

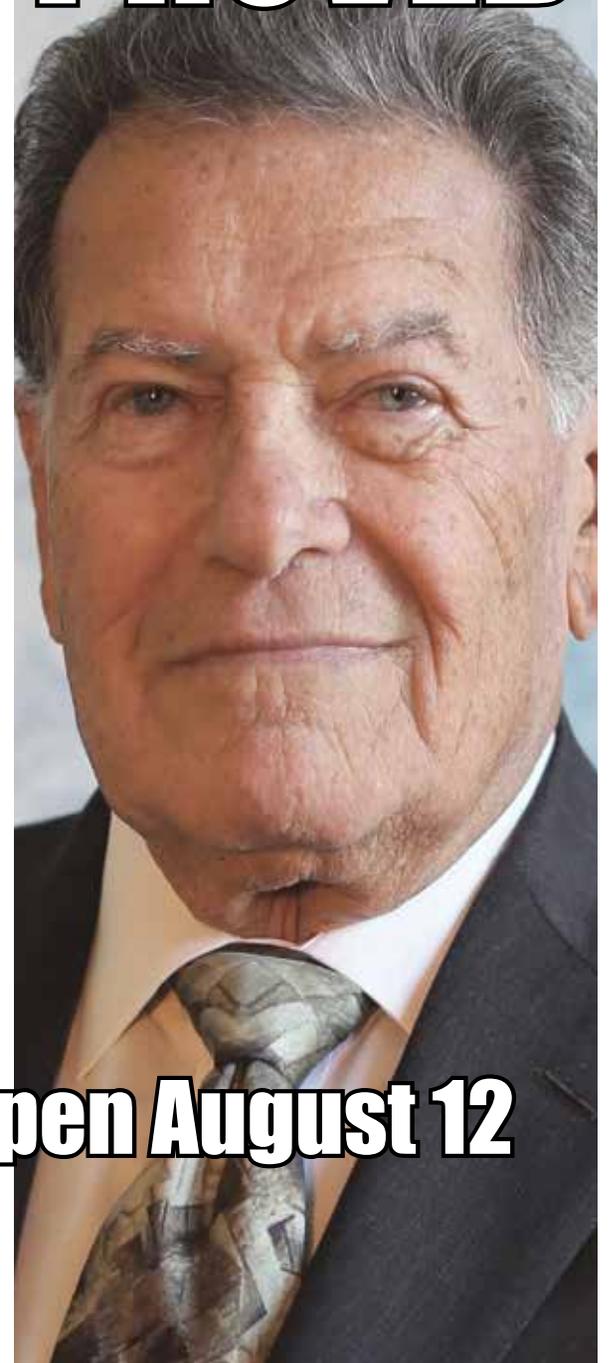
# Beverly Hills Weekly

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Issue 996 • November 1 - 7, 2018

## MIDDLE SCHOOL APPROVED



**'New' Beverly Vista Campus to Open August 12**

cover stories • pages 6-7



BEVERLY HILLS TELEVISION

### BHTV City Council and Commission Schedule

- Traffic and Parking Commission: November 1 at 9:00 a.m.
- Design Review Commission: November 1 at 9:00 a.m.
- Beverly Hills This Week: November 2 at 6:00 p.m.

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# letters & email

## Council Backs Controversial Proposition 10 [Issue #990]

Businesses and homeowners pay property taxes; renters do not. These taxes support our local schools, etc.

Yet, the Beverly Hills City Council supports Proposition 10. Is it because there are more renters than homeowners in Beverly Hills?

**Paul Bernstein**  
Beverly Hills

## City to Draft Final Rent Stabilization Ordinance [Issue #995]

Thank you for your informative articles about rent stabilization in Issue #995. The policy affects half of the City's households and it is important that we all understand the details.

I agree that tenants did win when City Council unanimously agreed to stop no-just-cause evictions with an urgency ordinance, effective immediately. While the new policy will affect few landlords, the bad apples among them, those who have abused the privilege of providing rental housing in our City, can now thank their

fellow landlord Dr. Stephen Copen for taking away the eviction-at-will punch bowl. [See page 3.]

The Council's action was hardly precipitous. As the pace of evictions seemed to accelerate we tenants asked Council to put a moratorium on no-just-cause. By then Dr. Copen was known to City Council for having evicted two households that had lived on South Roxbury for more than 25 years (one with kids in our schools). Those householders on October 18th recounted to Council the experience of having their lives upended once Copen bought their property.

But the tipping point apparently came when a young couple recounted how Copen had posted a 60-day notice on their door just twenty minutes after the Council's previous October 11th study session. They were good tenants, so why get evicted? Copen volunteered that they had to go simply because he was unhappy with the Council's changes to the rent stabilization ordinance. He wanted their apartment.

City Council had heard enough. Councilmembers Lili Bosse and John Mirisch pushed for an urgency ordinance to end the practice. "We talk about 'bad actors' and this dude is exactly the type of person we want to deal with," Mirisch said, and proposed naming it the 'Copen ordinance.'

I can't agree more. We need better regulations to rein-in landlords like Copen who renovate without permits and let their properties deteriorate. I myself have reported two Copen properties at Reeves



## SNAPSHOT



WHO YA GONNA CALL?  
HAWTHORNE

Hawthorne faculty Ashley Nation, Ellen Poltorak and Lindsay Pomerantz celebrated Halloween dressed as the Ghostbusters.

# Beverly Hills Weekly

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OUR DATA SPEAKS VOLUMES



and Charleville for six or more code violations each. He's got five other properties in town so my work is just beginning.

At the outset of that October 18th rent stabilization study session, the one that produced the new urgency ordinance, we heard local landlord Elia Weinbach assail City Council for having capriciously, in his view, used an urgency ordinance to usher in new regulations in early 2017.

Now, most landlords operate cooperatively and constructively with the City. But Weinbach and his friends at the Apartment Owners Association don't like regulations and have backed not one but two lawsuits against the City to undo them. But for their trouble they left that study session with another urgency ordinance to grouse about.

Throughout this process tenants have been well-served by City Council. Time and again our councilmembers have voted together, indeed unanimously, on urgency ordinances and all other RSO policies. I believe they recognize the harm done to residents by decades of lax regulation and lax enforcement and our stability and security is the better for it.

**Mark Elliot**  
Beverly Hills

# briefs

## Who Is Stephen Copen, The Man Behind The City's Ban on No-Cause Evictions?

Earlier this month, the Beverly Hills City Council voted to institute an Urgency Ordinance banning no-cause evictions in the City after a group of tenants accused their landlord of violating the current Beverly Hills Rent Stabilization Ordinance (RSO) by hiring fake tenants to get falsely evicted, thereby allowing him to legally raise the rents for his units before re-renting to real tenants.

The landlord, Stephen Copen, is a physician with degrees from Harvard University and Rush Medical College. Currently, he works in internal medicine and nephrology, which deals with diseases of the kidneys. He also owns several properties in the City, including a 12-unit building at 200 South Reeves Drive.

In the past, Copen has advocated for upping the annual rent increases for apartments in the city by claiming that landlords

are restricted by the rising costs of maintenance and need assistance from the tenants living in the units to keep them up at the standards they are accustomed to. He has also argued against rent control several



Stephen Copen

times, claiming that rent control forces landlords to subsidize lifestyles for their tenants that they otherwise could not afford.

"You create a category of people who will not work with our degree

of motivation to compete in the market, and in the economy broadly, and who will sit here and let us subsidize their rents, and sit here and pay under market rents for nice apartments, benefiting from all the development and amenities of this community, and they will live subsidized by other people who go and work hard in the marketplace," Copen said at a City Council meeting in July 2017.

He made similar comments in April

2017, speaking very personally about one of his tenants and why he felt it was unfair that he be forced to subsidize their "living style."

"You haven't discussed whether people living in a two bedroom apartment across from Roxbury Park with a view of the clubhouse should maybe economize and live on Doheny, where they don't have that view or move from a two-bedroom to a one-bedroom," Copen said to the Council. "And you haven't discussed how people have bragged that their children have graduated from Beverly Hills High School and have graduated from MIT and own a company that employs many people in Massachusetts, and should contribute to caring for their parent, and instead you're asking those who own a building to subsidize some of the living style of those people."

The tenant Copen was describing in April 2017 later identified herself as Keri Anderson before the City Council when she spoke about his alleged bad behavior as a housing provider earlier this month. Anderson was one of three tenants who spoke against him.

She alleged that she personally knew of

*briefs cont. on page 4*



# RACHELLE MARCUS

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**#3 ON YOUR BALLOT FOR BEVERLY HILLS SCHOOL BOARD**

# VOTE

**VOTE ON OR BEFORE NOVEMBER 6<sup>TH</sup>**

Paid for by Elect Rachelle Marcus for BH School Board 2018 ID#1406061



# NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

**HEARING DATE:** Thursday, November 29, 2018  
**TIME:** 7:00 p.m., or as soon thereafter as the matter may be heard  
**HEARING LOCATION:** Council Chamber – Beverly Hills City Hall, 2nd Floor  
 455 North Rexford Drive, Beverly Hills, CA 90210

**PROJECT:** 100 North Crescent Drive Beverly Hills Media Center Project / Recirculated Draft EIR and Entitlements  
**PROJECT LOCATION:** 100 North Crescent Drive (cross street: Wilshire Boulevard)

The City of Beverly Hills has prepared a Recirculated Draft Environmental Impact Report (Recirculated Draft EIR) for a proposed commercial office project located at **100 North Crescent Drive** as more fully described below. The Planning Commission will hold a public hearing to review and accept comments on the Recirculated Draft EIR on **November 29, 2018 at 7:00 p.m.**, or as soon thereafter as the matter may be heard. The purpose of the meeting is to: a) review and accept public comments regarding the content and adequacy of the Recirculated Draft EIR and, b) introduce to the Planning Commission the entitlements requested for the Project for initial discussion. The requested entitlements include a General Plan Amendment, Overlay Zone, Zone Text Amendment, Development Agreement, and Planned Development. **The public review period for the Recirculated Draft EIR runs for 45 days, from October 29, 2018 through December 13, 2018.**

The sections included in the Recirculated Draft EIR have been prepared in accordance with Section 15088.5 of the State CEQA Guidelines, which allows the lead agency to recirculate only the chapters or portions of the EIR that have been revised due to the addition of significant new information related to the analysis prepared for those issues. The following sections of the Draft EIR are available for comment as part of recirculation:

- **Project Description**
- **Aesthetics**
- **Cultural Resources (including a re-analysis of the historical significance of the existing office building)**
- **Noise**
- **Transportation and Traffic (including supplemental analysis)**
- **Alternatives**

**Project Location:** The property is located in the City of Beverly Hills, at the northeast corner of the intersection of Wilshire Boulevard and North Crescent Drive. The 58,528 square foot site consists of 7 tied parcels that are currently developed with a three-story, 106,085-sf office building with one level of below grade office space and three levels of subterranean parking and Crescent Drive Mini Park. The existing building, constructed in 1989, was designed by Gin Dan Wong, an architect included on the City's List of Master Architects. The address for the project site is 100 North Crescent Drive, and the Assessor's Parcel Number is 4343-004-047.

**Project Description:** The proposed project would involve a comprehensive renovation of the existing three-story office building including the construction of two additional floors of commercial office space that would increase the building height from 43 feet to 72 feet. Proposed building additions include small additions of floor area on the three existing floors of the building as well as the addition of two stories, adding 55,070 square-feet of floor area to the building. The proposed building would total 161,155 square feet of floor area. The fourth floor addition would include an outdoor terrace area facing Crescent Drive above the atrium with outdoor terraces at the northeast, southeast, and southwest corners of the building, for a total of approximately 4,705 square feet of terrace area on the fourth floor. The fifth floor addition would include approximately 2,970 square feet of outdoor terrace area. The project would include upgrades to an existing screening room and conversion of existing office floor area to create a new 4,330 square-foot restaurant at the ground floor level. The three levels of existing subterranean parking would remain, although parking configuration and operations would change as described below to accommodate the proposed building changes. The proposed project would involve temporary closure of Crescent Drive Mini Park to use the area for construction staging for the approximately 24-month construction period. In addition to changes to the building, the applicant proposes changes to Crescent Drive Mini Park, including creating new seating areas and replacing landscaping with drought tolerant plants and replacing park furniture. The project would result in a five-story building with a floor area ratio (FAR) of 2.75. The project site is currently zoned C-3 for general commercial uses, and the project requests amendments to the General Plan and the Beverly Hills Municipal Code in order to allow the proposed height, density, and to utilize tandem spaces, compact spaces, lifts for stacked parking and valet serviced drive-aisle spaces to meet parking requirements, thereby increasing the number and types of parking spaces that can be used to meet on-site parking requirements from 317 to 465. The project would be designed to a LEED-Gold standard, and features would include the re-use and re-purposing of existing building materials and a new building façade consisting of high performance, low emission glazing.

**Environmental Review:** In accordance with the California Environmental Quality

Act (CEQA), the City of Beverly Hills has prepared an EIR, consisting of the prior Draft EIR along with the Recirculated Draft EIR to analyze potential environmental impacts associated with development of the project. Specifically, the EIR analyzes the following potentially significant environmental effects of the project:

- **Aesthetics**
- **Air Quality**
- **Cultural Resources**
- **Land Use and Planning**
- **Noise**
- **Transportation and Traffic**
- **Tribal Cultural Resources**
- **Mandatory Findings of Significance**

Based on the studies in the EIR, with mitigation, no significant environmental effects are anticipated regarding air quality, land use and planning, noise, or tribal cultural resources as a result of the project. As indicated in the Initial Study, there is no substantial evidence that significant impacts would occur to the following issue areas: Agricultural and Forest Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology, Mineral Resources, Population/Housing, Public Services, Recreation, and Utilities. The Draft EIR was previously circulated for public review from November 13, 2017 to January 5, 2018. In response to comments from the public, several changes were made to the design of the building and to the analysis of the project. For that reason, several sections of the Draft EIR are being recirculated (as noted above). Environmental effects to aesthetics (shade and shadow), cultural resources (historical resources), and transportation and traffic (during the construction phase) would remain significant and unavoidable after implementation of required mitigation.

The project site does not appear on the Hazardous Waste and Substances site "Cortese" list (Govt. Code Sect. 65962.5).

**Public Review and Comment on the Recirculated Draft EIR:** The Recirculated Draft EIR is available for review and comment for the required 45-day public review period, from October 29, 2018 through December 13, 2018. Written comments must be submitted during the comment period, and should be addressed to:

Alek Miller, AICP, Associate Planner  
 City of Beverly Hills Community Development Department  
 455 North Rexford Drive  
 Beverly Hills, California 90210



Oral and written comments will also be taken at the November 29, 2018 Planning Commission meeting.

Copies of the Recirculated Draft EIR are available for public review at the following locations:

**City of Beverly Hills City Hall  
 Planning Division and  
 Office of the City Clerk  
 455 North Rexford Drive  
 Beverly Hills, CA 90210**

**Beverly Hills Public Library  
 444 North Rexford Drive  
 Beverly Hills, CA 90210**

The Recirculated Draft EIR is also available on the City's website at: [www.beverlyhills.org/environmental](http://www.beverlyhills.org/environmental)

The case file on this project, which includes the plans and applications, is available for public review at the Planning Division, 455 North Rexford Drive, Beverly Hills, CA 90210. If there are any questions regarding this notice, or if you would like to review the file or receive copies of available documents, please contact **Alek Miller, Associate Planner** at **(310) 285-1196** or via email at **amiller@beverlyhills.org**.

Alek Miller, AICP  
 Associate Planner

In accordance with the Americans with Disabilities Act, the Council Chamber is wheelchair accessible and is equipped with audio equipment for the hearing impaired. If you need special assistance to attend this meeting, please call the Planning Division at (310) 285-1196 or TTY (310) 285-6881. Please notify the Planning Division at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

*briefs cont. from page 3*

at least one situation in which he had paid a woman fifty dollars a day to pretend to live in one of his units and later get evicted, giving him the ability to up the rent for the unit without following the proper rules to do so.

"It's a scam. Dr. Stephen Copen is running a scam and getting away with it. The way it's affected all of us is so devastating. Something needs to be done," Anderson said.

The City is currently conducting an investigation into the allegations against Copen and will release its findings at a later

date.

In the meantime, no-cause evictions have been banned until the new RSO, which Mayor Julian Gold has said he wants in place by the end of the year and will likely extend the ban permanently, is in place.

Copen did not return a call for comment.

## Metro Board of Directors Votes to Give Free Rides on Election Day

Beverly Hills residents can now get free rides to polling locations, following

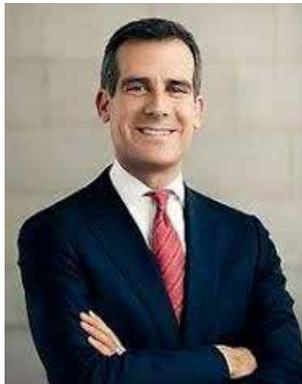
*briefs cont. on page 5*

briefs cont. from page 4

a motion put forth by Los Angeles Mayor Eric Garcetti to provide all riders with free Election Day rides on Metro.

“A lack of transportation should never stand between a voter and the polls,” said Garcetti. “Every vote counts in this democracy, and we have to do everything we can to help Americans exercise our most fundamental right.”

Garcetti and three co-authors — Los Angeles County Supervisors Sheila Kuehl and Mark Ridley-Thomas and Long Beach Mayor Robert Garcia — put the proposal forward at the Metro Executive Management Committee meeting on October 18, directing the transit agency to lift fares for all riders on Nov. 6.



Eric Garcetti

The move came after surveys revealed that 51 percent of California voters cited a lack of transportation as a factor for not voting. Other studies have shown that lack

of access to transportation to get to polls disproportionately affects minority voters, people with low incomes, persons with disabilities, and young people; these populations are also the ones most reliant on Metro for mobility.

Ridley-Thomas also stressed the importance Metro placed on ensuring voters could make it to the polls.

“On election day, our priority must be making sure voters in all corners of the county are undeterred from getting to the ballot box and exercising their right to vote,” said Ridley-Thomas. “Free rides are a great way to help make that happen.”

### Early Voting Sites Open for November 6 General Election

Early voters can cast ballots this weekend at any one of 10 sites across Los Angeles, including West Los Angeles College. Eligible voters who missed the registration deadline can also conditionally register to vote at these sites or by visiting the Los Angeles County Registrar-Recorder/County Clerk headquarters in Norwalk.

In addition to the site at West Los Angeles College, other weekend early voting locations include the East Los Angeles Library, Jackie Robinson Community Center, Lake View Terrace Library, Lancaster Public Library, Long Beach City College, RR/CC, West Covina Library, West Valley Regional Library and the Willowbrook Library. Additional information and addresses for the early voting locations can be found online at [lavote.net](http://lavote.net).

### Wallis Presents Immersive Theatre Experience, ‘The Bitter Game’

The Bitter Game, a high-impact, immersive theater experience ripe with pain, poetry, and laughter that explores the experience

of being black in America, is set to debut at the Wallis Annenberg Center for the Performing Arts on Wednesday, November 14 through Saturday, November 17, outdoors on The Wallis’ Promenade Terrace.

Playwright-actor Keith A. Wallace’s multi-character, solo performance in five acts, structured as the four quarters and overtime of a basketball game, tells the story of Jamel Smith, who witnesses a neighborhood act of violence as a child and later must learn to navigate his interactions with police. It speaks to both a personal and universal truth that is “a sharp reminder of the persuasive powers of live theater,” according to The New York Times, which also described the play as closing the gap between artist and audience, giving the familiar subject an “unignorable visceral immediacy.”

“With The Bitter Game performed outdoors in a non-traditional theatrical setting, we bring audiences up close to Keith Wallace’s very direct style of storytelling that explores the issues that have informed and given rise to the Black Lives Matter movement,” said The Wallis’ Artistic Director Paul Crewes.

Wallace described the play as “constantly evolving” in an interview with Village Voice, noting that as the experiences of people of color are becoming more public, the play can reveal different things to different audiences.

“Since the play head-on addresses the epidemic of police violence in this country, a lot of people have been dubbing it a Black Lives Matter play by association. But it’s not specifically a BLM play. I think the BLM movement addresses so much more than just the issue of excessive police force; there are many other racial injustices that the movement is also tackling,”



Keith Wallace

Wallace said in the interview. “I’ve built a composite character not only specific to me but that represents a larger whole. No two audiences experience the same play, because it’s constantly evolving as this issue keeps presenting itself.”

On why he created the play, Wallace said: “The murder of Michael Brown in 2014 was to me a public display, in the way that public lynching used to take place as a warning sign and display of white power and supremacy. All of the mothers rendered childless



Ida Nalbandian, Scott Redston, Jerry Redston, Carol Redston, Mark Schwartz, Annette Saleh, Jerry Friedman, Victoria Gordon, Karen Popovich Levyn, Phil Savenick, Sonia Berman, Rose Norton, Vice Mayor John Mirisch, Mayor Julian Gold, Councilmember Lili Bosse, Councilmember Lester Friedman, Spencer Platt, Michelle Redston, Councilmember Robert Wunderlich, Emily Platt, Lisa Kay Schwartz and Ben Platt.

### Embrace Civility Award Presented to Rose Norton and the Redston Family

In support of Civility Month, the Beverly Hills City Council presented two awards and proclamations to the winners of the Seventh Annual Embrace Civility Award to Rose Norton and the Redston family for promoting civility in the City.

Victoria Gordon nominated Norton, wife of the late Mayor Ben Norton and eight-year Planning Commissioner, for the award because of her years serving the community. The Redston family was also nominated for their active involvement in the community.

from these situations are thrust into the spotlight and not afforded the same opportunities to mourn and grieve in the same way other mothers are. I got tired of seeing black people murdered by police with impunity, and it was time for a reckoning.”

Wallace hopes the play will eventually reach beyond the theater to be used as a tool of sensitivity training for law enforcement and performed with schools and communities reflected in the story.

Single tickets are \$40 and can be purchased at the Wallis’ box office or over the phone at (310) 746-4000. A post-show discussion will be held immediately after the Friday, November 16 performance and a sign language-interpreted performance will be held on Saturday, November 17.

Disney on Ice Presents Dare to Dream Starring Moana

### Disney on Ice’s Dare to Dream

Five Disney princesses will come together this December for the Disney on Ice production Dare to Dream. Featuring Dis-

ney’s Moana for the first time in a live production, hosts Mickey Mouse and Minnie Mouse will bring the Disney magic to life and take audiences on an expedition across raging seas and snow-covered mountains in the action-packed extravaganza with the beloved characters from Beauty and the Beast, Frozen, Tangled and Cinderella.



Disney on Ice’s Dare to Dream

In her Disney on Ice debut, audiences will see how far Moana will go in a high-seas adventure with demigod Maui, to save

briefs cont. on page 6

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## MIDDLE SCHOOL APPROVED

### Board of Education Lays Out Specifics For Consolidated Middle School

By Kelcey Caulder

Just four days before the Board of Education voted to create a consolidated middle school at Beverly Vista, BHUSD Superintendent Michael Bregy and Assistant Superintendent Dustin Seemann presented the Board with specifics of what a middle school will mean for the district and its students.

Creating a consolidated middle school will involve closing El Rodeo for construction upgrades and moving all of its K-5 students to Hawthorne, while all of Beverly Vista's TK-5 students move to Horace Mann. All students in grades 6-8 from El Rodeo, Horace Mann and Hawthorne will then be moved to Beverly Vista to attend middle school.

Bregy told the Board reorganizing in this way will improve academics within the district by evening out class sizes, lowering currently high operating costs and by increasing teacher collaboration and schedule flexibility.

"If you look at our current class size range for K-8, there are some sections that are at 11 students for kindergarten, while others are at 18. In seventh grade, we have a class for eight students. We also have classes for seventh grade with 33 students," Bregy said. "Right now, our staffing structure and class sizes are driving the scheduling of student classes instead of student need or request driving scheduling and opportunities for students."

Seemann then elaborated on the ways in which a consolidated middle school model will provide more opportunities for BHUSD students.

"Middle-school-aged students would finally have equal access to comprehensive academic and elective courses," Seemann said. "Teachers will also be able to collaborate more effectively within teams and have additional professional development opportunities, which will ultimately lead to more robust instruction."

According to Seemann, transitioning to a consolidated middle school opens the door for additional course levels in Math-

ematics and English, added Honors level courses for Science and Social Studies and added course levels in French. Electives could also expand to include subjects like 2-D and 3-D art, journalism, a junior KBEV program, a business/entrepreneurship course and several performing arts opportunities, including beginner and advanced level band and orchestra courses, a drama program and a dance program.

Competitive middle school athletics, which have not been possible under the K-8 model, will also be possible for the first time. Some options for sports discussed at the meeting include boys and girls volleyball, boys and girls soccer and

co-ed cross-country or track and field.

Even with these new opportunities, Bregy noted that many parents and community members might not feel comfortable with a new school model after having K-8 for generations. To mitigate some of those difficulties, he said the district will form two transition committees to focus on implementation of the middle school and how best to combine the lower grade schools, considering each school's unique identity and culture, as students transition into the new school model.

"Nothing is set right now, but we want this to be a smooth transition if it happens. We want to encourage everyone to get involved and give us feedback on what we can do to keep the culture of our district intact as we move through the process," Bregy said. "We want everyone to be comfortable, so that when August rolls around students feel like they're going to their school, one they know."

Some parents at last week's meeting

said they already felt slighted by the district, claiming that plans for reconfiguration, which has been discussed at length over the last two years, feel rushed.

"I think there are some inevitables that we're all fighting about at a time in our community when we need to be more unified. The inevitables, I think, are that El Rodeo is closing for construction. I think people might not feel good about it, but it is where we are at right now and I think the safety of our kids is paramount," said Allison Boxer Revivo. "What's important is building a thoughtful program and internal-external structure and taking the time to do that well, rather than fighting in the community. I also think there's no reason to do that now and make everyone feel that they're being pushed off of a cliff."

Revivo suggested that parents might feel more comfortable and as if their voice *BOE cont. on page 7*

### 'New' Beverly Vista Campus to Open August 12

In the biggest structural change to the BHUSD in more than 90 years, the Board of Education voted, 3-0-2, on October 30 to temporarily close El Rodeo and transform Beverly Vista into a consolidated middle school for grades 6-8, effective next school year.

Tuesday's historic decision has been hotly debated in Beverly Hills for more than fifteen years. Ultimately, Board members Mel Spitz, Isabel Hacker and Noah Margo voted in favor of reconfiguration, while Board President Lisa Korbatov and Board member Howard Goldstein abstained.

Korbatov and Goldstein said they abstained not because they necessarily felt reconfiguration was the wrong move for BHUSD, but because they did not feel comfortable voting on the issue when they would no longer be on the Board after November 6.

Margo, whose vote swung the Board in favor of a middle school, said that while he understands parents might be upset by the move, his choice to sup-

port the change ultimately came down to determining which option would provide the best education for BHUSD students.

"This is hard. For some, it is painful. I appreciate the dedication you have shown to your children's education and the success of the district. What everyone is going through is not lost on me. I don't think it's lost on any of us," Margo said. "But, it's not about what parents want. It's about what students need."

"For every argument supporting one side, there is an argument refuting it. For me, it comes down to will best serve our students and ensure their academic success. That's it. There's no secret there. It's also no secret that we're not as successful as we could be," Margo continued. "Therefore, as much as I want to stand and defend our K-8 model, as I did back in February, the evidence suggests that K-8 schools do not, in fact, ensure academic success."

Hacker also emphasized the importance of ensuring the academic success of students, even if achieving that success requires the community to change how it has done things in the past.

"What kind of district do we want to be? Ask yourselves that question. What kind of common vision do we share? I think we can all agree we want this district to be the best it can be. We want to offer the best educational experience students can have. That's what we're thinking about when we're making these decisions," Hacker said. "We have an opportunity today to get our district back on track to be the best district that we can be. We share a common goal to make sure your children are getting the very best opportunities possible. That's why I'll tell you that I'm supporting this proposal. It's time. It's overdue."

Though the parents at Tuesday's meeting agreed that offering students the very best education possible should be the unifying goal of the district,

*New BV cont. on page 7*

*briefs cont. from, page 5*

her island and discover her true identity. Join Belle as she fearlessly befriends the enchanted castle staff and reveals Beast's gentleness. Experience Anna's devotion to her sister, Elsa, on her life-changing journey to stop an eternal winter. Explore with Rapunzel, Flynn Ryder, Cinderella and friends from around the Disney King-

dom as they find the heart and determination to overcome obstacles and make their dreams come true.

Iconic sing-along songs such as "How Far I'll Go," "Be Our Guest" and "Let It Go" will be paired with powerful skating choreography to instill confidence and embolden audiences to never stop dreaming, even after the show comes to a close.

Dare to Dream will be at the STAPLES

Center in Los Angeles Thursday, December 13 through Sunday, December 16. Ticket prices begin at \$25 with discount opening night tickets available for as low as \$16. Tickets can be purchased online at AXS.com or in person at the venue box office.

**Bus Stop Opens November 15 at Theatre 40**

Bus Stop, a comedy about a group of people thrown together by a blizzard and forced to spend a long night snowbound at a bus stop in rural Kansas, will open at Theatre 40 on November 15, with shows to follow through December 16.

First produced on Broadway in 1955, Bus Stop focuses particularly on a young

*briefs cont. on page 7*

BOE cont. from page 6

es were being heard if the district created an anonymous system through which parents could vote on which school to

**How Closing El Rodeo Will Save More Than \$15M**

Interim Housing Costs	\$729,557
Equipment Storage Fees	\$11,856
Temporary Fence Rental	\$99,750
Teacher Shuttle Services	\$430,000
Teacher Off-Site Parking Compensation	\$940,625
Staff Off-Site Parking Costs	\$403,125
Staff/Equipment/Furniture Moving Costs	\$25,000
Facilities Management Fees	\$954,600
Architect Contract Administration Fees	\$387,000
Inspection Fees	\$696,600
Testing Fees	\$136,380
Commissioning Fees	\$15,000
Contractor General Conditions/Supervision	\$2,940,000
Contractor Off-Site Parking	\$725,625
Contractor Shuttle Service	\$774,000
Construction Inflation	\$2,592,000
Construction Economy of Scale & Efficiencies	\$1,818,400
Increased Bidder Participation	\$2,273,000
<b>Estimated Total Savings</b>	<b>\$15,952,518</b>

Source: October 16 presentation by Don Blake

send their kids to, rather than having their children assigned to schools without their input.

“If you were to do this, I think that would really help alleviate so many bad feelings that the El Rodeo families, who

feel betrayed, are experiencing,” Revivo continued. “This would help El Rodeo families feel cared for and heard. The district is then not fighting with us, but are instead coming from a thoughtful place as you dismantle an age-old program.”

Board member Mel Spitz attempted to give comfort to parents who oppose reconfiguration and those, like Revivo, who feel the process has been rushed.

“My heart breaks for all the students we have underserved and are currently underserving. To say, ‘Let’s do the best we can with the K-8 system,’ is to say, ‘Let’s under-serve our students.’ That’s not what we’re here for. So, I know we’ll never please everybody, but what you’ve heard today is the bolts and nuts,” Spitz said. “To those who have doubts: Think about the benefits for our students. That’s what matters, and the sooner we

do it the fewer students will be underserved.”

The “inevitable” closure of El Rodeo, as Revivo referred to it, was first addressed at the Board’s study session on October 16 when BHUSD Director of Facilities and Bond Manager Don Blake proposed a revised timeline for modernization upgrades at the school.

Blake told the Board then that he would not recommend students be on site while construction was being completed because completing the upgrades will require the use of a Chicago boom crane, which he believes are too dangerous to operate around children.

“I’ve lost five men in my 40-year construction career, so I speak with a little bit of experience on this matter,” Blake told the Board. “Major projects and high-rise construction work are done with these cranes. In my career, I’ve seen three projects where cranes have come down in Los Angeles. So, it happens and it’s very unsafe. We can mitigate and do everything we can to control that possibility through safety measures, but it’s still a crane.”

Blake also noted that in the majority of cases where cranes are used to do work in urban settings without lots of space available, as would be the case at El Rodeo, they are placed inside of buildings in an

effort to project the public from danger if the crane were to topple over. That would not be possible at the school, however.

“When I worked on a project with two performing arts centers, started and completed on the same day, both of them had these huge towering cranes in the middle picking up steel and concrete throughout the project. That crane was placed inside of the building so that if it were to fall or we had a problem we’d be able to mitigate it to some extent,” Blake said. “These buildings at the school are already erected, so we couldn’t do that here. They’d have to go outside of the building.”

Removing students from El Rodeo during construction will also shave approximately 30 months of construction time off of the project and save the district more than \$15 million.

It is not clear how salary negotiations between the district and the Beverly Hills Education Association (BHEA), now settled, may have impacted the district’s renewed interest in a consolidated middle school.

A letter from the Los Angeles County Office of Education related to the collective bargaining agreement reached at the end of negotiations, dated October 16, states that in an effort to maintain the minimum required reserve levels in the General Fund a projected \$2.6 million in certificated staff reductions will be necessary in 2019-2020.

“The certificated reductions would arise from the District’s school site reconfiguration,” the letter states. “Because a change in school site grade spans can require extensive studies and therefore experience logistical delays, our office is concerned about the timing and implementation of the cost savings. We therefore require the District submit a Board-approved school site reconfiguration plan that identifies a timeline with actions, corresponding cost savings and a fiscal solvency contingency plan, with the First Interim Report, due to our office on or before December 17, 2018.”

Certificated staff reductions in the amount of \$2.6 million would equate to approximately 23 teacher layoffs, based on top teacher salaries estimated at \$114,384 for 2019 in the BHUSD, BHEA tentative agreement released in September.

Bregy, who has pushed for a consolidated middle school since first arriving in the district, denied that negotiations influenced BHUSD’s decision in any way, stating that reconfiguration “has been in discussion for a long time, even before teacher negotiations.”

community and extracurriculars.

As those committees begin to take shape, the district must get to work preparing Beverly Vista to serve as a middle school. Plans for reconfiguration, including a timeline of actions, corresponding cost savings and a fiscal solvency contingency plan, must be turned in to the Los Angeles County Office of Education (LACOE) by December 17.

Starting June 1, El Rodeo will be taken offline for construction until 2021. Beverly Vista will also undergo modifications, specifically to restroom facilities, in the lead up to the first day of school on August 12.

In 1991, then-Superintendent Sol Levine authored a report entitled “New Realities, New Directions,” which advocated for a dedicated middle school at Beverly Vista. Now, 27 years later, the prognosis has come to fruition.

*For more on the advantages of a dedicated middle school watch Future Focused Schools Team member Jonathan Prince’s interview on Beverly Hills View at [vimeo.com/252378955](http://vimeo.com/252378955).*

Date	Design/Construction	Student Impact
2018-2019	Establish Student Transition Committees for El Rodeo, Beverly Vista, Hawthorne and Horace Mann	All students remain in the current schools
June 1, 2019	El Rodeo is taken offline for full construction	All students and staff complete the current school year at El Rodeo
Summer 2019	Restroom modifications at Beverly Vista	None
2019-2021	Construct new El Rodeo	None
June 2021	El Rodeo project completion, school re-opens	None

Source: October 26 Facilities & Reconfiguration Recommendation Presentation

New BV cont. from page 6

they did not all agree that reconfiguration was the best way to achieve that goal. Some argued the vote should have waited until the new Board members were in place. Others said they felt the vote was too abrupt and, therefore, could not support it.

Recreation and Parks Commission Chair Frances Bilak was among the last group.

“You haven’t contacted the parents. I have an eighth grader. I won’t be impacted, but I still feel this isn’t right. No one wants to feel like this is being

shoved down their throat,” Bilak said. “At the end of the day, you can make whatever decision you want. All we ask is that you include us in that decision and hear what we have to say.”

BHUSD Superintendent Michael Bregy told parents that he would be forming two transition committees for parents and community members to join to discuss the implementation of the middle school and to discuss school culture and identity across the remaining TK-5 schools. Subcommittees will also be formed to discuss logistics, human resources, curriculum development, facilities, finance, students and families,

briefs cont. from, page 6

cowboy named Bo who, while competing in a rodeo in Kansas City, falls for a nightclub chanteuse named Cherie. Bo, who grew up on an isolated ranch in Montana, must learn a lesson in humility and lose a fight before he can win the heart of the love of his life in what has become a clas-

sic American romance.

Bus Stop is written by playwright William Ingle. Ingle is the author of 41 plays, won the Tony Award for *The Dark* at the Top of the Stairs, won an Oscar for his screenplay of *Splendor in the Grass* and was awarded the Pulitzer Prize for *Picnic*. His other Broadway shows include *Come Back Little Sheba*, *Natural Affection*, *A Lose of Roses*, and *Where’s Daddy?*

Ann Hearn Tobolowsky is the show’s director. Her previous directing credits at Theatre 40 include *Holy Days*, *Driving Miss Daisy*, *Another Part of the Forest* and *The Color of Rose*. She has also directed at The Road Theatre, Atwater Theatre and Malibu Playhouse.

The cast for *Bus Stop* includes Gary Ballard, Niko Boles, David Datz, Kaitlin Huwe, Shawn Savage, Jack Sundmacher,

Theresa Tilly and Mani Yarosh.

Tickets are \$35 and can be purchased online at [www.theatre40.org](http://www.theatre40.org). Theatre 40 is located in the Reuben Cordova Theatre at 241 South Moreno Drive. Free parking is available beneath the theatre.

--Briefs by Kelcey Caulder

# sports & scores



## Normans football team routed by Culver City in season finale BHHS alum scores twice in college hockey debut By Steven Herbert

Alex Vaca's long kickoff return set up a short touchdown run in the first quarter for Beverly High as it concluded its 2018 football season with a 70-6 loss to Culver City in an Ocean League game Friday night at Nickoll Field.

"Everybody tried their best," Normans coach Jarrod Bunch said after completing his first season 2-8, 0-5 in league play. "Culver City is a really good team. Culver City has a lot of size. We have little, small players. It was just overwhelming."

The Centaurs (8-2, 4-1) were ranked fourth in the Division 7 poll released Oct. 22.

Culver City "had more weapons" than any of Beverly Hills' other opponents and about 60 players in uniform, compared to 21 for the Normans, Bunch said.

The Centaurs led 35-6 at the end of the first quarter, 49-6 at halftime and 64-6 entering the fourth quarter.

"They didn't try to rub in it," Bunch said. "Each play was either a touchdown or first down ... and that was with their second-string, third-string, JV."

Beverly Hills is winless in its last 16 games against Culver City, a streak that includes two ties.

**Santa Monica 43, Beverly Hills 6**

Vaca took a short slant pass from Nick Sullivan, broke two tackles "and outran the rest of the team" for a first-quarter touchdown in an Ocean League game at Santa Monica College Oct. 18, Bunch said.

After being shut out in their previous two-plus league games, the Normans changed their offense, Bunch said.

"We tried to do a lot of ball control and start passing when we had some openings," Bunch said. "We're happy the team picked up a little bit of a new system."

Bunch played all five of the team's freshmen - Dan Menache, Chris Mai, Joshua Wrobel, Danel Harary and Andrew Villafior - "a lot."

"They showed me they were paying attention in practice, that they can learn and willing to take instruction and put it to use," Bunch said.

Menache has been a two-way starter throughout the season.

### Hawthorne 21, Beverly Hills 0

The Normans were trailing in the middle of the second quarter Oct. 12 when the Ocean League game at Nickoll Field was halted because of lightning.

### Hockey

June Beverly High graduate Dominique Petrie scored Harvard's final two goals in her college debut as the Crimson opened their season with a 3-1 victory over Dartmouth in an ECAC Hockey game at Cambridge, Massachusetts Oct. 19.

Petrie put a diving shot in the crease past Big Green goaltender Christine Honor with one minute, 19 seconds left in the second period.

Petrie added an empty-net goal with 1:04 to play in the third period.

Petrie is among six under-18 players participating in the U.S. women's national team camp in Chicago as it prepares for the Four Nations Cup Nov. 6-10 in Saskatoon, Saskatchewan.

*Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for The Associated Press, Los Angeles Times and Washington Post. He can be reached at (310) 275-7943 or by email at stvherbert@aol.com.*

## detention & arrest summary

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.

ELLIS, MARCELLUS ROBERT, 37, of Beverly Hills arrested on 9/16/2018 for driving under the influence of alcohol and drugs, possession of a controlled substance, and smuggling controlled substances or liquor into jail.

es or liquor into jail.

FARROW, OLIVER, 26, of Compton arrested on 9/16/2018 for false personation of another, possession of controlled substances/drugs/etc. where prisoners are kept, smuggling controlled substances or liquor into jail, and an outside felony warrant.

GARCIA, GEORGE SATURNINO, 49, arrested on 9/16/2018 for outside misdemeanor warrant, presenting a false ID to a police officer and violating the walk, wait or don't run signal.

ZOUGH, ARYA, 18, of Beverly Hills arrested on 9/16/2018 for outside misdemeanor warrant and driving while license suspended.

ADAMS, RALYN LORRAINE, 28, of Los Angeles arrested on 9/16/2018 for possession of burglary tools, possession of drug paraphernalia, and outside felony warrant.

CRAMPES, CHRISTIAN NICOLE, 26,

of Long Beach arrested on 9/16/2018 for dirk/dagger, grand theft auto, VEH trailer consisting equipment etc. known to be stolen, possess/etc. manufacturer's ID number, buying/selling/possessing VEH with altered, forge/alter VEH registration, possession of burglary tools and possession of drug paraphernalia.

GLOVER, ERICK VICTOR, 39, of Long Beach arrested on 9/15/2018 for driving while license suspended.

FIELDS, VENTEAREOUS JR., 21, of Beverly Hills arrested on 9/16/2018 for theft or driving of vehicle.

SHERMAN, KRISTYNA, 27, of Yorba Linda arrested on 9/17/2018 for driving under the influence of alcohol with a blood alcohol level over .08.

ALERSPEREZ, EDGARDO, 33, of Buena Park arrested on 9/17/2018 for being under the influence of a controlled substance.

FIELDS, BOBBY DEAN, 47, of Beverly Hills arrested on 9/17/2018 for scavenging through solid waste containers and violating the walk, wait or don't walk signal.

QUALM, SONNY JAMES, 25, of Beverly Hills arrested on 9/17/2018 for outside misdemeanor warrant and possession of drug paraphernalia.

WEBER, CHRISTIAN EFREM, 25, of Bellport arrested on 9/17/2018 for public intoxication.

FIORAVANTI, TIMOTHY JOSEPH, 31, of Beverly Hills arrested on 9/18/2018 for being under the influence of a controlled substance.

HANSON, DARYL LEON, 48, of Beverly Hills arrested

*arrests cont. on page 9*

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October 23



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*City Clerk Byron Pope and Chamber of Commerce CEO Todd Johnson*



*Award winner Sergeant Eugene Kim and Chief Sandra Spagnoli*

*Officer Bryan Horst and Officer Stephanie Frias*

*Councilmember Lester Friedman, Simone Friedman, Mayor Julian Gold, Michele Gold, Councilmember Robert Wunderlich and Andrea Spatz*

*Rabbi David Baron and Adrienne Baron*

*arrests cont. from page 8*

on 9/18/2018 for public intoxication.

ADDISON, HUGHY MUHAMMAD, 59, of Santa Monica arrested on 9/18/2018 for petty theft and outside misdemeanor warrant.

CHOI, JOHN, 32, of Glendale arrested for possession of meth/etc.

JORGE, CHRISTOPHER, 55, of Los Angeles arrested on 9/18/2018 for outside felony warrant and threatening to commit crimes resulting in death or great bodily injury.

JEMISON, KAMILLE, 25, of Los Angeles arrested on 9/18/2018 for outside felony warrant.

STALKER, JUSTIN DEWAYNE, 24, of Beverly Hills arrested on 9/19/2018 for possession of meth/etc.

ABEYTA, ENRIQUE JAVIER, 46, of New York arrested on 9/20/2018 for public intoxication.

OTTENHOUSE, DAVID WILLIAM, 51, of Beverly Hills arrested on 9/19/2018 for resisting or threatening an officer, trespass of real property and defrauding an innkeeper, etc. to obtain food, fuel services, or accommodations without paying in an amount under \$400.

DAVIS, CHASE ANTHONY, 18, of Los

Angeles arrested on 9/20/2018 for BHPD arrest warrant.

KOHANOFF, JUSTIN SHIMON, 20, of Los Angeles arrested on 9/21/2018 for driving under the influence of alcohol and drugs and for drinking underage.

MITCHELL, WALTER LEONARD, 55, of Los Angeles arrested on 9/21/2018 for theft or driving of vehicle.

GRAVES, CYNTHIA, 54, arrested on 9/21/2018 for theft or driving of vehicle.

FLENOY, CARL ANTHONY, 24, of Los Angeles arrested on 9/22/2018 for felony BHPD bench warrant.

GAETE-GONZALES, JENNIFER ANDREA, 33, of Los Angeles arrested on 9/21/2018 for commercial burglary, possessing a forged drivers driver's license or identification card and for conspiracy to commit a crime.

AGURTO-MORA, RAUL ALEJANDRO, 30, of Los Angeles arrested on 9/21/2018 for commercial burglary and conspiracy to commit a crime.

LALEZARI, SIMA BROUKHAI, 59, of Beverly Hills arrested on 9/20/2018 for battery.

NEWSOME, JAMES, 23, of Beverly Hills arrested on

9/22/2018 for a parole violation and possession of drug paraphernalia.

LEITER, STANLEY ROBERT, 25, of Beverly Hills arrested on 9/22/2018 for two outside misdemeanor warrants and resisting/obstructing a public officer.

NGUYEN, ANDREW VAN, 31, of Beverly Hills arrested on 9/23/2018 for drinking in a public place and two outside misdemeanor warrants.

LOWTHIAN, JOSHUA BASSANIO, 36, of Reseda arrested on 9/22/2018 for driving under the influence of drugs.

RUETHER, DEAN RICHARD, 48, of Beverly Hills arrested on 9/22/2018 for driv-

ing under the influence of drugs.

CASTRO, JASMINE LILYBETH, 21, of Montebello arrested on 9/22/2018 for driving under the influence of alcohol.

GONZALEZ, MICHAEL ANTHONY, 34,

*arrests cont. on page 10*

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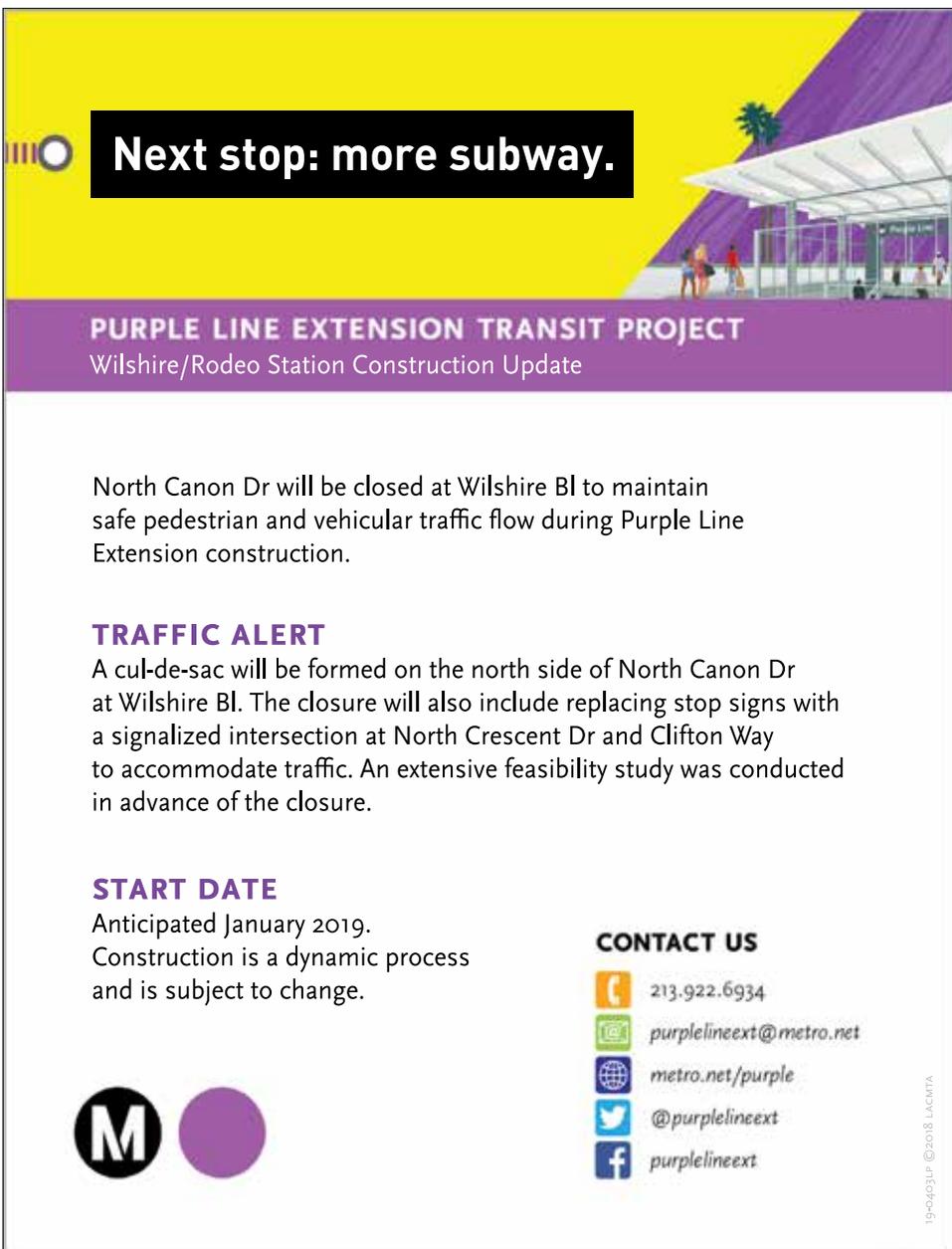
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**PURPLE LINE EXTENSION TRANSIT PROJECT**  
Wilshire/Rodeo Station Construction Update

North Canon Dr will be closed at Wilshire Bl to maintain safe pedestrian and vehicular traffic flow during Purple Line Extension construction.

**TRAFFIC ALERT**  
A cul-de-sac will be formed on the north side of North Canon Dr at Wilshire Bl. The closure will also include replacing stop signs with a signalized intersection at North Crescent Dr and Clifton Way to accommodate traffic. An extensive feasibility study was conducted in advance of the closure.

**START DATE**  
Anticipated January 2019.  
Construction is a dynamic process and is subject to change.

**CONTACT US**

-  213.922.6934
-  purplelineext@metro.net
-  metro.net/purple
-  @purplelineext
-  purplelineext

19-04031P © 2018 LUCIFERA

arrests cont. from page 9

of Los Angeles arrested on 9/23/2018 for being under the influence of a controlled substance, possession of meth/etc. and possession of drug paraphernalia.

SCHMITT, ZACHARIAH CONNOR, 25, of Los Angeles arrested on 9/23/2018 for outside misdemeanor warrant and driving with a suspended license.

SEVILLANO, JOHN ANTHONY, 45, of Beverly Hills arrested on 9/23/2018 for a hit and run with an injury or fatality, destroying or concealing documentary evidence, DUI causing injury and theft or driving of vehicle.

VEREA, VANESSA LYNNE, 27, of Beverly Hills arrested on 9/23/2018 for public intoxication.

BURNETT, CHARLES STEPHON, 32, of Los Angeles arrested on 9/23/2018 for possession of meth/etc. and sex offender registration.

JUAREZ, MURPHY ARJENIS, 28, of Los Angeles arrested on 9/24/2018 for driving with a suspended license.

ANDERSONWATKINS, JALDAIRE, 36, of Bronx arrested on 9/25/2018 for driving under the influence of alcohol.

ALLMAND, BRENT ALAN, 52, of Los Angeles arrested on 9/24/2018 for possession of drug paraphernalia.

ARCHER, JULIE ANNE, 49, of Beverly Hills arrested on 9/24/2018 for sitting/laying in a public place and two outside misdemeanor warrants.

PARRA, DANIEL, 26, of Los Angeles arrested on 9/24/2018 for outside misdemeanor warrant and driving with a suspended license.

MCEWAN, DANIEL JOHN, 25, of Los Angeles arrested on 9/25/2018 for two outside misdemeanor warrants.

NESBITT, SAQUANDRA LATEICE, 28, of Inglewood arrested on 9/24/2018 for driving with a suspended license.

HOOD, LEWIS WOODWARD, 37, arrested on 9/25/2018 for being under the influence of a controlled substance.

LAW, ANTHONY, 39, of Marina Del Ray arrested on 9/25/2018 for forgery and robbery.

HECK, TIMOTHY WILSON, 47, of West Hollywood arrested on 9/25/2018 for being under the influence of a controlled substance.

MELNYK, MIKE, 63, arrested on 9/25/2018 for possession of meth/etc. and possession of drug paraphernalia.

PRICE, JONATHAN RAMON, 29, of Los Angeles arrested on 9/26/2018 for outside misdemeanor warrant, possession of a controlled substance, driving a vehicle while addicted to the use of any drug and possession of drug paraphernalia.

WILLIAMS, MICHAEL GLENN, 34, of Carson arrested on 9/26/2018 for driving while license suspended.

VASQUEZ, ANDRES, 30, of Agoura Hills arrested on 9/27/2018 for outside misdemeanor warrant and driving with a suspended license.



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Case Number: BS175041  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Stanley Mosk Courthouse  
111 N Hill St  
Los Angeles, CA 90012  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Hall  
TO ALL INTERESTED PERSONS  
Petitioner: Hall  
Present name: Hall  
Proposed name: Blair Keith Charles Sr  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 12/11/18 Time: 1030a Dept: 44 Room: 418  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.  
Date: Oct 2, 2018. Signed: Edward B. Moreton, Judge of the Superior Court  
Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 341 Uda Eke Idika  
1000 Larch Ave #10  
Inglewood, CA 90301  
Case Number: YS030425  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Torrance Courthouse  
825 Maple Ave  
Torrance, CA 90503  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Uda Eke Idika  
TO ALL INTERESTED PERSONS  
Petitioner: Uda Eke Idika  
Present name: Uda Eke Idika  
Proposed name: Uda Chima Uka  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 11/16/18 Time: 830a Dept: M Room:  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.  
Date: Oct 1, 2018. Signed: Eric C. Taylor, Judge of the Superior Court  
Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 342

FICTITIOUS BUSINESS NAME STATEMENT: 2018241253. The following person(s) is/are doing business as: KAYA BY YOU. 132 S Spalding Dr #217. Beverly Hills, CA 90212. KAYA SKINCARE LLC 132 S Spalding Dr #217. Beverly Hills, CA 90212. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Makaya Tome, CEO, Kaya Skincare Inc. This statement is filed with the County Clerk of Los Angeles County on: 9/21/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 343

FICTITIOUS BUSINESS NAME STATEMENT: 2018230798. The following person(s) is/are doing business as: JOHN BRODY PHOTOGRAPHY; JOHNBRODYPHOTOGRAPHY.COM; +JOHNBRODY; +JOHNBRODY- PHOTOGRAPHY; AUVERS DESIGN; JACKSON BRODY; JACKSON-BRODY.COM; JOHN BRODY; JOHN BRODY; JOHNBRODY.COM. 23679 Calabasas Rd, Suite 1055. Calabasas, CA 91302. K JACKSON DICKEY. 23679 Calabasas Rd, Suite 1055. Calabasas, CA 91302. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2013. Signed: K. Jackson Dickey, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/12/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 349

FICTITIOUS BUSINESS NAME STATEMENT: 2018230800. The following person(s) is/are doing business as: WEBMOO; ROVLT; 24357 Welby Way, West Hills, CA 91307. Avetis Grigoryan, 24357 Welby Way, West Hills, CA 91307. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: David Djavad Sajasi, Managing Member, Luxury Line LLC. This statement is filed with the County Clerk of Los Angeles County on: 10/5/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 350

the fictitious business name or names listed here on: N/A. Signed: David Djavad Sajasi, Managing Member, Luxury Line LLC. This statement is filed with the County Clerk of Los Angeles County on: 10/5/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 343B

FICTITIOUS BUSINESS NAME STATEMENT: 2018248495. The following person(s) is/are doing business as: LA UNIQUE FLOWERS AND EVENT. 6276 Hill Ave. Whittier, CA 90601. ANAIDA FOLYAN. 6276 Hill Ave. Whittier, CA 90601. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2008. Signed: Anaida Folyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/23/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 344

FICTITIOUS BUSINESS NAME STATEMENT: 2018248493. The following person(s) is/are doing business as: JJ NUTRITION. 13076 Van Nuys Blvd. Pacoima, CA 91331. JONATHAN JOVEN LOTUACO. 13076 Van Nuys Blvd. Pacoima, CA 91331. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Jonathan Joven Lotuaco, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/28/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 345

FICTITIOUS BUSINESS NAME STATEMENT: 2018245351. The following person(s) is/are doing business as: CHARLES AUTO REPAIR & ELECTRIC. 11530 Gleanoaks Blvd Unit 5. Pacoima, CA 91331. OLUMUYIWA COKER. 11530 Gleanoaks Blvd Unit 5. Pacoima, CA 91331. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Olumuyiwa Coker, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/26/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 346

FICTITIOUS BUSINESS NAME STATEMENT: 2018245349. The following person(s) is/are doing business as: DAILY CLOSEOUTS. 1661 259th St Unit 214. Harbor City, CA 90710. JOSE E CAMPA. 1661 259th St Unit 214. Harbor City, CA 90710. RAMIN NOBEL. 1661 259th St Unit 214. Harbor City, CA 90710. This business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Jose E Campa, Partner. This statement is filed with the County Clerk of Los Angeles County on: 9/26/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 347

FICTITIOUS BUSINESS NAME STATEMENT: 2018245021. The following person(s) is/are doing business as: ARY MANAGEMENT. 22543 Ventura Blvd, Suite 228. Woodland Hills, CA 91364. AVRAHAM YARDENY. 22543 Ventura Blvd, Suite 228. Woodland Hills, CA 91364. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Avraham Yardeny, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/26/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 348

listed here on: 09/2013. Signed: Avetis Grigoryan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/12/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 350

FICTITIOUS BUSINESS NAME STATEMENT: 2018231653. The following person(s) is/are doing business as: AGS LANDSCAPING. 8816 Cranford Ave. Sun Valley, CA 91352. PEDRO SALAZAR ARAIZA. 8816 Cranford Ave. Sun Valley, CA 91352. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Pedro Salazar Araiza, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/12/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 351

FICTITIOUS BUSINESS NAME STATEMENT: 2018231651. The following person(s) is/are doing business as: ANIMAS MOBILE CARWASH; ANIMAS CONSTRUCTION. 8002 Laurel Canyon Ave. North Hollywood, CA 91605. ERNEST ANTHONY SANCHEZ. 8002 Laurel Canyon Ave. North Hollywood, CA 91605. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Ernest Anthony Sanchez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/12/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 352

FICTITIOUS BUSINESS NAME STATEMENT: 2018226094. The following person(s) is/are doing business as: OWL BADGES. 13027 Victory Blvd Unit 444. North Hollywood, CA 91606. JAMES KATOR. 13027 Victory Blvd Unit 444. North Hollywood, CA 91606. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: James Kator, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/06/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 353

FICTITIOUS BUSINESS NAME STATEMENT: 2018226073. The following person(s) is/are doing business as: CHEETHAS. 4600 Hollywood Blvd. Los Angeles, CA 90027. 4600 SUNSET BLVD., INC. 4600 Hollywood Blvd. Los Angeles, CA 90027. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/1995. Signed: Nicholas Dorian, CEO, 4600 Sunset Blvd., Inc. This statement is filed with the County Clerk of Los Angeles County on: 9/06/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 354

FICTITIOUS BUSINESS NAME STATEMENT: 2018226075. The following person(s) is/are doing business as: VERMONT COIN LAUNDRY AND CAR WASH. 10601 Vermont Ave. Los Angeles, CA 90044. VERMONT COIN, LLC. 10601 Vermont Ave. Los Angeles, CA 90044. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2018. Signed: Fakhrudeen Hussain, Member, Vermont Coin, LLC. This statement is filed with the County Clerk of Los Angeles County on: 9/06/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 355

it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 357

Daniel Rivas  
591 E. Brett St.  
Inglewood, CA 90302  
Case Number: YS03030355  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Torrance Courthouse  
825 Maple Ave  
Torrance, CA 90503  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Cassandra Gloria Martin  
TO ALL INTERESTED PERSONS  
Petitioner: Cassandra Gloria Martin by her father Daniel Rivas  
Present name: Cassandra Gloria Martin  
Proposed name: Cassandra Gloria Rivas  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 9/14/18 Time: 830a Dept: M Room: 418  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.  
Date: July 16, 2018. Signed: Eric C. Taylor, Judge of the Superior Court  
Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 358

FICTITIOUS BUSINESS NAME STATEMENT: 2018252402. The following person(s) is/are doing business as: L&M CLEANING SERVICES 6482 Meila St. Simi Valley, CA 93063. LOURSMAR YURIMA BARRETO PEREZ. 6482 Meila St. Simi Valley, CA 93063. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 9/2018. Signed: Loursmar Yurima Barreto Perez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/4/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/18, 10/18/18, 10/25/18, 11/1/18 359

FICTITIOUS BUSINESS NAME STATEMENT: 2018229587. The following person(s) is/are doing business as: KDA CONSULTING. 235 E BROADWAY. LONG BEACH, CA 90802. KENNETH DAVID ALLEN III. 433 NEBRASKA AVE APT 3, LONG BEACH, CA 90802. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: KENNETH DAVID ALLEN III, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/11/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,518

FICTITIOUS BUSINESS NAME STATEMENT: 2018234748. The following person(s) is/are doing business as: QUALITY AUTOMOTIVE WELLS. 1688 SAWTELLE BLVD. WEST LOS ANGELES, CA 90025. RONALD MORGAN. 1688 SAWTELLE BLVD. WEST LOS ANGELES, CA 90025. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2018. Signed: RONALD MORGAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/14/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,520

FICTITIOUS BUSINESS NAME STATEMENT: 2018248168. The following person(s) is/are doing business as: CANVAS IT. 5030 W 135TH ST. HAWTHORNE, CA 90250. DANNY OCHOA. 5030 W 135TH ST. HAWTHORNE, CA 90250. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: DANNY OCHOA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/28/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018,

10/18/2018, 10/25/2018, 11/01/2018 TBS 2,521  
FICTITIOUS BUSINESS NAME STATEMENT: 2018226106. The following person(s) is/are doing business as: LA LUXURY, LA LUXURY TRANSPORTATION: FOG TRANS, 8740 RANGELY AVE, WEST HOLLYWOOD, CA 90048, KATHLEEN EVANS, 8748 RANGELY AVE, WEST HOLLYWOOD, CA 90048. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2018 Signed: KATHLEEN EVANS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/04/2018, 10/11/2018, 10/18/2018, 10/25/2018 TBS 2,522  
FICTITIOUS BUSINESS NAME STATEMENT: 2018235672. The following person(s) is/are doing business as: FANNY MENDEZ & ASSOCIATES, 514 N HELOTRHOPE, LOS ANGELES, CA 90004. HENRY TAYLOR, 11110 W PICO BLVD., LOS ANGELES, CA 90064. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: HENRY TAYLOR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/26/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,523  
FICTITIOUS BUSINESS NAME STATEMENT: 2018234288. The following person(s) is/are doing business as: HOSPITALITY SHARE, 1812 BURBANK BLVD #313 BURBANK, CA 91506. RUNNING OUT OF TIME, INC. 1812 BURBANK BLVD #313 BURBANK, CA 91506. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: GIL VAISMAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/14/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,524  
FICTITIOUS BUSINESS NAME STATEMENT: 2018251350. The following person(s) is/are doing business as: EXOTIC JEWELRY DESIGN, 1201 MELVILLA SQ UNIT 312 RICHMOND, CA 94804. LERNIK NAVASARDYAN, 1201 MELVILLA SQ UNIT 312 RICHMOND, CA 94804. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2013 Signed: LERNIK NAVASARDYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/03/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,525  
FICTITIOUS BUSINESS NAME STATEMENT: 2018253477. The following person(s) is/are doing business as: STYLE BY MG, 19061 KILFINAN ST, PORTER RANCH, CA 91326. MARGARITA GRIGORYAN, 19061 KILFINAN ST, PORTER RANCH, CA 91326. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2014 Signed: MARGARITA GRIGORYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/05/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,526  
FICTITIOUS BUSINESS NAME STATEMENT: 2018253479. The following person(s) is/are doing business as: RENTALS LA, 3415 S SEPULVEDA BLVD SUITE 1100 LOS ANGELES, CA 90034. LIPARIT ATANESYAN, 735 S LOUISE ST, GLENDALE, CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2010 Signed: LIPARIT ATANESYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/05/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,527  
FICTITIOUS BUSINESS NAME STATEMENT: 2018253481. The following person(s) is/are doing business as: CALIFORNIA CBD COMPANY, 17521 RAYEN ST NORTHBRIDGE, CA 91325. JEFFREY PAUL OROURKE, 17521 RAYEN ST NORTHBRIDGE, CA 91325. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JEFFREY PAUL OROURKE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/05/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,528  
FICTITIOUS BUSINESS NAME STATEMENT: 2018239956. The following person(s) is/are doing business as: NERO PAPER, 5350 STROHN AVE UNIT 20 NORTH HOLLYWOOD, CA 91601. ONIK AGARONYAN, 5312 AUCKLAND AVE, NORTH HOLLYWOOD, CA 91601. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ONIK AGARONYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/30/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,530  
FICTITIOUS BUSINESS NAME STATEMENT: 2018226052. The following person(s) is/are doing business as: QUICK CAR SALES, 12123 LONG BEACH BLVD, LYNNWOOD, CA 90262. MELCHOR CHACON, 12123 LONG BEACH BLVD LYNNWOOD, CA 90262. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2018 Signed: MELCHOR CHACON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,532  
FICTITIOUS BUSINESS NAME STATEMENT: 2018252432. The following person(s) is/are doing business as: EXCLUSIVE CONSTRUCTION GROUP, 7761 CLEARFIELD AVE, PANORAMA CITY, CA 91402. HOV-HANNES KARAYAN, 7761 CLEARFIELD AVE, PANORAMA CITY, CA 91402. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2011 Signed: HOV-HANNES KARAYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/04/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,532  
FICTITIOUS BUSINESS NAME STATEMENT: 2018252432. The following person(s) is/are doing business as: DE MUSS, 3151 CAHUENGA BLVD

WEST #250 LA, CA 90068. DAJOHN ASHLEIGH SANCHEZ, 3151 CAHUENGA BLVD WEST #250 LA, CA 90068. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: DAJOHN ASHLEIGH SANCHEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/04/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,533  
FICTITIOUS BUSINESS NAME STATEMENT: 2018251352. The following person(s) is/are doing business as: RAPID MOBILE TRUCK SERVICES, 3203 BOAZ ST, LOS ANGELES, CA 90011. JAMOLIDDIN YULDASHEV, 3203 BOAZ ST, LOS ANGELES, CA 90011. JASURBECK MIRZAYEV, 3203 BOAZ ST, LOS ANGELES, CA 90011. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JAMOLIDDIN YULDASHEV, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 10/03/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,534  
FICTITIOUS BUSINESS NAME STATEMENT: 2018244960. The following person(s) is/are doing business as: #JAMISTUDIOS, 20627 GOLDEN SPRINGS DR, #1-R DIAMOND BAR, CA 91765. JAMI TEA INC, 4149 EUNICE AVENUE, EL MONTE, CA 91731. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: LUXING LI, CFO. This statement is filed with the County Clerk of Los Angeles County on: 09/26/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,536  
FICTITIOUS BUSINESS NAME STATEMENT: 2018240858. The following person(s) is/are doing business as: APPROVED CREDIT, 348 E OLIVE AVE SUITE K BURBANK, CA 91502. GLOBAL FINANCIAL SERVICES, INC, 348 E OLIVE AVE SUITE K BURBANK, CA 91502. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2018 Signed: APPROVED CREDIT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/21/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,537  
FICTITIOUS BUSINESS NAME STATEMENT: 2018246581. The following person(s) is/are doing business as: ART'S WINDOW TINTING, 422 W MILFORD ST UNIT C GLENDALE, CA 91203. ARTUR HAKOBYAN, 422 W MILFORD ST UNIT C GLENDALE, CA 91203. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2015 Signed: ARTUR HAKOBYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/27/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,538  
FICTITIOUS BUSINESS NAME STATEMENT: 2018246577. The following person(s) is/are doing business as: CALIFORNIA CBD, 17521 RAYEN ST, NORTHBRIDGE, CA 91325. JEFFREY P. OROURKE, 17521 RAYEN ST, NORTHBRIDGE, CA 91325. RASHA M. OROURKE, 17521 RAYEN ST, NORTHBRIDGE, CA 91325. This business is conducted by: A MARRIED COUPLE. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JEFFREY P. OROURKE, PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 09/27/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,539  
FICTITIOUS BUSINESS NAME STATEMENT: 2018246573. The following person(s) is/are doing business as: DREAM MOTORCARS INTERNATIONAL, 1722 N KENMORE AVE #2 LOS ANGELES, CA 90027. ARMAN MANDZIKYAN, 1722 N KENMORE AVE #2 LOS ANGELES, CA 90027. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ARMAN MANDZIKYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/27/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,542  
FICTITIOUS BUSINESS NAME STATEMENT: 2018247877. The following person(s) is/are doing business as: NOHO SOLAR SOLUTIONS, 6501 LONGRIDGE AE, VAN NUYS, CA 91401. HASMIK HALUMYAN, 6501 LONGRIDGE AE, VAN NUYS, CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2011 Signed: HASMIK HALUMYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/28/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,544  
FICTITIOUS BUSINESS NAME STATEMENT: 2018247873. The following person(s) is/are doing business as: FXI SOLUTIONS, 19140 #12 ARMINTA ST, RESENDA, CA 91335. FXI SOLUTIONS, 9140 #12 ARMINTA ST, RESENDA, CA 91335. This business is conducted by: A CORPORATION.

Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2018 Signed: MICHAEL IMBODEN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/28/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,545  
FICTITIOUS BUSINESS NAME STATEMENT: 2018250164. The following person(s) is/are doing business as: BALANCED WELLNESS HEALTH CENTER, 401 SOUTH GLENOAKS BLVD SUITE 108 BURBANK, CA 91502. LILIT AVEYAN CHIROPRACTIC CORPORATION, 401 SOUTH GLENOAKS BLVD SUITE 108 BURBANK, CA 91502. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: LILIT AVEYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/02/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,546  
FICTITIOUS BUSINESS NAME STATEMENT: 2018250162. The following person(s) is/are doing business as: THE BLINDMAN COMMERCIAL, 17343 OSBORNE ST, NORTHBRIDGE, CA 91325. MAC AVIATION, INC, 17343 OSBORNE ST, NORTHBRIDGE, CA 91325. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2015 Signed: MARC A. COHEN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/02/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,547  
FICTITIOUS BUSINESS NAME STATEMENT: 2018250160. The following person(s) is/are doing business as: AB GROUP, 5800 HAROLD WAY SUITE 201 LOS ANGELES, CA 90025. ARMEN BARSEGYAN, 5800 HAROLD WAY SUITE 201 LOS ANGELES, CA 90025. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2013 Signed: ARMEN BARSEGYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/02/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,548  
FICTITIOUS BUSINESS NAME STATEMENT: 2018254547. The following person(s) is/are doing business as: 5 STAR CONSTRUCTION, 8153 BROADLEAF AVE, PANORAMA CITY, CA 91402. ENZEL ASATRYAN, 8153 BROADLEAF AVE, PANORAMA CITY, CA 91402. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2011 Signed: ENZEL ASATRYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,549  
FICTITIOUS BUSINESS NAME STATEMENT: 2018254549. The following person(s) is/are doing business as: FALCON VALLEY, 621 E LOMITA AVE #B GLENDALE, CA 91205. HRANT KARAPETYAN, 621 E LOMITA AVE #B GLENDALE, CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2013 Signed: HRANT KARAPETYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,551  
FICTITIOUS BUSINESS NAME STATEMENT: 2018249041. The following person(s) is/are doing business as: M.H.P.C., 18446 HART ST, M1-M2, RESENDA, CA 91335. MISSISSIPPI PATENTS COLLECTIVE, INC, 18446 HART ST, RESENDA, CA 91335. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2006 Signed: EDGAR GEVORGYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/01/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,552  
FICTITIOUS BUSINESS NAME STATEMENT: 2018254427. The following person(s) is/are doing business as: CARPING TRANSITIONS 35813.1216 DATE AVE, TORRANCE, CA 90503. NEXT SEASON LLC, 1216 DATE AVE, TORRANCE, CA 90503. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: TIM BAKER, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,553  
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2017352749  
Date Filed: 12/18/2017  
Name of Business: S&Y CONSTRUCTION.  
6825 WOODMAN AVE, #101 VAN NUYS, CA 91405.  
Registered Owner: YERVAND SARGSYAN.  
6825 WOODMAN AVE, #101 VAN NUYS, CA 91405.  
Current File #: 2018250155  
Date: 10/02/2018  
Published: 10/11/2018, 10/18/2018, 10/25/2018, 11/01/2018 TBS 2,554  
FICTITIOUS BUSINESS NAME STATEMENT: 2018255135. The following person(s) is/are doing business as: EB PARTING 5430 Corteen Pl #37 Valley Village, CA 91607. ELLI BAOLI, 5430 Corteen Pl #37 Valley Village, CA 91607. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/1992. Signed: Eli Baoli, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/9/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/18/18, 11/1/18, 11/8/18 360  
FICTITIOUS BUSINESS NAME STATEMENT: 2018255884. The following person(s) is/are doing business as: INTERSTELLAR 109 Broadway, Santa Monica, CA 90401. JOANDA PROJECT LLC, 10473 Santa Monica Bl #304, Los Angeles, CA 90025. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Angie Kim, CEO. This statement is filed with the County Clerk of Los Angeles County on: 10/10/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The

filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 361  
Jennifer Weathers  
1419 S Washington Ave  
Compton, CA 90221  
Case Number: TS021129  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Superior Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Nasya Sarai Weathers by her mother Jennifer Weathers TO ALL INTERESTED PERSONS  
Petitioner Nasya Sarai Weathers by her mother Jennifer Weathers  
Present name: Nasya Sarai Weathers  
Proposed name: nasya sarai Yis'ral  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 9/13/18 Time: 830a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.  
Date: Aug 7, 2018. Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 362  
Veronica Esbeydi Valaequez  
450 W. 234th St  
Carson, CA 90745  
Case Number: TS021139  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Superior Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Veronica Esbeydi Valaequez TO ALL INTERESTED PERSONS  
Petitioner Veronica Esbeydi Valaequez  
Present name: Veronica Esbeydi Valaequez  
Proposed name: Veronica Esbeydi Valaequez  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 11/6/18 Time: 830a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.  
Date: Oct 9, 2018. Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 363  
FICTITIOUS BUSINESS NAME STATEMENT: 2018256118. The following person(s) is/are doing business as: ARCHIVE MY MEMORIES 344 S Elm Dr #6, Beverly Hills, CA 90212. BEN PLATT, 344 S Elm Dr #6, Beverly Hills, CA 90212. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Ben Platt, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/10/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 364  
FICTITIOUS BUSINESS NAME STATEMENT: 2018248046. The following person(s) is/are doing business as: ENGEL & VOLKERS LOS ANGELES 4250 Wilshire Blvd, Penthouse, Los Angeles, CA 90010. CEP REAL ESTATE INC, 4250 Wilshire Blvd, Penthouse, Los Angeles, CA 90010. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Caroline Meshkinfar, CEO, CEP Real Estate Inc. This statement is filed with the County Clerk of Los Angeles County on: 9/20/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 365  
FICTITIOUS BUSINESS NAME STATEMENT: 2018259861. The following person(s) is/are doing business as: BOB GAIL MUSIC AND ENTERTAINMENT; BOB GAIL EVENTS; BOB GAIL, 3951 Higuera St, Culver City, CA 90232. BOB GAIL ENTERPRISES, 3951 Higuera St, Culver City, CA 90232. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 4/2018. Signed: Bob Gail Enterprises, Inc, President. This statement is filed with the County Clerk of Los Angeles County on: 10/15/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 366  
FICTITIOUS BUSINESS NAME STATEMENT: 2018259863. The following person(s) is/are doing business as: PETIT ERMITAGE 8822 Cynthia St, West Hollywood, CA 90069. VALADON HOTEL, LLC, 8822 Cynthia St, West Hollywood, CA 90069. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 9/2009. Signed: Stefan Ashkenazy, President, Valadon Hotel LLC. This statement is filed with the County Clerk of Los Angeles County on: 10/15/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 367  
Oscar Ernesto Orellana  
11357 Pope Ave  
Lynwood, CA 90262  
Case Number: 18CMCP0006  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Superior Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Oscar Ernesto Orellana TO ALL INTERESTED PERSONS  
Petitioner: Oscar Ernesto Orellana  
Present name: Oscar Ernesto Orellana  
Proposed name: Oscar Ernesto Pizarro  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 12/11/18 Time: 830a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.  
Date: Oct 15, 2018. Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 10/18/18, 10/25/18, 11/1/18, 11/8/18 368  
Nichelle Stacie Barrera  
1238 W 87th St #1  
Los Angeles, CA 90044  
Case Number: 18CMCP0005  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Superior Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Nichelle Stacie Barrera TO ALL INTERESTED PERSONS  
Petitioner: Nichelle Stacie Barrera  
Present name: Nichelle Stacie Barrera  
Proposed name: Nichelle Stacie Cuellar  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 12/11/18 Time: 830a Dept: A Room: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.  
Date: Oct 15, 2018. Signed: Maurice A. Leiter, Judge of the Superior



business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,591

FICTITIOUS BUSINESS NAME STATEMENT: 2018264198. The following person(s) is/are doing business as: AM FABRIC APPEAL, 346 WEST LOMITA AVE #7 GLENDALE, CA 91204, ANAHIIT MARGARYAN, 346 WEST LOMITA AVE #7 GLENDALE, CA 91204, CA 91204. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2003 Signed: ANAHIIT MARGARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/18/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,592

FICTITIOUS BUSINESS NAME STATEMENT: 2018262674. The following person(s) is/are doing business as: BESO BOUTIQUE SHOP, 2227 HONOLULU ST. MONTROSE, CA 91200. KAREN SIOMARA AVILA JIMENEZ, 2444 ALVARADO ST. #N9 OXNARD, CA 93036. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: KAREN SIOMARA AVILA JIMENEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,593

FICTITIOUS BUSINESS NAME STATEMENT: 2018262670. The following person(s) is/are doing business as: LAURA'S RESTAURANT, 9057 WOODMAN AVE. ARLETA, CA 91331. ABC CATALAN CORPORATION, 9057 WOODMAN AVE ARLETA, CA 91331. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: CLAUDIA HERNANDEZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,594

FICTITIOUS BUSINESS NAME STATEMENT: 2018262672. The following person(s) is/are doing business as: POWER TECH ELECTRONICS, 128 W. MAPLE ST. UNIT 19 GLENDALE, CA 91204. HUSIK OHANYAN, 128 W. MAPLE ST. UNIT 19 GLENDALE, CA 91204. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2009 Signed: HUSIK OHANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,595

FICTITIOUS BUSINESS NAME STATEMENT: 2018262676. The following person(s) is/are doing business as: VERDANT, 3189 DARLINGTON DR. THOUSAND OAKS, CA 91360. THOMAS AMADOR, 3189 DARLINGTON DR. THOUSAND OAKS, CA 91360. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: THOMAS AMADOR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,596

FICTITIOUS BUSINESS NAME STATEMENT: 2018261624. The following person(s) is/are doing business as: ARBI & CO., ARBI & COMPANY, 343 W CYPRESS ST, SUITE A GLENDALE, CA 91204. ARBI & CO., INC. 1429 VALLEY VIEW RD. #18 GLENDALE, CA 91202. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2016 Signed: ARBI BAGHOOMIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/16/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,597

FICTITIOUS BUSINESS NAME STATEMENT: 2018261626. The following person(s) is/are doing business as: ARCHITECT DESIGNER, 1545 N VERDUGO RD. UNIT 210 GLENDALE, CA 91208. SERGO GRIGORYAN, 7117 TESADALE AVE. NORTH HOLLYWOOD, CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2011 Signed: SERGO GRIGORYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/16/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,598

FICTITIOUS BUSINESS NAME STATEMENT: 2018245108. The following person(s) is/are doing business as: LENDJ, 816 TOWNE CENTER DR. POMONA, CA 91767. AWE FUND CORP, 816 TOWNE CENTER DR. POMONA, CA 91767. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: HSI PO TSENG, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/26/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,599

FICTITIOUS BUSINESS NAME STATEMENT: 2018250227. The following person(s) is/are doing business as: STARLING EVENTS, 410 N HANFORD AVENUE, SAN PEDRO, CA 90732. SARANDON CASSIDY BRACERO, 410 N HANFORD AVE, SAN PEDRO, CA 90732. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2013 Signed: SARANDON CASSIDY BRACERO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/02/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,600

FICTITIOUS BUSINESS NAME STATEMENT: 2018267831. The following person(s) is/are doing business as: YK CONSULTING, 13843 OXNARD ST #7 VAN NUYS, CA 91401. YEGISAPET KESHISHYAN, 13843 OXNARD ST. #7 VAN NUYS, CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2009 Signed: YEGISAPET KESHISHYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/23/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,601

FICTITIOUS BUSINESS NAME STATEMENT: 2018267899. The following person(s) is/are doing business as: CHIC DISTRIBUTION, 1535 NORTH SERRANO AVE #5 LOS ANGELES, CA 90027. VARDAN ZHAMKOCHEYAN, 1535 NORTH SERRANO AVE #5 LOS ANGELES, CA 90027. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2008 Signed: VARDAN ZHAMKOCHEYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/23/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The

filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,602

FICTITIOUS BUSINESS NAME STATEMENT: 2018267901. The following person(s) is/are doing business as: AS INTERIOR DESIGNER, 5250 LAWRENCE BLVD SUITE 2000 NORTH HOLLYWOOD, CA 91601. VARSENIK ZAKARYAN, 228 S KENWOOD ST. #402 GLENDALE, CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2014 Signed: VARSENIK ZAKARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/23/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,603

FICTITIOUS BUSINESS NAME STATEMENT: 2018267835. The following person(s) is/are doing business as: SHAHRYAR INVESTMENTS, 8549 WILSHIRE BLVD #326 BEVERLY HILLS, CA 90211. ALBERT EINSTEIN UNIVERSITY, 8549 WILSHIRE BLVD #326 BEVERLY HILLS, CA 90211. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: SEAN ISAAC NOURANI, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/23/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/25/2018, 11/01/2018, 11/08/2018, 11/15/2018 TBS 2,604

FICTITIOUS BUSINESS NAME STATEMENT: 2018267897. The following person(s) is/are doing business as: FLOORS 4 YOU, 11664 TUXFORD ST. #A SUN VALLEY CA 91352. ARUTYAN TERPOGOSYAN, 11664 TUXFORD ST. #A SUN VALLEY, CA 91352. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ARUTYAN TERPOGOSYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/23/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/1/2018, 11/8/18, 11/15/18, 11/22/18 375

FICTITIOUS BUSINESS NAME STATEMENT: 2018265998. The following person(s) is/are doing business as: ALEXANDER OF BEVERLY HILLS; BOYA JEWELS 9461 Charleville Bl. #587, Beverly Hills, CA 90212. ALEXANDER JEWELS & GEMS INC. 9461 Charleville Bl. #587, Beverly Hills, CA 90212. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Alexander Boyadjian, President, Alexander Jewels & Gems Inc. This statement is filed with the County Clerk of Los Angeles County on: 10/17/18. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/1/2018, 11/8/18, 11/15/18, 11/22/18 375

FICTITIOUS BUSINESS NAME STATEMENT: 2018265998. The following person(s) is/are doing business as: ALEXANDER OF BEVERLY HILLS; BOYA JEWELS 9461 Charleville Bl. #587, Beverly Hills, CA 90212. ALEXANDER JEWELS & GEMS INC. 9461 Charleville Bl. #587, Beverly Hills, CA 90212. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Alexander Boyadjian, President, Alexander Jewels & Gems Inc. This statement is filed with the County Clerk of Los Angeles County on: 10/19/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/01/2018, 11/08/2018, 11/15/2018, 11/22/2018 TBS 2,606

FICTITIOUS BUSINESS NAME STATEMENT: 2018269290. The following person(s) is/are doing business as: GUIDING GEMS, 25000 AVENUE STANFORD, SUITE 68 VALENCIA, CA 91355. STAND OUT ADVOCATES, LLC, 25000 AVENUE STNFORD, SUITE 68 VALENCIA, CA 91355. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: MARLENE LUECK, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 10/24/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/01/2018, 11/08/2018, 11/15/2018, 11/22/2018 TBS 2,608

FICTITIOUS BUSINESS NAME STATEMENT: 2018270395. The following person(s) is/are doing business as: ARBALA GOLD, 930 N DOHENY DR. SUITE 412 W. HOLLYWOOD, CA 90069. ARBALA WEED LLC, 930 N DOHENY DR. SUITE 412 W. HOLLYWOOD, CA 90069. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: KONSTANTIN SHAPKAROV, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/26/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/01/2018, 11/08/2018, 11/15/2018, 11/22/2018 TBS 2,609

FICTITIOUS BUSINESS NAME STATEMENT: 2018272093. The following person(s) is/are doing business as: SIMON CONSTRUCTION (PUN-ALT) LLC, 14521 HARTLAND ST. #108 VAN NUYS, CA 91405. SIMON KATABYAN, 14521 HARTLAND ST. #108 VAN NUYS, CA 91405. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2015 Signed: SIMON KATABYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/26/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/01/2018, 11/08/2018, 11/15/2018, 11/22/2018 TBS 2,610

FICTITIOUS BUSINESS NAME STATEMENT: 2018270809. The following person(s) is/are doing business as: BLUE MOON INTERNATIONAL, 533 E VERDUGO AVE #A BURBANK, CA 91501. DIANA TER-OGANESYAN, 533 E VERDUGO AVE #A BURBANK, CA 91501. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2012 Signed: DIANA TER-OGANESYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/25/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/01/2018, 11/08/2018, 11/15/2018, 11/22/2018 TBS 2,611

FICTITIOUS BUSINESS NAME STATEMENT: 2018269462. The following person(s) is/are doing business as: JC DESIGNS MILLWORKS & CABINetry, INC. 6524 1/2 FISHBURN AVE. BELL, CA 90201. JC DESIGNS MILLWORKS & CABINetry, INC. 6524 1/2 FISHBURN AVE. BELL, CA 90201. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JONATHAN CAZAREZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/24/2018. NOTICE - This fictitious name statement expires five years

from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/01/2018, 11/08/2018, 11/15/2018, 11/22/2018 TBS 2,612

FICTITIOUS BUSINESS NAME STATEMENT: 2018267650. The following person(s) is/are doing business as: BLOWUPGLOWUP, 230 N WESTERN AVE. APT # 4, SAN PEDRO, CA 90732. MARION O MCGEE-BROWN, 230 N WESTERN AVE. APT # 4, SAN PEDRO, CA 90732. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018 Signed: MARION O MCGEE-BROWN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/01/2018, 11/08/2018, 11/15/2018, 11/22/2018 TBS 2,613

FICTITIOUS BUSINESS NAME STATEMENT: 2018273582. The following person(s) is/are doing business as: ELL BEAUTE' SALON, 1217 N. CENTRAL AVE UNIT #B GLENDALE, CA 91202. NONA ASATRYAN, 305 N. GLENWOOD PL. BURBANK, CA 91506. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: NONA ASATRYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/29/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/01/2018, 11/08/2018, 11/15/2018, 11/22/2018 TBS 2,614

FICTITIOUS BUSINESS NAME STATEMENT: 2018270807. The following person(s) is/are doing business as: DEATH ROW PEST MANAGEMENT, 8032 CHERRYSTONE AVE. PANORAMA CITY, CA 91402. NATALIE MAJARYAN, 8032 CHERRYSTONE AVE. PANORAMA CITY, CA 91402. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2018 Signed: NATALIE MAJARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/25/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/01/2018, 11/08/2018, 11/15/2018, 11/22/2018 TBS 2,615

FICTITIOUS BUSINESS NAME STATEMENT: 2018270811. The following person(s) is/are doing business as: EXPERT VIDEO PRODUCTION, 12310 CHANDLER BLVD #9 VALLEY VILLAGE, CA 91607. VARDGES TIGRANYAN, 12310 CHANDLER BLVD #9 VALLEY VILLAGE, CA 91607. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2016 Signed: VARDGES TIGRANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/25/2018. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/01/2018, 11/08/2018, 11/15/2018, 11/22/2018 TBS 2,616

## NOTICE OF PETITION TO ADMINISTER ESTATE OF:

**MAURY ORNEST**  
CASE NO. 18STPB09451

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

A PETITION FOR PROBATE has been filed by MICHAEL ORNEST, LAURA ORNEST, CINDY ORNEST in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that LAURA ORNEST, CINDY ORNEST AND MICHAEL ORNEST be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 11/13/18 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for Petitioner  
AVRAM SALKIN, ESQ. - SBN 30412  
HOCHMAN SALKIN RETTIG TOSCHER & PEREZ, P.C.

9150 WILSHIRE BLVD. SUITE 300  
BEVERLY HILLS CA 90212  
10/18, 10/25, 11/1/18  
CNS-3183404#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF MARIAN DEATRICK

Case No. 18STPB09429

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

A PETITION FOR PROBATE has been filed by Cathy S. Miller-Ginsburg in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Cathy S. Miller-Ginsburg be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held on Nov. 8, 2018 at 8:30 AM in Dept. No. 4 located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Petitioner: Cathy S. Miller-Ginsburg  
MILLER-GINSBURG LAW OFFICES  
5655 LINDERO CYN RD  
STE 521  
WESTLAKE VILLAGE CA 91362  
CN954224 DEATRICK Oct 18,25, Nov 1, 2018

## SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 17K00121

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): INJURY SOLUTIONS, INC., a California corporation; STUART GRANT, an individual, and DOES 1 to 50,

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): GREGORY WILDER II, an individual;

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

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you

can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

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

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

The name and address of the court is (El nombre y dirección de la corte es): Los Angeles Superior Court, 111 North Hill Street, Los Angeles, CA 90012 - Stanley Mosk Courthouse - Limited Civil

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Arturo E. Matthews, Jr., Matthews Law Firm, Inc. - 6 Hut-ton Centre Dr., Ste. 600 - Santa Ana, CA 92707 DATE (Fecha): January 4, 2017

Sherri R. Carter, Clerk (Secretario), by Nancy Alvarez, Deputy (Adjunto)

(SEAL)  
10/18, 10/25, 11/1, 11/8/18  
CNS-3183328#

#### NOTICE

Notice is hereby given that Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at location indicated: 5825 Santa Monica Blvd., West Hollywood, CA 90038. 323-219-3983. November 15, 2018 at 2:30 pm.; Marion Ramsey, Bags, Clothes, Totes, Wood Cabinet; Damon Smith, Boxes, Clothes, Suitcases, Paperwork, Cassettes, Canned Food; Moise Atangana, Eating/Restaurant Equipment, Printer, Glasses, Serving Trays, Headphones; Ryan Ainsworth,

Dresser, Mattress, Table, Microwave, Bags, Boxes, Trunk, Framed Art, Globe; C Josetta Evans, Boxes, Briefcases, Duffel Bags, Carts, Crates, Board Games; Ana Balbuena, Bed, Couch, Mattress, TV, Bags, Boxes, Hamper, Box Spring, TV Stand, Mirror, Art; Lori Myrick, Dresser, Bags, Boxes, Totes, Toys, Hamper, Food, Chocolate, Jumper Cables, Tarp; Darryl Williams, TV, Boxes, Totes, Toilet, Washer, Dryer, Rug, Fans, Vacuum, DVD Player, Cleaning Products; Maeve Butler, Microwave, Bags, Clothes, Totes, Suitcases, Partition, Cleaning Supplies, Pillows, Lamp; Eric Knight, Chair, TV, Boxes, Shelves, Fish Tank, Mirror, Rug, Skate Boards, Counterfeit Money; Brenda Aguirre, Boxes, Clothing Rack; Jane Park, Dresser, Bags, Boxes, Sewing Machine, Boxes, Paint Cans, Shelf, Fabric, Dresser; Justin Coyle, Books, Boxes, Desk, File Cabinets, White Boards, Printers, Rug; Warren Powell, Chair, Clothing; Kenneth Hinds, Bags, Boxes, Clothes, Stand, Art; Jose Velasquez, Chair, Mattress, Table, Lamps, BBQ, Rug; Marta Zianio, Clothing, Stuffed Animals. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. CN954509 11-15-18 Oct 25, Nov 1, 2018

APN: 4384-007-017 TS No: CA08005969-14-1S TO No: 180185146 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED October 15, 1999. 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 November 27, 2018 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 5, 1999 as Instrument No. 99 2072243, of official records in the Office of the Recorder of Los Angeles County, California, executed by SUZANNE DE PASSE, AN UNMARRIED WOMAN, as Trustor(s), in favor of NO RED TAPE HOME LOAN as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: PARCEL 1: THAT PORTION OF LOT 4 IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JULY 15, 1890, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 13589 PAGE 270, OFFICIAL RECORDED, RECORDS OF SAID COUNTY, DISTANT THEREON NORTH 0° 31' 50" EAST 295.87 FEET FROM THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 36° 33' 23" WEST 29.42 FEET; THENCE NORTH 7° 32' 52" EAST 55.40 FEET; THENCE NORTH 15° 45' 37" EAST 41.77 FEET TO A POINT DISTANT NORTH 0° 31' 50" EAST 118.76 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 0° 31' 50" EAST 47.34 FEET ON SAID WESTERLY LINE; THENCE SOUTH 61° 41' 53" EAST 79.13 FEET; THENCE SOUTH 37° 05' 58" EAST 79.47 FEET; THENCE SOUTH 4° 07' 37" WEST 108.40 FEET TO A POINT IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 21224 PAGE 363, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, DISTANT NORTH 89° 33' 00" WEST 111.75 FEET THEREON FROM THE NORTHEASTERLY CORNER OF SAID LAND; THENCE SOUTH 9° 48' 02" WEST 76.02 FEET TO A POINT DISTANT NORTH 89° 33' WEST 124 FEET FROM THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO JOHN R. PETRIE AND WIFE, RECORDED IN BOOK 16023 PAGE 38, OFFICIAL RECORDS; THENCE NORTH 41° 35' 49" WEST 101.01 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL OF LAND FIRST

DESCRIBED IN SAID DEED RECORDED IN BOOK 21224 PAGE 363, OFFICIAL RECORDS; THENCE NORTH 36° 33' 23" WEST 52.64 FEET TO THE POINT OF BEGINNING. PARCEL 2: AN EASEMENT OVER THE TRAVELLED PORTION OF THE STRIP OF LAND DESCRIBED IN THE DEED FROM TITLE INSURANCE AND TRUST COMPANY, RECORDED IN BOOK 30926 PAGE 71, OFFICIAL RECORDS. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 9701 OAK PASS ROAD, BEVERLY HILLS AREA, LOS ANGELES, CA 90210 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,804,737.67 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Web site address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08005969-14-1S. 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: October 15, 2018 MTC Financial Inc. dba Trustee Corps TS No. CA08005969-14-1S 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-

8300 TDD: 866-660-4288 Myron Ravelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Trustee Corps may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. ISL Number 50819, Pub Dates: 10/25/2018, 11/01/2018, 11/08/2018, BEVERLY HILLS WEEKLY ISL Number 50819, Pub Dates: 10/25/2018, 11/01/2018, 11/08/2018, BEVERLY HILLS WEEKLY

NOTICE OF PETITION TO ADMINISTER ESTATE OF MAHBOUBEH BANISHAHI Case No. 18STPB09544

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

A PETITION FOR PROBATE has been filed by Mehrdad Saviss in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Mehrdad Saviss be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held on Nov. 14, 2018 at 8:30 AM in Dept. No. 9 located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for petitioner:  
SHAWN S KERENDIAN ESQ  
SBN 251655  
KEYSTONE LAW GROUP PC  
11300 W OLYMPIC BLVD  
STE 910  
LOS ANGELES CA 90064  
CN954349 BANISHAHI Oct 25, Nov 1, 8, 2018

NOTICE OF TRUSTEE'S SALE T.S. No. 18-20360-SP-CA Title No. 180227262 A.P.N. 5554-025-115 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 05/20/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 asso-

ciation, 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: Jan M Foster, a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/14/2005 as Instrument No. 05 1387406 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 11/21/2018 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: \$1,534,836.44 Street Address or other common designation of real property: 1210 North Kings Road Unit 101, West Hollywood, CA 90069 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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 18-20360-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: 10/25/2018 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 Rachael Hamilton, Trustee Sales Representative A-4674324 11/01/2018, 11/08/2018, 11/15/2018

NOTICE TO CREDITORS OF BULK SALE (Sec. 6105 U.C.C.) Escrow No. 35368-AU NOTICE IS HEREBY given that a bulk sale is about to be made. The name(s) and business address(es) of

the seller(s) are: BEVERLY HILLS PICTURE FRAMING, INC., A CALIFORNIA CORPORATION, 9685 S. SANTA MONICA BLVD., BEVERLY HILLS, CA 90210 Doing business as: BEVERLY HILLS PICTURE FRAMING All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: NONE The location in California of the chief executive office of the Seller is: SAME The name(s) and business address of the buyer(s) are: BEVERLY HILLS PICTURE FRAMING LLC, A CALIFORNIA LIMITED LIABILITY COMPANY 9685 SANTA MONICA BLVD, BEVERLY HILLS, CA 90210 The assets being sold are generally described as: THE BUSINESS, GOODWILL, FIXTURES, FURNITURE, AND FURNISHINGS, EQUIPMENT, SUPPLIES, TOOLS, LEASEHOLD IMPROVEMENTS, TELEPHONE NUMBERS, WEBSITE, LIST OF CUSTOMERS, TRADE NAMES, SIGN, ALL TRANSFERRABLE PERMITS, FRANCHISES, LEASES, CUSTOMER DEPOSITS, AND SALEABLE MERCHANDISE FOR RESALE, STOCK IN TRADE, AND WORK IN PROCESS ON HAND and are located at: 9685 S. SANTA MONICA BLVD., BEVERLY HILLS, CA 90210 The bulk sale is intended to be consummated at the office of: ESCROW MATTERS INC, 20300 VENTURA BLVD, #325, WOODLAND HILLS, CA 91364 and the anticipated sale date is NOVEMBER 20, 2018 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The person with whom claims may be filed is: ALEXANDRA ULLMAN, ESCROW MATTERS INC, 20300 VENTURA BLVD, #325, WOODLAND HILLS, CA 91364 and the last date for filing claims by any creditor shall be NOVEMBER 19, 2018 which is the business day before the anticipated sale date specified above. Dated: 10/11/2018 BEVERLY HILLS PICTURE FRAMING LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Buyer(s) LA2133718 BEVERLY HILLS WEEKLY 11/1/2018

Notice Inviting Contractors for CUPCCAA Registered Contractors List Notice is hereby given by the Beverly Hills Unified School District ("District") that it shall establish a list of registered contractors per Section 220304 of the Public Contract Code. This list shall include licensed general contractors and specific licensed trade contractors seeking to participate in the solicitation of bids per Public Contract Code Section 22019. As required by the District, it may solicit bids for the following Public Work Projects: 1. Construction, reconstruction, erection, alteration, renovation, improvement, demolition, and repair work for the District. 2. Painting and repainting for the District Contractors shall provide the following information: 1) Firm Name 2) Contact Name 3) Contact Phone and Email 4) Type of work interested in and currently licensed for 5) License Number(s) and Class of license(s) held Contractor shall provide the required information on Company Letterhead addressed as follows: Beverly Hills Unified School District Attention: Construction and Facilities 255 S. Lasky Drive, Beverly Hills, CA 90212

FILE NO. 2018 273875 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: OISHI TERIYAKI 1830 W. 8TH ST LOS ANGELES CA 90057 county of: LA COUNTY. Registered Owner(s): KYUING HEE SIN 1830 W. 8TH ST LOS ANGELES CA 90057. 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/ KYUING HEE SIN, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on OCT 29 2018 expires on OCT 29 2023.

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). LA2133560 BEVERLY HILLS WEEKLY 11/1,8,15,22 2018

FILE NO. 2018 274109 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: PLATO, 3474 W 8TH ST, LOS ANGELES, CA 90005 county of: LOS ANGELES. Registered Owner(s): JAJAMOM RUNS, INC. [CA], 1550 W. 220TH ST, TORRANCE, CA 90501. 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/ JAJAMOM RUNS, INC. BY: MINSOOK YOON, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on OCT 29 2018 expires on OCT 29 2023.

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). LA2132278 BEVERLY HILLS WEEKLY 11/1,8,15,22 2018

ORDINANCE NO. 18-O-2762

AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO ELIMINATE NO CAUSE EVICTION FROM CHAPTER 6 OF TITLE 4 OF THE MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF

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

Section 1. The City Council hereby amends Chapter 6 of Title 4 of the Beverly Hills Municipal Code by amending Section 4-6-6 thereof to read as follows:

4-6-6: EVICTIONS: It is unlawful for a landlord to bring an action to recover the possession of an apartment unit except upon a ground specified in this section.

A. FAILURE TO PAY RENT:

A landlord may bring an action to recover the possession of an apartment unit if the tenant has failed to pay the rent to which the landlord is entitled or any surcharge which has been law-

fully imposed.

B. VIOLATIONS OF OBLIGATIONS:

A landlord may bring an action to recover the possession of an apartment unit if the tenant has violated an obligation or covenant of the tenancy, including, but not limited to, any obligation in a written apartment rental agreement, other than the obligation to render possession upon proper notice, and has failed to cure such violation after having received written notice thereof from the landlord.

C. MAINTENANCE OF NUISANCES:

A landlord may bring an action to recover the possession of an apartment unit if the tenant is committing or permitting to exist a nuisance in, or is causing damage to, the apartment unit or to the appurtenances thereof, or to the common areas of the complex containing the apartment unit, or is creating an unreasonable interference with the comfort, safety, or enjoyment of any of the other residents of the same or any adjacent building.

D. ILLEGAL USES

1. A landlord may bring any action to recover the possession of an apartment unit if the tenant is using or permitting an apartment unit to be used for an illegal purpose.

2. For the purposes of this section, "illegal purpose" shall mean and include, but not be limited to, the occupancy of the apartment unit by a number of persons in excess of the following numbers:

Bachelor/single	3 persons
1 bedroom of 1,200 square feet or less	4 persons
1 bedroom in excess of 1,200 square feet	5 persons
2 bedrooms of 1,500 square feet or less	5 persons
2 bedrooms in excess of 1,500 square feet	6 persons
3 bedrooms of 2,100 square feet or less	7 persons
3 or more bedrooms in excess of 2,100 square feet	8 persons

E. REFUSAL TO EXECUTE LEASES:

A landlord may bring an action to recover the possession of an apartment unit following the expiration of a written apartment rental agreement, or any written renewal or extension thereof, if a tenant who had such an agreement has refused to execute a written renewal or extension thereof provided all of the following conditions are met:

1. The landlord made a written request or demand for such renewal or extension at least thirty (30) days prior to the date such agreement expired;
2. The proposed renewal or extension was for a term of the same duration as the agreement which expired; and
3. The proposed renewal or extension contained the same terms and conditions as the agreement which expired provided the rent level in such proposed renewal or extension has been determined in accordance with the requirements of Section 4-6-3 of this chapter.

F. REFUSAL TO PROVIDE ACCESS:

A landlord may bring an action to recover the possession of an apartment unit if the tenant has refused the landlord reasonable access to the unit for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by an apartment rental agreement or by law, or for the purpose of showing the apartment unit to any prospective purchaser or mortgagee.

G. UNAPPROVED SUBTENANTS:

A landlord may bring an action to recover the possession of an apartment unit if the person in possession of the apartment unit at the end of the term of any apartment rental agreement is a subtenant who was not approved by the landlord. This section shall not be deemed to invalidate any provision in any written apartment rental agreement pertaining to the assignment or subleasing of an apartment unit.

H. USE BY LANDLORDS:

1. A landlord may recover the possession of an apartment unit if the landlord seeks in good faith to recover such possession for use and occupancy by the landlord or the landlord's spouse, children, or parents provided all of the following

conditions are met:

a. The landlord has provided not less than ninety (90) days' written notice of tenancy termination to the tenant, which notice specifies the name and then current address of the proposed occupant, and has filed a copy of such notice with the city clerk prior to serving such notice upon the tenant;

b. The tenant is paid a relocation fee in accordance with the provisions of Section 4-6-9 of this chapter; and

c. At no time during the ninety (90) day notice period is there a vacant apartment unit in the building comparable to the one sought by the landlord; and

d. The unit to be recovered by the landlord is occupied by the most recent tenant(s) to occupy a unit comparable to the type of unit sought by the landlord or relative described in subsection of this section. Notwithstanding the foregoing, no senior citizen or handicapped tenant shall be evicted unless there is no other unit on the parcel of land comparable to the type of unit sought by the landlord or relative. If there are one or more comparable units in such case, the landlord shall recover the comparable unit occupied by the most recent tenant who is not a senior citizen or handicapped person. For the purposes of this section, "senior citizen" shall mean a person sixty five (65) years of age or older. Whether a unit is comparable to the type of unit sought by the landlord or relative shall be determined by the city.

2. A landlord may recover the possession of only one apartment unit located on the same parcel of land for the purposes set forth in this section, regardless of the number of buildings on such parcel.

3. If the landlord or the landlord's relative, as defined in subsection 1 of this section, occupies an apartment unit obtained pursuant to the provisions of this section for at least one year, such apartment unit shall be deemed to be exempt from the provisions of this chapter; provided, however, if such apartment unit is subsequently re-rented to a person who is not the landlord or such relative of the landlord, such apartment unit shall again be subject to the provisions of this chapter.

4. For the purposes of this section only, "landlord" shall mean only such natural persons as have the largest ownership interest in the building or in the entity owning the building.

5. There shall be a rebuttable presumption that the landlord has not acted in good faith if the owner or relative for whom the tenant was evicted does not move into the apartment unit within thirty (30) days and occupy said unit for a minimum of twelve (12) continuous months thereafter. In situations when the apartment unit is being remodeled pursuant to a building permit issued by the city, the thirty (30) day period shall commence when the final inspection of the remodeling work is performed and approved by the city's department of building and safety.

#### I. CHANGE OF BUILDING MANAGERS:

A landlord may bring an action to recover the possession of an apartment unit if the landlord seeks in good faith to recover the possession of an apartment unit then occupied by an apartment building manager whose employment as such has been, or is to be, terminated, and such possession is needed for the sole purpose of occupancy by a new manager.

#### J. DEMOLITION OR CONDOMINIUM CONVERSIONS:

A landlord may bring an action to recover possession of an apartment unit if the landlord seeks in good faith to recover possession so as to demolish or move the building or to convert apartment units into condominiums, stock cooperatives, or community apartments provided there is compliance with all of the following conditions:

1. The landlord has given the tenant not less than ninety (90) days' written notice, which has been approved by the city's rent stabilization office, that such tenancy shall terminate on a date after October 18, 2018. The notice shall state the specific reason for giving such notice and shall be deemed to include a representation and agreement by the landlord that the recovery of possession of the apartment unit is solely for a reason within the scope of this section and for no other reason. If payment of the relocation fees required by Section 4-6-9 of this chapter

does not accompany such notice, such notice shall also specify the amount of the relocation fees so required and that the tenant may collect such fees at the time the tenant vacates the unit. Such notice shall not be required if:

a. The demolition of the building has been mandated by law to be performed at an earlier date; or

b. Such notice has been given to a tenant who has vacated the apartment unit, the apartment unit has been re-rented to a new tenant, and the new tenant has been advised by the landlord in writing that the notice of termination of tenancy had been given to the prior tenant. This exemption shall apply only if a copy of the written notice provided to such new tenant is filed with the city clerk within one week after such new tenant begins the occupancy of the apartment unit; or

c. A prior written notice which specified less than one year's notice has been given, and the tenant has been notified in writing, within thirty (30) days after October 18, 2018, that prior written notice shall be considered an effective one year notice under this section.

2. The notice required by subsection 1 of this section shall not be given or served until such time as the landlord has:

a. Filed all necessary applications for the proposed project or development including, but not limited to, application for a demolition permit, moving permit or tentative map and paid all of the fees required by the city in connection with such applications;

b. Notified the city's rent stabilization department that an application to convert apartment units to condominiums or to move or demolish the building has been filed with any other department of the city so that notice of such filing may be given to the tenants at the property; and

c. That all permits or approvals necessary to commence demolition, removal or conversion have been issued.

3. No notice of tenancy termination given pursuant to this section after October 18, 2018, shall be effective unless all the applicable provisions of this chapter have been complied with, and a copy of such notice has been placed on file with the city clerk prior to such notice being served on the tenant. A minimum fee of one hundred dollars (\$100.00) for each building for which notices of tenancy termination are to be filed with the city clerk shall be paid to the city for processing the notices prior to the filing of a notice with the city clerk. Where there are more than ten (10) apartment units in a building which are subject to this provision of this chapter, and for which notices of tenancy termination have been given, an additional fee of ten dollars (\$10.00) shall be paid to the city for each unit in excess of ten (10) units for which a notice of tenancy termination is given.

4. A relocation fee shall have been paid or deposited into escrow in accordance with the provisions of Section 4-6-9 of this chapter. If an apartment unit vacated pursuant to this section has been re-rented, the new tenant shall not be entitled to any relocation fee or other relocation benefit if he or she received the notices required by subsections 1b and 5 of this section.

5. Any apartment unit vacated pursuant to this section, if re-rented, shall remain subject to the provisions of this chapter, and it shall be the responsibility of the landlord to notify any new tenant in writing of the controlled rents and the duration of the notice of termination. A copy of such notice shall be filed with the city clerk within one week after the new tenant begins occupancy of the apartment unit.

6. No writ or judgment restoring possession to the landlord shall be issued or entered unless and until the complaint for such writ or judgment filed by the landlord contains the landlord's declaration under penalty of perjury of the giving of notice to the tenant as required by this section, the expiration of any required notice period, the payment or deposit into escrow of the relocation fee specified in section 4-6-9 of this chapter, and that demolition or moving or the work of conversion into condominiums will commence within sixty (60) days after the filing of such complaint.

7. The provisions of this section shall not apply to a building manager who is entitled to the occupancy of an apartment unit solely because of his or her position as building manager.

#### K. MAJOR REMODELING:

1. A landlord may bring an action to recover possession of an apartment unit if the landlord seeks in good faith to recover possession so as to do alteration work on the building for the purposes of major remodeling provided that there is compliance with all of the following conditions:

a. The landlord has given the tenant not less than one year's written notice that such tenancy shall terminate. The notice shall state the specific reason for giving such notice and shall be deemed to include a representation and agreement by the landlord that the recovery of possession of the apartment unit is solely for a reason within the scope of this section and for no other reason. Such notice shall contain a statement of the rights of the tenants pursuant to this section and section 4-6-9 of this chapter and shall be approved by the city. Such notice shall not be required if:

i. Major remodeling of the building has been mandated by law to be performed at an earlier date; or

ii. Such notice has been given to a tenant who has vacated the apartment unit, the apartment unit has been re-rented to a new tenant, and the new tenant has been advised by the landlord in writing that the notice of termination of tenancy had been given to the prior tenant. This exemption shall apply only if a copy of the written notice provided to such new tenant is filed with the city clerk within one week after such new tenant begins the occupancy of the apartment unit.

b. The notice required by subsection 1a of this section shall not be given or served until such time as the landlord has received approval for the giving of such notice by the hearing officer. Such approval shall be given upon a showing by the landlord that written notice was received from the building official that the landlord has complied with all requirements, except for approval of final plans, for the issuance of a building permit for the purpose of major remodeling. The landlord shall file with the application for giving notice a copy of the final plans and specifications for the proposed remodeling. A hearing officer designated by the city manager ("hearing officer") shall establish the estimated new rent for the remodeled unit which shall not exceed one hundred fifty percent (150%) of the previous base rent. The notice required by subsection 1a of this section shall include such estimated new rent.

c. No notice of tenancy termination given pursuant to this section after October 18, 2018, shall be effective unless all the applicable provisions of this chapter have been complied with and a copy of such notice has been placed on file with the city clerk prior to such notice being served on the tenant. A minimum fee of one hundred dollars (\$100.00) for each building for which notices of tenancy termination are to be filed with the city clerk shall be paid to the city for processing the notices prior to the filing of a notice with the city clerk. Where there are more than ten (10) apartment units in a building which are subject to this provision of this chapter, and for which notices of tenancy termination have been given, an additional minimum fee of ten dollars (\$10.00) shall be paid to the city for each unit in excess of ten (10) units for which a notice of tenancy termination is given.

d. A relocation fee shall have been paid or deposited into escrow in accordance with the provisions of section 4-6-9 of this chapter. If an apartment unit vacated pursuant to this section has been re-rented the new tenant shall not be entitled to any relocation fee or other relocation benefit if he or she received the notices required by subsections 1a, and 2b of this section.

2. Any apartment unit vacated pursuant to this section if re-rented after eviction but prior to remodeling, shall remain subject to the provisions of this chapter, and it shall be the responsibility of the landlord to notify any new tenant in writing of the controlled rents and the duration of the notice of termination. A copy of such notice shall be filed with the city clerk within one week after the new tenant begins occupancy of the apartment unit.

3. Any provision of this chapter notwithstanding, in lieu of receiving a relocation fee or being relocated to a comparable unit, a tenant, within sixty (60) days after the service of the one year notice of tenancy termination required by subsection 1 of this section, may elect to relocate to a comparable unit in the building to be remodeled. The comparability of the replacement unit shall be determined by the city. For the pur-

poses of this subsection, "comparability" shall mean a unit with the same number of bedrooms as the unit vacated, and which is in a clean, functional, and secure state.

4. Should a tenant elect to be relocated to a comparable unit in the building to be remodeled, he or she shall serve written notice of such election on the landlord and file a copy thereof with the city clerk. Such notice shall be served and filed within sixty (60) days after service of the one year notice of tenancy termination required by subsection 1 of this section. Upon the service and filing of the required notice of election within the time set forth herein, the notice of tenancy termination shall become null and void as to that tenant for the purposes of eviction. Upon the receipt of multiple notices required hereby, the landlord shall make an application to the hearing officer for a determination of the order of relocation. The hearing officer shall determine the order of relocation, taking into consideration the relative hardships relocation will place on the tenants electing to relocate hereunder.

5. Upon the approval of the order of relocation as provided for in subsection 4 of this section, or if only one notice of election is received by the landlord, the landlord shall serve upon the tenant(s) and shall file a copy thereof with the city clerk notice of availability of the replacement unit. The tenant shall have thirty (30) days after the service and filing of the notice of availability to relocate to the replacement unit. The landlord shall pay the reasonable cost of such relocation. Any disagreement between the landlord and tenant regarding the reasonableness of the cost of relocation shall be submitted to the hearing officer for resolution. Should a tenant fail to relocate to the replacement unit within said thirty (30) days, the tenant shall vacate the unit within ninety (90) days after the date the notice of availability of the replacement unit was served and filed, and the landlord shall be relieved of the obligation of paying any further fees or costs provided for in this chapter.

6. Upon the completion of the remodeling, the landlord shall serve upon tenant(s) and shall file a copy thereof with the city clerk notice of availability of the remodeled unit. The tenant shall have thirty (30) days after the service and filing of the notice of availability of the remodeled unit to relocate. The landlord shall pay the reasonable cost of such relocation. Any disagreement between the landlord and tenant regarding the reasonableness of the cost of relocation shall be submitted to the hearing officer for resolution. Should a tenant fail to relocate to the remodeled unit within said thirty (30) days, the tenant shall vacate the replacement unit within ninety (90) days after the date the notice of availability of the remodeled unit was served and filed, and the landlord shall be relieved of the obligation of paying any further fees or costs provided for in this chapter; provided, however, the landlord shall not be relieved of the obligation of paying fees or costs provided for in this chapter if the new base rent is in excess of the estimated base rent.

7. If an apartment unit has been vacated for major remodeling, upon the completion of such remodeling the new allowable base rent for the apartment unit shall not exceed an amount equal to the previous base rent increased by the actual amount expended on such remodeling, including such items as interest or the value of capital up to eighteen percent (18%) per annum, and any fees or costs required to be paid to or on behalf of tenants pursuant to the provisions of this chapter, amortized in accordance with the straight line depreciation schedules allowed under the federal income tax law, but in no case less than five (5) years. The tenant evicted for the purpose of such remodeling shall have a right of first refusal to rent the remodeled apartment unit provided such right is exercised within thirty (30) days after the landlord notifies the tenant when the apartment unit will be ready to be rented. If such tenant re-rents the remodeled apartment unit, the landlord may increase the actual rent chargeable to such tenant at the time he or she actually occupies the unit to the new base rent allowed by this subsection or twenty percent (20%) above the estimated rent, whichever is less; provided, however, if a tenant elects to relocate as provided for in subsection 3 of this section, the new base rent shall not be applicable until one year after the notice of eviction required by subsection A of this section. The new base rent shall be established by the hearing officer within ninety (90) days after the tenant has reoccupied the unit or, if the tenant

decides not to reoccupy the unit, within ninety (90) days after the unit is ready for occupancy, and the tenant has requested to be notified of the new base rent. The hearing officer shall be provided copies of documents by the landlord to be used to establish the new allowable base rent. If a tenant who was evicted pursuant to this section re-rents the remodeled apartment unit, such tenant shall return the relocation fee to the landlord, less actual direct moving expenses and the amount by which such tenant's rent during the period when the tenant was out of the apartment exceeded the tenant's rent prior to such move, but not more than one hundred fifty dollars (\$150.00) per month.

8. No writ or judgment restoring possession to the landlord shall be issued or entered unless and until the complaint for such writ or judgment filed by the landlord contains the landlord's declaration under penalty of perjury of the giving of notice to the tenant as required by this section, the expiration of the one year notice period, the payment or deposit into escrow of the relocation fee specified in section 4-6-9 of this chapter, and that the major remodeling work will commence within sixty (60) days after the filing of such complaint.

9. The landlord shall file true copies of rental agreements for the re-rented apartment units after major remodeling has been completed with the city clerk within one week after the new tenant begins occupancy of the apartment unit.

10. The city manager or his designee shall issue guidelines for the implementation of the foregoing requirements, and all applicants for major remodeling pursuant to this section shall comply therewith.

11. The provisions of this section shall not apply to a building manager who is entitled to occupancy of an apartment unit solely because of his or her position as building manager.

12. For the purposes of this section, "major remodeling" shall mean the remodeling or reconstruction of more than one apartment unit subject to the provisions of this chapter in an existing building and a minimum amount per remodeled unit is expended on such work as follows:

Bachelor/single	\$ 7,000.00
1 bedroom	\$10,000.00
2 bedrooms	\$15,000.00
3 or more bedrooms or 2 bedrooms and den	\$ 20,000.00

13. The landlord shall obtain the building permit to perform the major remodeling within ninety (90) days after the date when the affected unit becomes vacant. The major remodeling shall be completed within one year of the date of issuance of the building permit. However, the building and safety department may extend the one year completion period upon a showing by the landlord of good cause for the failure to complete the repairs within the one year period and diligent efforts to complete the work timely. If the major remodeling work is not completed within the time period established by this subsection, including any extensions thereof approved by the city, the landlord shall be liable in a civil action, if commenced within two (2) years of the displacement, to any tenant who is evicted from an apartment unit as a result of a notice issued pursuant to subsection 1a of this section for the actual damages that were the proximate result of the displacement.

#### L. WITHDRAWAL OF RESIDENTIAL RENTAL STRUCTURE FROM THE RENTAL MARKET:

A landlord may bring an action to recover possession of an apartment unit if the landlord intends to withdraw all apartment units in a building or structure on a parcel of land from the rental market, subject to the following conditions and requirements:

1. This section shall only apply to and shall only be exercised for the concurrent withdrawal of all apartment units in all buildings or structures on a parcel of land from the rental market, except where there is more than one building on a parcel and all buildings contain four (4) or more apartment units, in which case the landlord may withdraw all of the units in one or more of the buildings.

2. Not less than one hundred twenty (120) days from the date the landlord intends to withdraw the apartment units in a building or structure from the rental market, the landlord shall:

a. Provide written notice under penalty of perjury to the city of such intent, which notice shall

contain the following information: address and legal description of the subject property, number of rental units being removed, the names of all tenants residing in the units being removed, the year the tenant(s) moved into the unit, the base rent for the unit and the current lawful rent applicable to each such unit.

b. Record with the Los Angeles County registrar-recorder a written notice prepared by and containing such information as is prescribed by the city summarizing the landlord's notice of intent and certifying that evictions have been commenced or will commence in accordance with applicable law.

c. Provide to the city's rent stabilization office copies of the notice recorded with the county and the notice(s) which were provided to the affected tenants.

d. If the tenant or lessee is at least sixty two (62) years of age or is disabled, and has lived in his or her apartment unit for at least one year prior to the date of delivery to the city of the notice required by subsection 2a of this section, then the date of withdrawal of that apartment unit shall be extended to one year from the date of delivery of the notice to the city, provided that the tenant or lessee has given the landlord written notice of his or her entitlement to the extension within sixty (60) days of delivery to the public entity of the notice of intent to withdraw the apartment unit from the rental market. In this situation, the following provisions shall apply:

i. The tenancy shall be continued on the same terms and conditions as existed on the date of delivery to the city of the notice of intent to withdraw, subject to any adjustments otherwise available under this title;

ii. No party shall be relieved of the duty to perform any obligation under the lease or rental agreement;

iii. The landlord may elect to extend the date of withdrawal on any other accommodation within the same building up to one year after the date of delivery to the city of the notice of intent to withdraw, subject to subsections 2di and 2dii of this section;

iv. Within thirty (30) days of the notification by the tenant or lessee to the landlord of his or her entitlement to an extension, the landlord shall give written notice to the city of the claim that the tenant or lessee is entitled to stay in his or her apartment unit for one year after the date of delivery to the city of the notice of intent to withdraw;

v. Within ninety (90) days of the date of delivery to the city of the notice of intent to withdraw, the landlord shall give written notice to the city and the affected tenant(s) or lessee(s) of the landlord's election to extend the date of withdrawal and the new date of withdrawal under subsection 2diii of this section.

3. The landlord shall provide written notice of termination of tenancy to all affected tenants at least thirty (30) days prior to the service of and recordation of the notices in subsection 2 of this section which has been approved by the city's rent stabilization office and filed with the city clerk's office and which notice shall contain the following information:

a. That the landlord is evicting the tenant pursuant to this section and will provide the city with written notice required in subsection 2 of this section;

b. A summary of the specific information to be provided to the city in that notice regarding the tenant's unit;

c. That within thirty (30) days of receipt of notice to terminate, the tenant may notify the landlord in writing that the tenant would be interested in re-renting the unit if it is reoffered for rent at a future time and advising the tenant to notify the landlord and rent stabilization office of all future address changes;

d. A description of the tenant's rights as set forth in subsections 5, 6 and 7 of this section;

e. That the landlord will provide a relocation fee in accordance with the provisions of section 4-6-9 of this chapter and that such fee may not be waived by the tenant, except as specifically provided in section 4-6-9 G of this chapter; and

f. That if the tenant or lessee is at least sixty two (62) years of age or is disabled, and has lived in his or her apartment unit for at least one year prior to the date of delivery to the city of the notice required by subsection 2a of this section, then the tenancy shall be extended to

one year after the delivery of the notice to the city, provided that the tenant gives written notice of his or her entitlement to the extension to the landlord within sixty (60) days of the date of delivery to the city of the notice of intent to withdraw. The notice shall further state that if these circumstances exist, the extended tenancy shall be continued on the same terms and conditions that existed on the date of delivery of the notice of withdrawal to the city, subject to any rent increases that are allowed by this chapter, and that no party shall be relieved of the duty to perform any obligation under the lease or rental agreement during the extended tenancy.

4. At the time when the tenant(s) vacate the unit, the landlord shall pay a relocation fee in accordance with the provisions of section 4-6-9 of this chapter.

5. In the event the withdrawn units are reoffered for rent by the landlord within two (2) years from the effective date of withdrawal, the landlord shall:

a. Provide written notice of such action to the city not less than thirty (30) days prior to re-renting the units;

b. Offer the units at the same rent level as of the date of withdrawal plus any annual rent increases permitted by this chapter that would have applied had the units not been withdrawn;

c. Provide those tenants who provided a notice of interest in re-renting pursuant to subsection 3c of this section the right of first refusal to re-rent the unit by certified or registered mail, postage prepaid, to the last address provided by the tenant, in which case the tenant shall have no less than thirty (30) days within which to accept the offer, by personal service or certified or registered mail. Copies of these notices and the mail receipts shall be filed with the city's rent stabilization office within one week of mailing;

d. Be liable in a civil action if commenced within three (3) years of displacement to any tenant evicted due to withdrawal of a unit pursuant to this section for actual damages which were the proximate result of the displacement, in accordance with the principles enunciated in sections 7262 and 7264 of the California Government Code, and punitive damages;

e. Be liable in a civil action if commenced within three (3) years of displacement to the city for exemplary damages for displacement of tenants or lessees.

6. In the event the withdrawn units are reoffered for rent by the landlord within five (5) years after any notice of intent to withdraw the apartment unit is filed with the city, or within five (5) years after the effective date of the withdrawal of the apartment unit, whichever is later, the landlord shall provide not less than thirty (30) days' prior written notice of such action to the city prior to re-renting the units and shall offer the units at the same rent level as of the date of withdrawal, plus annual rent increases permitted by this chapter that would have applied had the units not been withdrawn.

7. Moreover, if the units are reoffered for rent within ten (10) years from the effective date of removal, the landlord shall provide those tenants who provided notice of interest in re-renting pursuant to subsection 3c of this section the right of first refusal to re-rent the unit, by certified or registered mail, postage prepaid, to the last address provided by the tenant, in which case the tenant shall have no less than thirty (30) days within which to accept the offer by personal service or certified or registered mail. Copies of these notices and the mail receipts shall be filed with the city's rent stabilization office within one week of mailing. Failure of the landlord to provide the tenant with this right of first refusal shall render the landlord liable in a civil action to the tenant in punitive damages in an amount not to exceed six (6) months' rent.

8. This section shall in no respect relieve a landlord from complying with the requirements of any applicable state law or of any lease or rental agreement.

9. The remedies provided for in this section shall not be exclusive and shall not preclude a tenant from pursuing any alternative remedy available under law. Failure by any landlord to comply with the requirements of this section shall constitute a defense in any unlawful detainer action brought to evict a tenant under this section.

10. For the purpose of this section, the term "landlord" shall be interpreted to include any and all successors in interest of any landlord,

and the term "disabled" shall mean a person with a disability, as defined in section 12955.3 of the California Government Code.

11. The notice to the city provided for in this section shall be accompanied by a processing fee in an amount determined by resolution of the city council.

12. This section is intended to implement the requirements of sections 7060 through 7060.7 of the California Government Code, and shall be interpreted so as to provide the city with the broadest range of authority permitted under these provisions and to intrude the least into the city's authority in all other applications of its power.

13. This section shall apply to any apartment units that are being removed from the rental market, if the notice of termination of tenancy required by state law or by a lease agreement has not been given at the time of adoption hereof or if such notice has been given, the notice period has not expired at the time of adoption hereof.

**Section 2. Urgency Findings.** The City Council finds as follows:

Currently, there is a shortage of affordable housing that is available to all segments of the community both within the County of Los Angeles and specifically within the City of Beverly Hills. The increased cost of constructing and purchasing housing within the Southern California region has caused an increase in the rents that are being charged for apartment units. Studies, which were presented to the City Council in 2017, which are hereby incorporated as part of the record regarding the adoption of this ordinance, have shown that there is a shortage of the number of apartment units that are available for rent. In addition, because of the state Costa Hawkins statute (Civil Code Section 1954.50, et seq.), rents often are increased substantially following a vacancy. The ability to increase rents following a vacancy is an incentive for a landlord to evict an existing tenant so the unit can be re-rented for a rent that is significantly higher. In the City of Beverly Hills, apartment units that are subject to Chapter 6 of Title 4 of the Beverly Hills Municipal Code are not subject to "just cause" eviction constraints. Accordingly, tenants living in those units ("Chapter 6 units") may be given notice by their landlords that their tenancy is being terminated for no specified reason, and they must vacate their units and find a different apartment unit within which to live. As part of the presentation by HR&A Advisors to the City Council, which is hereby made a part of the record leading up to the adoption of this Ordinance, there has been a substantial increase in the number of no-cause evictions from Chapter 6 units. In particular, the HR&A report states:

"As shown in monthly data in Figure 3, there were no evictions reported to the City during the six months following the enactment of the RSO amendments. Between July 2017 and March 2018, there were generally between four and eight evictions reported monthly. In April 2018, the number of evictions reported to the City spiked to eighteen, sixteen of which were no cause evictions. In August 2018, there were eleven evictions reported to the City, nine of which were no cause evictions."

In addition, tenants who were or are residing in Chapter 6 units in the City have testified before the City Council that they are being evicted from their units, even though they are good tenants who pay their rent timely. This ordinance is designed to address this situation by eliminating the "no cause" evictions from Chapter 6 units and adding new "just cause" eviction requirements that must be satisfied in order to evict tenants from Chapter 6 units.

Therefore, the City Council finds and determines that the immediate preservation of the public peace, health, and safety requires that this ordinance be enacted as an urgency ordinance pursuant to Government Code Section 36937(b) and take effect immediately upon adoption. If this Ordinance does not become effective immediately, but instead becomes effective thirty days after its second reading, an increased number of tenants, including seniors and disabled tenants, will be evicted from their Chapter 6 units without cause, which will have a significant adverse effect upon these tenants. Therefore, this Ordinance is necessary for the immediate preservation of the public peace, health and safety, and its urgency is hereby declared.

**Section 3. Applicability.** This ordinance shall apply to any tenant including, without limitation, any tenant who has been given a notice of eviction but does not wish to vacate his or her existing rental unit in response to this notice of eviction.

**Section 4. CEQA.** This ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3), which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. It can be seen with certainty that the amendments to the City's rent stabilization regulations to prevent tenants from being evicted from Chapter 6 units without cause will not cause a significant effect on the environment. In addition, the amendments to

Chapter 6 of Title 4 of the Beverly Hills Municipal Code are not a project that is subject to the provisions of CEQA, pursuant to CEQA Guidelines section 15378(b)(2) and (b)(5).

**Section 5. Severability.** If any provision of this ordinance is held invalid by a court of competent jurisdiction, such provision shall be considered a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the other provisions of this ordinance.

**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 is adopted as an urgency ordinance for the immediate preservation of the public peace, health and safety within the meaning of Government Code Section 36937(b), and therefore shall be passed immediately upon its introduction and shall become effective immediately upon its adoption by a minimum 4/5 vote of the City Council.

**Section 8. Duration.** This Ordinance shall remain in effect until it is superseded by another Ordinance adopted by the City Council.

**Section 9. Certification.** The City Clerk shall certify to the adoption of this Ordinance.

Adopted: October 18, 2018  
Effective: October 18, 2018

JULIAN A. GOLD, M.D.  
Mayor of the City of Beverly Hills

ATTEST:  
BYRON POPE (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
MAHDI ALUZRI  
City Manager

SHANA EPSTEIN  
Director of Public Works

VOTE:  
AYES: Councilmembers Wunderlich, Friedman, Bosse, Mirisch, and Mayor Gold  
NOES: None  
CARRIED

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PREGNANT? CONSIDERING ADOPTION? Call us first. Living expenses, housing, medical, and continued support afterwards. Choose adoptive family of your choice. Call 24/7. 1-877-879-4709 (Cal-SCAN)

## 209-AUCTIONS

AUCTION of RARE US GOVERNMENT Copper Map Engraving Plates for 82 areas in California. Produced from 1880. Each is a unique museum quality one of a kind unique work of art. Areas include Malibu, Newport Beach & Sacramento. View auction online at: benbenoncollection.com or email for more info: benbenoncollection@yahoo.com (Cal-SCAN)

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## 501-HELP WANTED

WE ARE LOOKING for people in your community who would like an additional \$300-\$500/month. http://tinyurl.com/HelpInYourCommunity Bring us the lead, we do the work!

Drinks Holdings, LLC in Beverly Hills, CA is seeking a Sr. Business Intelligence Lead to create custom queries for revenue, market data & intelligence reports. No travel; no telcomm. Email resumes to: Howdy@drinks.com.

Beverly Hills Unified School District BHUSD is accepting applications for the following Classified posi-

tions (must apply at www.EdJoin.org<http://www.edjoin.org/>):  
Security Officer  
Work Year: 10 months, 40 hours/week (full time)  
Salary: \$3,024-\$3,858/month  
Playground Aide  
Work Year: 10 months (part time, up to 19.5 hours/week)  
Salary: \$14.14/hours

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OWN YOUR OWN DOLLAR, DOLLAR PLUS, BIG BOX, MAIL/PACK/SHIP, OR PARTY STORE. 100% FINANCING. OAC FROM \$65,900. 100% TURNKEY. Call 1-800-518-3064 or www.dollarstoreservices.com/start www.partystoredevelopers.com/start www.mailboxdevelopers.com/start Cal-SCAN

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WANTED! Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE (707) 965-9546 (Cal-SCAN)



Beginning Thursday, November 15, with the Rodeo Drive Holiday Lighting Celebration, through Saturday, December 22, join us for spectacular lighting displays along the streets of Beverly Hills. BOLD Holidays will also feature evening shopping on Fridays and Saturdays, live entertainment, art installations and much more!

### BOLD HOLIDAYS ENTERTAINMENT & ACTIVITIES

<b>LIGHTING CELEBRATION</b>	<b>NOVEMBER 15   5 P.M. – 8:30 P.M.</b> Rodeo Drive will be pedestrian-only for a BOLD Holidays celebration complete with live music, fireworks, Santa at Two Rodeo, a Champagne Garden and more! Live music begins at 5:30 P.M.
<b>ALEXA MEADE POP-UP</b>	<b>NOVEMBER 15 – DECEMBER 23   OPEN DAILY (CLOSED THANKSGIVING)   12 P.M. – 8 P.M. MONDAY – SATURDAY; 12 P.M. – 6 P.M. SUNDAY</b> Beginning November 15 at 262 North Rodeo Drive, step into the immersive Alexa Meade Holiday Pop-Up and interact with the installations by donning hand-painted attire and accessories.
<b>LIVE HOLIDAY MUSIC</b>	<b>NOVEMBER 16, 23, 30 &amp; DECEMBER 7, 14, 21   5 P.M. - 8 P.M.</b> Visit Beverly Cañon Gardens for a festive holiday experience, featuring new holiday décor and live music on Friday evenings in the center courtyard.
<b>LIVE FASHION ART</b>	<b>NOVEMBER 16 &amp; DECEMBER 1, 22   5 P.M. – 8 P.M.</b> Watch closely as a painted human body morphs into something new. See these wandering live installations on Rodeo Drive, stopping at platforms to perform their high fashion stunt.
<b>PIANO BALLERINA</b>	<b>NOVEMBER 17 &amp; DECEMBER 21   5 P.M. – 8 P.M.</b> A graceful ballerina will dance atop a piano on Rodeo Drive, while live music accompanies her performance.
<b>BOLD RIDES</b>	<b>NOVEMBER 17, 24 &amp; DECEMBER 1, 8   5 P.M. – 8 P.M.</b> Enjoy a complimentary, brief tour in a luxury or exotic vehicle, provided by Midway Car Rental.
<b>#BOLDBH SNOWBALLS</b>	<b>NOVEMBER 23, 24   5 P.M. – 8 P.M.</b> These larger-than-life installations will allow visitors to jump, play and interact with the West Coast's interpretation of snowballs on Rodeo Drive.
<b>MEET SANTA AT THE PALEY</b>	<b>NOVEMBER 24, 25; DECEMBER 1, 2, 8, 9, 15, 16, 19, 20, 21, 22 &amp; 23   11 A.M. – 5 P.M.</b> Plan a family visit to see Santa at The Paley Center for Media at 465 North Beverly Drive and make sure to bring your wish list.
<b>GET GIPHY WITH IT</b>	<b>NOVEMBER 30   5 P.M. – 8 P.M.</b> Get your commemorative holiday photo taken on Rodeo Drive with these user-friendly bots and share on social media using #BOLDBH.
<b>ART WALKS</b>	<b>NOVEMBER 30 &amp; DECEMBER 7   5 P.M. – 8 P.M.</b> Take a guided tour with an art curator or go on a self-guided tour of select galleries throughout Beverly Hills. Walks will begin at Taschen Books at 354 North Beverly Drive and will conclude with a visit to the Alexa Meade Holiday Pop-Up.
<b>MY BEVERLY HILLS</b>	<b>NOVEMBER 30 &amp; DECEMBER 19   5:30 P.M. - 7:30 P.M.</b> Enjoy a special BOLD themed mixer with hors d'oeuvres and refreshments designed to connect residents and local businesses. Attendees must register at <a href="http://mybeverlyhills.net">mybeverlyhills.net</a> .
<b>HANUKKAH CONCERT</b>	<b>DECEMBER 5   7 P.M.</b> Bring the entire family for a Hanukkah sing-along at Roxbury Park Community Center (Auditorium).
<b>SENIOR HOLIDAY LUNCH</b>	<b>DECEMBER 7   12 P.M.</b> Seniors can join us for a festive holiday lunch at Roxbury Park, to celebrate the holiday season. Kosher lunch options available.
<b>LIVE ICE SCULPTURE</b>	<b>DECEMBER 7   5 P.M. - 8 P.M.</b> Watch as an ice sculpture transforms into various shapes before your eyes on Rodeo Drive.
<b>RODEO WINTER LOUNGE</b>	<b>DECEMBER 8   5 P.M. - 8 P.M.</b> Enjoy hot cocoa and coffee served by a local artisan vendor in the comfort of the Rodeo Winter Lounge, an elevated seating vignette styled with BOLD accents.
<b>HOLIDAY CONCERT</b>	<b>DECEMBER 9   1 P.M. - 2:30 P.M.</b> Join the Friends of Beverly Gardens Park at the annual holiday concert on the Crescent side of City Hall to hear the marvelous voices of the BHUSD student choirs.
<b>PEACE WALL</b>	<b>DECEMBER 14, 15   5 P.M. - 8 P.M.</b> Write your message of peace on the holiday Peace Wall. Let us know where you're from by leaving a kind note in your language and help spread the love on Rodeo Drive.
<b>MOTORCYCLE COACHES</b>	<b>DECEMBER 14, 15, 21, 22   5 P.M. - 8 P.M.</b> Making their West Coast debut in Beverly Hills, enjoy a photo op and complimentary ride in one-of-a-kind motorcycle coaches.

For a full calendar of events, visit [LOVEBEVERLYHILLS.COM/BOLDBH](http://LOVEBEVERLYHILLS.COM/BOLDBH)

#BOLDBH