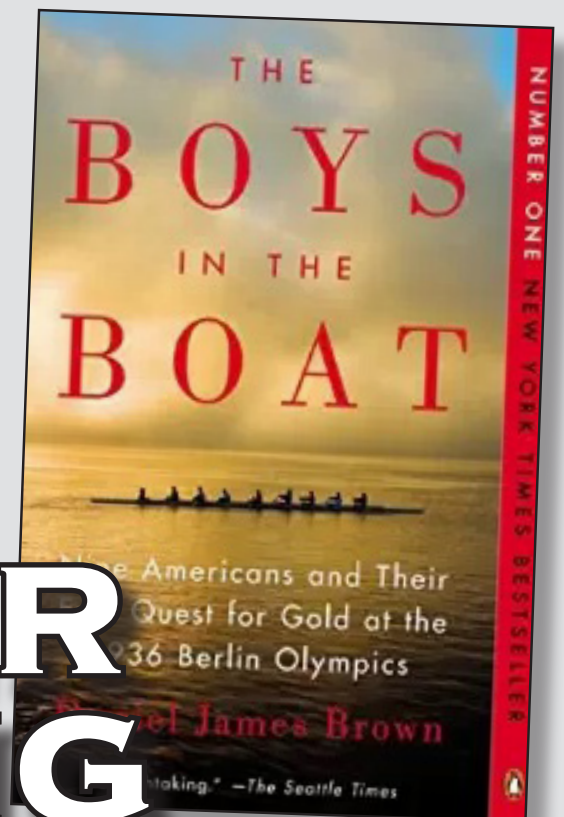
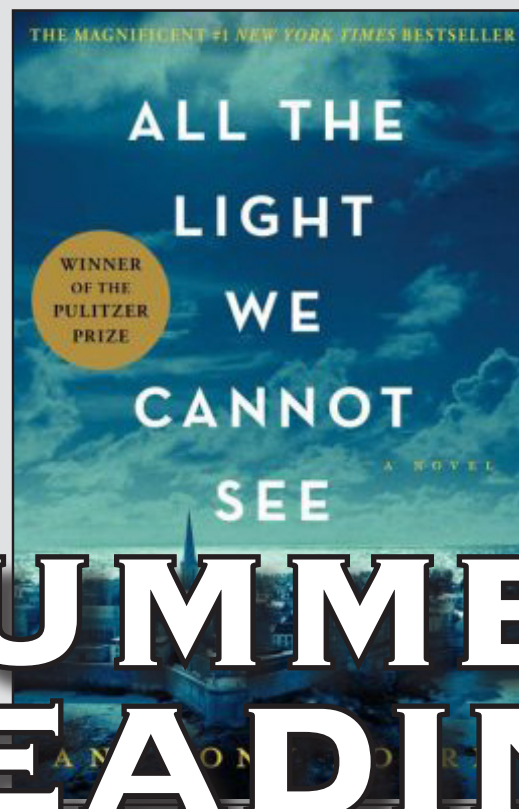
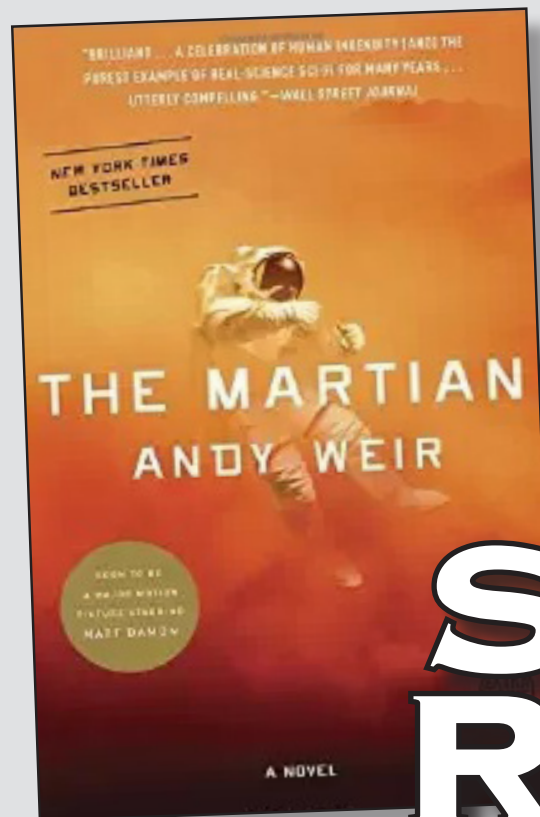


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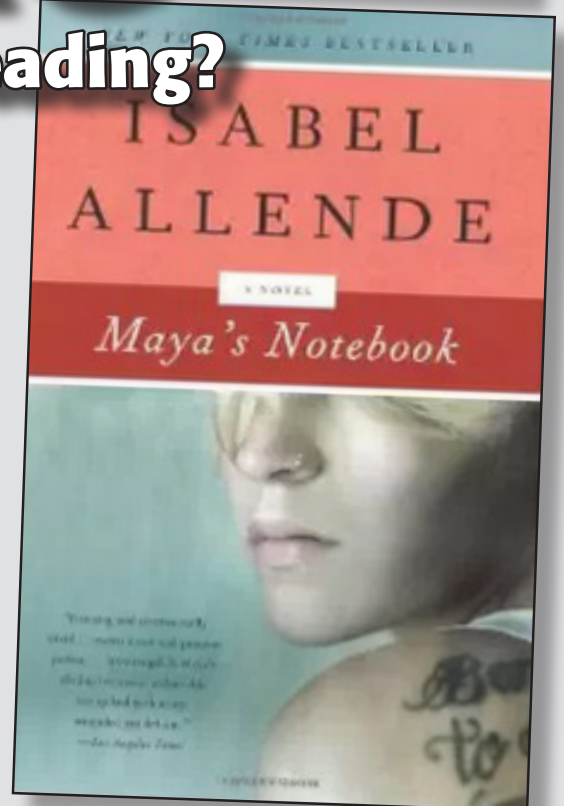
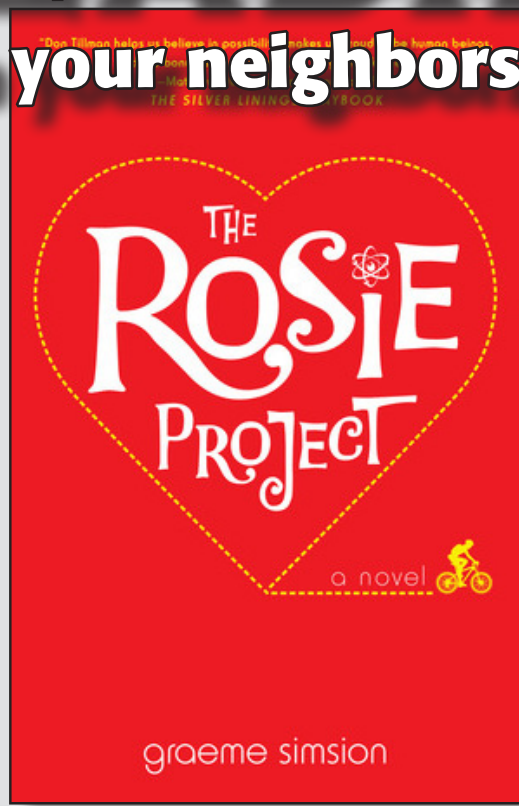
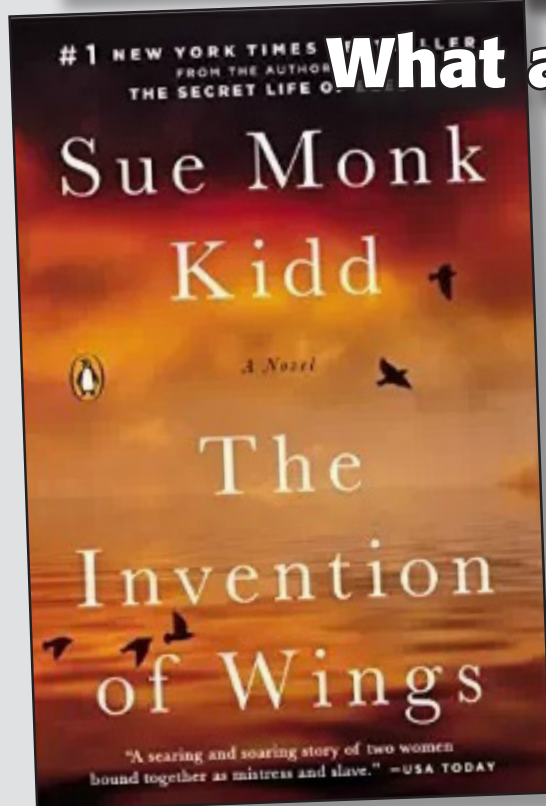
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Issue 821 • June 25, 2015 - July 1, 2015



SUMMER READING

What are your neighbors reading?





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BEVERLY HILLS TELEVISION

BHTV City Council and Commission Schedule – Channel 10

- Planning Commission: June 25 at 1:30 pm, June 26 at 8:00 pm
- Health & Safety Commission: June 25 at 8:00 pm, June 26 at 3:00 pm
- City Council Study Session: June 30 at 2:30 pm
- City Council Formal Meeting: June 30 at 7:00 pm

Corrections, Issue 820

The article “BHUSD settles with Quinn Emanuel law firm for \$450K” mistakenly stated that Quinn Emanuel was the law firm that represented Board of Education President Brian Goldberg when he sued his former attorney. In fact, the law firm Pagano & Kass represented Goldberg.

briefs

BHUSD settles with Paysinger for \$685K

The Board of Education unanimously approved a settlement agreement with former Beverly High Principal Carter Paysinger for \$685,000 in closed session June 18.

BHUSD General Counsel Vincent Ewing, who disclosed the news at the Board of Education meeting later that day, was asked to repeat his statement after audience members said they could not hear him clearly the first time.

Paysinger filed a lawsuit against the district and Board of Education member Lewis Hall on nine causes of actions, including discrimination and retaliation, last July.

Paysinger’s attorney Reed Aljian had no comment.

Measure E bond accelerated for second time; property taxes to increase

For the second time since the inception of the Measure E bond, the BHUSD Board of Education accelerated the bond during their meeting June 18. Following a brief discussion, the Board voted 3-2 to issue the third series of bonds in an amount not-to-exceed \$76 million.

Board President Brian Goldberg and Board member Noah Margo dissented.

briefs cont. on page 3



CAR TALK RODEO DRIVE

(Left to right): Interim City Manager Mahdi Aluzri, KABC-TV Automotive Reporter Dave Kunz, City Councilmember Lili Bosse, Mayor Julian Gold and Rodeo Drive Committee President Mark Tronstein.

In conjunction with the City, the Rodeo Drive Committee held the 22nd Annual Concours d’Elegance June 21, celebrating Father’s Day with more than 100 cars displayed along Rodeo Drive.

Beverly Hills Weekly

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OUR DATA SPEAKS VOLUMES



briefs cont. from page 2

“I’ve expressed, and I’ll just express briefly, that I think a resolution that deals with an increase in taxes should be given to the voters,” Margo said. “I also am a little apprehensive about the aggressive nature of our construction plan; I feel we may be left without capital in the long run to finish many of our projects.”

Moving forward, the Measure E tax rate will be \$77 per \$100,000 of assessed value in the early years; the average tax rate for the life of the bond will be \$65 per \$100,000 of assessed value.

The current tax rate stands at \$45.84 per \$100,000 of assessed value.

Board Vice President Howard Goldstein, who voted against acceleration in April, backed the decision Thursday, mentioning that the BHUSD Finance Committee supports acceleration.

“Prior Boards have been criticized for not following the recommendations made by the district Finance Committee,” Goldstein said.

As mentioned in a statement drafted by the Finance Committee and read into the record by Goldstein, delaying acceleration may cost the district and the community money due to rising construction costs and escalating interest rates.

Measure E was approved by voters in November 2008 to finance school reconstruction projects and seismic repairs. To date, committed Measure E funds total about \$124 million.

The projected costs for the Beverly High

Board updates construction projects

Hawthorne



- Finalizing conceptual design plan
- Planning 50-car underground parking garage for staff
- Multi-purpose room in the cafeteria with outside and inside seating for lunch
- Full dual basketball gym
- Students to be moved into portables Summer 2016
- Construction phase I: 2016 – 2018
- Construction phase II: 2018 – 2020
- Building A and auditorium to be preserved
- **Estimated cost: \$80 million**

El Rodeo



- Design phase complete
- Planning 80-car parking garage
- Students to be moved into portables January 2016
- Construction phase: 2016 - 2018
- **Estimated cost: \$67.5 million**

Source: Board of Education July 19th Study Session/Special Meeting agenda packet

At a special meeting June 19, the BHUSD Board of Education unanimously approved an agreement amendment with HMC Architects for architectural and engineering design services at El Rodeo. The Board is finalizing modernization plans for Hawthorne.

Annual property tax paid by a median value property owner

	Current tax rate: \$45.84/ \$100,000	Proposed initial tax rate: \$77/ \$100,000	Average tax rate for life of bond: \$65/\$100,000
Assessed value <i>Example:</i> \$1.3 million	\$595.92	\$1001	\$845

The median value property in Beverly Hills is assessed at \$1.3 million. If accelerated, the tax rate is proposed to increase to \$77 per \$100,000 assessed value.

Source: Keygent Financial Advisors and discussion at May 12th Board meeting

and El Rodeo construction projects is \$211 million and \$67.5 million. Architectural and design plans for Hawthorne have not yet been finalized, but the estimated cost is approximately \$80 million. The total cost for the three campuses is estimated at \$358.5 million.

The Board has discussed voting on a new, \$140+ million bond package next June. They have also considered accelerating the remaining balance of Measure E bonds, which amounts to \$141 million.

Recreation & Parks OKs auto-replacement of Park Way ficus trees, under conditions

For nearly a decade, several Park Way residents have advocated for the removal and replacement of the Ficus trees lining their street, citing concerns with the trees’ sidewalk-coating berries, which are shed annually.

In a petition addressed to Parks and Urban Forest Manager Ken Pfalzgraf late last year, Park Way resident Abraham Assil— who collected signatures from eight of the nine homeowners on his block—requested that, “the



Ken Pfalzgraf

trees fronting [their] homes be removed and replaced with more appropriate, non-fruiting, non-intrusive and flowering trees.”

In an effort to address the concerns of both supporters and opponents of the tree removal, the Recreation and Parks Commission considered a proposal for the automated replacement of the trees at their meeting Tuesday. Recreation and Parks Commission Vice Chair Frances Bilak was absent from the hearing.

As outlined by Pfalzgraf, under the proposal, the Ficus trees will be replaced with Podocarpus trees on the residential side of Park Way under the following conditions: a tree site is currently vacant; a tree has declined to the point where its main scaffold limbs are involved; infrastructure repair involves the

cutting of anchor roots which could destabilize a tree; a property owner wishes to maintain continuity along a parkway with several tree sites in which a Ficus tree has been lost to one of the aforementioned conditions.

As a result of the Commission’s 4-0 vote, the City Council will now consider the proposal.

Black Acacia trees originally lined Park

briefs cont. on page 4



Southeast in Motion
Creating a Community Plan for Southeast Beverly Hills

COMMUNITY WORKSHOP

Get involved! Join us at the first community workshop to create a plan for Southeast Beverly Hills! We want input from residents and business owners in the Southeast area regarding their ideas for the future La Cienega–Wilshire subway station and surrounding area.

Future workshops will cover other parts of the Southeast, including the Wilshire, Robertson and Olympic corridors.

Date: Wednesday July 1, 7:00-9:00 PM

Location: La Cienega Community Center, 8400 Gregory Way

Parking: Free, two-hour parking is available at the La Cienega Tennis Center, located across the street at 325 S. La Cienega Boulevard

Information: Contact Timothea Tway
ttway@beverlyhills.org or visit
www.beverlyhills.org/southeastinmotion





The Wanda Group unveils One Beverly Hills

David Shu, general manager of Wanda Beverly Hills properties, unveiled One Beverly Hills—the development proposed for the former Robinsons-May site—at Spago Tuesday night.



603 North Canon Drive

Planning Commission approves accessory structure for 603 North Canon Drive

Following a 5-0 vote, the Planning Commission approved a 620-square-foot, 22-foot-tall addition to an existing 2,498-square-foot accessory pool house structure through the issuance of a Central R-1 Permit at their meeting June 11.

The accessory structure is located towards the rear of the property, along the alley.

“We’re seeing a proliferation of larger accessory structures in the City,” said Planning Commissioner Craig Corman. “This one is pretty long—it has 76-feet of frontage in the alley at two stories.”

Corman said he wants to ensure that the final structure does not have an “apartment feel.”

The existing accessory building is located in both required rear and side yards for the main residence; the proposed addition encroaches in the required rear yard, and exceeds the otherwise maximum allowable height of 14 feet.

“I also share Commissioner Corman’s concern about [having] a ‘Chinese wall’ effect in the alley, but it’s the alley, it’s not the street,” said Planning Commission Vice Chair Alan Robert Block.

Planning Commission Chair Howard Fisher expressed concern that alleys in the City are being blocked due to construction activity.

Located at 603 North Canon Drive, the residence is estimated to have been built in 1912. Master Architect Gerard Colcord designed an accessory structure and remodeled the main residence in 1938.

Alan and Judy Levine are the owners of the property.

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City firefighters honored at 23rd Annual Backdraft Ball

Beverly Hills Fire Association Board (left to right): *Captain Dean Viana, Victor Gutierrez, BHFA President Kurt VerSteege, Geoff Ertel and Ken Signorio.*

briefs cont. from page 3

Way, but were replaced with Ficus trees in 1962, making the current planting more than 50 years old.

City to honor June Lockhart tonight

The City’s Concerts on Canon series continues tonight with a performance by Gary Greene, Esq. and his Big Band of Barristers.

During intermission, the City will honor



June Lockhart

actress and resident June Lockhart with a special proclamation for her 90th birthday. Lockhart has been a long-time support of the musical group.

briefs cont. on page 5



The Whyman Project performs at Greystone Mansion

As part of the City's Music in the Mansion program, The Whyman Project played to an intimate crowd June 21 at

A performance by iPalpiti Artists International is next in the concert series. A consortium of prize-winning musicians from around the globe, iPalpiti returns to Greystone Mansion on July 22 for the 18th Annual iPalpiti Festival.

Call 310-285-6830 or visit www.beverlyhills.org for more information.



Beverly Hills Senior Little League Division clinches championship title

The Beverly Hills Senior Little League Division clinched the California District 25 Championship Tuesday night at La Cienega Park. Friends and family joined in on the celebratory photo. (Left to right): Finn Starzyk, Jake Procino, Sean Kochinski, Hans Seo, Amani Lawrence, Brian Hall, Sid Steinberg, Grant Gaon, Manager - Jay Herzog, Bobby Kaiserman, Coach- Boomer Welles, Atticus Mclarnon, Cid Brownell, Coach Tom Mclarnon, Finn Mclarnon, Zach Steinberg, Alex Rosen, and Oliver Barry. Zach Geller is not pictured.

briefs cont. from page 4

Gary Greene, Esq. and his Big Band of Barristers will perform at 6 pm and 7:15 pm at Beverly Canon Gardens.

The summer concert series continues every Thursday through September 3 with a wide genre of music.

All events are located in Beverly Canon Gardens. Visit www.beverlyhills.org/exploring/eventsandactivities for more information.

“Southeast in Motion” community workshops kick off July 1

The first in a series of “Southeast in Motion” community workshops will be held at the La Cienega Community Center July 1 from 7 to 9 pm.

The workshops will give residents and business owners the opportunity to provide input regarding their needs and preferences for the Southeast area of the City, including the area around the future subway station at La Cienega and Wilshire boulevards.

Neighborhood amenities, mobility and design are among the topics that will be discussed. Participants will also have the chance to provide input on how they would like to make use of the station and its surrounding area.

This input will allow the City to create a plan to implement the community's vision for the neighborhood. Practical issues will be addressed in the plan including potential urban design and mobility enhancements, preferred land uses and connectivity to the subway station.

The workshop will build upon work completed by the City's Southeast Taskforce. Future workshops will focus on other areas, including the Wilshire, Robertson and Olympic corridors.

Free, two-hour parking is available at the La Cienega Tennis Center, located

across the street at 325 S. La Cienega Boulevard.

Contact Timothea Tway at ttway@beverlyhills.org or visit www.beverlyhills.org/southeastinmotion for more information.



Public Works Commission reviews tiered water rate structure

At the Public Works Commission meeting June 11, Assistant Director of Public Works Trish Rhay provided a detailed breakdown of the City's penalty surcharge and tiered water rate structure.

“We want to move this forward, and I know a lot of us are frustrated with how slow this is moving,” said Commission Jeff Wolfe.

The Public Works department has been working with HF&H Consulting LLC to evaluate the City's water penalty surcharges and possible water rate increases.

briefs cont. on page 7



CATHERINE MARCUS

310.795.8521 | catherine@catherinemarcus.com | catherinemarcus.com

The Wall Street Journal named Catherine Marcus as one of the top 100 Real Estate Agents in the Country. The Luxury Institute, an independent ratings and research organization and a recognized resource for insight into high-end markets, just released the results of its real estate industry survey. The national sample of wealthy Americans surveyed rated Sotheby's International Realty the most prestigious real estate company for the Institutes Luxury Brand Status Index (LBSI). Among the qualities that respondents attributed to Sotheby's International Realty were “high-end properties,” “exclusive listings,” “great customer service,” and an “excellent reputation.”

Sold the first single family home over \$100 Million in U.S. History.

Ranked Among the “Top 40 Influential Business Women 2015” by The Los Angeles Business Journal.

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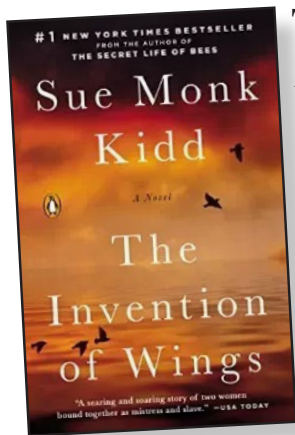
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coverstory

SUMMER READING

What are your neighbors reading?

By Mina Riazi



The City

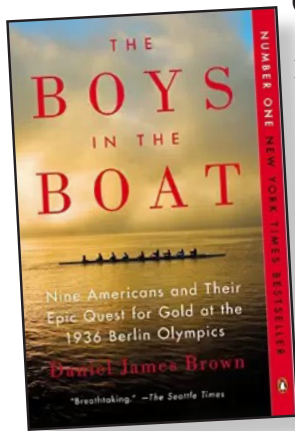
City Librarian Nancy Hunt-Coffey said she wants everyone to read *The Luminous Heart of Jonah S.* by BHPO resident Gina Nahai.

The book, which tells the story of an Iranian-Jewish family tormented by a crafty financier, will be discussed by the Friends of Beverly Hills Public Library Reading Group on August 18 at 10:15 am, August 19 at 10:15 am and August 20 at 1:00 pm. Nahai is slated to appear at the library auditorium July 21 at 2 pm to talk about the book and answer questions.

The Invention of Wings by Sue Monk Kidd marks the reading group's July selection. The book is about a young girl who is given a slave for her 11th birthday and grows up to be an abolitionist.

Facilitated by Judith Palarz, the Friends of Beverly Hills Public Library Reading Group will discuss *The Invention of Wings* on July 14 at 10:15 am, July 15 at 10:15 am and July 16 at 1:00 pm.

The sessions are free for members of the Friends of the Beverly Hills Public Library and cost \$5.00 for non-members. For more information visit www.bhpl.org.



Children

School might be out for the summer, but Library Services Manager Marilyn Taniguchi says that it's important for children to continue reading in order to avoid the "summer slide."

"Children are out of school for 10 weeks, and instead of not continuing to read and practice their reading skills, we help them reinforce their skills so that they continue to get stronger as readers," Taniguchi said.

The Beverly Hills Public Library offers three different clubs for young readers. Children up to and entering third grade, including those who are not yet reading on their own, can join the children's reading club.

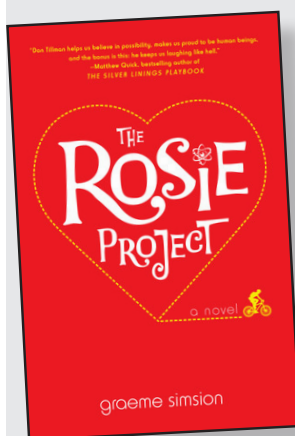
The "tween" reading club caters to fourth and fifth graders and the teen reading club is for sixth through 12th graders.

Thanks to the library's nifty 90210 To Go site, summer globetrotting won't have to get in the way of summer reading.

"Readers can join a reading club and check out books from the library's virtual [branch]," Taniguchi said.

Taniguchi, who recently finished reading Andy Weir's *The Martian*, said she is still recommending last year's One Book, One City selection: *The Boys in the Boat* by Daniel James Brown.

"It's a favorite," Taniguchi said.



PTA Council co-president **ROSE KAISERMAN** admits that she was first drawn to *The Rosie Project* because the title "more or less" contains her name.

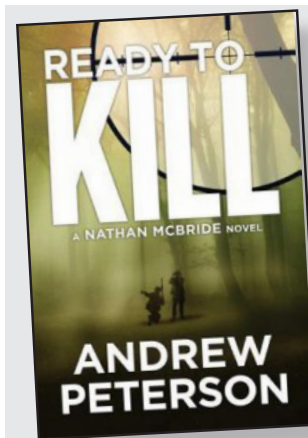
"However, after reading the first few pages, I knew I'd be hooked," Kaiserman said.

The Rosie Project tells the story of Don Tillman, a genetics professor who searches for his "perfect" wife using a scientific approach he develops called The Wife Project. Although Tillman quickly finds his match—a woman named Rosie—he soon discovers that love isn't always logical.

"Not only do I appreciate the scientific approach the author [Graeme Simsion] uses—having been a science major myself—[but] I also enjoy reading lighthearted romance novels," Kaiserman said.

Next on her list is *Sharp Objects*, author Gillian Flynn's debut novel.

"If it's anything like *Gone Girl*, I am sure it will be a good read," Kaiserman said.

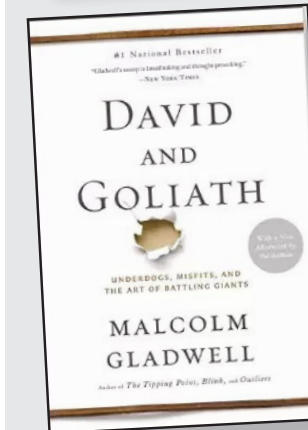


Planning Commission Chair **HOWARD FISHER** says he reads about one book every week—and it's the action-adventure stories that hold his interest.

Last week, Fisher dove into a new John Locke novel. The first self-published author to sell one million eBooks on Kindle, Locke pens "really gruesome, violent novels."

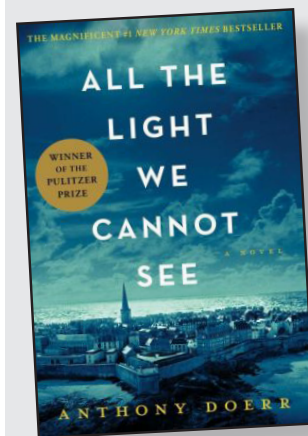
Fisher recently finished reading *Ready to Kill*, the fourth installment in author Andrew Peterson's Nathan McBride series. McBride, a former Marine sniper and covert CIA operative, is the kind of engaging character that keeps Fisher turning the page.

"When you get a character you like, you kind of follow them," Fisher said.



This summer, Beverly High PTA co-president **MARJANEH MANAVI** is reading *David and Goliath*, a classic underdog tale by Malcolm Gladwell.

"It's a selection of short stories and what the author is trying to reveal is basically the keys to success," Manavi said. "He talks about perseverance, hard work and how the underdogs become successful when they think outside the box."

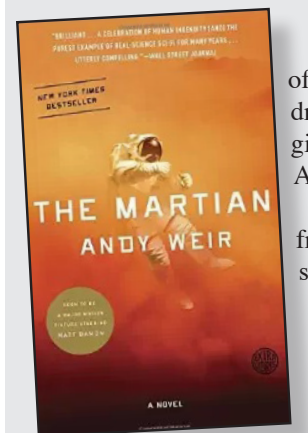


Recreation & Parks Commissioner **SUSAN GERSH** recently finished *The Goldfinch* by Donna Tartt, which was awarded the 2014 Pulitzer Prize for Fiction—but Gersh says she began reading the 784-pager before it received the accolade.

The story takes place in present-day America and revolves around "The Goldfinch," the 17th-century painting by Dutch artist Carel Fabritius.

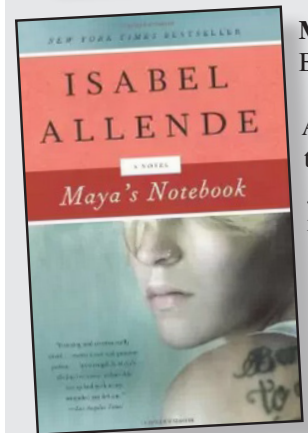
"*The Goldfinch* deals with themes of obsession, fate, loss and love," Gersh said. "The book is beautifully written."

A Hanukkah present from her husband David, *All the Light We Cannot See* by Anthony Doerr is next on Gersh's reading list. Interestingly enough, the book is a 2015 Pulitzer Prize winner, suggesting that Gersh has a special knack for attracting winners of the esteemed award.



El Rodeo PTA co-president **LINDA JANKOWSKI** kicked off summer reading with Lily King's *Euphoria*, a character-driven story focusing on the lives of three gifted anthropologists living in the 1930s. Next on her list is *The Martian* by Andy Weir.

"For me, summer is a great time to read science fiction, and from the review, it looks like [*The Martian*] combines 'real science' with science fiction," Jankowski said.



An avid summer reader, Beverly Vista PTA co-president **MARTHA RAMIREZ** gets most of her books from the Beverly Hills Public Library.

Ramirez recently wrapped up *Maya's Notebook* by Isabel Allende. The story centers on Maya, a young girl who turns to drugs and alcohol after the death of her grandfather. Her grandmother later steps in, helping Maya escape to a remote island in Chile where she tries to make sense of her life.

Ramirez has already picked up a new book: *Love Life* by actor Rob Lowe.

"It's a well-written book," Ramirez said. "Lowe narrates with some humorous anecdotes of his life."

Ramirez, who is always on the lookout for great book recommendations, said she likes setting an example for her kids.

briefs cont. from page 5

The projected risks cost for Fiscal Year 2015-2016 totals \$6 million, an amount derived by adding the accelerated conservation measures (\$1.2 million), MWD costs (\$3.8 million) and DWR costs (\$1 million).

The costs outlined above are used to evaluate and develop a penalty surcharge structure that is equitable and that will be implemented via the City's utility billing

system Munis. The penalty surcharge structure is assessed for excess water use beyond an established baseline, which is currently set at 70%, under the existing Stage D Conservation Program.

The Metropolitan Water District enacted a 15 percent water-use reduction, which will become effective July 1, meaning the City will have to pay \$29.40/acre foot if it uses more than 77 percent of its MWD

water supply.

Based on customer databases, Rhay assumes that 50 percent of residents will reduce their water usage by 30 percent; 25 percent will reduce their water usage by 15 percent and 25 percent will not decrease their water usage.

"I don't believe assumptions have any value at all because the cost is the cost," said Commissioner Barry Pressman. "If

your assumptions are wrong, you're still going to have to pay the penalty fee."

Pressman later called the rate structure "unconstitutional."

If the City does not reach its conservation goal, the State Board may fine the City at the rate of \$10,000 per day.

-Briefs compiled by Mina Riazi

detention&arrestsummary

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

CRABTREE, BLAIR, 64, of Laguna Beach arrested on 6/14/2015 for touching intimate parts of another against their will.

SLATER, ANTOINE LAMONTE, 51, arrested on 6/14/2015 for BHPD arrest warrant – misdemeanor.

MUHAMMAD, AKHTAB FARD, 65, of Los Angeles arrested on 6/14/2015 for soliciting persons in vehicles.

VILLATORO, JOVAN DANIEL, 23, of Beverly Hills arrested on 6/13/2015 for battery against person defendant had dating, engagement or marriage.

NDI, LAMBERT SHEI, 41, of Las Vegas arrested on 6/13/2015 for robbery.

CANUPP, JOE IRA, 60, of Beverly Hills arrested on 6/12/2015 for BHPD arrest warrant – misdemeanor.

SPLAWSKI, DAVID ANDREW, 37, of Los Angeles arrested on 6/13/2015 for public intoxication.

STAMOS, JOHN PHILLIP, 51, of Los Angeles arrested for driving under the influence of drugs (see last week's issue).

KHASHOGGI, WESAM NAWAF, 23, of Los Angeles arrested on 6/12/2015 for driving while license suspended for reckless driving and outside misdemeanor warrant.

JONES, CLOE, 23, arrested on 6/12/2015 for grand theft.

MACIAS, ROBERT JOSEPH, 51, of Los Angeles arrested on 6/12/2015 for driving under the influence of blood alcohol over .08.

MARKOWSKI, RICHARD STNALEY, 57, of Lakewood arrested on 6/12/2015 for trespassing of real property.

NAZARIAN, BENJAMIN, 43, of Beverly Hills arrested for battery – use of force or violence upon another.

HART, WILLIAM BURNEY, 58, of Westminster arrested for public intoxication.

PAGE, JOMO KENYATTA, 51, of Acton arrested on 6/11/2015 for burglary.

CONTRERAS, RUBEN AUGUSTO, 23, of Lawndale arrested on 6/11/2015 for petty theft.

MONET, RANNIA SANTAIGO, 25, of Baldwin Park arrested on 6/10/2015 for

commercial burglary outside misdemeanor warrant and getting credit using other's ID.

RABINER, STEVEN GARY, 53, of Beverly Hills arrested on 6/10/2015 for improper use or lending of registration, plates, permits, tabs.

WOOD, JEREMY LEE, 27, of Los Angeles arrested on 6/11/2015 for hit/run misdemeanor and driving under influence of alcohol.

CLAY, JAMIL RAHIM, 33, of Bronx arrested on 6/10/2015 for no proof of insurance, driving while license suspended, not in possession of valid drivers' license and no evidence of current registration.

KWANT, KIMBERLY JOY, 43, of Los Angeles arrested on 6/10/2015 for petty theft and outside misdemeanor warrant.

RAZAVI, JALEH, 57, of Los Angeles arrested on 6/10/2015 for burglary, outside infraction warrant and outside misdemeanor warrant.

Meet the Mayor



► Join Mayor **Julian Gold, M.D.** for monthly "Meet the Mayor" meetings. Share your thoughts and discuss issues affecting the community.

Drop By:

► **Mickey Fine Pharmacy and Grill**
433 N. Roxbury Drive
Sunday, June 28, 10:00 – 11:00 AM

Free two hour parking is available at the Bedford Structure (461 N. Bedford Dr.) and some free parking is available along N. Roxbury Dr. until 12:00 PM.



The Mayor is also seeking nominations to recognize community members for the City's #StepUpBH program. If you know a Beverly Hills resident or business who has gone above and beyond in helping others, please go to www.beverlyhills.org/stepup or call 310 285-2454 to submit a nomination.

Service Directory

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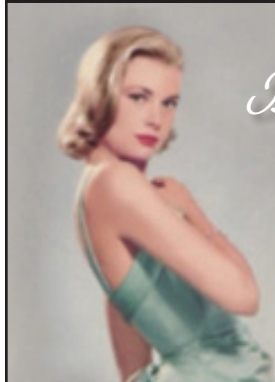


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any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-14-655719-HL IDSPub #0085157 6/25/2015 7/2/2015 7/9/2015

FILE NO. 2015 163519
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: PICO LIQUOR, 2801 W. PICO BLVD, LOS ANGELES, CA 90006 county of: LOS ANGELES. Registered Owner(s): HAN SANG KIM, 440 S. OXFORD AVE #9, LOS ANGELES, CA 90020. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ HAN SANG KIM, OWNER
This statement was filed with the County Clerk of LOS ANGELES County on JUN 19 2015 expires on JUN 19 2020.
Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
LA1554622 BEVERLY HILLS WEEKLY 6/25 7/2,9,16 2015

FILE NO. 2015 163518
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LONGS MARKET, 4876 W. ADAMS BLVD, LOS ANGELES, CA 90016 county of: LOS ANGELES. Registered Owner(s): C & K PAK, INC [CALIFORNIA], 6310 RIDGEMAR CT, RANCHO PALOS VERDES, CA 90275. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ C & K PAK, INC BY CHANG SOO PAK, PRESIDENT/ SECRETARY
This statement was filed with the County Clerk of LOS ANGELES County on JUN 19 2015 expires on JUN 19 2020.
Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
LA1554633 BEVERLY HILLS WEEKLY 6/25 7/2,9,16 2015

NOTICE OF TRUSTEE'S SALE T.S. No. 15-20374-SP-CA Title No. 150061981-CA-VOI ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO

CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/02/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; 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 in an "as is" condition, 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. Trustor: Alissa Masciarella, a single woman Duly Appointed Trustee: NATIONAL DEFAULT SERVICING CORPORATION Recorded 03/13/2007 as Instrument No. 20070551610 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 07/20/2015 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$1,071,275.33 Street Address or other common designation of real property: 2308 Coldwater Canyon Drive, Beverly Hills, CA 90210 A.P.N.: 4388-004-024 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code Section 2923.5(b)/2923.55(c) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.5/2923.55. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this Internet Web site www.ndscorp.com/sales, using the file number assigned to this case 15-20374-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 06/24/2015 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1230 Columbia Street, Suite 680 San Diego, CA 92101 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com/sales Linda DeGrandis, Trustee Sales Representative A-4530316 06/25/2015, 07/02/2015, 07/09/2015

BEVERLY HILLS UNIFIED SCHOOL DISTRICT DOCUMENT 00020 NOTICE INVITING BIDS

NOTICE CALLING FOR BIDS
BEVERLY HILLS UNIFIED SCHOOL DISTRICT
Bid Deadline: **July 28, 2015. 11:00 AM PST.**
Place of Bid Receipt: 255 Lasky Dr. Beverly Hills, CA 90212 – Purchasing Department
Project: **Modernization Interim Housing Site Development**
PROJECT - BID # 14-15/009

NOTICE IS HEREBY GIVEN that the BEVERLY

HILLS UNIFIED SCHOOL DISTRICT of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "DISTRICT," will receive up to, but not later than, the above stated time, sealed bids for the award of a contract for the above Project. Those bids timely received shall be opened and publicly read aloud. Bids shall be valid for sixty (60) calendar days after the bid opening date.

This Bid has two sections and each section will be a separate priced line item in the bid response as follows:

- 1) Beverly Hills High School: This will be a Fixed Price Bid
- 2) El Rodeo School: This will be a Lump Sum Allowance Bid.

The qualified lowest bidder will be awarded based on the total of the two sections.

The Contract will be issued for Beverly Hills High School with an Allowance for El Rodeo School.

Pre-Qualification Documents and Bid Contract Documents will be available for prospective bidders and subcontractors beginning on/after June, 19 2015 11AM. Bidders may obtain an electronic copy of the Pre-Qualification Documents and the Contract Bidding Documents from the District's Facilities and Planning Department 241 Moreno Drive, Beverly Hills CA at (310) 551-5100, Ext. 2390 at no cost to the contractor. To the extent required by Public Contract Code Section 20103.7, the District shall also make the Contract Documents available for review at the following plan rooms:

- Planwell – C2 Reprographics – www.c2repro.com
- FW Dodge Mcgraw Hill – www.construction.com
- iSQFT – www.isqft.com
- Reed Construction Data – www.reedconstructiondata.com

The District is Pre-Qualifying Bidders and certain Subcontractors for this project. Prequalification Forms are attached hereto as "Notice Inviting Bids Exhibit A". No bids will be received or opened from Bidders who have not been pre-qualified as a Class "A" or Class "B" General Contractor through the District's Pre-Qualification Procedure. All Mechanical, Electrical, Plumbing Subcontractors (including C04, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, C-46) listed by Bidders (Designated Subcontractor List) must be pre-qualified through the District's Pre-Qualification Procedure. A bid will be non-responsive if any Mechanical, Electrical, and/or Plumbing Subcontractors are submitted that have not been pre-qualified through the District's Pre-Qualification Procedure.

Effective January 1, 2015: The Beverly Hills Unified School District has the duty to notify Department of Industrial Relations (DIR) when awarding a contract for a public works project, using the online PWC-100 form. This requirement, found in Labor Code Section 1773.3, now applies to ALL public works projects.

Effective March 1, 2015: NO contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with DIR.

Contractors are encouraged to submit prequalification packages as soon as possible so that they may be notified of prequalification status well in advance. The prequalification packages should be sealed, marked "CONFIDENTIAL PREQUALIFICATION," and delivered to the following: Beverly Hills Unified School District Purchasing Department, 255 South Lasky Drive, Beverly Hills, CA 90212, (310) 551-5100, Ext. 2390. Prequalification packages must be submitted no later than **4:00PM on Monday July 6, 2015.**

The questionnaire answers and financial statements included in the prequalification packages submitted by contractors are not public records and are not open to public inspection. All such information provided will be kept confidential to the extent permitted by law, although the contents may be disclosed to third parties for the purpose of verification, investigation of substantial allegations, and in the process of any subsequent proceedings. State law requires that the names of contractors applying for prequalification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose. All questionnaires are scored us-

ing a Board of Education rubric, which is available upon request through the Planning and Facilities Department 241 Moreno Drive, Beverly Hills, CA 90212, at (310) 551-5100, Ext. 2390.

A "MANDATORY" Pre-Bid Conference and walk will be held at **9AM on Wednesday July 8, 2015 at the Beverly Hills High School 241 S. Moreno Dr. Beverly Hills** CA 90210. Late arrivals will not be allowed entrance. All attendees will be escorted through the school sites by a District Representative. Any bidder failing to sign-in, attend the entire job walk and conference will be deemed a nonresponsive bidder and will have its bid returned unopened. Bids "WILL NOT" be accepted from any bidder who did not attend the Pre-Bid Conference. Prospective bidders may not visit the Project Site without making arrangements through the Facilities and Planning Department. In accordance with the provisions of California Business and Professions Code Section 7028.15 and Public Contract Code Section 3300, the DISTRICT requires that the bidder possess the above classification(s) of contractor's license(s) at the time the bid is submitted: **July 28, 2015. 11:00 AM PST.** Any bidder not so licensed at the time of the bid opening will be rejected as nonresponsive.

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

Each Bidder is required to be enrolled in the District Owner Controlled Insurance Program (OCIP) known as the SEWUP Program. The DISTRICT will fund this program. CONTRACTOR shall not include costs for this insurance in their Bid.

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

The project will require prevailing wage compliance. The DISTRICT has obtained from the California Department of Industrial Relations the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed for the Project. Such rates are as follows:

Craft, Classification, or Type: Use Applicable Prevailing Wage Rate

The general prevailing rate of per diem wages is based upon a working day of eight (8) hours. The rate for holiday and overtime work shall be at least time and one-half. It shall be mandatory upon the successful bidder to whom the contract is awarded, and upon any subcontractor listed, to pay not less than the said specified rates to all workers employed by them for the Project.

No bidder may withdraw any bid for a period of Sixty (60) calendar days after the date set for the opening of bids.

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

Award of Contract: The District shall award the Contract for the Project to the lowest responsible bidder as determined from the base bid alone by the District. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bid or in the bidding process. Bid protests, if any, must comply with the requirements set forth in the information for Bidders in order to be timely and considered by the District.

The last day to submit questions shall be **July 13, 2015.** All questions must be submitted in accordance with the procedures set forth in the Information for Bidders.

Publication Dates: **June 25, 2015 and July 2, 2015**

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Forest Lawn Memorial Park Glendale-2 cemetery plots (lawn crypt) in Harmony Section for sale. \$10K Call Ron at 909 838-8249

Four Cemetery Plots for sale in Forest Lawn, Hollywood Hills, Revelation Section. Block 3544. This section is sold out. Asking price is \$4,200 each. Willing to negotiate on purchase of two plots or four plots. Contact Paul Colarusso at 1(801)562-5954 or 1(801)898-7285.

Cemetery Plot for sale-\$22,000 at Forest Lawn, Hollywood Hills. We are selling two intimate plots side by side, section 1 and 2, lot 2838, behind the church yard section. Nice location, reason for selling is moving out of state. Contact Darlene at (239) 573-7477.

Green Hills Rancho Palos Verdes. One Cemetery Plot. Grace Lawn Section. Asking \$8,500 obo (816) 604-7323

Hillside Memorial Park. Garden Mausoleum, Acacia Gardens Section. Second Row. Elevation F260 a/b. A companion wall crypt for two interments. \$15,500. Call: (714) 536-8080

Hollywood Forever. Cemetery Beth Olam. Sold Out Section. Garden of Jerusalem. GRAVE "A" LOT #919 Section #18. Under beautiful shade tree. Double Interment. \$21,500.00 OBO. Endowment Care and Transfer Fees Included. Call Susan 310.592.4584

Companion lawn crypt for sale in The Garden of The Cross at Turner & Stevens Live Oak Memorial Park & Mortuary in Monrovia, Ca. on Duarte Road. This is a double space crypt in the Garden of The Cross. The Park does not offer any spaces in this garden any longer, if you have a loved one(s) that is laid to rest in this garden and you would like these plots please contact Greg at (661) 345-7470.

Plots can only be sold together. Mt Sinai Memorial Park - Hollywood Hills. LA Section: Maimonides, Map 39, Lot 266, Space 2. \$16,000 OBO. Endowment and transfer fees included. (216) 577-7447

For sale are 2 above ground burial Vault/Crypt's in the sold out Sanctuary of Court of the Proverbs in MT. SINAI Hollywood Hills. The endowment care fund has been paid in full by the seller, that's a 900.00 dollar value. Current price from Mt. Sinai for this would be \$18,500.00 each. I have 2 for sale. Price is \$9500.00 each or both for \$18,000.00 or Best Offer. Paul 818-800-8800 / pgblack1@aol.com

WHITTIER ROSE HILLS Cemetery. Garden of Compassion section. 2 Cemetery plots for sale, on hill by chapel, private, secluded area. Lot 503 Grave #1 and #2. \$3000 each OBO. (714) 267-0231 or (714) 533-1651

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Raul's Gardening Service. Raul Valdez Jr - Owner. Landscape maintenance, clean ups, planting, sprinkler repair, tree trimming, weed control, fertilize. Free estimates! Raulsgardening@yahoo.com. Keeping gardens green!!! We are insured. (310) 438-3089

255-LEGAL SERVICES

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263-PETS FOR SALE

LABRADOODLE. F-1 Mini Labradoodle puppies. 2/F5/M available. Dewclaws removed. Vaccinations and deworming appropriate to age. Excellent service dog compatibility. Raised with children. One year genetic health guarantee. Buff to deep red coats in soft wave to curly. There is little to no shed. Located in Sacramento and happy to meet an hour north of Los Angeles at extra charge. Receiving non-refundable deposits through Paypal towards puppy of your choice. For more info please contact Nancy at (916) 243-9166. Emails welcome at jeffgood76@gmail.com

German Shepherd. White GS pups avail 6/20. AKC/UKC reg. \$1200 Taking deposits; serious buyers only, 5 girls, 1 boy available. 213-434-6371

HAVANESE PUPPIES. Home raised. AKC. Best health guaranteed. 262-993-0460. Noahslittleark.com

278-TREE SERVICE

Tree trimming, removals, stump grinding. Licensed contractor #684741 (Updated & correct license number). Bonded and insured. Free estimates. (818) 968-6997

Alberto's Gardening Services. We do hedging and trim bushes. Front and back yard services. Weekly or twice a month services. Alberto (323) 842-9786

401-REAL ESTATE

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420-OUT OF STATE PROPERTY

NORTHERN AZ WILDERNESS RANCH \$219 MONTH! Quiet & secluded 36 acre off grid ranch at cool clear 6,400' elevation near historic pioneer town & fishing lake. No urban noise & dark sky nights. Blend of mature evergreens & grassy meadows with sweeping views across surrounding wilderness mountains and valleys. Borders 640 acres of State Trust. Abundant groundwater, loam garden soil & maintained road access. Camping and RV ok. \$25,500, \$2,550 dn. Free brochure with photos/topo map/ weather/ area info 1st United Realty 800.966.6690. sierrahighlandsranch.com. (CalSCAN)

501-HELP WANTED

SEASONED BOOKKEEPER - PT TIME (CENTURY CITY)
Need R.E. accounting background, organizational skills and filing a must, process monthly reports as requested by owner on QuickBooks (P/L, balance sheets, special distribution reports, etc.), will post entries from bank statements to QuickBooks, must be able to reconcile banks accounts for several companies, will handle other duties as assigned by owner, must be a team player. Nice office in Century City. (16-20 hours per month). Qualified applicants, please email resume and salary history to buildingmanager18@gmail.com.

Phone sales position available. Flexible hours. Hourly pay plus commission on all sales. Monday-Friday in Beverly Hills office. Send resumes to Karen@bhweekly.com

ATTN: CDL Drivers - Avg. \$55k/yr! \$2k SignOn Bonus! Get The Respect You Deserve. Love your Job and Your Truck. CDLA Req (877) 2588782 www.drive4melton.com (CalSCAN)

OBTAIN CLASS A CDL IN 2 1/2 WEEKS. Company Sponsored Training. Also Hiring Recent Truck School Graduates, Experienced Drivers. Must be 21 or Older. Call: (866) 2752349. (CalSCAN)

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Safe Step Walk-In Tub! Alert for Seniors. Bathroom falls can be fatal. Approved by Arthritis Foundation. Therapeutic Jets. Less Than 4 Inch Step-In. Wide Door. Anti-Slip Floors. American Made. Installation Included. Call 800-799-4811 for \$750 Off. (CalSCAN)

726-MISCELLANEOUS

SAWMILLS from only \$4397.00 **MAKE & SAVE MONEY** with your own bandmill Cut lumber any dimension. In stock ready to ship. FREE Info/DVD: www.NorwoodSawmills.com 18005781363 Ext.300N (CalSCAN)

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DIRECTV Starting at \$19.99/ mo. FREE Installation. FREE 3 months of HBO SHOWTIME CINEMAX, STARZ. FREE HD/DVR Upgrade! 2015 NFL Sunday Ticket Included (Select Packages) New Customers Only. CALL 18003859017 (CalSCAN)
Dish Network - Get MORE for LESS! Starting \$19.99/month (for 12 months.) PLUS Bundle & SAVE (Fast Internet for \$15 more/month.) CALL Now 18003570810 (CalSCAN)

801-FINANCIAL SERVICES

Reduce Your Past Tax Bill by as much as 75 Percent. Stop Levies, Liens and Wage Garnishments. Call The Tax DR Now to see if you Qualify 1-800-498-1067. (CalSCAN)

SOCIAL SECURITY DISABILITY BENEFITS. Unable to work? Denied benefits? We Can Help! WIN or Pay Nothing! Contact Bill Gordon & Associates at 1-800-966-1904 to start your application today! (CalSCAN)

Sell your structured settlement or annuity payments for CASH NOW. You don't have to wait for your future payments any longer! Call 18006735926 (CalSCAN)

809-INSURANCE/HEALTH

Lowest Prices on Health & Dental Insurance. We have the best rates from top companies! Call Now! 888-989-4807. (CalSCAN)

955-AUTOS WANTED

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 8007315042 (CalSCAN)

Got an older car, boat or RV? Do the humane thing. Donate it to the Humane Society. Call 1 8007431482 (CalSCAN)

DONATE YOUR CAR! Help Fight Breast Cancer! Most highly rated breast cancer charities in America! Tax Deductible/Fast Free Pick Up. 18558546311 www.carsforbreastcancer.org (CalSCAN)

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