on 6/3/2012 for driving while intoxicated.

FRANCISCO OLANDES ANGELES, 18, of Los Angeles, arrested on 6/2/2012 for driving without a license.

MIGUEL CANO, 22, of Los Angeles, arrested on 6/2/2012 for commercial burglary and receiving stolen property.

DOMINIC CLAYTON, 20, of Los Angeles, arrested on 6/2/2012 for commercial burglary.

FARRIS QUENTIN ENGLISH, 32, of Redondo Beach, arrested on 6/2/2012 for violation of parole.

RUBEN VAUDELIO LOPEZ, 22, of Los Angeles, arrested on 6/2/2012 for commercial burglary and receiving stolen property.

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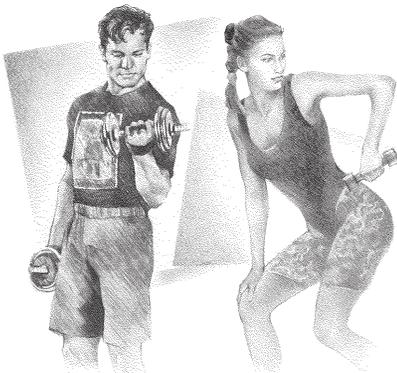
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Hollywood, CA 91606. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Hilda Markarian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/30/2012. NOTICE - This fictitious business name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/14/2012, 6/21/2012, 7/05/2012 947

FICTITIOUS BUSINESS NAME STATEMENT: 2012104846: The following person(s) is/are doing business as Y. PAINTING & DECORATING. 5224 Zelzah Ave. #305 Encino, CA 91316. MIOARA MANITA. 5224 Zelzah Ave. #305 Encino, CA 91316. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 10/14/99. Signed: Mioara Manita, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/30/2012. NOTICE - This fictitious business name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/14/2012, 6/21/2012, 7/05/2012 945

FICTITIOUS BUSINESS NAME STATEMENT: 2012104792: The following person(s) is/are doing business as A.E.G Real Estate Investments. 6334 Satsuma Ave. N. Hollywood, CA 91606. BERTIKYAN ENTERPRISES INC. 6334 Satsuma Ave. N. Hollywood, CA 91606. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Arture Bertikyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/30/2012. NOTICE - This fictitious business name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/14/2012, 6/21/2012, 7/05/2012 946

FICTITIOUS BUSINESS NAME STATEMENT: 2012103739: The following person(s) is/are doing business as DEZINEZ LOGISTICS SERVICES INC. 17093 Chatsworth St. #9 Granada Hills, CA 91344. ANGELE L. DONER-JR. 17093 Chatsworth St. #9 Granada Hills, CA 91344. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Angel Doner, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/29/2012.

NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/14/2012, 6/21/2012, 7/05/2012 947

FICTITIOUS BUSINESS NAME STATEMENT: 2012103421: The following person(s) is/are doing business as JCC AUTO SUPPLY. 18800 Parthenia St. Northridge, CA 91324. JOEL ARMANDO GARCIA RAMIREZ. 18750 Parthenia St. #229 Northridge, CA 91324. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Joel Armando Garcia Ramirez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/29/2012. NOTICE - This fictitious business name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/14/2012, 6/21/2012, 7/05/2012 948

FICTITIOUS BUSINESS NAME STATEMENT: 2012105969: The following person(s) is/are doing business as L.A.R.A. 5332 Fountain Ave. #7 Los Angeles, CA 90029. LEVAN AKOPOV; RUBEN AKOPOV. 5352 Fountain Ave. #7 Los Angeles, CA 90029. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Levan Akopov; Partner. This statement is filed with the County Clerk of Los Angeles County on: 05/31/2012. NOTICE - This fictitious business name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/14/2012, 6/21/2012, 7/05/2012 949

FICTITIOUS BUSINESS NAME STATEMENT: 2012106524: The following person(s) is/are doing business as MIYSFA DOG. 4005 W. 3rd St. Los Angeles, CA 90020; 7040 Colbath Ave. Van Nuys, CA 91405. GOR KOSTANYAN. 7040 Colbath Ave. Van Nuys, CA 91405. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Gor Kostanyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/31/2012. NOTICE - This fictitious business name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this

or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.reconstrustco.com, using the file number assigned to this case TS No. 12-0020885. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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-4251064 06/21/2012, 06/28/2012, 07/05/2012

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WALTER E. FOX CASE NO. BP132875

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WALTER E. FOX.

A PETITION FOR PROBATE has been filed by LAURA FOX, ERICA FOX AND ANDREA FOX in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that CLAIRE FOX HOFBAUER 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: 07/12/12 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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
REEVE E. CHUDD
NICOLE D. WARMERDAM
ERVIN, COHEN & JESSUP LLP
9401 WILSHIRE BLVD. 9TH FLR
BEVERLY HILLS CA 90212
6/21, 6/28, 7/5/12
CNS-2331140#

Trustee Sale No. 257551CA Loan No. 0623861036 Title Order No. 1106805 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/25/2003. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 7/12/2012 at 09:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03/06/2003, Book N/A, Page N/A, Instrument 03 0646812, of official records in the Office of the Recorder of Los Angeles County, California, executed by: ENA HARTMAN, AN UNMARRIED WOMAN, 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: \$180,897.23 (estimated) Street address and

other common designation of the real property: 1155 N LA CIENEGA BOULEVARD #104, WEST HOLLYWOOD, CA 90069 APN Number: 5555-006-024 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: 6/18/2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee FRED RESTREPO, 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 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. P954777 6/21, 6/28, 07/05/2012

Trustee Sale No. 12-00414-3 Loan No. 0031222375 APN 4337-007-075 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/25/2006. 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 8/2/2012, at 09:00 AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom, Power Default Services, Inc., as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on 08/01/2006, as Instrument No. 06 1694920 of Official Records in the office of the Recorder of Los Angeles County, CA , executed by: DOMINIQUE PAULAIS, A SINGLE MAN, as Trustor, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT 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: As more fully described in 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: 846 WESTBOURNE DRIVE # 3, 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. 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). NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the

county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-280-2832 or visit this Internet Web site www.auction.com, using the file number assigned to this case 12-00414-3. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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 \$551,204.77 (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: 6/21/2012 POWER DEFAULT SERVICES, INC., Trustee By: Fidelity National Title Company, its agent 135 Main Street, Suite 1900, San Francisco, CA 94105, 415-247-2450 By: Stephanie Alonzo, Authorized Signature SALE INFORMATION CAN BE OBTAINED ON LINE AT www.auction.com AUTOMATED SALES INFORMATION PLEASE CALL 1-800-280-2832 P958096 6/21, 6/28, 07/05/2012

NOTICE OF TRUSTEE'S SALE TS No. 10-0139651 Doc ID #0008726805062005N Title Order No. 10-8-499943 Investor/Insurer No. 6931711334 APN No. 4336-016-016 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/24/2007. 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 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 SEN HO CHU, A SINGLE MAN, dated 01/24/2007 and recorded 1/31/2007, as Instrument No. 20070203032, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/16/2012 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: 8909 ROSEWOOD AVENUE, 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 \$1,064,548.19. 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. If required by the provisions of section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's Office. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding

liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.reconstrustco.com, using the file number assigned to this case TS No. 10-0139651. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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-4259683 06/21/2012, 06/28/2012, 07/05/2012

TS No.: OCC-122162-CA Loan No.: 9512870 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/23/2007. 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 OF UNIFIED TRUSTEE'S SALE On July 12, 2012, at 9:00 AM, by the fountain at 400 Civic Center Plaza, in the City of Pomona, County of Los Angeles, State of California, Fidelity National Title Company d/b/a Fidelity National Default Services (the "Trustee"), as duly appointed successor Trustee under that certain Deed of Trust, Security Agreement, and Fixture Filing, dated as of 10/23/2007 and recorded on 10/25/2007 as Instrument No. 20072416376 of Official Records in the Office of the Recorder of Los Angeles County, California, executed by Festival Retail Fund 1 357 N. Beverly Drive, LP, a Delaware limited partnership, as Trustor, to secure certain obligations in favor of Anglo Irish Bank Corporation plc, an Irish banking organization, as Beneficiary (such instrument, as amended or otherwise modified, being hereinafter referred to as the "Deed of Trust"), under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash or cashier's check made payable to Fidelity National Title Company (payable at the time of sale in lawful money of the United States), without warranty express or implied as to title, use, possession or encumbrances, all estate, right, title and interest in and to all of the land and other real property described in Exhibit B attached hereto and incorporated herein by reference (including, to the extent referenced or otherwise provided in said Exhibit B, the land and other real property described in Exhibit A attached hereto and incorporated herein by reference). EXHIBIT A DESCRIPTION OF LAND THE LAND REFERRED TO IN THIS EXHIBIT A IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 22 IN BLOCK 7 OF BEVERLY AS DESIGNATED AND SHOWN ON THE MAP OF SAID BEVERLY, IN THE CITY OF BEVERLY HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4343-015-021 [End of Exhibit A] EXHIBIT B DESCRIPTION OF REAL AND PERSONAL PROPERTY 1. All of Trustor's present and future estate, right, title, and interest in and to the following property and interests in property (all such property and interests in property being sometimes collectively referred to in this Exhibit B as the "Property"): A. The land more particularly described in Exhibit A to the Notice of Sale (the "Land") together with the improvements and other structures now or hereafter situated thereon (such improvements being sometimes called the "Improvements") commonly known as and numbered 357 North Beverly Drive, Beverly Hills, Los Angeles County, California, together with all rights, privileges, tenements, hereditaments, appurtenances, easements, including, but not limited to, rights and easements for access and egress and utility connections, and other rights now or hereafter appurtenant thereto (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Real Estate"). B. All real estate fixtures or items which may be deemed by prior agreement with Trustor to be such fixtures, now or hereafter owned by Trustor, or in which Trustor has or hereafter obtains an interest, and now or hereafter located in or upon the Real Estate, or now or hereafter attached to, installed in, or used in connection with any of the Real Estate, including, but not limited to, any and all portable or sectional buildings, bathroom, plumbing, heating, lighting, refrigerating, ventilating and air-conditioning apparatus and equipment, garbage incinerators and receptacles, elevators and elevator machinery, boilers, furnaces, stoves, tanks, motors, sprinkler and fire detection and extinguishing systems, doorbell and alarm systems, window shades, screens, awnings, screen doors, storm and other detachable windows and doors, mantels, partitions, built-in cases, counters and other fixtures whether or not included in the foregoing enumeration (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Fixtures"). C. All bridges, easements, rights of way, licenses, privileges, hereditaments, permits and appurtenances hereafter belonging to or enuring to

the benefit of the Real Estate and all right, title and interest of Trustor in and to the land lying within any street or roadway adjoining any of the Real Estate and all right, title and interest of Trustor in and to any vacated or hereafter vacated streets or roads adjoining any of the Real Estate and any and all reversionary or remainder rights (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Additional Appurtenances"). D. All of the right, title and interest of Trustor in and to any award or awards heretofore made or hereafter to be made by any municipal, county, state or federal authorities to the present or any subsequent owners of any of the Real Estate or the Land, or the Improvements, or the Fixtures, or the Additional Appurtenances, or the Leases or the Personal Property, including, without limitation, any award or awards, or settlements or payments, or other compensation hereafter made resulting from (x) condemnation proceedings or the taking of the Real Estate, or the Land, or the Improvements, or the Fixtures, or the Additional Appurtenances, or the Leases or the Personal Property, or any part thereof, under the power of eminent domain, or (y) the alteration of grade or the location or discontinuance of any street adjoining the Land or any portion thereof, or (z) any other injury to or decrease in value of the Property (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Awards"). E. All leases now or hereafter entered into of the Real Estate, or any portion thereof, and all rents, issues, profits, revenues, earnings and royalties therefrom, and all right, title and interest of Trustor thereunder, including, without limitation, cash, letters of credit, or securities deposited thereunder to secure performance by the tenants or occupants of their obligations thereunder, whether such cash, letters of credit, or securities are to be held until the expiration of the terms of such leases or occupancy agreements or applied to one or more of the installments of rent coming due prior to the expiration of such terms, including, without limitation, the right to receive and collect the rents thereunder (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Leases"). F. All purchase and sale agreements now or hereafter entered into of the Real Estate, or any portion thereof, or any condominium units into which the Real Estate may be converted, including, without limitation, cash, letters of credit or securities deposited thereunder to secure performance by the purchasers of their obligations thereunder (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Purchase and Sale Agreements"). G. All tangible and intangible personal property now owned or at any time hereafter acquired by Trustor of every nature and description, and used in connection with the Real Estate, the Fixtures, the Additional Appurtenances, the Purchase and Sale Agreements or any other portion of the Property, including, without limitation express or implied upon the generality of the foregoing, all Equipment, Goods, Inventory, Fixtures, Accounts, Instruments, Documents and General Intangibles (as each such capitalized term is defined in the Uniform Commercial Code in effect in the state where the Real Estate is situated) and further including, without any such limitation, the following whether or not included in the foregoing: materials; supplies; furnishings; chattel paper; money; bank accounts; security deposits; utility deposits; any insurance or tax reserves deposited with Beneficiary; any cash collateral deposited with Beneficiary; claims to rebates, refunds or abatements of real estate taxes or any other taxes; contract rights; plans and specifications; licenses, permits, approvals and other rights; the rights of Trustor as declarant or sponsor under any master deed or related condominium documents to which the Real Estate may become subject upon Beneficiary's consent thereto; the rights of Trustor under contracts with respect to the Real Estate or any other portion of the Property; signs, brochures, advertising, the name by which the Property is known and any variation of the words thereof, and good will; copyrights, service marks, and all goodwill associated therewith; and trademarks; all proceeds paid for any damage or loss to all or any portion of the Real Estate, the Fixtures, the Additional Appurtenances, any other Personal Property or any other portion of the Property ("Insurance Proceeds"); all Awards; all Leases; all Purchase and Sale Agreements; all books and records; and all proceeds, products, additions, accessions, substitutions and replacements to any one or more of the foregoing (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Personal Property"). 2. Trustor's entire present and future interest in, to and under the following: (a) all leases, subleases, rental agreements and other occupancy agreements now or hereafter in existence with respect to all or any portion of the Real Property (collectively, the "Real Property Leases"); (b) all rents, income and profits of any kind arising from such interests in the Real Property Leases and any renewals or extensions thereof for the use and occupation of all or any portion of the Real Property; (c) all guaranties of and security for the Real Property Leases; and (d) all proceeds of the foregoing. 3. Trustor's interests in all agreements, contracts, licenses and permits, now or hereafter outstanding, affecting all or any portion of the Property. 4. All of Trustor's rights in all deposits, credits, collateral and property now or hereafter in the possession, custody, safekeeping or control of Original Lender or any entity under the control of Original Lender and its successors and assigns. 5. All of Trustor's right, title and interest in and to (a) the Clearing Account, the Operating Account and all cash, checks, drafts, certificates and instruments, if any, from time to time transferred to or deposited in the Clearing Account and/or the Operating Account from time to time, (b) all earnings, investments and securities held in the Clearing Account and/or the Operating Account, and (c) any and all proceeds of the foregoing. 6. All of the contracts, licenses, permits, approvals, agreements and warranties, and all of Trustor's

right, title and interest therein, whether now owned or hereafter acquired, and all proceeds and products thereof, and all accounts, contract rights and general intangibles related thereto, which are in any manner related to the Land and the Improvements on or to be constructed on the Land. 7. All of the right, title and interest of Trustor in and to that certain interest rate protection or hedging agreement, including all extensions, renewals, modifications, amendments, substitutions and replacements thereof, that Trustor has entered into, or will enter into, with Anglo Irish Bank Corporation plc (n/k/a Irish Bank Resolution Corporation Limited), as Issuer. For purposes of this Exhibit B, the terms "now" and "present" mean "as of October 23, 2007," the terms "hereafter" and "future" mean "after October 23, 2007," the term "heretofore" means "before October 23, 2007" and, where the context so requires, the present tense of any verb speaks as of October 23, 2007. In addition, for purposes of this Exhibit B, the following initially capitalized terms shall have the respective meanings set forth below: "Beneficiary" shall mean, as applicable, Lender or any of Lender's predecessors-in-interest with respect to the Loan (including, but not limited to, Original Lender). "Clearing Account" shall have the meaning specified in the Clearing Account Agreement. "Clearing Account Agreement" shall mean that certain Clearing Account Agreement, dated as of October 23, 2007, among First Regional Bank, Trustor and Original Lender. "Lender" shall mean Wells Fargo Bank, National Association, a national banking association. "Notice of Sale" shall mean the Notice of Trustee's Sale to which this Exhibit B is attached. "Operating Account" shall have the meaning specified in the Clearing Account Agreement. "Original Lender" shall mean Anglo Irish Bank Corporation plc (n/k/a Irish Bank Resolution Corporation Limited). "Real Property" shall mean the real property located at and known as 357 North Beverly Drive, Beverly Hills, California 90210. "Trustor" shall mean Festival Retail Fund 1357 N. Beverly Drive, LP, a Delaware limited partnership. [End of Exhibit B] From information which the Trustee deems reliable, but for which the Trustee makes no representation or warranty, the street address of the above-described property is 357 North Beverly Drive, Beverly Hills, California 90210. Said property is being sold for the purpose of paying the indebtedness and other obligations secured by said Deed of Trust, including (but not limited to) the fees and expenses of sale (all such indebtedness and other obligations being hereinafter collectively referred to as the "Secured Obligations"). The total amount of the unpaid balance of the Secured Obligations, including (but not limited to) unpaid principal, accrued and unpaid interest and other unpaid fees, costs and charges, together with reasonably estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale, is \$24,415,581.31. The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the non-judicial foreclosure of the estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in Exhibits A and B attached hereto and incorporated herein by reference. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The name, street address and telephone number of the Trustee are: Fidelity National Default Services, 4350 La Jolla Village Drive, Suite 370, San Diego, California 92122, Telephone Number: (877) 393-6812. The sale contemplated by this Notice of Trustee's Sale will be conducted by Priority Posting, which is an agent of the Trustee. For further information regarding the sale contemplated by this Notice of Trustee's Sale, log on to www.priorityposting.com or call (877) 393-6812. The present Beneficiary under the Deed of Trust heretofore executed and delivered to the Trustee a written Declaration of Default and Demand for Sale. Pursuant to said Declaration of Default and Demand for Sale, the Trustee caused a Notice of Default and Election to Sell Under Deed of Trust to be recorded in the County where the above-described real property is located; and more than three months have elapsed since such recording. Dated: June 15, 2012 Fidelity National Title Company d/b/a Fidelity National Default Services By: Tom Paschen, Sr. Vice President P958724 6/21, 6/28, 07/05/2012

T.S. NO.: HAD-111919-CA Loan Number: 2740002 NOTICE OF UNIFIED TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING DATED AS OF JULY 3, 2007, WHICH WAS RECORDED ON JULY 13, 2007 AS INSTRUMENT NUMBER 20071666101 IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA AND THE OBLIGATIONS SECURED THEREBY, AS AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "DEED OF TRUST"). 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 July 12, 2012, at 9:00 am, located behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, California, Fidelity National Title Company dba Fidelity National Default Services ("Trustee"), as duly appointed Trustee under and pursuant to the Deed of Trust, which is executed by Ali E. Khosravi and Abandokht Hajiloo ("Trustor"), as Trustor, in favor of Washington Mutual Bank, a federal association, as Beneficiary ("WAMU"), 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): All right, title and interest conveyed to and now held by it under the Deed of Trust in the property situated in Los Angeles County, California, which is described as follows: Lot 627 of Tract No. 6380, in the City of Beverly Hills, County of Los Angeles, State of California, as per Map recorded in Book 69 page(s) 11 to 20 inclusive of Maps, in the Office of the County Recorder of said County, and which has been assigned A.P.N.: 4332-007-034 (the "Real Property"). Wells Fargo Bank, N.A. ("Beneficiary") is the current beneficiary under the Deed of Trust. The Real Property is being sold "as is". The street address and other common designation, if any, of the Real Property is purported to be: 9018-9020 West Olympic Blvd. Beverly Hills, CA 90211 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 warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by the 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 trust created by the Deed of Trust, to-wit: \$2,370,607.32 (estimated). Accrued interest and additional advances, if any, will increase the figure prior to sale. Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code section 9604, et seq., and to include in the non-judicial foreclosure of the real property interest described in the Deed of Trust, as it may have been amended from time to time, all of the personal property described therein and in the UCC Financing Statement filed with the California Secretary of State on November 5, 2007 as File No. 07-7135457574, and the UCC Financing Statement Amendments filed with the California Secretary of State on November 18, 2010 as File No. 10-72520284, on March 24, 2011 as File No. 1172644228, on April 1, 2011 as File No. 1172652963 and on July 6, 2011 as File No. 1172765993, all of which is more specifically described on Exhibit A attached hereto, which is incorporated herein by this reference (collectively, the "Personal Property"). EXHIBIT A Personal Property Description All buildings, structures and other improvements now or hereafter erected on the Real Property, and all facilities, fixtures, machinery, apparatus, installations, goods, equipment, inventory, furniture, building materials and supplies and other properties of whatsoever nature, now or hereafter located in or used or procured for use in connection with that Real Property, it being the intention of the parties that all property of the character described above that is now owned or hereafter acquired by Trustor and that is affixed or attached to, stored upon or used in connection with the Real Property shall be, remain or become a portion of that property and shall be covered by and subject to the lien of this security instrument, together with all contracts, agreements, permits, plans, specifications, drawings, surveys, engineering reports and other work products relating to the construction of the existing or any future improvements on the Real Property, and all rights of Debtors in, to or under any architect's contracts or construction contracts relating to the construction of the existing or any future improvements on the Real Property, and any performance and/or payment bonds issued in connection therewith, together with all trademarks, trade names, copyrights, computer software and other intellectual property used by Trustor in connection with the Real Property; together with any and all rights of Trustor without limitation to make claim for, collect, receive and receipt for any and all rents, income, revenues, issues, earnest money, deposits, refunds (including but not limited to refunds from taxing authorities, utilities and insurers), royalties, and profits, including mineral, oil and gas rights and profits, insurance proceeds of any kind, condemnation awards and other moneys, payable or receivable from or on account of any of the property, including interest thereon, or to enforce all other provisions of any other agreement (including those described above) affecting or relating to any of the property, to bring any suit in equity, action at law or other proceeding for the collection of such moneys or for the specific or other enforcement of any such agreement, award or judgment, in the name of Trustor or otherwise, and to do any and all things that Trustor are or may be or become entitled to do with respect thereto; together with any and all rights of Trustor in any and all accounts, right to payment, contract rights, chattel paper, documents, instruments, licenses, contracts, agreements and general intangibles relating to any of the property, including, without limitation, income and profits derived from the operation of any business on the property or attributable to services that occur or are provided on the property or generated from the use and operation of the property; together with all of Trustor's rights as landlord in and to all existing and future leases and tenancies, whether written or oral and whether for a definite term or month to month or otherwise, now or hereafter demising all or any portion of the Real Property and property described above, including all renewals and extensions thereof and all rents, deposits and other amounts received or receivable thereunder, and including all guaranties, supporting obligations, letters of credit (whether tangible or electronic) and letter of credit rights guaranteeing or supporting any such lease or tenancy; and together with all books and records of Trustor relating to the foregoing in any form. Beneficiary reserves its right to (i) revoke, in its sole and absolute discretion, its election to include some or all of the Personal Property and/or fixtures, and (ii) add, in its sole and absolute discretion, additional personal property and/or fixtures to the election herein expressed, in each case, from time to time, and at any time, until the consummation of the Trustee's Sale to

be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. Beneficiary reserves its right to assume or reject in its sole and absolute discretion, upon written notice to the applicable contract counterparty, any or all contracts affecting the Real Property or the Personal Property, which right to assume or reject shall succeed to any purchaser of the Real Property and the Personal Property at the foreclosure sale under the Deed of Trust (and such purchaser's successors and assigns) to the fullest extent permitted by applicable law. Nothing herein shall be construed as an assumption by the Beneficiary, or any purchaser of the Real Property and the Personal Property at the foreclosure sale under the Deed of Trust (or such purchaser's successors and assigns), of any obligations or liabilities arising under or in connection with any of the Real Property or the Personal Property. No warranty is made that any or all of the Personal Property still exists or is available for the successful bidder and no covenant or warranty, express or implied, is made as to the condition, title, possession, quiet enjoyment, encumbrances, or the like, of any of the Personal Property, which shall be sold "as is" "where is". Beneficiary has 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 recording. Dated: June 15, 2012 Fidelity National Title Company dba Fidelity National Default Services 4350 La Jolla Village Drive, Suite 370 San Diego, California 92122 (877) 393-6812 www.priorityposting.com Tom Paschen, Sr. Vice President P958731 6/21, 6/28, 07/05/2012

NOTICE OF TRUSTEE'S SALE TS No. 12-0020987 Title Order No. 12-0034599 APN No. 4342-034-031 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/20/2005. 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 HOSSEIN ESMAELZADEH AND KHADIJEH ESMAELZADEH, TRUSTEES OF THE ESMAELZADEH FAMILY TRUST DATED FEBRUARY 14, 2005, dated 06/20/2005 and recorded 8/8/2005, as Instrument No. 05-1885334, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/16/2012 at 1:00PM, At the Pomona Valley Masonic Temple Building, located at 395 South Thomas Street, Pomona, California 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: 424 NORTH PALM 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. 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 \$487,445.43. 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. If required by the provisions of section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's Office. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled

time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.reconstrustco.com, using the file number assigned to this case 12-0020987. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone/Sale Information: (800) 281-8219 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. FEI # 1006.161019 6/21, 6/28, 7/05/2012

NOTICE OF TRUSTEE'S SALE TS No. 12-0021676 Title Order No. 12-0036686 APN No. 4388-003-008 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/14/2006. 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 GERARD HOWARD WAYNE AND LOIS ELEANOR WAYNE, HUSBAND AND WIFE AS JOINT TENANTS, dated 12/14/2006 and recorded 12/22/2006, as Instrument No. 06 2851587, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/16/2012 at 1:00PM, At the Pomona Valley Masonic Temple Building, located at 395 South Thomas Street, Pomona, California 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: 9509 GLOAMING 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. 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 \$1,027,381.90. 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. If required by the provisions of section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's Office. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.reconstrustco.com, using the file number assigned to this case 12-0021676. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone/Sale Information: (800) 281-8219 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. FEI # 1006.159689 6/21, 6/28, 7/05/2012

NOTICE OF TRUSTEE'S SALE TS No. 12-0019176 Doc ID #0008718318192005N Title Order No. 12-0032172 Investor/Insurer No. 6527512138 APN No. 5535-013-011 YOU ARE IN DEFAULT UNDER A DEED OF TRUST,

DATED 07/09/2007. 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 FRANCISCO J. DE LA CRUZ, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, dated 07/09/2007 and recorded 7/17/2007, as Instrument No. 20071684621, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/23/2012 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: 5412-5414 MONROE STREET, W HOLLYWOOD, CA, 90038. 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 \$810,918.28. 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. If required by the provisions of section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's Office. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.reconstrustco.com, using the file number assigned to this case TS No. 12-0019176. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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-4252357 06/28/2012, 07/05/2012, 07/12/2012

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 07-19-2012 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: \$1,093,580.61 (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: 06-28-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee MARIA MAYORGA, ASSISTANT SECRETARY California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.ipsasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.ipsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4258939 06/28/2012, 07/05/2012, 07/12/2012

NOTICE OF TRUSTEE'S SALE APN: 4340-006-080 TS No: CA08002381-11-1 TO NO: 1001523 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JULY 2, 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 July 23, 2012 at 11:00 AM, by the fountain located at 400 Civic Center Plaza, in the city of Pomona, County of Los Angeles, MTC FINANCIAL INC. dba TRUSTEE CORPS, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on July 17, 2007 as Instrument No. 20071684600 of official records in the Office of the Recorder of Los Angeles County, California, executed by DAVID REED, A SINGLE MAN, as Trustor(s), in favor of WASHINGTON MUTUAL BANK, FA 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: AS MORE FULLY DESCRIBED IN 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: 851 N SAN VICENTE BLVD #203, 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. Said sale will be made 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 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. 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 \$680,872.35 (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. 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. DATE: June 22, 2012 TRUSTEE CORPS TS No. CA08002381-11-1 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Ernie Aguilar, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.ipsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-730-2727 TRUSTEE CORPS MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call telephone number for information regarding the Trustee's Sale or visit the Internet Web site address on the previous page for information regarding the sale of this property, using the file number assigned to this case, CA08002381-11-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4262849 06/28/2012, 07/05/2012, 07/12/2012

Trustee Sale No. 749380CA Loan No. 0701955742 Title Order No. 110262516-CA-MAI NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-06-2005. 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 07/19/2012 at 09:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-13-2005, Book NA, Page NA, Instrument 05 2466899, of official records in the Office of

the Recorder of LOS ANGELES County, California, executed by: FAHMI EL MENOUI, A WIDOWER, as Trustor, WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION, 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: \$1,015,846.95 (estimated) Street address and other common designation of the real property: 9233 BURTON WAY #206 BEVERLY HILLS, CA 90210 APN Number: 4342-010-031 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: 06-21-2012 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 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. P960052 6/28, 7/5, 07/12/2012

NOTICE OF PETITION TO ADMINISTER ESTATE OF RUTH LILLIAN LEWIS
Case No. BP135319

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RUTH LILLIAN LEWIS

A PETITION FOR PROBATE has been filed by Lee L. Lewis in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Lee L. Lewis be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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 on July 25, 2012 at 8:30 AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012.

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 deceased, 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:
HARRY L HATHAWAY ESQ
SBN 33440
FULBRIGHT & JAWORSKI LLP
555 S FLOWER ST
41ST FLR
LOS ANGELES CA 90071

NOTICE OF TRUSTEE'S SALE TS No. 12-0027467 Doc ID #0001403714522005N Title Order No. 12-0046070 Investor/Insurer No. 140371452 APN No. 4383-019-010 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/15/2006. 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 RONALD L BARCENILLA, A SINGLE MAN, dated 08/15/2006 and recorded 8/25/2006, as Instrument No. 06 1897383, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/30/2012 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: 10032 WESTWANDA DR, BEVERLY HILLS, CA, 902101429. 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 \$734,343.27. 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. If required by the provisions of section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's Office. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been

postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.recontrustco.com, using the file number assigned to this case TS No. 12-0027467. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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-4255734 07/05/2012, 07/12/2012, 07/19/2012

NOTICE OF TRUSTEE'S SALE TS No. 12-0025815 Doc ID #0008704305482005N Title Order No. 12-0043286 Investor/Insurer No. 1696970713 APN No. 4328-004-116 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/20/2004. 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 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 SIMA SWEARINGEN AND PETER J SWEARINGEN, MARRIED TO EACH OTHER, dated 09/20/2004 and recorded 10/22/2004, as Instrument No. 04 2734480, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 08/02/2012 at 9:00AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom 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: 9950 DURANT UNIT #404, BEVERLY HILLS, CA, 90212. 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 \$156,832.27. 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. If required by the provisions of section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's Office. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.recontrustco.com, using the file number assigned to this case TS No. 12-0025815. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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-FN4255014 07/05/2012, 07/12/2012, 07/19/2012

FILE NO. 2012 127420

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: TOFU SHACK, 735 E. 12TH ST #408, LOS ANGELES, CA 90021-2100 county of: LOS ANGELES. The full name of registrant(s) is/are: JUONG WON SHIN, 6110 NEVADA AVE #220, WOODLAND HILLS, CA 91367. This Business is being conducted by a/an: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name/names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime).
/s/ JUONG WON SHIN, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on JUN 25 2012 indicated by file stamp above.

NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
LA1199711 BH WEEKLY 7/5,12,19,26 2012

FILE NO. 2012 128516
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SUN MOON LAUNDRY, 10703 S. INGLEWOOD AVE, INGLEWOOD, CA 90304 county of: LOS ANGELES. The full name of registrant(s) is/are: SUN HEE MOON, 3953 ABELLA ST, GLENDALE, CA 91214. This Business is being conducted by a/an: INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name/names listed above on: N/A. I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime).
/s/ SUN HEE MOON, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on JUNE 26, 2012 indicated by file stamp above.

NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
LA1200878 BH WEEKLY 7/5, 12, 19, 26, 2012

Title Order No. 4092505 Trustee Sale No. 2011-2747 Reference No. M080-00-228-1 APN No. 5559-001-078 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 2/12/2009. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that on 7/5/2012 at 9:00 AM, S.B.S. Lien Services As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on February 20, 2009 as Document No. 20090232601 Book Page of Official Records in the office of the Recorder of Los Angeles County, California, the purported owner(s) of said property is (are): TODD KEITH WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, (payable at the 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 under Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any, of the real property described above is purported to be: 1131 ALTA LOMA RD #228 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. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$13,725.62 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, WELLINGTON PARK TOWERS OWNERS ASSOCIATION under said Notice of Delinquent Assessment 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 recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property.

You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call FOR SALES INFORMATION, PLEASE CALL (714) 573-1965 or LOG ONTO or visit this Internet Web site www.priorityposting.com using the file number assigned to this case 2011-2747. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 1367.4(C) (4). PLEASE NOTE THAT WE ARE A DEBT COLLECTOR AND ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. FOR SALES INFORMATION, PLEASE CALL (714) 573-1965 or LOG ONTO WWW.priorityposting.com Date: 6/4/2012 S.B.S. Lien Services, 31194 La Baya Drive, Suite 106 Westlake Village, CA 91362 Luis Alvarado, Trustee Sales Officer WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. P956870 6/14, 6/21, 06/28/2012

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/30/2006. 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 OF TRUSTEE'S SALE Trustee's Sale No. 2012-100223 On 7/26/2012 at 9:00 AM, behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, Beacon Default Management, Inc., a California corporation, as duly appointed Trustee under that certain DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING dated 6/30/2006, executed by CASDEN DOHENY PROPERTY LP, a Delaware limited partnership as Grantor, recorded on 6/30/2006, as Instrument No. 06 1450710, that certain LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING dated 6/30/2006, executed by CASDEN OFFICE PROPERTIES, LP, a Delaware limited partnership as Grantor, recorded 6/30/2006, as Instrument No. 06 1450712 and that certain LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING dated 6/30/2006, executed by CASDEN LAPEER LP, a Delaware limited partnership as Grantor, recorded 6/30/2006, as Instrument No. 06 1450714, in the office of the Recorder of Los Angeles County, State of California, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, or cashier's check made payable to Beacon Default Management, Inc. (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit: LEGAL DESCRIPTION AND TAX PARCEL NO : Please see Exhibit "A-1", "A-2" and "A-3" attached hereto Exhibit "A-1" LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: LOTS 675 AND 676 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 11 THROUGH 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2: LOT 677 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 69, PAGES 11 THROUGH 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. COMMONLY KNOWN AS: 9090 WILSHIRE BOULEVARD, BEVERLY HILLS, CALIFORNIA APN: 4331-023-057 and 4331-023-058 Exhibit "A-2" LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 958, 959, 960, 961 AND 962 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 11 THROUGH 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. COMMONLY KNOWN AS: 9150 WILSHIRE BOULEVARD, BEVERLY HILLS, CALIFORNIA APN: 4331-018-001, 4331-018-003, 4331-018-002, 4331-018-004 Exhibit "A-3" LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: LOTS 405, 406, 407, 408 AND 409 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN

BOOK 69, PAGES 11 THROUGH 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON. PARCEL 2: ALL BUILDINGS AND IMPROVEMENTS SITUATED ON LOTS 405, 406, 407, 408 AND 409 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 11 THROUGH 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE TITLE THEREOF BEING LIMITED BY THE PROVISIONS OF THE LEASE RECORDED MARCH 19, 1987, AS INSTRUMENT NO. 87-402784, OFFICIAL RECORDS, AND AS AMENDED. COMMONLY KNOWN AS: 8942 WILSHIRE BOULEVARD, BEVERLY HILLS, CALIFORNIA APN: 4333-001-052 and 4333-001-053 From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other comment designation of the above described property is purported to be: Please see Exhibit "A-1", "A-2" and "A-3" attached hereto. Directions to the property may be obtained pursuant to a written request submitted within ten (10) days from the first publication of this notice to the beneficiary, in care of the Trustee at the address listed below. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$66,280,478.91. The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the non-judicial foreclosure of the estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in Exhibit "B" attached hereto. Exhibit "B" Personal Property Description 1. All of Grantor's right title and interest in the property situated in the County of Los Angeles, State of California, more particularly described on Exhibit A-1, A-2 and A-3 attached hereto (the "Premises"), together with all of the easements, rights, privileges, franchises, tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in any way appertaining thereto, and all of the estate, right, title, interest, claim and demand whatsoever of Grantor therein or thereto, either at law or in equity, in possession or in expectancy, now or hereafter acquired; 2. All of Grantor's right title and interest in all of the structures, buildings and improvements of every kind and description now or at any time hereafter located or placed on the Premises (the "Improvements"); 3. All of Grantor's right title and interest in the furniture, furnishings, fixtures, goods, equipment, inventory or personal property owned by Grantor and now or hereafter located on, attached to or used in and about the Improvements, including, but not limited to, all machines, engines, boilers, dynamos, elevators, stokers, tanks, cabinets, awnings, screens, shades, blinds, carpets, draperies, lawn mowers, and all appliances, plumbing, heating, air conditioning, lighting, ventilating, refrigerating, disposal and incinerating equipment, and all fixtures and appurtenances thereto, and such other goods and chattels and personal property owned by Grantor as are now or hereafter used or furnished in operating the Improvements, or the activities conducted therein, and all building materials and equipment hereafter situated on or about the Premises or Improvements, and all warranties and guaranties relating thereto, and all additions thereto and substitutions and replacements therefor (exclusive of any of the foregoing owned or leased by tenants of space in the Improvements); 4. All of Grantor's right title and interest in the easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, and other emblements now or hereafter located on the Premises or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, tenements, hereditaments and appurtenances, reversions and remainders whatsoever, in any way belonging, relating or appertaining to the Property or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Grantor; 5. All of Grantor's right title and interest in the water, ditches, wells, reservoirs and drains and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, under or above or used in connection with the Premises or the Improvements, or any part thereof, whether now existing or hereafter created or acquired; 6. All of Grantor's right title and interest in the minerals, crops, timber, trees, shrubs, flowers and landscaping features now or hereafter located on, under or above the Premises; 7. All of Grantor's right title and interest in the cash funds, deposit accounts and other rights and evidence of rights to cash, now or hereafter created or held by Lender pursuant to this Deed of Trust or any other of the Loan Documents (as hereinafter defined) or Contemporaneous Loan Documents (as hereinafter defined), including, without limitation, all funds now or hereafter on deposit in the Reserves (as hereinafter defined); 8. All of Grantor's right title and interest in the leases (including, without limitation, oil, gas and mineral leases), licenses, concessions and occupancy agreements of all or any part of the Premises or the Improvements (each, a "Lease" and collectively, "Leases"), whether written or oral, now or hereafter entered into and all rents, royalties, issues, profits, bonus money, revenue, income, rights and other benefits (collectively, the "Rents and Profits") of the Premises or the Improvements, now or hereafter arising from the use or enjoyment of all or any portion thereof or from any present or future Lease or other agreement pertaining thereto or arising from any of the Leases or any of the General Intangibles (as hereinafter defined) and all cash or securities deposited to secure performance by the tenants, lessees or licensees (each, a "Tenant" and

collectively, "Tenants"), as applicable, of their obligations under any such Leases, whether said cash or securities are to be held until the expiration of the terms of said Leases or applied to one or more of the installments of rent coming due prior to the expiration of said terms, subject to Section 2.7 of the Deed of Trust, Security Agreement and Fixture Filing; 9. All of Grantor's right title and interest in the contracts and agreements now or hereafter entered into covering any part of the Premises or the Improvements (collectively, the "Contracts") and all revenue, income and other benefits thereof, including, without limitation, management agreements, service contracts, maintenance contracts, equipment leases, personal property leases and any contracts or documents relating to construction on any part of the Premises or the Improvements (including plans, drawings, surveys, tests, reports, bonds and governmental approvals) or to the management or operation of any part of the Premises or the Improvements; 10. All of Grantor's right title and interest in the present and future monetary deposits given to any public or private utility with respect to utility services furnished to any part of the Premises or the Improvements; 11. All of Grantor's right title and interest in the present and future funds, accounts, instruments, accounts receivable, documents, causes of action, claims, general intangibles (including, without limitation, trademarks, trade names, service marks and symbols now or hereafter used in connection with any part of the Premises or the Improvements, all names by which the Premises or the Improvements may be operated or known, all rights to carry on business under such names, and all rights, interest and privileges which Grantor has or may have as developer or declarant under any covenants, restrictions or declarations now or hereafter relating to the Premises or the Improvements) and all notes or chattel paper now or hereafter arising from or by virtue of any transactions related to the Premises or the Improvements (collectively, the "General Intangibles"); 12. All of Grantor's right title and interest in the water taps, sewer taps, certificates of occupancy, permits, licenses, franchises, certificates, consents, approvals and other rights and privileges now or hereafter obtained in connection with the Premises or the Improvements and all present and future warranties and guaranties relating to the Improvements or to any equipment, fixtures, furniture, furnishings, personal property or components of any of the foregoing now or hereafter located or installed on the Premises or the Improvements; 13. All of Grantor's right title and interest in the building materials, supplies and equipment now or hereafter placed on the Premises or in the Improvements and all architectural renderings, models, drawings, plans, specifications, studies and data now or hereafter relating to the Premises or the Improvements; 14. All of Grantor's right title and interest in the right, title and interest of Grantor in any insurance policies or binders now or hereafter relating to the Property, including any unearned premiums thereon; 15. All of Grantor's right title and interest in the proceeds, products, substitutions and accessions (including claims and demands therefor) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards; and 16. All of Grantor's right title and interest in the other or greater rights and interests of every nature in the Premises or the Improvements and in the possession or use thereof and income therefrom, whether now owned or hereafter acquired by Grantor. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The name, street address and telephone number of the Trustee are: Beacon Default Management, Inc., 15206 Ventura Boulevard, Suite 216, Sherman Oaks, California 91403, Telephone Number: (818) 501-9800. The sale contemplated by this Notice of Trustee's Sale will be conducted by an agent of the Trustee. The name, street address and telephone number of the Trustee's agent are: Priority Posting and Publishing, Inc., 17501 Irvine Boulevard, Tustin, California 92780, Telephone Number: (714) 573-1965. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-573-1965 or visit this Internet Web Site www.priorityposting.com, using the file number assigned to this case 2012-100223. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone infor-

mation or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For further information regarding sale contemplated by this Notice of Trustee's Sale, log on to www.priorityposting.com or call (714) 573-1965. Dated: 6/22/2012 Beacon Default Management, Inc., a California corporation, Trustee By Erica Itskovich, Trustee Sale Officer P961217 7/5, 7/12, 07/19/2012

**NOTICE CALLING FOR BIDS
BEVERLY HILLS UNIFIED SCHOOL DISTRICT**

Bid Deadline: 1:00 p.m. on Thursday, August 2, 2012
Place of Bid Receipt: 255 Lasky Dr. Beverly Hills, CA 90212 - Purchasing Department

Project: BEVERLY HILLS HIGH SCHOOL CHILLER #1 REPAIRS - BID #11-12/009

NOTICE IS HEREBY GIVEN that the Beverly Hills Unified School District of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "DISTRICT," will receive up to, but not later than, the above-stated time, sealed bids for the award of a contract for the above Project. Those bids timely received shall be opened and publicly read aloud.

There will be a mandatory job walk and conference at 9:00 a.m., July 17, 2012 at the BHUSD District Office (Main Lobby), located at 255 Lasky Drive, Beverly Hills CA 90212. Late arrivals will not be allowed entrance. All attendees will be escorted to the High School site by a District Representative. Any bidder failing to sign-in, attend the entire job walk and conference will be deemed a nonresponsive bidder and will have its bid returned unopened.

Plans and Specifications are on file at 241 Moreno Drive, Beverly Hills, CA - Facilities & Planning Offices. The plans and specifications (Project Manual) in electronic format ONLY will be available at the Facilities & Planning Offices at no charge on/or after July 7, 2012. Contractors are required to contact the Facilities & Planning Office at (310) 551-5100, Ext. 2390 to schedule and pick-up Project bid documents.

In accordance with the provisions of California Business and Professions Code Section 7028.15 and Public Contract Code Section 3300, the DISTRICT requires that the bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted: Class C-20. Any bidder not so licensed at the time of the bid opening will be rejected as nonresponsive.

All work must be completed within 25 consecutive calendar days from the date specified on the Notice to Proceed issued by the DISTRICT. Time is of the essence. Failure to complete the work within the time set forth herein will result in the imposition of liquidated damages for each day of delay in the amount set forth in the Information for Bidders.

Each bid shall be accompanied by a bid security in the form of cash, a certified or cashier's check or bid bond in an amount not less than ten percent (10%) of the total bid price, payable to the DISTRICT.

Each Bidder is required to furnish and maintain proof of Commercial General Liability Insurance, Comprehensive Automobile Liability Insurance, and Workers' Compensation Insurance.

The DISTRICT reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

The DISTRICT has obtained from the California Department of Industrial Relations the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed for the Project. Such rates are as follows: Craft, Classification, or Type: Use Applicable Prevailing Wage Rate. The general prevailing rate of per diem wages is based upon a working day of eight (8) hours. The rate for holiday and overtime work shall be at least time and one-half. It shall be mandatory upon the successful bidder to whom the contract is awarded, and upon any subcontractor listed, to pay not less than the said specified rates to all workers employed by them for the Project.

No bidder may withdraw any bid for a period of Thirty (30) calendar days after the date set for the opening of bids.

Pursuant to Section 22300 of the Public Contract Code, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the DISTRICT to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

Publication Dates: 07/05/12 & 07/12/12

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140-Health Aids
145-Lost Items
150-Found Items
155-School and Classes
160-Adult Entertainment
161-Escort
165-Massage
170-Caregiver
171-Elderly Care

200-299 Services

201-Accounting
202-Acoustics
204-Additions
206-Appliance Repair
208-Asphalt Paving
210-Bath Tub Repair/Reglazing
212-Bookkeeping Services
214-Brush Clearing

215-Building
216-Car Alarms
217-Culinary Service
218-Carpentry
220-Cleaning
222-Carpet Installation
224-Computer Repair
225-Computer Tech Support
226-Concrete
227-Construction
228-Contractors
230-Counseling
232-Decking
234-Drywall
236-Electrical
237-Entertainment
238-Exterminators
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
262-Painting
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

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
424-Real Estate Wanted

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

600-799 Merchandise

600-Garage Sales
610-For Sale
615-Business For Sale
700-Antiques
705-Appliances
710-Medical Supplies
715-Coins & Stamps
720-Computers
725-Furniture
726-Miscellaneous

730-Musical Instruments
735-Office Furniture
740-Television/Radio

800-899 Financial
800-Real Estate Loans
801-Financial Services
802-Money to Loan
804-Money Wanted
806-Mortgage & Trust
808-Escrows

900-999 Transportation

900-Autos For Sale
905-Trucks & Vans
910-Motorhomes/Campers
915-Motorcycles
920-Trailers
925-Classics
930-Auto Leasing
935-Aircraft
940-Boats
945-Personal Watercraft
950-Marine Supplies
955-Autos Wanted

140-HEALTH AIDS

Attention Joint & Muscle Pain Sufferers: Clinically proven all-natural supplement helps reduce pain and enhance mobility. Call 877-217-7698 to try Hydraxflexin RISK-FREE for 90 days. (Cal-SCAN)

Feeling older? Men lose the ability to produce testosterone as they age. Call 888-904-2372 for a FREE trial of Progene- All Natural Testosterone Supplement. (Cal-SCAN)

Attention SLEEP APNEA SUFFERERS with Medicare. Get FREE CPAP Replacement Supplies at No Cost, plus FREE home delivery! Best of all, prevent red skin sores and bacterial infection! Call 888-699-7660. (Cal-SCAN)

ATTENTION DIABETICS with Medicare. Get a FREE Talking Meter and diabetic testing supplies at No Cost, plus FREE home delivery! Best of all, this meter eliminates painful finger pricking! Call 888-781-9376. (Cal-SCAN)

170-CAREGIVER

Caregiver. Looking for work. Experienced. Good References. Respectful and honest. Drives, cooks, and light house-keeping. Full time. (310)936-3145

172-BABYSITTER/NANNY

Nanny Extraordinaire: Reliable, kind, and capable, with lifetime experience taking care of families. Can drive, organize schedules, and household. Great with kids. Call Nancy (818) 209-6024.

224-COMPUTER REPAIR

MY COMPUTER WORKS. Computer problems? Viruses, spyware, email, printer issues, bad internet connections - FIX IT NOW! Professional, U.S.-based

100- ANNOUNCEMENTS

Enjoy the rewarding cultural experience of hosting International Students with Kaplan International Center Westwood! Compensation provided. Interested Host Families Please Call (310) 824-6941

ADVERTISE YOUR AUCTION in 240 California newspapers for one low cost of \$550. Your 25 word classified ad reaches over 6 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

115- CEMETERY

New Port Beach (Pacific View Cemetery) (Sea view section) One double plot very desirable area Shirley: (949) 673-4533

BETH OLEM CEMETERY, HOLLYWOOD FOREVER Desirable single location for sale Sec. 16, Row E, #33 Call (818) 363-4757

Eden Memorial Park Mount Jerusalem 2 plots and extras \$17,000 obo (702) 456-8370

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Green Hills Memorial Park, Rancho Palos Verdes Incredible Location at Court of Devotion Best of the best- Lots 30, 31, 32, overs and unders, Vaults built \$9,000 each. Bret Davidson (702)-613-8106

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Montecito Memorial Park San Bernardino Area 1 plot in Magnolia Gardens area, section 525 Valued at \$8,500 Will accept \$4,500 or best offer (909) 824-2959

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

Double burial site for sale Located at the Pierce Village Memorial Park in Westwood, Los Angeles Call (310) 401-3100

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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

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