

# Beverly Hills Weekly

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SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 644 • February 2 - February 8, 2012

## TO PROTECT AND SERVE

The Weekly's exclusive interview with  
BHPOA President Sgt. Terry Nutall





# letters & email

## “Community Split Over Roxbury Redo” [Issue #608]

Roxbury Park does not need any changes like a banquet hall and other things. People like it the way it is. It is a beautiful place that offers something for everyone. There is no need for the park to compete with Los Angeles in terms of having things done on a grand scale. This is after all, Beverly Hills. Let them compete with us. Our city and parks have always been second to none. Let's keep it that way.

**George Vreeland Hill**  
Beverly Hills

The Beverly Hills City Council practices partisan politics, just like Congress. We have a trio (Brucker, Brien, and Gold) versus a duo (Bosse and Mirisch). Whatever the agenda item, the trio always wins regardless of whether it benefits the city or our quality of life.

**Paul Bernstein**  
Beverly Hills

### Inside Beverly Hills—BHTV10

*Inside Beverly Hills*, moderated by columnist Rudy Cole, will next air on Feb. 2 at 4 p.m. and Feb. 3 at 10 p.m. about the Brown Act; Feb. 6 at 3:30 p.m. about Beverly Hills Then and Now; Feb. 6 at 5 p.m. and Feb. 8 at 6 p.m. about the Fine Art Commission; Feb. 6 at 8 p.m. and Feb. 7 at 6 p.m. about Information Technology; and Feb. 7 at 10 p.m. about Historic Preservation.

# briefs

## Community expresses diverse views about Roxbury Park

Community members packed City Council Chambers Jan. 26 for the Roxbury Park community meeting, during which dozens of residents shared their vision for the park.

The meeting was held following the City Council's vote in December to reject bids that were too high for construction of a new two-story, 26,000-square-foot community center to replace the existing one-story, 17,000-square-foot structure.

The City budgeted \$14.65 million in its capital improvement project budget for the community center. The City has already spent approximately \$1.4 million on the planning phase of the project.

Councilmembers Lili Bosse and John Mirisch expressed concerns about the scale of the proposed project long before the bids were rejected. Bosse said since she believed the larger project would result in intensified use of the community center, the City should have prepared an environmental impact report.

A number of residents expressed concerns

about the condition of the existing facilities, including Active Adult Club President Wini Hervey, board member Ellyn Snowden, and past president Mildred Heller.

“We have so many senior citizens that we have to cater to and we love to cater to and we don't have a facility to encourage them to attend,” Heller said.

Snowden said the community center did not need a Band-Aid but an entirely new building.

“We do need a facility that meets the needs of our community while fitting into the character of the park. Spending the money to either build or significantly upgrade the Roxbury center isn't a waste of taxpayer dollars; it is an investment in our community and our growing number of senior citizens,” Snowden said, adding: “By the way, our bathrooms are disgusting.”

Southwest Homeowners Association President Ken Goldman said he supported addressing the existing facility's shortcomings without expanding it.

“What do the residents want? A remodel of the existing building to bring it up to code seismically, redo the bathrooms entirely, refurbish the interiors and expand the kitchen if that's what's required, update the building. What we don't want is a tweaking of the now rejected plans. What we don't want or need is a big expansion of the community center,” Goldman said, emphasizing the community does not want an indoor basketball court, a climbing wall or a larger auditorium.

A number of speakers including for-

## WHAT'S ON YOUR MIND?

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140 South Beverly Drive #201  
Beverly Hills, CA 90212

You can fax us at:  
310.887.0789

email us at:  
editor@bhweekly.com



# SNAPSHOT



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OUR DATA SPEAKS VOLUMES



JUST CHILLIN'  
ELM DRIVE

Hawthorne pre-schooler Jacob Abgin and Beverly High Junior Dorian Soleymani mug for the camera.

mer school board member Herb Young, Municipal League Chair Thomas White and Sherry Tedeschi said they agreed with Goldman's comments.

Following comments from community members, Bosse said she believed the community was more united than divided.

"What I took from the meeting is the majority of speakers are for keeping the existing footprint and scale of the existing Roxbury Park building, keeping the character of the building, and keeping the character of the park," Bosse said.

Mayor Barry Brucker has assigned Recreation and Parks Liaisons Vice Mayor Willie Brien and Councilmember Julian Gold to review the feedback and work on revising plans with a committee that might include designers, architects, residents, and staff. Bosse said she has asked her colleagues and staff to provide a timeline to keep residents informed of the project's next steps.

"I was so pleasantly surprised at how civil the community was because it was a very highly charged issue with very diverse opinions," Brucker said.

That said, the evening was not without tense moments, including some between Brucker and Mirisch, who addressed the Council from the podium in response to Brucker declining Mirisch's request to ask questions of one of the first public speakers.

"I wanted to ask him and everyone else who felt we needed a new building, but wasn't allowed to ask, was this, 'Okay, we need a new building. Would you support a brand new building that kept the same size, the same height and the same scope of the existing center and maintains the character of the park?'" Mirisch said.

Mirisch said he thought the meeting had been intended as a dialogue between residents and the Council.

"Good governance and leadership suggests that you control the flow and tempo of a meeting," Brucker said. "Because we had so many speakers, I felt that if we allowed all this constant dialogue going on we would never get to all the speakers."

Brien had tough words for certain members of the local media, but first he acknowledged his respect for residents Goldman, Marilyn Gallup and Gloria Seiff for sharing their opinions, even though he may not always agree with them.

"I will put my money on each and every one of you every time over people who don't live here and work to destroy and tear down what this great city is all about," Brien said. "In the future we, I, feel like I need to do a better job in responding to rumors and untruths because you as residents deserve better."

#### Planning Commission begins crafting overlay zone for Gateway Project



Property owners Jeffrey Wilson, Maynard Brittan and Jeff Mirken have waited years to develop their three separate parcels at 9900 Santa Monica Boulevard and 9848 and 9817 Wilshire Boulevard, collectively known as the Gateway Project because of their location at a key entry into the City of Beverly Hills.

Last week on Jan. 26, the Planning Commission began reviewing objectives

to establish an overlay zone at the properties, which are currently zoned as T-1, or transportation, since the properties were formerly part of a railroad right-of-way.

An overlay zone allows the City to create a customized zone that permits property owners to develop their properties while setting standards for height, floor area ratio, parking, setbacks and other components.

"With this Gateway Project being built,

I could see that whole area being a place where people want to go and walk and have coffee and dinner," Planning Commission Chair Dan Yukelson said. "It could be a whole nightlife that opens up there, with sufficient parking."

A key element of the overlay zone is likely to be providing more parking than code requires, due to a parking shortage

*briefs cont. on page 4*



## SUMMARY NOTICE

### SUMMARY OF ORDINANCE NO. 12-O-2617

NOTICE OF ADOPTION OF AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO ADOPT A HISTORIC PRESERVATION PROGRAM AND REVISE NOTICING RELATED TO DEMOLITION, RELOCATION, OR MAJOR ALTERATION OF BUILDINGS.

PLEASE TAKE NOTICE that on January 24, 2012, the City Council of the City of Beverly Hills adopted an Ordinance entitled "ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO ADOPT A HISTORIC PRESERVATION PROGRAM AND REVISE NOTICING RELATED TO DEMOLITION, RELOCATION, OR MAJOR ALTERATION OF BUILDINGS."

Mayor Brucker and Councilmembers Bosse, Gold, Mirisch, and Brien voted for the adoption of the Ordinance.

The following is a summary of the above entitled ordinance of the City of Beverly Hills. This summary has been prepared and published in accordance with the requirements of Government Code Section 36933.

#### Summary of Ordinance

The Ordinance replaces existing Article 32 ("Preservation of Landmarks") of Chapter 3 of Title 10 of the Municipal Code with a new, more expansive "Historic Preservation" program. The Ordinance provides greater protection for historically significant properties, establishes a Cultural Heritage Commission, creates procedures and criteria for landmark and historic district designation, and modifies notification procedures related to demolition permits and the relocation or major alteration of structures. The Ordinance also authorizes preservation incentives and creates penalties for unauthorized demolition or alteration of certain historic resources. The Ordinance also revises the noticing required prior to issuance of permits to demolish or relocate a structure if meeting certain criteria.

The City's intent in developing a historic preservation ordinance is to provide the ability to acknowledge, honor, and encourage the continued maintenance and preservation of those select properties in the City that contribute to the City's cultural history through exceptional architecture. The Ordinance achieves this by establishing incentives that encourage the preservation of historic properties by the owner. The standards and requirements in the Ordinance are designed to be flexible in the event that a property owner is willing, but unable, to meet the provisions of the Ordinance.

The Ordinance includes nine main components:

1. Definitions (establishing terms used in the Ordinance)
2. Establishment of a Cultural Heritage Commission (establishing a new City Commission to oversee the City's preservation efforts).
3. Creation of Incentives for the Preservation of Historic Properties (developing incentives for the preservation of historic properties).
4. Designation of Landmarks and Historic Districts (establishing a procedure and criteria the designation of local landmarks and historic districts).
5. Certificate of Appropriateness (establishing a process for the review of proposed alterations to locally designated properties)
6. Certificate of Economic Hardship (establishing a process through which owners of locally designated historic properties may petition for waiver of the Ordinance's preservation requirements).
7. Enforcement and Penalties (establishing enforcement and penalties for the destruction of locally designated historic properties).
8. Extended Site Posting Requirements Prior to Demolition (extending site posting requirements from 10 days to 30 days for properties that are at least 45 years old and originally designed by a Master Architect).
9. Review of Properties (establishing a 30 day review for any alteration of a property that is more than 45 years old and was originally designed by a Master Architect).

Administrative Guidelines will be established that further define how the Ordinance will be implemented. The Administrative Guidelines will be an informational resource to the community and property owners by offering additional guidance on applying for local designation and participation in the City's Mills Act program.

A certified copy of the entirety of the text of Ordinance 12-O-2617 is available for public inspection in the office of the City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210. Further information may be obtained by contacting the Community Development Department at 310.285.1127.

BYRON POPE, CMC  
City Clerk

briefs cont. from page 3

in the area, Yukelson said. Code requires one parking space to be provided for every 350 square feet of development. In the case of the Gateway Project, Yukelson said the Commission would likely require one space for every 200 to 350 square feet.

The Commission will also set standards for setbacks from the property line in order to prevent a "tunnel" effect on Santa Monica Boulevard, Yukelson said. He said the Commission is interested in incorporating greenspace, extra wide sidewalks and a bike lane. The environmental impact report for the project still requires certification.

Wilson came before the Planning Commission in November requesting a zone change to commercial C-3 with a proposal for a four-story office building with ground floor retail and three levels of subterranean parking at Parcel 2. The Commission denied the project because of its size and scale.

Brittan and Mirken requested zone changes to C-3, but did not propose any specific development projects for their properties. The initial zone change request was rejected in March 2011.

"The conditions on those properties are

horrific and they've been that way for more than 30 years," Yukelson said. "We really need to come up with a solution that will revitalize that entire area. We're hoping the overlay zone that we've proposed will be able to do that."

The Planning Commission will continue working on the overlay zone later this month, since the Jan. 26 meeting ended early because of the Roxbury Park community meeting.

**Children's library closed this weekend in preparation for renovations**

The children's library will close Feb. 4 to 6 while the children's collection is moved from its present location to the second floor auditorium wing, where it will remain during renovations that are expected to last 12 to 18 months.

Other library services will be available Feb. 4 to 6. The children's library will reopen on the second floor on Feb. 7. A groundbreaking ceremony will take place that evening at 6:30, offering refreshments, craft projects and music. To RSVP, call (310) 288-2220.

Assistant Director of Community Services

and City librarian Nancy Hunt-Coffey announced at last week's City Council study session that construction kicked off on Jan. 23 on the new teen zone.

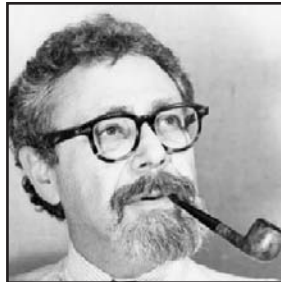
In a 4-1 vote on Dec. 6, the City Council approved \$4.5-million renovations that will focus on the children's library and lobby area and construct a new teen zone. Councilmember John Mirisch dissented because of the project's significant cost and his feeling that the library was not in great need of renovation.

**Brucker, Krisel and Dougher to be inducted into Beverly High Hall of Fame**

The Beverly High Alumni Association has announced its Spring 2012 inductees into the Alumni Hall of Fame. They include Mayor Barry Brucker '75, renowned architect William Krisel S '41, and former Manhattan Beach Mayor Walt Dougher '53. The inductees will be honored at a reception at the high school on March 29.



Barry Brucker



William Krisel



Walt Dougher

**Celebrate V-Day at LEVentine's Day Social Feb. 8**

Join the LEV Foundation Feb. 8 at the W Hotel in Westwood for romance, music and a game of Singled Out! at the LEVentine's Day Social from 8 p.m. to 1 a.m.

The LEV Foundation was created in memory of Daniel D. Levian in order to foster productive, balanced lifestyles amongst youth. Levian was the victim of a drunk-driving accident in 2008.

To purchase tickets or for more information, visit <http://www.thelevfoundation.org/vday/>, e-mail [info@thelevfoundation.org](mailto:info@thelevfoundation.org) or call (424) 244-1538. The LEV Foundation is offering free taxi vouchers for the event that can be requested online.

**Text "bevhill" for emergency alerts**

Want to be alerted if there is an emergency in Beverly Hills? Check your cell phone.

The City of Beverly Hills Office of Emergency Management has set up an emergency alert system whereby individuals wanting to receive alerts via text message can opt in by texting "bevhill" to 888777.

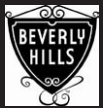
Residents and community members that opt in will receive notifications in emergency situations only, Health and Safety Commission Chair Dr. Debra Judelson said. Alerts would be issued for emergencies including, but not limited to, fires or prowlers in the community, Judelson said.

**Rembrandt portraits on display at Galerie Michael through Feb. 10**



*Beggar Seated on a Bank, Rembrandt, 1630*

Through Feb. 10, Galerie Michael at 224 North Rodeo Drive features an exhibition titled "A Window into the World of Rembrandt: A Collection of Etchings, Self-Portraits and Portraits," which highlights 17th century Dutch artist Rembrandt Van Rijn's self portraits and students' portraits of Rembrandt by looking into the renowned artist's conscious and subconscious. Perhaps best known for his portraits and self-portraits, Galerie Michael presents a diverse collection of Rembrandt's work, which magnifies not only his remarkable skill as an artist but also the sincerity with which he depicted his subjects. For more information, call (310) 273-3377. The exhibition can also be viewed online at [GalerieMichael.com](http://GalerieMichael.com).



**NOTICE OF PUBLIC HEARING**

The City Council of Beverly Hills, at its regular meeting to be held on **Tuesday, February 7, 2012, at 7:00 p.m., or as soon after as the matter is heard**, in the Council Chambers of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

**AN ORDINANCE OF THE CITY OF BEVERLY HILLS REQUIRING HIGH IMPACT CONVENIENCE STORES TO OBTAIN A CONVENIENCE STORE CONDITIONAL USE PERMIT AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE.**

The proposed Ordinance would prohibit establishment of new high impact convenience stores as defined in the Ordinance, unless the City is able to make specific findings to assure the use would not affect the surrounding neighborhoods in a negative manner.

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

All interested persons are invited to attend and speak on this matter. Written materials may be submitted during the public hearing.

Please note that if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at a public hearing or in written correspondence delivered to the City, either at or prior to the end of the public comment period.

If there are any questions regarding this notice, please contact Peter Noonan, AICP CEP, Associate Planner, Community Development Department, Planning, at 310.285.1127 or [pnoonan@beverlyhills.org](mailto:pnoonan@beverlyhills.org). The case file, including a copy of the proposed ordinance, is available for review in the Community Development Department/Planning Services Section, 1st Floor, 455 N. Rexford Drive, Beverly Hills, California.

BYRON POPE, CMC  
City Clerk



**NOTICE OF COMMISSION VACANCY**

**CHARITABLE SOLICITATIONS COMMISSION – deadline to apply February 24, 2012**

The Beverly Hills City Council is seeking qualified residents to fill one vacancy on the Charitable Solicitations Commission.

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

BYRON POPE, CMC  
City Clerk



**Dukakis joins Sherman for campaign event**

Former Governor of Massachusetts Michael Dukakis (right) and his wife Kitty joined Congressman Brad Sherman (D-Sherman Oaks) and his supporters on Jan. 19 for dinner and an evening of political discussion. Sherman represents the San Fernando Valley and is running for re-election in a new district formed by redistricting.



*Vivian and Harold Kaye*

**Senior Valentine's Day Dance and Party Feb. 12 at Roxbury Park**

Join the Beverly Hills Active Adult Club for the annual Senior Valentine's Day Dance and Party at Roxbury Park Auditorium on Feb. 12 from 1 to 3 p.m. Harold Kaye's Band will provide entertainment and light refreshments will be served. Admission is \$5 and all seniors are welcome.

Revenue in 2011/2012 is up to \$135,000 from \$46,000 in 2010/2011.

Fifteen BHUSD Adult School instructors continued offering their classes, which include Adult Fitness and Weight

Training, Iyengar Yoga, Adobe Photoshop, and Watercolors. The program continues through April 13. Sessions will be held each Wednesday and Friday afternoon from 1-4 p.m. at Roxbury Park Community Center. Appointments are required and will be made on a first-come first-serve basis.

Administered by IRS-trained and certified volunteer tax counselors, the Tax-Aide program will provide confidential assistance in

Revenue in 2011/2012 is up to \$135,000 from \$46,000 in 2010/2011.

**Third annual Beverly Hills Wine Festival coming to Beverly Hilton**

On Feb. 26, over 100 wineries, breweries and spirits will be at the Beverly Hilton to showcase select varieties at the third annual Beverly Hills Wine Festival. The event is presented by ABM Medical, Aston Martin, and Lamborghini of Beverly Hills, and net proceeds will benefit the LA Animal Alliance. The festival will also feature live music and entertainment. For more information, visit [beverlyhillswinefestival.com](http://beverlyhillswinefestival.com).

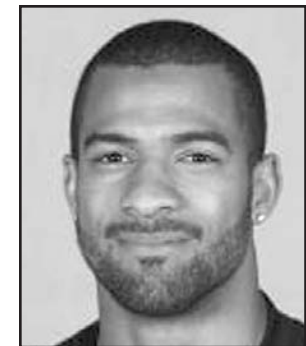
**Sign up now for AARP Tax-Aide program at Roxbury Park**

AARP, in cooperation with the IRS, will sponsor a free Tax-Aide service for all middle and low income taxpayers, with special attention to those 60 years and older.

preparing Federal and State tax forms, and answers to your tax questions. For additional information or to make an appointment, call (310) 285-6840. The City of Beverly Hills Community Services Department will assist in the dissemination of information regarding income tax preparation, but will in no way be responsible for the accuracy of the information provided in the program.

--Briefs compiled by Melanie Anderson

**Paysinger set to be first alum to play in Super Bowl**



*Spencer Paysinger*

Spencer Paysinger is expected to become the first Beverly High alumnus to play in the Super Bowl when the New York Giants face the New England Patriots Sunday in Indianapolis, completing a

possibly unprecedented three-year cycle of playing in college and the NFL's biggest games.

Donald Paysinger, Spencer Paysinger's father and the Normans' football coach, said "each year it is getting more exciting" seeing his son play in his final game of the season.

Spencer Paysinger played for Oregon in the Rose Bowl Game on New Year's Day *briefs cont. on page 7*

**City's adult class offerings nearly double due to BHUSD Adult School incorporation**

Although the BHUSD Board of Education voted last year to discontinue most Adult School classes with the exception of English as a second language, the Joint Powers Agreement allowed many classes to continue, with classes administered by the City's community services department and classrooms provided by the BHUSD.

Some classes could not continue because they were offered during school hours, but the resulting City adult class program that began in Fall 2011 has led to an almost doubling of course offerings and overall enrollment, and revenue nearly tripling since last year.

According to a report presented to the Recreation and Parks Commission last week, in 2011/2012 there were 111 adult classes offered compared to 58 in 2010/2011, and 1,062 students enrolled compared to 568.

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# from the hills of beverly



## Family feuds Roxbury, demo squabbles

By Rudy Cole

It may not be God's Little Acre, but Roxbury Memorial Park's eleven acres are all we have west of La Cienega for greenery, senior services, youth sports, preschool and a few other uses.

And it is not a thing of beauty. But making it better, bringing it up to minimal community standards, seems to have unleashed yet another divisive, highly emotionally charged civic conflict. How and why Roxbury has become so polarizing merits a doctoral study on how we conduct city business. There is sufficient blame for the fussing and fighting, the years of delays and the misinformation being circulated to hold accountable several generations of government, civic and community leaders.

First, a note to present and future office seekers: There are some issues voters hold sacrosanct. Do not mess with police, fire, schools or seniors. And remember, our aged adult population has the highest percentage of people who actually vote in city elections, by far. Something to carefully factor in for candidates in elections often decided by a few dozen votes!

Last week, despite years of planning, public hearings and volumes of staff reports, the city council decided to start all over again.

They held an open forum and invited the community to express their opinions.

You know what happens at any of these meetings. Inevitably, the most volatile opponents of any kind of change or proposal made by even the slimmest of council majorities attract people who are ready to fight city hall at the drop of an opening gavel. To them, a reading of the agenda must have some sinister meaning. They are called the "No on Yes" contingent.

But this debate on Roxbury is not some private enterprise zoning battle where the issues usually come down to environmental concerns versus economic benefits. This is about fulfilling our responsibilities to provide basic and usable municipal facilities for our community, and to assure that those resources are safe, modern and match civic values.

Certainly, not all those ready to do battle with the city are irresponsible no-sayers. Southwest Homeowner president **Ken Goldman**, who too has called initial plans too expansive, has paid his dues in recreational involvement. He has for years given time and leadership to youth sports for the city and schools. **Gloria Seiff** and **Rose Norton** also have served our com-

munity, both as city commissioners and activists. The same can be said of many residents who want to limit improvements at Roxbury. Too many others of the more strident voices are simply using this debate to continue to fight city hall. I doubt if some of the more vocal ever go anywhere near the park.

Goldman and others do agree that improvements at Roxbury are overdue. But when **Red Richmond**, one of our most active council and leadership antagonists, becomes the voice of reason, we need to see this whole process as a time to come together. Red, a fiery, outspoken—to put it mildly—city government critic, actually began her testimony at last week's hearing with the declaration that after listening to the very able staff report by Assistant Community Services and Library director **Nancy Hunt-Coffey**, she had, are you ready, changed her mind. Alas, she could not resist her moderating talk by taking one final shot at the council majority.

Maybe this process and the continuing discussions on the future of Roxbury Park will lead to a community consensus and bring an end to improvement delays.

It was encouraging to hear from people who actually want progress, and not just opponents of change, at the hearing.

This might also be a good time to commend Mayor **Barry Brucker** for his handling of the gavel at the meeting. He was polite and considerate, even of people who came to bash the council and staff.

Since, in reality, we are starting from scratch, what can or should we do to actually make this great resource more usable? At the same time, this also provides another challenge: Bringing more residents to our parks, and city recreational opportunities.

I suppose we should begin by responding to some of the more ludicrous claims by the know-nothing objectors. No, this is not ever going to be some mammoth development or commercial enterprise. There are no, repeat no, plans for a gigantic catering facility that could rival our hotels for banquet business. No, there is no restaurant size kitchen or dining area, only a kitchen that meets minimal needs of users, mostly seniors, and, at long last, complies with County health and safety rules. The present kitchen is a joke.

What mostly needs improvement is the primary structure that houses, among other needs, the meeting room for seniors. It is totally inadequate for minimal community needs.

Roxbury now is home to youth sports—a baseball diamond-soccer field, picnic areas with barbeque places, four well lit tennis courts, outdoor basketball court and other sports uses and, most important, green areas for walking.

We know how "under parked" we are by state and national standards, but the idea that the city could simply spend money that would improve Roxbury to acquire more open space, with the possible exception of land near La Cienega in Los Angeles, is simply not close to reality. That train left the depot decades ago.

What is quite sad is how we compare to neighboring cities, both on park improvements and senior services. Many of our older residents actually go to other cities, including Culver City, because of their more modern, safer and enjoyable venues. Is that something we are willing to accept? Second rate parks?

However, some of the plans for improvements need tweaking. The major meeting room/primary building has to come down. How large a structure must be compromised, by both sides. Clearly, there is not sufficient space for user needs.

As for a gym/indoor basketball court, now we make our youngest freeze their buns off during basketball season at inadequate outdoor courts. Planners need to actually coordinate future indoor sports needs with school district improvement plans and then decide what is feasible and fiscally responsible and doable.

At the same time, why not consider indoor basketball for La Cienega and look at the possibility of buying property at La Cienega and Olympic, that is feet outside our city in Los Angeles, but vacant and an eye sore?

Whatever plans evolve, the city should preserve as much open space as possible and address the critical need for user parking. Expand site parking and many neighbor concerns will be mitigated.

And since a new structure will also be a city disaster center, just maybe putting the major meeting room on the second floor needs to be rethought. One flight up also isn't convenient for seniors.

Yes, we will be judged by how well we serve our seniors and our youth, but one of the best arguments for improvements at Roxbury came from a letter by a 95-

## Don't Shop, Adopt!

"I am Lucky Chucky Valentine, a crusader on behalf of all breeding mill puppies.

Read my story! Become a Friend of Lucky Chucky Valentine. Join me in my fight against evil puppy mills.

I hate those guys!  
-and so does Michael 007."

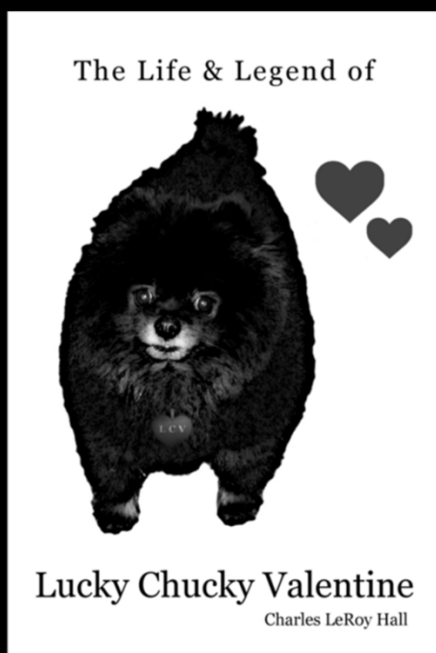
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year-old resident, **Donna Goldstein**. Ms. Goldstein too has paid her dues. She has been "Senior of the Year," Active Adult Club president and, most important, an actual park participant and user and very involved civic activist.

This is what she said, in part: "As you know, we have stood up at city council many times to ask you to give us new bathrooms, a larger kitchen and a new auditorium to conduct our activities. The lighting and sound are deplorable, it makes it hard for us to conduct meetings and have social events. What kind of community makes its seniors or children gather in buildings such as these? I would like to dispel the rumor that we are mostly non-residents. Of our 412 members, 281 are residents." (Editor's note, many non-residents once lived here and remain members.)

Ms. Goldstein ended with a political reminder: "When council candidates come to our forums they always promise they will make it better. We are watching."

So, let's put aside personal agendas and do this right, not only for our seniors and youth, but the park neighbors and our whole city. Yes, some of the early plans need to be reexamined, but clearly Roxbury is not what we demand as a Beverly Hills resource. This will only be concluded in a rational and responsible manner if the whole community takes an interest and is heard.

\*\*\*

Judging by the angry spats on the social networks, the Republican primaries are not the only overcharged political battles taking place. Local Democrats are taking sides with spears flailing in the race for state assembly in the 50th district, of which Beverly Hills is a small but important part.

There is no battle for the Republican nomination, but three viable Democratic contenders are slugging it out in this newly carved out district, now mostly in a district where **Mike Feuer** is termed out.

By the way, if you believe that our city leaders and councilmembers march in some

political lockstep, consider the endorsements in this race. Mayor Barry Brucker is backing Santa Monica Mayor **Richard Bloom**, Vice Mayor Dr. **Willie Brien** has endorsed **Betsy Butler** and likely council candidate and planning commissioner **Brian Rosenstein** is a major leader in **Torie Osborn's** campaign.

On issues, there are probably only inches separating all three. They are all liberal, have good positions on the environment, and have solid records in civic involvement. Of the three, Torie has been the most visible in Beverly Hills.

What caused the most recent flap in the campaign was the process in obtaining the Beverly Hills/West Hollywood Democratic Club endorsement, and it has become very personal indeed.

Club endorsements may have minimal value in local elections, but in the national and state campaigns, with far larger turnout of voters, they can and do have an impact. All three have been battling for various club endorsements, but the most successful has been Torie Osborn.

Osborn did play by the rules. She brought many new members to our local club, all prior to the 30-day cut-off period. Would she have won without these new members? Maybe, but supporters of the other candidates are protesting, something they probably should have done before not after the club vote.

Now, club president, former school board president and city commissioner **Lillian Raffel** is being attacked for allegedly trying to block the Osborn vote. What she did was absolutely correct. She checked with club leaders and party lawyers to assure that the club would follow party rules and decided they were. She validated the club endorsement vote for Osborn.

After the vote, Lillian was charged by some Osborn supporters, but not by the candidate herself, with being a Butler endorser. We checked the long list of public officials and community leaders backing Butler and Raffel's name is never mentioned. She had

49ers in the NFC Championship Game Jan. 22 at Candlestick Park. "I never played so hard in my life!" Paysinger wrote on his Twitter account, twitter.com/SpittyP following the game. "I love my squad."

Carter Paysinger and Donald Paysinger both attended the NFC Championship Game, which was won on Lawrence Tynes' 31-yard field goal.

"It was kind of surreal," Carter Paysinger said. "In my heart, I felt like the Giants were going to go to the Super Bowl after they beat Green Bay in Green Bay. It just seems like there are franchises that you're just not surprised if they win. When that field goal went through, it was 'Oh my God, it's here. It happened.'"

Carter Paysinger was the Normans' football coach from 1990-2008, including coaching Spencer Paysinger, who was a receiver and safety in high school and the Ocean League's Most Valuable Player in his 2005 senior season.

"For me to see him develop into an NFL

player, that's a right to endorse, but in the interest of fair process, remained neutral.

As to their campaigns, we really need to hear what the candidates can or will do to support public education, and more insular, how well they know Beverly Hills and are able to relate to our state government interests.

Neither Osborn or Raffel did anything wrong, and this is a momentary issue that detracts from understanding the qualifications and position on issues of all three Democratic candidates. All those highly

charged social network attacks are not helping.

Let's leave that to Newt and Mitt. And congratulations to Florida Republican voters for putting Ron Paul last and least.

*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.*



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briefs cont. from page 5

2010 and the Bowl Championship Series National Championship Game on Jan. 10, 2011.

"I didn't think I could be more excited than last year, but I am," Donald Paysinger said.

Beverly High principal Carter Paysinger, an uncle of Spencer Paysinger, said in an interview Tuesday that "I still don't think it's sunk in yet," that he will be playing in the Super Bowl.

Paysinger made the Giants as an undrafted free agent linebacker and special teams player. Columnist Art Stapleton of the Woodland Park, N.J.-based *The Record* wrote that Paysinger and fellow rookies Jacquian Williams, Tyler Sash, Prince Amukamara and Mark Herzlich "have all played important roles on special teams at one point this season." Paysinger, a 2006 Beverly High graduate, made 11 tackles and assisted on one other in 15 regular-season games and one tackle in New York's 20-17 overtime victory over the host San Francisco

briefs cont. on page 8

**Fine Art Commission prepares for new purchase; approves installation at 8767 Wilshire**

The Fine Art Commission will likely bring a proposal to purchase a new public art piece, a stainless steel sculpture by Jaume Plensa called *Endless III*, to the City Council later this month.

Prior to the purchase, the Fine Art and Recreation and Parks commissions weighed in on a potential location for the piece.

Fine Art Commission Chair Judi Friedman and Recreation and Parks Commission Chair Susan Gersh said both commissions agreed to recommend locating the new piece in Beverly Gardens Park near Yayoi Kusama's Hymn of Life: Tulips and relocating Roxy Paine's Erratic, the steel boulders, to the same area on Santa Monica Boulevard between Rodeo and Canon drives to form a "critical mass," or sculpture garden.

"I think the pieces will interact," Gersh said. "I think it will bring people in and [they] will be able to experience the beauty of a sculpture garden in Beverly Hills. It's a beautiful setting for the works and I think it will just be a wonderful asset for the City."

The Fine Art Commission will also recommend a proposal for lighting the sculptures to the City Council. Since Beverly Gardens Park closes at 10 p.m., Friedman said the lights would be programmed to turn on after sundown and shut off at 10 p.m.

Friedman said price negotiations for Plensa's *Endless III* are currently underway. According to minutes from the Oct. 20 Fine Art Commission meeting the piece was valued at approximately \$350,000 by a New York City gallery. The City's fine art purchases are funded by the City's public art fund, which is maintained by collecting developer fees earmarked for the acquisition, installation, maintenance and display of public art.

Friedman said she would also bring forward a proposal to the City Council to relocate Joan Brown's *Center Obelisk*, which was previously located at the former Hilton Headquarters at 9336 Civic Center Drive, to a spot outside the Beverly Hills Library on Rexford Drive. Property owner Tishman Speyer has offered to donate the piece to the City, repair it and place it once a new location is approved. Playboy Enterprises Inc. has leased 45,000 square feet of office space in the former Hilton Headquarters.

The Fine Art Commission also approved a bronze piece commissioned by the developer to be installed in front of 8767 Wilshire Boulevard, the Kobor building. Friedman said Guy Dill, the artist of the 180 by 108 by 108-inch sculpture, attended the Jan. 19 Fine Art Commission meeting.

The City's public art ordinance requires developers of buildings valued at \$500,000 or more to install fine art valued between 1 and 1.5 percent of the total construction cost of the building, or pay a percentage into the City's Fine Art Fund.



"Center Obelisk" by Joan Brown



Front row, left to right: Daniel Burns, Becca Heller, Simon Pojarski. Middle row: Joshua Daniely, Alexis Nagler, Lauren Kadosh, Michael Aminpour, Natalie Raviv. Back row: Lauren Lavian, Georgia Elston, Itay Zander, Angelina Izzet, Alexander Olynick, Leo Vergara, Isabella Best, Jacob Getty

**Beverly Vista second grader leads international toy drive; BV pitches in**

Beverly Vista second-grader Bronte Henfling was in Manila when a tropical storm hit on Dec. 17, resulting in devastating flash floods in the southern Philippines.

Bronte decided to help the youngest victims by organizing a toy drive with the goal of delivering 1,000 stuffed animals to children in the impacted region on Valentine's Day.

"Imagine if you were there," Bronte said in a video calling for donations. "You've lost everything. You've lost your parents, you've lost your house, you've lost your brothers, you've lost your sisters and you've lost your toys. How would you feel? You'd feel sad, wouldn't you?"

Bronte is currently in the Philippines with her mother Megan Worthy and her father, George Henfling, who is working on the set of the next Jason Bourne movie starring Matt Damon. Worthy and Bronte joined George in the Philippines in November.

"It makes perfect sense for us to be doing this because Bronte is very attached to her bear named Frank," Worthy said. "She's an only child so Frank is everything to her. If she lost Frank it would be so devastating. I think it really resonated with her what these children are going through having lost everything."

Worthy said she and Bronte began by asking the hotel staff how they could help, and once Bronte appeared in a video intended for her classmates, word spread. Toy drop-off sites sprung up in Beverly Hills (at Beverly Vista), New York, Australia, and the Philippines. Worthy said the Beverly Vista community stepped up immediately.

"It reminds us of what a family Beverly Vista is for us," Worthy said. "It's amazing how incredibly quickly the school community can mobilize."

Worthy said Bronte keeps up with schoolwork with the help of a private tutor and the support of Beverly Vista second grade teacher Gabrielle Painter. Bronte is also studying Spanish, Worthy said, and gaining a valuable experience living temporarily in a country with an overwhelming population living in poverty, including children.

Collection of donations has ended at Beverly Vista to allow time for shipping, but donations are still being accepted online. For more information, visit <http://www.wix.com/megs25/plush-toy-drive>.

*briefs cont. from page 7*

football player is just really amazing," Carter Paysinger said. "His growth from his junior year in high school to now is just astonishing to all of us."

Carter Paysinger explained he was referring to Spencer Paysinger's growth "not only in his athleticism, but his maturity."

"In order to get to the level he's at, you have to have a tremendous desire," Carter Paysinger said. "He's grown in terms of the desire and the willingness to embrace the hard work that's necessary to do this."

"He was always a good kid, and always wanted to be the best, but to see him accomplish this and to somewhat know what he's gone through has been really impressive for us."

While Paysinger would be the first Beverly High alumnus to play in a Super Bowl, at least one alumnus played in an NFL Championship Game, the league's title game before the Super Bowl was cre-

ated in conjunction with the 1966 merger agreement between the NFL and American Football League—Al Barry, a guard with the Giants in 1958 and 1959 games.

Nine Paysinger family members will be attending Super Bowl XLVI, according to Donald Paysinger, including himself, Carter Paysinger and Vonzie Paysinger, the Normans' baseball coach.

Players on each Super Bowl team are given two free tickets and are able to buy up to 13 more at the face value price of \$800 each, according to Pat Hanlon, the Giants' vice president of communications, and Greg Aiello, the NFL's senior vice president of communications.

"Not one of my close friends have asked me for tickets to the Super Bowl. That's exactly why they are my close friends," Spencer Paysinger wrote Sunday on his Twitter account.

--Steven Herbert



Left to right: Debby Soufer, Adrienne Isaac, Janine Kleerup, Natalie Hannani, Ravit Harary

**Horace Mann parents gather for parent social time**

More than 30 parents gathered for the Horace Mann Sixth-Grade Parent Social at the home of James and Debby Fogelman on Jan. 22. The Middle School Communications Committee organized the potluck, inviting all sixth grade parents to attend.



# coverstory

## TO PROTECT AND SERVE

The Weekly's exclusive interview with  
**BHPOA President Sgt. Terry Nutall**  
By Melanie Anderson



### What is the Beverly Hills Police Officers Association?

The Beverly Hills Police Officers Association is the bargaining unit that represents the police officers at the ranks of sergeant and below to the city. We essentially advocate for the rights of the members of our association with respect to hours, wages, and working conditions as it pertains to labor laws.

Annually, we have a police service day, which is also referred to by some as the pancake breakfast. The reason for that event is a way of giving back to the community and saying thank you for the invaluable level of support that they give us throughout the year. It's fair to say that this community like none other absolutely embraces and appreciates its police department and we're so thankful for it. We recently partnered with the Beverly Hills Education Foundation to get involved with more community events as [they] pertain to the schools. We host an event for the seniors annually at the Roxbury Park Community Center to show our appreciation for their support as well.

### What inspired you to join the BHPOA board of directors seven years ago?

I've always had an interest in ensuring that the rights of police officers are protected. I've always had a mindset of having a balanced approach in terms of what the position should be with the police administration [and] with the City.

I find it extremely rewarding. I absolutely love advocating for the rights of police officers. Because I believe in a balanced approach, an analogy I like to use personally is I believe in building bridges not moats. I like working with others for the common good. I think by putting our heads together and sitting down and having dialogue we can come up with solutions to benefit all involved.

### Joe Chirillo headed the Association for many years. What advice did he give you?

Joe and I spoke a lot. Now he's my direct advisor. Of all the things he and I talked about, the thing that sticks out most to me is that he stressed the importance of keeping an open mind and above all being fair no matter what's involved. [Chirillo also advised] not to be ruled or led by emotions.

### Negotiations recently concluded for a new contract between the City and BHPOA. Of the agreement, Councilmember John Mirisch said, "I think if you asked the police, they're somewhat dissatisfied. I'm somewhat dissatisfied. That might be a sign of a good compromise." Do you agree?

Not speaking for the entire association, but speaking as an individual member of the association, I am not dissatisfied at all. In fact, I am actually quite pleased that we were able to come to resolution. We as a board and specifically the negotiating team for the board went into negotiations with an open mind. We recognize the City has concerns with their ability to remain financially viable moving forward in the future, and we've always had the position that we wanted to help as best we could. Over the course of about three months there were ongoing negotiations, and in the end no one got everything they wanted, but we were very happy that we were able to come away with things that we did get.

### What were some of the things you wanted but did not get?

First you should know that the actual contract itself hasn't been signed by council yet, so it's not official. We have a tentative agreement. Because of that, I'm reluctant to speak on specifics because we are in ongoing meetings with the City's negotiating team to fine tune the language, and certain things are subject to change based on those meetings.

### What is your comment on the fact that the new contract calls for officers to contribute to their own pensions for the first time?

Going back to the understanding that the City was trying to achieve a certain level of sustainability, we went in with an open mind believing that could happen. We weren't certain initially in terms of what that formula would be, but in working with the City to fine tune what they were trying to accomplish and also keeping in mind how that would affect our members, what they were asking for ultimately was agreeable. Obviously, there were

fears how deep the cuts were going to be, the great unknown. We believe in part that's why we had so many people depart prior to the contract expiring on [Oct. 7, 2011]. But moving beyond that date, and sitting down and having open dialogue, we were able to reach an agreement that allowed us to continue to keep our reasonable place in the market with respect to other agencies, while at the same time helping the City achieve [its] goals.

### As you just mentioned, an unprecedented number of police officers retired in advance of the new contract. Why didn't they wait for negotiations to conclude?

Many of the people who retired had an excess of 28 plus years of service with the City. They had secured a certain level of benefits already. Once a contract expires and you begin to negotiate for a new contract, you become subject to the terms of the new contract. They felt more comfortable in walking away with what they had already secured over the course of their careers, as opposed to potentially losing something they felt they had earned while working for the City. I should add that in having conversations with many of the people they didn't want to leave but because of the unknown, they felt it was the best thing to do for them and their families.

### How did you decide to go into law enforcement?

I've known since junior high school that I wanted to be a police officer, so I put myself in a position to seek that career early on. I grew up in Compton, Calif., and while walking home from school one day, [I saw] two guys sitting on the corner. One of the guys I knew because I went to school with his two younger brothers. As I approached him, one of the two asked which gang I was from. I said, "I'm not in a gang." He immediately said to the other guy, "Shoot him." The guy pulled a gun out and he pointed it right at my face. I thought about it for a second, and instinctively I just began to walk off. As I was walking away, I remember saying to myself, "Where are the police? They should be here to protect me." It was from that point on that I was going to be a policeman because I thought to myself if I can help it, I will never let that happen to anyone else. That was one of the reasons I wanted to work gang enforcement with LAPD and I did for about 3.5 years. I made it a mission of mine to go out and protect and serve the community members in South L.A. to the best of my ability in try[ing] to eradicate the gang problem there.

After high school, I initially attended junior college and began taking criminal justice classes. At the same time I was fortunate enough to be hired by the L.A. County Sheriff's Department as a community service officer, which was my first introduction to law enforcement. I worked there for 2.5 years. After that I was hired by the Los Angeles Police Department, where I worked for six years. And then in 2000, I lateraled from the LAPD to the Beverly Hills Police Department. I've been here 12 years now.

### What are the differences between working for LAPD and BHPD?

To be fair to LAPD, it was a terrific experience for me. I really honed my skills as a police officer there. I found it to be very rewarding. I was very fortunate in the short timeframe of six years to work a lot of specialized assignments, which made me more well rounded, which prepared me to come to Beverly Hills and excel and to be a vital part of this organization. The No. 1 thing that stands out for me when comparing LAPD to Beverly Hills is the outstanding level of community support that we have.

### What made you want to work in Beverly Hills?

When I was hired by Beverly Hills, I was hired along with [Victor Short], who [is] a detective here. He and I were partners together working a gang unit with the LAPD. He had mentioned that Beverly Hills was hiring and we should consider applying. I said, "No thank you." I was very happy where I was and doing what I was doing. He kept nagging me to do it, and finally I relented and we both applied. We called it a package deal.

[BHPD] is perfect for my home life. I've got a sense of security. I'm able to care for the needs of my family. In terms of quality of life in the City, I've already mentioned the level of community support, the family atmosphere that the department has, the cutting edge equipment that we are able to acquire. That's not to say other agencies don't have it but this department really values equipping their officers with the tools that are needed to go out and do the job to the best of your ability. The level of education that many officers have here—most have undergraduate degrees, many have graduate degrees, there are even some here with juris doctorates—the level of well rounded people here is amazing.

### Tell us about your family.

I'm married to a wonderful lady. Her name is Dia-Lisa [Nutall]. I have four children [ages] 7, 9, 11 and 16. We currently reside in Orange County, Calif.

### What other goals do you have for the BHPOA during your term?

I should start by saying this: Because the board determines who the president will be every year, our first meeting will determine what the leadership will be. I may or may not be the president. Even if I'm not, I will still be on the board, so there will still be a group influence I will have in terms of shaping the direction of the association.

In terms of speaking as president, what I would like to see happen with the board is to continue to foster the outstanding working relationship with police administration for our members as well as the City as a whole. [I would like] to continue to be even more involved with the community. We'd perhaps like to partner with the schools and do some reading or story telling time with the K-6th graders with approval of the school board. [I'd like to] continue to get out and network with the community in the various events they have here [such as] Affaire in the Gardens and the programs that BHEF puts on.

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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: 9617 HIGHLAND GEORGE DR, BEVERLY HILLS, CA, 902102317. 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 \$1,213,997.46. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/18/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4177270 01/19/2012, 01/26/2012, 02/02/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0117634 Title Order No. 11-0098106 Investor/Insurer No. 201719341 APN No. 5554-006-079 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/07/2004. 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 RENEE HEART, A SINGLE WOMAN, dated 10/07/2004 and recorded 10/26/2004, as Instrument No. 04 2754684, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/14/2012 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: 1318 N CRESCENT HEIGHTS BLVD #204, WEST HOLLYWOOD, CA, 90046. 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 \$319,713.79. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/18/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4176653 01/19/2012, 01/26/2012, 02/02/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 446230CA Loan No. 0628095754 Title Order No. 643245 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11-28-2003. 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 02-09-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 12-19-2003, Book N/A, Page N/A, Instrument 03-3822009, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MENACHEM KLIER, 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: A CONDOMINIUM COMPOSED OF: PARCEL 1: A) AN UNDIVIDED 2/9 INTEREST IN AND TO LOT 1 OF TRACT NO. 39923, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1027 PAGE(S) 83 AND 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 1 TO 4 INCLUSIVE AS DEFINED AS DELINEATED ON A CONDOMINIUM PLAN RECORDED DECEMBER 8, 1987 AS INSTRUMENT NO. 87-1940090. B) UNIT 3 AS DEFINED AND DELINEATED ON THE ABOVE REFERRED TO CONDOMINIUM PLAN. PARCEL 2: AN EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, FOR ALL USES AND PURPOSES OF A "ENTRY" OVER AND ACROSS THAT PORTION OF LOT 1 OF TRACT 39923, DEFINED AS DELINEATED AS "EXCLUSIVE USE COMMON AREA", WHICH BEARS THE SAME NUMBER AS THE UNIT REFERRED TO IN PARCEL 1 ABOVE FOLLOWED BY THE LETTER "E" ON THE ABOVE REFERENCED CONDOMINIUM PLAN. PARCEL 3: AN EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, FOR ALL USES AND PURPOSES OF A "DECK" OVER AND ACROSS THAT PORTION OF LOT 1 OF TRACT 39923, DEFINED AND DELINEATED AS "EXCLUSIVE USE COMMON AREA", WHICH BEARS THE SAME NUMBER AS THE UNIT REFERRED TO IN PARCEL 1 ABOVE FOLLOWED BY THE LETTER "D" ON THE ABOVE REFERENCED CONDOMINIUM PLAN. PARCEL 4: AN EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, FOR ALL USES AND PURPOSES OF A "PARKING AREA" OVER AND ACROSS THAT PORTION OF LOT 1 OF TRACT 39923, DEFINED AND DELINEATED AS "EXCLUSIVE USE COMMON AREA", 7P AND 8P ON THE ABOVE REFERENCED CONDOMINIUM PLAN. PARCEL 5: AN EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 ABOVE, FOR ALL USES AND PURPOSES OF A "BALCONY" OVER AND ACROSS THAT PORTION OF LOT 1 OF TRACT 39923, DEFINED AND DELINEATED AS "EXCLUSIVE USE COMMON AREA" WHICH BEARS THE SAME NUMBER AS THE UNIT REFERRED TO IN PARCEL 1 ABOVE FOLLOWED BY THE LETTER "B": ON THE ABOVE REFERENCED CONDOMINIUM PLAN. Amount of unpaid balance and other charges: \$512,752.10 (estimated) Street address and other common designation of the real property: 179 NORTH LA PEER DRIVE BEVERLY HILLS, CA 90211 APN Number: 4335-029-137 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: 01-13-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee ISAAC PACHECO, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4178413 01/19/2012, 01/26/2012, 02/02/2012

Title No. 4467531 ALS No. 2010-5964 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT OF A LIEN, DATED 12/22/2009. 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. NOTICE IS HEREBY GIVEN THAT: ON 2/9/2012, at 09:00AM, Association Lien Services, as duly appointed Trustee under and pursuant to a certain lien, recorded on 12/23/2009, as instrument number 20091953289, of the official records of Los Angeles County, California. WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK AT: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA The street address and other common designations, if any, of the real property described above is purported to be: 221 S. Gale Dr. #203, Beverly Hills, CA 90211 Assessor's Parcel No. 4333-029-043 The owner(s) of the real property is purported to be: Bi Young Baek, an unmarried woman The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein; plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and Trust created

by said lien. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice Of Sale is \$29,327.67. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 days after the sale. The beneficiary of said Lien hereto 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. DATE: 1/13/2012 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: Rose-Mantalozi, Trustee Officer P916308 1/19, 1/26, 02/02/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0123453 Title Order No. 11-0103867 Investor/Insurer No. 871776833 APN No. 5530-001-005 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/14/2005. 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 RC THORNTON A SINGLE MAN, dated 06/14/2005 and recorded 6/24/2005, as Instrument No. 05 1494431, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 at 11:00 AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1244 NORTH FAIRFAX AVENUE, WEST HOLLYWOOD, CA, 90046. 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 \$1,203,499.51. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/25/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4178438 01/26/2012, 02/02/2012, 02/09/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0123132 Title Order No. 11-0103565 Investor/Insurer No. 176567503 APN No. 4337-012-057 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/27/2007. 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 YOLANDA TAYLOR, A SINGLE WOMAN, dated 07/27/2007 and recorded 8/7/2007, as Instrument No. 20071858016, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 at 11:00 AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 445 WESTMOUNT DRIVE, WEST HOLLYWOOD, CA, 90048. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,940,021.77. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a

check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/26/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4179698 01/26/2012, 02/02/2012, 02/09/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0107888 Title Order No. 11-0087928 Investor/Insurer No. 092657526 APN No. 2382-018-028 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/09/2005. 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 RICHARD HWANG AND LI CHEN YANG, HUSBAND AND WIFE AS JOINT TENANTS, dated 05/09/2005 and recorded 5/25/2005, as Instrument No. 05-1223470, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 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: 12063 CREST COURT, 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 \$3,666,885.85. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/30/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4177922 01/26/2012, 02/02/2012, 02/09/2012

TS No. T10-71293-CA / APN: 4342-036-023 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/27/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state 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 a Deed of Trust described below. 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, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, 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. Pursuant to California Civil Code Section 2923.54 the undersigned, on behalf of the beneficiary, loan servicer, or authorized agent, declares as follows: [X] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed and [X] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55 Trustor: JOHN YARBROUGH, A SINGLE MAN

Duly Appointed Trustee: CR Title Services, Inc. P.O. BOX 16128, TUCSON, AZ 85732-6128 866-702-9658 Recorded 09/03/2008 as Instrument No. 20081584394 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/21/2012 at 09:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$463,426.78 Street Address or other common designation of real property: 431 N DOHENY DR #3 Beverly Hills, CA 90210-5715 A.P.N.: 4342-036-023 Legal Description: As more fully described in said Deed of Trust The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. The Trustee shall incur no liability for any good faith error in stating the proper amount of unpaid balances and charges. For Sales Information please contact PRIORITY POSTING AND PUBLISHING at WWW.PRIORITYPOSTING.COM or (714) 573-1965 REINSTATEMENT LINE: 866-702-9658 Date: 1/26/2012 CR Title Services, Inc 1000 TECHNOLOGY DRIVE, MS-314 O'FALLON, MO STEPHANIE ABCEDE TRUSTEE SPECIALIST, Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction. P915916 1/26, 2/2, 02/09/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0116362 Title Order No. 11-0096745 Investor/Insurer No. 108611822 APN No. 4334-018-034 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/28/2005. 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 FARIBA MOLAYEM, AND VAHID MOLAYEM, WIFE AND HUSBAND AS JOINT TENANTS, dated 06/28/2005 and recorded 7/7/2005, as Instrument No. 05 1596903, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 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: 160 NORTH LE DOUX ROAD, 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. 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 \$1,259,136.76. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/21/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:-- Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4180299 01/26/2012, 02/02/2012, 02/09/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 742772CA Loan No. 1022958165 Title Order No. 100374366-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11-30-2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-16-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 12-13-2005, Book , Page , Instrument 05-3055920, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: JOANNE GORBY, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY., as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held

by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT(S) 694 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 THROUGH 20, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$2,276,122.04 (estimated) Street address and other common designation of the real property: 217 S WETHERLY DRIVE BEVERLY HILLS, CA 90211 APN Number: 4331-024-005 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: 01-24-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4177106 01/26/2012, 02/02/2012, 02/09/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0123524 Title Order No. 11-0103854 Investor/Insurer No. 154440446 APN No. 4357-002-008 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/07/2006. 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 AUSTEENE G COOPER, A SINGLE WOMAN, dated 12/07/2006 and recorded 1/2/2007, as Instrument No. 20070000118, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 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: 1831 BENEDICT CANYON DR, BEVERLY HILLS, CA, 902102006. 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 \$849,126.27. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/26/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4180904 01/26/2012, 02/02/2012, 02/09/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0120182 Title Order No. 11-0100609 Investor/Insurer No. 136207803 APN No. 5554-009-056 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/25/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JESSY TERRERO, A SINGLE MAN,

AND DANIA RAMIREZ, A SINGLE WOMAN, dated 04/25/2006 and recorded 4/28/2006, as Instrument No. 06 0940369, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 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: 8121 NORTON AVENUE # 302, WEST HOLLYWOOD, CA, 900464908. 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 \$872,693.41. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/21/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4182316 01/26/2012, 02/02/2012, 02/09/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0032577 Title Order No. 11-0025880 Investor/Insurer No. 872301050 APN No. 4345-008-005 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/27/2006. 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 HAROUN ROSTAMI, A SINGLE MAN, dated 03/27/2006 and recorded 4/3/2006, as Instrument No. 06 0707642, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/27/2012 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: 809 NORTH ROXBURY 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 \$5,217,975.14. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 07/19/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4185118 02/02/2012, 02/09/2012, 02/16/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0128771 Title Order No. 11-0109015 Investor/Insurer No. 142265034 APN No. 4337-004-128 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 NICHOLE HILTZ, A SINGLE WOMAN, dated 08/15/2006 and recorded 8/23/2006, as Instrument No. 2006-1878927, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County,

State of California, will sell on 02/27/2012 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: 637 WEST KNOLL DRIVE NO 204, WEST HOLLYWOOD, CA, 90069. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$487,353.90. 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. DATED: 02/02/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4185200 02/02/2012, 02/09/2012, 02/16/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0127791 Title Order No. 11-0108402 Investor/Insurer No. 0070095727 APN No. 5529-005-196 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/19/2005. 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 DAVID B. WALSH, A SINGLE MAN, dated 04/19/2005 and recorded 5/6/2005, as Instrument No. 05 1069215, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/27/2012 at 11:00 AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 911 N KINGS RD #322, WEST HOLLYWOOD, CA, 90069. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$590,230.08. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/29/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4184093 02/02/2012, 02/09/2012, 02/16/2012

NOTICE OF TRUSTEE'S SALE TS No. 10-0005386 Title Order No. 10-8-024783 Investor/Insurer No. 109024144 APN No. 5559-004-009 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/27/2005. 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 JOHN MARSHALL, A SINGLE MAN, dated 06/27/2005 and recorded 7/5/2005, as Instrument No. 05 1572868, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/27/2012 at 11:00 AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of

sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1219 SUNSET PLAZA DRIVE, NO. 2, WEST HOLLYWOOD, CA, 90069. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$734,523.57. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 04/26/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4186231 02/02/2012, 02/09/2012, 02/16/2012

Trustee Sale No. 148229CA Loan No. 625766471 Title OrderNo.494708NOTICEOFTRUSTEE'SSALEUNIFIED SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07-07-2005. 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 02-23-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust, Security Agreement, Assignment, Assignments of Leases and Rents and Fixture Filing ("Deed of Trust") recorded 07-22-2005, Book ----, Page ----, Instrument 05 1738359 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: LENMAR APARTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor, WASHINGTON MUTUAL BANK, FA, as original beneficiary, JPMorgan Chase Bank, N.A., the current beneficiary to the Deed of Trust ("Beneficiary"), will sell at public auction sale to the highest bidder for cash, 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. 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: LOT 16 OF TRACT NO. 11143, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 202, PAGE(S) 15, 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,659,078.97 (estimated) Street address and other common designation of the real property: 429 SHIRLEY PLACE BEVERLY HILLS, CA 90212 APN 4330-001-011 Notice is further given pursuant to Section 9604 of the California Commercial Code, under that certain financing statement filed 06/22/2010 in the Office of the Secretary of State as Instrument Number 1072358052 and any amendments or modifications to either of them, that the Trustee will sell simultaneously with the above described real property covered by the Deed of Trust, at the same public auction and under a single bid, certain personal property covered by the security agreement in the Deed of Trust, given by the trustor to Beneficiary as secured party. The personal property to be sold is described as follows: ALL FURNITURE, FURNISHINGS, FIXTURES, EQUIPMENT, MACHINERY, MERCHANDISE, GOODS AND OTHER TANGIBLE PERSONAL PROPERTY OF NATURE OWNED BY DEBTOR AND LOCATED ON OR USED IN CONNECTION WITH THE REAL PROPERTY DESCRIBED, ALL ACCOUNTS, ACCOUNTS RECEIVABLE, CHATTEL PAPER, MONEY, INSURANCE CLAIMS, GENERAL INTANGIBLES, CONDEMNATION AWARDS, CONTRACT RIGHTS, INSTRUMENTS, DOCUMENTS AND OTHER RIGHTS OF DEBTOR ARISING OUT OF OR RELATED TO DEBTOR'S OWNERSHIP OR OPERATION OF SUCH REAL PROPERTY, TOGETHER WITH ALL PROCEEDS, INCREASES AND PRODUCTS OF AN ACCESSIONS TO ANY OF THE FOREGOING. 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 be-

ing sold "as is, where is", without covenant or warranty, express or implied, regarding title, possession, encumbrances, condition, suitability for a particular purpose, or the location or existence of any personal property, to satisfy the indebtedness secured by said Deed of Trust and Security Agreement, and any advances thereunder. This notice is given in compliance with a written request made to the Trustee by the Beneficiary. DATE: 01-27-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee SIERRIE HERRADURA, ASSISTANT SECRETARY California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (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. P919933 2/2, 2/9, 02/16/2012

#### ORDINANCE NO. 12-O-2619

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING SECTION 10-3-3801 OF THE MUNICIPAL CODE REGARDING THE PARKING REQUIREMENTS AND CALCULATION OF FLOOR AREA FOR NEW OR EXPANDED AUTOMOBILE DEALERSHIPS APPROVED PURSUANT TO A CONDITIONAL USE PERMIT.

WHEREAS, on September 26, 2011 and October 27, 2011, the Planning Commission conducted duly noticed public hearings to consider a proposed amendment to the parking requirements and calculation of Floor Area for new or expanded automobile dealerships approved pursuant to a Conditional Use Permit as set forth in the Beverly Hills Municipal Code and recommended that the City Council approve the proposed amendment.

WHEREAS, on December 19, 2011, the City Council conducted a duly noticed public hearing to consider proposed amendments to the parking requirements and calculation of Floor Area for new or expanded automobile dealerships approved pursuant to a Conditional Use Permit and introduced the Ordinance.

WHEREAS, the City Council hereby finds and concludes that the Amendment has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA")), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City's environmental guidelines, and a Final Environmental Impact Report has been prepared by the City and certified by the Planning Commission, and a statement of overriding considerations has been adopted by the Planning Commission and City Council concluding that the benefits of the project outweigh the significant and unmitigable impacts.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:

Section 1. A new Subsection E is hereby added after subsection D and before the final paragraph of Section 10-3-3801 (EXEMPTIONS AND RESTRICTIONS) of Article 38 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"E. Automobile dealerships. In addition to the foregoing, as part of the Conditional Use Permit process for the establishment of a new or expanded automobile dealership, the Planning Commission may permit:

1. The required parking to be provided in a tandem and/or compact configuration provided that at least half of the overall parking supply is devoted to the storage of new automobiles.

2. The exclusion of above-grade parking and circulation areas and up to half of below-grade areas devoted solely to vehicle service from the definition of Floor Area as set forth in Section 10-3-100 of the Beverly Hills Municipal Code, provided that the building housing the automobile dealership does not exceed 45-feet in height measured pursuant to Section 10-3-100 of the Beverly Hills Municipal Code."

Section 2. The City Council hereby approves this Ordinance and authorizes the Mayor to execute the Ordinance on behalf of the City.

Section 3. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance and shall cause this Ordinance

and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City."

Section 4. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: January 24, 2012  
Effective: February 24, 2012

BARRY BRUCKER  
Mayor of the City of Beverly Hills, California

ATTEST:  
BYRON POPE(SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
JEFFREY KOLIN  
City Manager

SUSAN HEALY KEENE  
Director of Community Development

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

#### ORDINANCE NO. 12-O-2618

ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO REDUCE THE TRAFFIC AND PARKING, FINE ART, HUMAN RELATIONS AND ARCHITECTURAL COMMISSIONS FROM SEVEN MEMBERS TO FIVE MEMBERS.

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

Section 1. Traffic and Parking Commission. The City Council hereby amends Section 2-2-701 ("Establishment") of Article 7 ("Traffic And Parking Commission") of Chapter 2 ("Commissions and Committees") of Title 2 ("Administration, Personnel, and Procedures") of the Beverly Hills Municipal Code to read as follows:

"There is established a traffic and parking commission consisting of five (5) members."

Section 2. Fine Art Commission. The City Council hereby amends Section 2-2-801 ("Establishment") of Article 8 ("Fine Art Commission") of Chapter 2 ("Commissions and Committees") of Title 2 ("Administration, Personnel, and Procedures") of the Beverly Hills Municipal Code to read as follows:

"There is established a fine art commission consisting of five (5) members."

Section 3. Human Relations Commission. The City Council hereby amends Section 2-2-1403 ("Membership") of Article 14 ("Human Relations Commission") of Chapter 2 ("Commissions and Committees") of Title 2 ("Administration, Personnel, and Procedures") of the Beverly Hills Municipal Code to read as follows:

"The human relations commission shall consist of five (5) members who shall be residents of the city, except that up to two (2) members may be nonresidents who are active in religious, educational, or social service agencies serving the Beverly Hills community.

The commission shall request that the Beverly Hills Unified School District and the police chief appoint a representative to attend meetings when the commission deems it appropriate."

Section 4. Architectural Commission. The City Council hereby amends Section 10-3-3002 ("Architectural Commission") of Article 30 ("Architectural Commission, Architectural Review, And Procedure") of Chapter 3 ("Zoning") of Title 10 ("Planning and Zoning") of the Beverly Hills Municipal Code to read as follows:

"An architectural commission is hereby established which shall consist of five (5) members who shall be appointed by the council. At least one of the members shall be appointed from each of the following disciplines: building construction, architecture, landscape architecture, and visual and graphic design, and at least three (3) mem-

bers shall be laypersons. In the event no person is eligible for appointment in the designated field who is a resident of the city, the council may waive the residency requirement."

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be remain in full force and effect.

Section 6. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance and shall cause this Ordinance and the City Clerk's certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 7. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: January 24, 2012  
Effective: February 24, 2012

BARRY BRUCKER  
Mayor of the City of Beverly Hills, California

ATTEST:  
BYRON POPE (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
JEFFREY KOLIN  
City Manager

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

#### RESOLUTION NO. PA R-12-140

RESOLUTION OF THE PARKING AUTHORITY OF THE CITY OF BEVERLY HILLS APPROVING THE OPERATING BUDGET FOR THE 2011/2012 FISCAL YEAR AND APPROPRIATING FUNDS THEREFOR

The Board of the Parking Authority of the City of Beverly Hills does resolve as follows:

Section 1. That certain document entitled "Parking Authority of the City of Beverly Hills 2011/2012 Fiscal Year Budget", a copy of which is on file in the office of the Secretary of the Parking Authority, which may hereafter be amended by the Parking Authority, is hereby approved as the operating budget for the Parking Authority of the City of Beverly Hills for the Fiscal Year 2011/2012, beginning July 1, 2011.

Section 2. Appropriations in the amount not to exceed \$22,794,800.00 are authorized for the purpose of carrying on the business of the Parking Authority.

Section 3. The Executive Director of the Parking Authority ("Executive Director") or his designee may make budget adjustments to accounts, provided that the Parking Authority is within its approved budget.

Section 4. The Executive Director or his designee may appropriate up to \$300,000 during the Fiscal Year from Parking Authority balance to any accounts as long as it meets the purposes of the Authority. An annual report shall be made to the Board of the Parking Authority describing each transfer and the reason therefore.

Section 5. The Board of the Parking Authority ratifies the prior payment of budgeted demands from those funds which have been certified or approved by the Executive Director or his designee and may appropriate funds for non-budgeted items, and any such appropriation for a non-budgeted item shall constitute an approval to



issue a warrant in payment of a proper demand or demands therefore.

**Section 6.** The Parking Authority hereby adopts the Comprehensive Financial Policies of the City of Beverly Hills Parking Authority for Fiscal Year 2011/2012, attached hereto as Exhibit A.

**Section 7.** The Secretary of the Parking Authority shall certify to the adoption of this resolution and shall cause this resolution and his certification, together with proof of publication, to be entered in the Book of Resolutions of the Board of the Parking Authority.

**Section 8.** In the case of fee-based activities, if the revenues for such programs exceed the amount budgeted, the Board of the Parking Authority hereby authorizes the Executive Director or his designee to increase the appropriation of said activity in the same amount of the increased revenue.

**Section 9.** The Executive Director or his designee is authorized to make such other revisions, individual appropriation line-items, changes in summaries, totals, grand totals, and other portions of the budget document as necessary to reflect and implement the programs specified in this resolution, and in full accordance to the direction provided by the Board of the Parking Authority up until the adoption of this resolution.

Adopted: January 24, 2012

BARRY BRUCKER  
Chairman of the Parking Authority of the City of Beverly Hills

ATTEST:  
BYRON POPE (SEAL)  
Secretary of the Parking Authority

APPROVED AS TO FORM: WIENER  
General Counsel

APPROVED AS TO CONTENT:  
JEFFREY C. KOLIN  
Executive Director of the Parking Authority

## EXHIBIT A

### City of Beverly Hills Parking Authority Financial Policies

#### Section 1. Financial Reporting Policies

The Parking Authority's (Authority's) accounting and financial reporting systems will be maintained in conformance with state and federal laws, generally accepted accounting principles (GAAP), and the Government Finance Officers Association (GFOA). Further, the Authority will make every attempt to implement all changes to governmental accounting practices at the earliest practicable time.

The Authority's CAFR and other financial statements should be in conformity with GAAP, demonstrate compliance with finance related legal and contractual provisions, disclose thoroughness and detail sufficiency, and minimize ambiguities and potentials for misleading inference.

The Authority's CAFR will also be submitted to national repositories identified by the Authority's bond trust agent as a continuing commitment to disclose thoroughness to enable investors to make informed decisions.

The Authority's Budget should satisfy criteria as a financial policy document.

To provide a reasonable basis for making the required representations concerning the finances of the Parking Authority, the Authority has a comprehensive internal control framework that is designed both to protect the Authority's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Authority's financial statements in conformity with GAAP. The Executive Director or his designee is given the responsibility and authority to develop and maintain proper internal controls on all financial aspects of the Authority and maintain all the books of the Authority for inspection. Because the cost of internal controls should not significantly outweigh their benefits, the Authority's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatements.

The Executive Director or his designee shall endeavor to maintain cash reserves sufficient to fully fund the net present value of accruing liabilities including self-insurance provisions, obligations to employees for vested payroll and benefits and similar obligations as they are incurred, and to maintain the highest credit rating possible for the Authority.

The Executive Director or his designee, as appropriate, shall prepare and present to the Board of Directors of the Parking Authority interim revenue and expenditure trends to allow evaluation of potential discrepancies from budget assumptions.

The Authority should avoid committing to new spending for operating or capital improvement purposes until an analysis of all current and future cost implications is completed and presented to it by the Executive Director or his designee.

#### Section 2. Operating Management Policies

The Executive Director or his designee is primarily responsible for the development, implementation, and evaluation of all financial management policies and procedures. However, other officers, employees and/or contractors will participate in the responsibility of meeting policy goals, budget goals, and ensuring the long-term financial health of the Authority. Future work plans, program initiatives, and performance indicators will be developed to reflect current policy directives, projected resources, and future service requirements.

The budget process is intended to weigh all competing requests for Authority resources within expected fiscal constraints. Requests for new, on-going programs made outside the budget process will be discouraged.

The Authority will endeavor to avoid budgetary and accounting procedures that balance the current budget at the expense of future budgets.

Budget development should utilize strategic multi-year fiscal planning, conservative revenue forecasts, and program-based cost accounting that require every program to be justified annually in terms of meeting intended objectives ("effectiveness criteria"). The process will include a diligent review of programs by staff, the Executive Director or his designee, and Board of Directors.

Utilization of a program budget format will provide a basis for evaluation of service and other impacts of potential increases or decreases in funding.

Revenues will not be dedicated for specific purposes, unless required by law or generally accepted accounting practices (GAAP). Current revenues will fund current expenditures and to the extent possible a diversified and stable revenue system will be developed and maintained to protect programs from short-term fluctuations in any single revenue source.

The Authority shall strive to avoid returning to the Board of Directors for new or expanded appropriations. Exceptions may include emergencies, unforeseen impacts, mid-year adjustments or new opportunities.

Addition of personnel will only be requested to meet program initiatives and policy directives: after service needs have been thoroughly examined and it is substantiated that additional staffing will result in increased revenue or enhanced operating efficiencies.

Capital equipment replacement will be accomplished through a life cycle funding mechanism. The Authority shall endeavor to maintain adequate cash reserves to fund 100% replacement of certain capital equipment. Replacement costs will be based upon equipment lifecycle financial analysis approved by the Executive Director or his designee.

The Authority shall endeavor to balance revenue and expenditures. Forecasts will be prepared by the Executive Director or his designee to examine the Authority's ability to absorb operating costs due to changes in the economy, service demands, and capital improvements. The forecast will be updated annually and include a four or five-year outlook. The Executive Director or his designee will prepare and present these estimates to the Board of Directors at least once a year.

Alternative means of service delivery will be evaluated by the Authority to ensure that quality services are provided at the most competitive and

economical cost. The Authority will identify activities that could be provided by another source and review options/alternatives to current service delivery. The review of service delivery alternatives and the need for the service will be performed annually or on an "opportunity" basis.

Cash and Investment programs will be maintained in accordance with the Government Code and the adopted investment policy or the City of Beverly Hills' investment policy until the Authority adopts an investment policy. The Authority will ensure that proper controls and safeguards are maintained. Authority funds will be managed in a prudent and diligent manner with an emphasis on safety of principal, liquidity, and financial return on principal, in that order. The Executive Director or his designee, at least annually, shall recommend necessary revisions to the Board of Directors of a detailed investment policy. In addition to liquidity requirements, the Executive Director or his designee will also consider the appropriateness of investment decisions vis-à-vis debt management.

The Authority, through the Executive Director or his designee, will follow an aggressive, consistent, but sensitive policy of collecting revenues, with proper internal controls, to meet the needs of the Authority and follow all applicable state and federal laws.

#### Section 3. Capital Management Policies

A five-year Capital Improvement Plan (CIP) will be developed and updated annually, including anticipated funding sources. Capital improvement projects are defined as infrastructure or equipment purchases or construction which results in a capitalized asset and having a useful (depreciable) life of two years or more. The CIP will attempt to include adequate funding to support repair and replacement of deteriorating infrastructure and avoidance of a significant unfunded liability.

Proposed capital projects will be considered through the Authority budget development process and reviewed and prioritized regarding accurate costing (design, capital, and operating) as well as for overall consistency with the Authority's goals and objectives. The Authority's Executive Director or his designee will then identify financing sources for the highest-ranking projects.

Capital project contract awards will include a fiscal impact statement disclosing the expected operating impact of the project and when such cost is expected to occur.

Pay-as-you-go Capital Improvement Plan financing should account for a minimum of 50 percent of all capital improvement projects for each five-year planning period. Pay-as-you-go financing is defined as all sources of revenue other than Authority debt issuance, i.e., fund balance contributions, developer contributions, grants, endowments, etc. Pay-as-you-go financing should generally be considered as the preferred option. However, the potential for debt issuance that provides additional economic and/or strategic values could be considered as recommended by the Executive Director or his designee.

#### Section 4. Debt Management Policies

The Executive Director or his designee will seek to establish and, improve the bond rating(s) in order to minimize borrowing costs and preserve access to credit.

New debt issues, and refinancing of existing debt, must be analyzed for compatibility within the Authority's overall financial planning and approved by the Executive Director or his designee. The review shall not be limited to cash flow analysis, potential for unexpected revenue surprises, and the maintenance of the Authority's bond ratings. Annual debt service shall not produce an inordinate impact upon future operations. The Executive Director or his designee will endeavor to minimize Authority Debt Service costs in order to control fixed costs and ensure expenditure flexibility.

Debt financing should not exceed the useful life of the infrastructure improvement with the average (weighted) bond maturities at or below thirty years, unless otherwise authorized by the Board of Directors.

A ratio of current assets to current liabilities of at least 2/1 will be maintained to ensure the Authority's ability to pay short-term obligations.

#### Section 5. Reserve Policies General Fund

All fund designations and reserves will be evaluat-

ed annually by the Executive Director or his designee for long-term adequacy and use requirements in conjunction with development of the Authority's balanced five year financial plan.

It is a goal of the Authority to obtain and maintain a general operating reserve in the form of cash, of at least 40% of operating revenues. The first 25% shall be considered a contingency reserve to cover normal seasonal cash flow variations, as well as unforeseen emergency or catastrophic impacts upon the Authority. Funds in excess of 25% may be used for short term economic investment in the community when justified by projected financial return to the Authority and specifically authorized by the Board of Directors, upon recommendation of the Executive Director or his designee.

One-time revenue windfalls should be designated as a reserve or used for one-time expenditures. The funds are not to be used for on-going operations. To the extent such funds are not required for current expenditures, one-time expenditures and/or capital improvements such funds should be maintained as operating reserves or used to reduce debt.

For purposes of this policy, one-time revenue windfalls shall include:

- Lump sum (net present value) savings from debt restructuring
- Sale of authority-owned real estate
- Pure unexpected revenues
- Contributions and Gifts
- Any other revenues the Board of Directors may elect to designate as extraordinary

Self-Insurance Reserves, where appropriate, will be maintained at a level, which, together with purchased insurance policies, will adequately cover the Authority's property, liability, and health benefit risk. A qualified actuarial firm shall be retained and report on a bi-annual basis recommended appropriate funding levels. The Authority shall endeavor to maintain reserves equal to 90% of the estimated net present value of such liabilities.

Contingency Reserves, to be determined annually by the Executive Director or his designee, will be maintained to offset unanticipated revenue shortfalls and/or unexpected expenditure increases. Contingency reserves may also be used for unanticipated and/or inadequately budgeted events of an emergency nature. Use of contingency funds shall be approved at recommendation of the Executive Director or his designee.

Budget Reserves are presented in the Comprehensive Annual Financial Report (CAFR) in the Financial Statement section designated as unreserved fund balance.

#### Section 6. Audit Policies

An annual audit will be performed by an independent public accounting firm with an audit opinion to be included with the Authority's published Comprehensive Annual Financial Report (CAFR).

The Board of Directors will maintain a standing committee of its members to serve as the Audit Committee to provide oversight and review of the annual and special audits of the Authority. The Committee will meet at least twice annually with the Authority's independent auditor, once for a pre-audit meeting, and once for a review of the final audit results.

Internal audit activities will be guided by the Audit Committee. The results of these audits are then presented to the Board of Directors Audit Committee for consideration and later reported to the full Board of Directors for its review and consideration. Should conditions necessitate an urgent internal audit of a particular area, the Audit Committee will be advised and the results of the audit will be reviewed with the Committee.

VOTE:  
AYES: Directors Gold, Bosse, Brien, and Chair Brucker  
NOES: Director Mirisch  
ABSENT: None  
CARRIED





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