

Beverly Hills Weekly

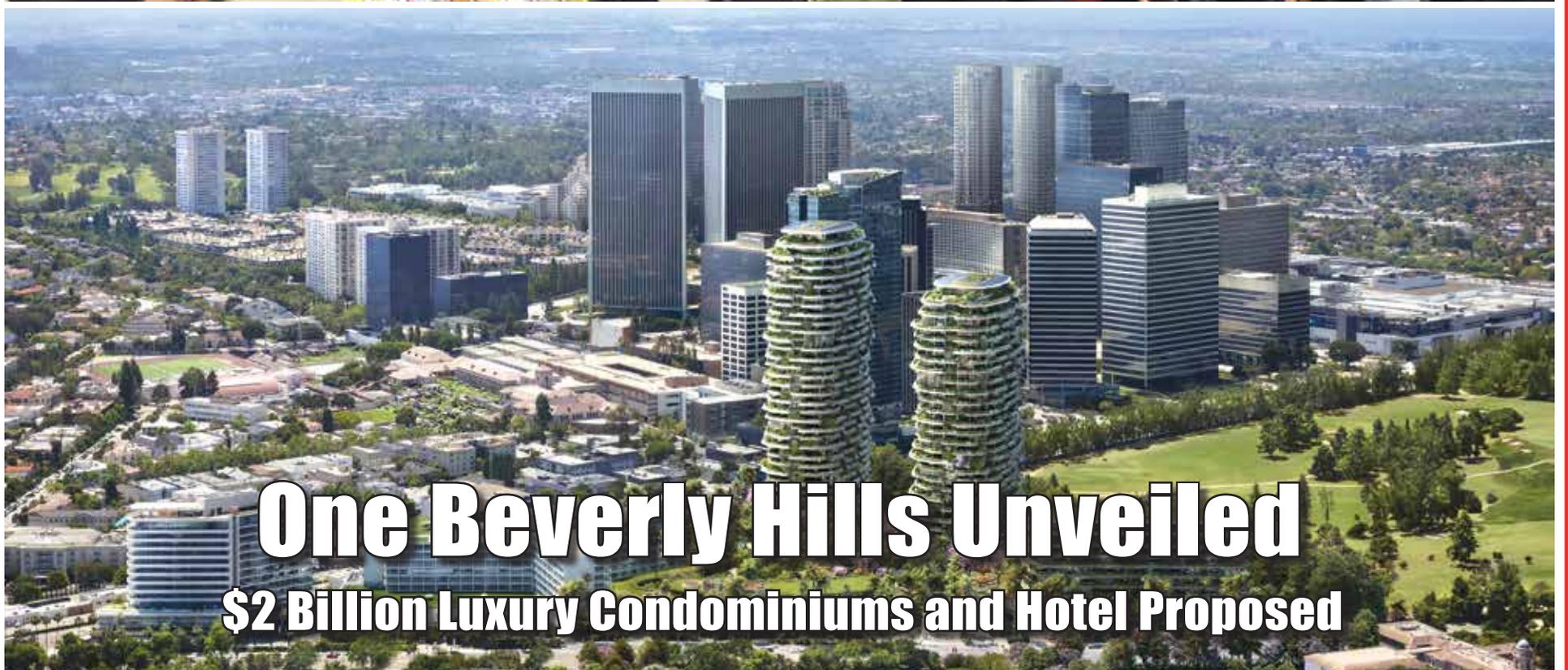
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Issue 1083 • July 2 - July 8, 2020



Late Night Protests Continue Demonstration On Residential Street Friday Declared An "Unlawful Assembly," Arrests Made



One Beverly Hills Unveiled \$2 Billion Luxury Condominiums and Hotel Proposed

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WHAT'S ON YOUR MIND?

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letters & email

"BHUSD Loses Metro Lawsuit" [Issue #1077]

Former Board of Education member, Howard Goldstein, sent an open letter to the Board of Education on June 23rd, urging us to appeal Judge Wu's adverse ruling in favor of Metro to the Ninth Circuit Court of Appeals. In his letter he asserted that if we choose not to appeal the case we would be "knowingly and willfully placing students and staff, including countless generations, in grave danger". The danger he referred to is Metro's planned alignment of the Purple Line subway under Beverly High buildings.

Mr. Goldstein's letter is so inaccurate and so alarming for uninformed District stake-holders that it calls for a response.

The case in Judge Wu's court narrowed down to the District's objection to the location of Metro's staging area immediately behind BHHS, fronting on Century Park East Boulevard. Judge Wu's decision had nothing to do with Metro's tunneling alignment, and we have been informed by reliable authority that even if the District were to prevail in an appeal, at a cost of

about \$500,000, it would not change the location of the staging area, which is fully developed and in use by Metro. Accordingly, the Board decided not to pursue an appeal.

Every conceivable effort to block Metro's tunneling under BHHS, and subsequently to shift their alignment away from under the school buildings was initiated by former boards, and pursued to conclusion by the current board. The end result, after expending about \$20 million of construction bond proceeds, is that Metro has secured the legal and regulatory right to its desired easement under BHHS, and its staging area.

The District's primary responsibility now is to ensure that Metro's tunneling and future subway operation will not endanger our students and staff members, nor interfere with school activities. To that purpose our staff is fully engaged with contractually binding cooperation by Metro, at Metro's expense. The District's secondary responsibility is to pursue an equitable settlement for the easement under BHHS that Metro is securing through eminent domain.

Mel Spitz
Governing Board Member
Beverly Hills Unified School District

briefs

City's Budget Reflects Effects of COVID-19, Anticipates Major Decreases In Revenue

The City of Beverly Hills has not been immune to the financial decline resulting from the COVID-19 outbreak – which is reflected in the newly approved budget for the 2020-2021 fiscal year.

Tourism has traditionally been a large portion of the City's revenue, largely due to the Transient Occupancy Tax. But tourism has declined due to the pandemic and subsequent hotel closures. According to a city staff report, this is where the City will take its biggest hit.

The anticipated TOT revenue for the upcoming fiscal year is \$30.9 million – a 39.4% decline from 2019-2020.

Most of the City's other tax revenues are also projected to decrease. Its sales tax is estimated to generate \$21.7 million next year, which is down by 38.7% from the previous year. The projected business tax revenue is \$39.8 million, which is down by 23.6%.

The city's property tax revenue, however, is anticipated to increase by 4.5% and generate \$79.2 million.

briefs cont. on page 3



SNAPSHOT



**HOMETOWN ROCK STARS
SUNSET BOULEVARD**

Robbie Curtis is producing a documentary series about Los Angeles' music scene in the 1960's, called "Where The Action Was." He interviewed Beverly Hills native Billy Hinsche of "Dino, Desi & Billy" for the series. Hinsche is also known for touring with The Beach Boys.

Pictured above is Curtis (left) and Hinsche (right) outside the Polo Lounge.



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Publisher & CEO
Josh E. Gross

Reporter
Ani Gasparyan

Sports Editor
Steven Herbert

Contributing Editor
Rudy Cole
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Allison Abrishami

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140 South Beverly Drive #201
Beverly Hills, CA 90212
310.887.0788 phone
310.887.0789 fax
CNPA Member



editor@bhweekly.com
All staff can be reached at:
first name @bhweekly.com
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OUR DATA SPEAKS VOLUMES



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The City's proposed budget was approximately \$414.1 million. Councilmembers approved the 2020-2021 budget in a 4-1 vote Monday, with Councilmember John Mirisch dissenting.

According to Director of Finance Jeff Muir, the council also approved approximately \$400,000 for emergency food and water stockpiles, \$100,000 for an agreement that will supplement the nurse practitioner program in the Fire department and around \$4.2 million for higher cost annual insurance renewals.

The City had originally planned to present a budget proposal to the council in late April, before COVID-19 created a new reality of face masks, business closures and stay-at-home orders. After it became apparent that the City was facing a "new reality of the sudden severe economic decline" it was back to the drawing board.

An Ad-Hoc Committee of Mayor Lester Friedman and Vice Mayor Robert Wunderlich was formulated to provide new direction to the City's management and budget team in April. The Committee had met multiple times to review projections for the upcoming fiscal year and the city's budget balancing options.

The full council reviewed a budget proposal on May 14 that it supported, according to a city staff report. It met again June 16, in which it approved an early retirement program to help ease payroll expenses.

According to a city staff report, "this is an extraordinary year with the recent impacts of COVID-19 and the protests that have greatly impacted the City and its normal operations."

Due to the anticipated drops in revenue, the City's 2020-2021 budget also includes budget balancing measures. According to Muir, the city is focusing on these efforts before it resorts to employee furloughs.

The measures include the following efforts, taken from a city staff report;

- The City will transfer \$6 million from Fund 600, an infrastructure fund, to the General Fund. According to a city staff report, multiple projects were identified as overfunded, deferred, delayed or eliminated.

- The City will transfer \$1 million from Fund 480 PAL Fund to the General Fund.

- Reductions proposed by departments to General Fund, PAL Fund, Graphics/Reprographics Fund materials, supplies and services accounts.

- Approximately \$1.7 million in savings to the General Fund, after a one year suspension of charges and replacements from the Equipment Replacement Fund.

- Approximately \$3.8 million in savings to the General Fund, after a one year suspension of charges and replacements of vehicles in the General Fund and certain internal service funds.

- An early retirement incentive to eligible employees, which is projected to save around \$2.4 million.

- A hiring freeze and position elimination for non-critical positions, which is projected to save around \$2.5 million.

See the Weekly's interview with Muir on page 6.

Finance Committee Raises Concerns Over District Budget, Recommends Reductions

The Finance Committee has recommended reductions to the district's budget, according to a Board of Education meeting last Tuesday.

Colleen Knerr, a representative of the Finance Committee, said the Committee has concerns about the district continuing to operate at a deficit and its Other Post-Employment Benefits funding.

"We feel very committed to protect and to provide for our retiree benefits. We're concerned that if we don't continue to fund that trust account, that it will continue to grow," Knerr said. "It's a continuation of kicking a liability down the road and we would like to suggest that perhaps we could look at other areas."

Knerr suggested for the Board to make reductions to several areas, such as custodial budgets and teacher conference costs.

Knerr, in an email statement, said balancing the budget over time is mandatory, not an option. She said the district is expecting to run deficits in the coming years, which will reduce district reserves below the Board's 20% policy.

"Balancing the budget is never easy but is especially difficult in the current environment wherein the costs of student distancing and online teaching must be considered," Knerr said.

She said the Committee has suggested the administration look at various areas of the budget to reduce the anticipated spending and recommended ongoing contributions to the OPEB fund as well as a reduction to the fund's estimated rate of future return.

"If we do not properly fund OPEB, the unfunded liability will grow significantly," she said.

Board member Noah Margo said he appreciated the Committee's report and agreed with her points about the OPEB funding. He said addressing it would protect the Board in the future beyond what it can imagine in the present.

"I would state your concern about the operational projected deficit, we always – in all my years – have a projected deficit but we never actually deficit spend," Margo said. "So I think it's a great thing to always keep an eye on the ball as a Board, but unless otherwise things change with the state and our funds this year, I don't think it's an immediate concern."

Board member Tristen Walker-Shuman said she agrees with the Finance Committee's concerns and believes the district's contributions to the OPEB and trust should be safe-guarded.

"The only thing that I'll say is that I think in terms of making cuts as you recommended to the custodial budget, I'm not sure with COVID-19 that that's a feasible thing for us," Walker-Shuman said.

She added that they're looking at significant increases to that area because the district has to.

Board Vice President Rachelle Marcus said she echoes Margo's and Shuman's comments. Board President Isabel Hacker said she agrees with the Committee's rec-

ommendations and will support them.

Board of Education Election Filing Period Begins July 13

The BHUSD Board of Education will have three seats open in the November 3rd election and the filing period is from July 13 to August 7.

Board members Isabel Hacker, Mel Spitz and Noah Margo are up for re-election. Spitz said that he will not be running for re-election, while Hacker and Margo have not said if they will run as of press time.

See lavote.net for filing information.

Council Reviews Chamber of Commerce Budget for 2020-2021

The City Council approved the proposed budget for the Chamber of Commerce Monday.

The City's proposed business development budget was \$400,000. The approved base budget for the Chamber is \$304,080 – 12.5% less than the 2019-2020 fiscal year. According to a city staff report, the business development budget also allocates around \$20,000 to the Next Beverly Hills Committee.

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NOTICE OF PUBLIC HEARING

DATE: Thursday, July 23, 2020

TIME: 9:00 AM

LOCATION: Meeting will be held via teleconference; details provided below

PROJECT ADDRESS: 427 North Crescent Drive
(Cross Street: South Santa Monica Blvd)



The City of Beverly Hills will hold a public hearing on Thursday, July 23, 2020, beginning at **9:00 AM** to consider the following:

A request for a **Determination of Public Convenience or Necessity** to allow the sale of a full-line of alcoholic beverages for off-site consumption pursuant to a Type-21 Off-Sale General license with the California Department of Alcoholic Beverage Control (ABC) within an existing gas station and mini-mart/convenience store at 427 N. Crescent Drive, between the hours of 6:00 AM to 11:30 PM, Monday through Saturday, and 7:00 AM to 8:30 PM on Sunday. Pursuant to §23958.4 of the California Business and Professions Code, the City of Beverly Hills is required to make a determination as to whether allowing the sale of alcohol from the project site will serve the public convenience or necessity.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15303 of the state CEQA Guidelines. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

How To Participate

Pursuant to Executive Order N-25-20, the Hearing Officer of the City of Beverly Hills and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the Meeting at (916) 235-1420 or (888) 468-1195 (participant PIN 151084) and/or offer comment through email at agomez@beverlyhills.org. Written comments should identify the topic in the subject line of the email. In order to have written material included in the Hearing Officer's packet, it must be received no later than 8 calendar days before the date of the Hearing. Public comment can be offered during the meeting at gotomeet.me/CBHCD/convenience. Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Hearing Officer's discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. If a comment is received after the public hearing is closed, but before the close of the meeting, the comment will still be included as a part of the record of the meeting, but will not be read into the record.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact Alvaro Gomez, Assistant Planner, in the Planning Division at (310) 285-1142, or by email at agomez@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,
Alvaro Gomez, AICP, Assistant Planner

Members of the public may listen to this meeting telephonically at (916) 235-1420 or (888) 468-1195 (participant PIN 151084). Written public comment can be offered electronically prior to and during the meeting by emailing agomez@beverlyhills.org. Oral public comment can be offered during the meeting by joining the meeting at gotomeet.me/CBHCD/convenience. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at www.beverlyhills.org/watchlive. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.

briefs cont. from page 3

The Chamber had proposed a "Manage COVID-19 Business Recovery Caseload" to help businesses recover from the mandatory closures but it tabled the request, according to Public Information Manager Keith Sterling. Sterling said the Chamber would re-evaluate the proposal and return to the Council in the future if needed. The program was proposed to cost \$200,000.

The approved purchase order of \$304,080 includes \$10,650 to help cover costs related to the Chamber's help sharing disaster related messaging to businesses.

Prior to that, the Chamber of Commerce Committee and a City Council Liaison, made up of Mayor Lester Friedman and Councilmember Julian Gold, reviewed the Chamber's initial plans and funding requests in May.

Council Approves Funding for Rodeo Drive Committee

The City Council approved a purchase order of almost \$150,000 for the Rodeo Drive Committee Monday.

The City's proposed Tourism and Marketing expenditure budget was \$4,418,800. It provides funding for tourism marketing and activities, the Rodeo Drive Committee, the Beverly Hills Conference and Visitors Bureau, the City's holiday decor, special events and so forth.

The council approved the Rodeo Drive Committee's request for \$148,332 from within the proposed budget be used for its work plan and programs. The Committee has traditionally received the City's support for its marketing and events, according to a city staff report.

A Rodeo Drive Committee and City Council Liaison, made up of Mayor Lester Friedman and Councilmember Lili Bosse, reviewed a draft of the tourism and marketing budget in May. The liaison supported the proposal and recommended it for the full council's review in June.

Beverly Hills Police Officers Allege Starbucks Employee Requested Them To Leave

Several Beverly Hills police officers allege they were asked to leave the

Starbucks on South Santa Monica and Wilshire Boulevard by an employee for making customers uncomfortable, according to a BHPD email sent by Police Sergeant Blake Nance.

The email stated that an employee allegedly approached the officers twice to ask them to leave once they received their orders because their presence made other customers uncomfortable due to recent events.

Nance wrote he spoke with that specific Starbucks location's store manager, who apologized for the incident and said the employee's actions were not reflective of the company.

"As this was isolated to one employee, please continue to be the professionals that you are and recognize this incident for what it is, for this particular store has pledged to continue to support BHPD," Nance wrote.

Planning Commission Postpones Consideration of Public Notification Requirement Update

The Planning Commission was originally going to consider updates to the City's public notification requirements for certain planning applications last Thursday, but approved postponing the item to an uncertain date.

According to a city staff report, the modification is intended to modify an Interim Ordinance the City Council adopted in late 2019.

The Commission first considered a draft of the ordinance in 2019 and again on February 13.

Commissioners had directed city staff to gather public input before it further discussed the modification on April 23. The meeting was postponed due to the COVID-19 outbreak and city staff requesting it be pushed to June 25 due to high volumes of interest in the topic.

City staff recommended the Commission continue the item to an undetermined date, due to the fact that the City's operations are still shifting due to the pandemic.

Council Approves Insurance Coverage For City

The City Council authorized City Manager George Chavez to bind insurance premiums of up to approximately \$7.8 million for the City's upcoming fiscal year Monday.

The insurance will cover general liability, property, earthquakes, municipal crime, excess workers' compensation and excess cyber liability, according to a city staff report. The payment of insurance premiums will be to Alliant Insurance

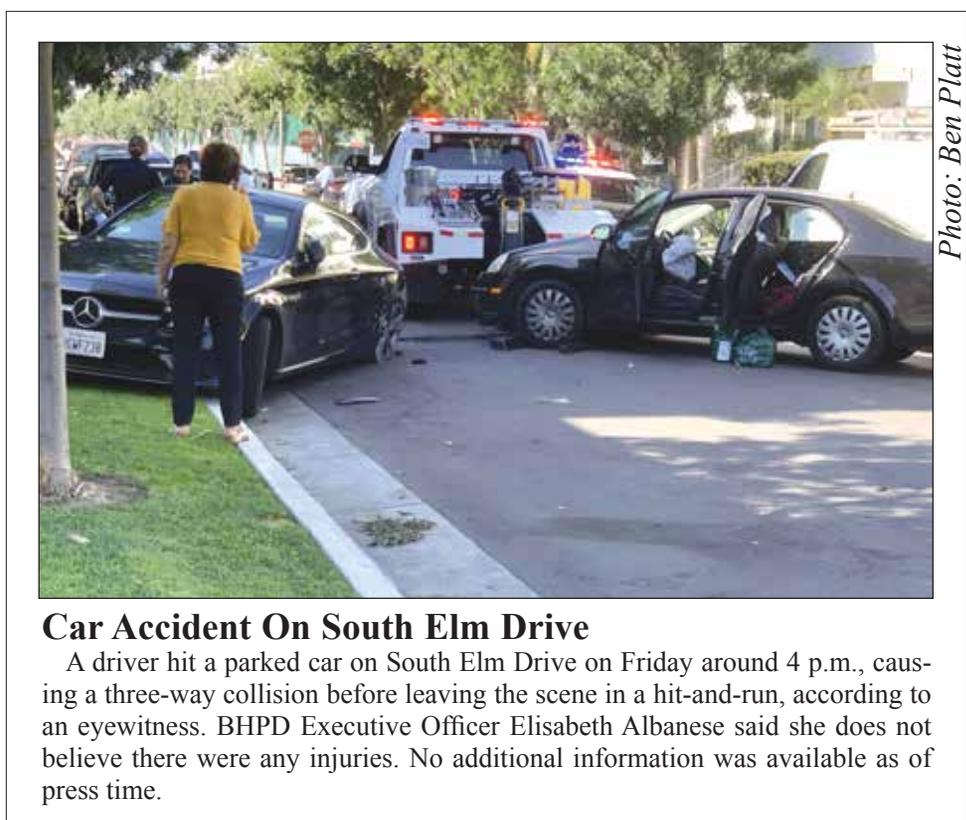


Photo: Ben Platt

Car Accident On South Elm Drive

A driver hit a parked car on South Elm Drive on Friday around 4 p.m., causing a three-way collision before leaving the scene in a hit-and-run, according to an eyewitness. BHPD Executive Officer Elisabeth Albanese said she does not believe there were any injuries. No additional information was available as of press time.

Services.

According to a city staff report, the council has traditionally approved insurance coverage for those six categories. The Risk Management Division of Human Resources was in charge of determining which areas the City must get insurance coverage, according to a city staff report.

Councilmembers also approved the purchase of excess workers' compensation insurance in 2018.

City staff met with the Litigation Liaison Committee to review marketing efforts, renewal options and recommendations in anticipation of the City's insurance annual renewal on July 1.

The Committee, along with city staffers, Mayor Lester Friedman and Councilmember Julian Gold, had met to review marketing efforts, renewal options and recommendations beginning in 2018.

Cultural Heritage Commission Discusses Project Proposal to Historic Home On Bedford Drive

The Cultural Heritage Commission reviewed a project proposal to a historic home on Bedford Drive last Wednesday.

Howard Laks Architects applied to do an above-and-below grade expansion to the Anthony-Kerry House located on 910 North Bedford Drive. The Commission reviewed the proposal and it will be further reviewed in a future Planning Commission meeting.

This is not the first time the Anthony-Kerry House has been on the Commission's agenda. It had previously been reviewed by the full Commission June 18, in which Commissioners mostly did not favor the proposal.

Before that, it had been reviewed by the Commission and an Ad-Hoc Committee in October, November and December 2019.

Commissioners reviewed the aesthetics of the addition, potential impacts to the



910 North Bedford Drive

existing property and more. It also assessed if the project was compliant with the Secretary of the Interior's Standards, which is necessary for the Planning Commission's approval.

Planning Commission Considers Historic Incentive Permit

The Planning Commission considered approving a Historic Incentive Permit for the David O. Selznick residence on Summit Drive, which would have allowed for certain development standards to be waived or deviated, on Thursday. It voted to continue the item to its meeting July 23.

The home, located on 1050 Summit Drive, is a designated local historic landmark. Proposed work on the project includes an increase of its floor area, site work related to the parking areas, paving areas, removal of a heritage tree and more.

The applicant for the project is 1050 Summit Drive, LLC. A previous homeowner, David Selznick, was a well-known film producer.

Commissioner Andy Licht had concerns with the property's heritage tree. He asked if interested Commissioners could be given a tour to see the tree, which he was told was possible.

"I did go up to the property and I too couldn't find the tree from the street. But the gates are so tall, there's construction, there's bushes - there are no pictures in the staff report of the tree and its location," Licht said. "I don't know that it doesn't affect the garden quality of the City."

According to a city staff report, the project requires modifications from sever-

DEMAND JUSTICE

Victims of sexual abuse by Catholic clergy have rights.

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al Beverly Hills Municipal Code development standards. The applicant is seeking a waiver on the following BHMC standards through a Historic Incentive Permit;

- Maximum allowable floor area requirements.
- Requirement that mechanical equipment be located outside of a required side yard.
- Requirement that at least two parking spaces be covered and that all required parking be located outside of the required front yard setback.
- Maximum allowable height of walls/fences/hedges located within a required front yard, required side yard and a required rear yard.



1050 Summit Drive

- Maximum allowable paving areas within a required front yard, permissible paving materials and paving setback requirements from property lines.

Board Approves Appointment Of Horvath To Assistant Superintendent Human Resources

The BHUSD Board of Education approved the appointment of Assistant Superintendent, Human Resources Dr. Matt Horvath last Tuesday.

Horvath has served as the Assistant Superintendent, Human Resources of the Palos Verdes Peninsula Unified School District for the last three years. Horvath previously held the positions of Instructional Director and Coordinator for Talent Management in the Los Angeles Unified School District, where his focus was on instructional leadership, team development and improving teacher and administrator evaluation systems.

“Dr. Horvath is an experienced administrator who has exemplary knowledge in the field of human resources,” said Superintendent Michael Bregy. “His vast experience at both the school sites and at the district level enable his ability to balance the extensive responsibilities required at BHUSD.”

Horvath was principal of North High School and Richardson Middle School in the Torrance Unified School District before his work in the LAUSD. He earned his doctorate from USC in K-12 Urban Education Leadership.

“It is a tremendous honor to join the Beverly Hills Unified School

Matt Horvath

District. BHUSD is a world-class district with a rich tradition of educational excellence and amazing community support,” Horvath said. “As the new Assistant Superintendent, Human Resources, I look forward to serving the community and working collaboratively with all of the stakeholders in BHUSD.”

Board Approves Additional Costs for Swim Gym Repairs

The BHUSD Board of Education approved additional costs related to the Beverly High Swim Gym repairs last Tuesday.

The cost of additional miscellaneous structural engineering services will cost \$2,800, according to a Board agenda. Superintendent Michael Bregy signed the amendment June 11 to not delay the project.

The company carrying out the repairs is Thirtieth Street Architects, Inc., which the Board approved a Professional Services Agreement with March 10.

The Board also approved additional costs related to the floor repair, which is \$118, 885.85 and will take an additional 60 days to complete, according to a Board agenda.

The Board authorized the district to enter an agreement with ServePro to abate lead paint and complete other repairs to the swim gym’s floor for \$857, 140.90 on April 14. However, scaffolding rentals that cost \$120, 521.32 and are included in the original agreement cost are no longer needed.

That means that \$1, 635. 47 will be deducted from the change order.

Superintendent Michael Bregy signed the change order June 4 to prevent the repairs from being delayed.

Community Services Launches Camp Create Classes Exploring the Arts, Nature & Specialized Experiences

The City of Beverly Hills Community Services Department will launch a new series of virtual camps from their Arts & Culture Division called “Camp Create Arts & Specialty

Experiences” beginning July 7 to August 14.

These camps will explore the arts, nature and other specially-designed experiences. Participants can pick one or more arts or specialty experiences that they would like to participate in to create their own 6-week camp to fit their schedule.

Camp Create has 21 arts and specialty experiences to choose from for youth, teens, adults, seniors and families. Participants can learn, create and explore with experienced instructors from all over California.

Virtual camp experiences range from visual arts, media, theatre, music, dance, language arts, culinary arts, fitness, gardening and more.

• Youth & Teen activities include: Intro to Kids Painting, Zooz Fitness , Music Theory, Invert/Ed

Dance it Out, Intro to Baby Sign Lan-

HOW ARE YOU STAYING BUSY DURING THE QUARANTINE?

SMC Offers Free Planetarium Shows

Santa Monica College’s John Drescher Planetarium continues its Friday evening events in July with free, live virtual shows presented online at smc.edu/planetarium. The shows include an update on the missions and landing sites to explore Mars, and what meteors are and how to best view the upcoming Perseid Meteor Shower.

The evening shows are at 8 p.m. and are preceded by a streamlined, virtual digest of the popular Night Sky Show at 7 p.m., offering the latest news in astronomy and space exploration and the chance to ask astronomy-related questions.

The planetarium is exploring a variety of ways to present its shows while SMC’s campuses are closed due to the COVID-19 pandemic. Currently, the planetarium is using the Zoom platform. To attend the shows, the Zoom software version 5.0 or higher must be installed on the viewer’s computer. A free download is available at zoom.com.

The July shows are:

- Friday, July 10 & 17: “Mars 2020

Rover, Tianwen 1, and the Hope Probe” — NASA, China, and the United Arab Emirates are launching the next round of probes for Mars. The show will explore the mission launch windows, their journeys to the Red Planet, and their projected landing sites. Senior Lecturer Jim Mahon and Associate Lecturer Sarah Vincent will also cover the instruments these roving and stationary laboratories carry on board.

• Friday, July 24 & 31: “The Meteors of Summer: The Perseid Shower of August 2020” — Peaking on August 12, this year’s Perseid meteor shower will have some interference from a late-rising crescent Moon, but a trip away from city lights should still be a rewarding one for those willing to stay up after midnight for the peak of activity. Senior Lecturer Jim Mahon will discuss the nature of these “falling stars” and provide tips for getting the best views.

More information is available online at smc.edu/planetarium or by calling 310-434-3005. Shows subject to change or be cancelled without notice.

What did you learn during the COVID-19 quarantine that you plan on continuing once it’s over? Tell us about it at editor@bhweekly.com.

guage and so more.

• Teen/Adult activities include: Cooking with Arch, Language Arts - Italian, Teen Improv Jam, and more.

• Adult and Senior activities include: WaterColor Painting for Beginners, Play in Place and much more.

• Specialty experiences include: Ok-sana’s Financial Education for Youth & Teens, Virtual

Gardening and Nature Camp, Time Capsule Project for LGBT Elders and more.

Beginning June 29 to July 3, Camp Create will offer free trial classes to any of the new virtual programs offered.

For more information on Camp Create, and to register for trial classes and camps, visit us at www.beverlyhills.org/campcreate or call 310-285-6830.

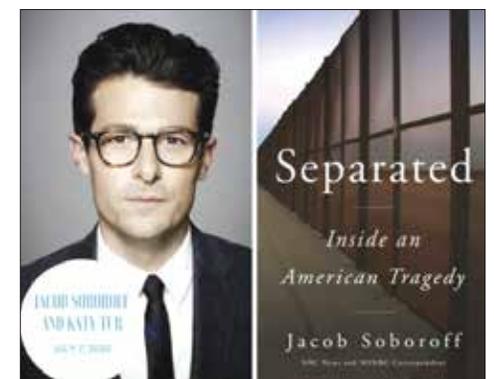
Writers Bloc Presents Livestream Conversation Between NBC/MSNBC Correspondent and MSNBC Anchor

NBC / MSNBC Correspondent Jacob Soboroff will speak with MSNBC Anchor Katy Tur on July 7 about his

new book on the separation of families at the United States and Mexican border titled “Separation.”

Soboroff’s book chronicles his news coverage of the story. It follows several families and their individual stories.

“He was able to explain the situation with clarity and descriptive analysis that



was as powerful as any visual,” said the judges for the Walter Cronkite Award for Excellence in Television Political Journalism.

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Q&A Jeff Muir

City of Beverly Hills Director of Finance On How The Pandemic Has Affected the City's Budget

The City Council has been in the process of finalizing the City of Beverly Hills' 2020-2021 fiscal year budget. How has the COVID-19 outbreak impacted what that budget will look like?

Very significantly ... with the closure of most of our retail businesses for a significant period of time [and] many of our hotels closed as well. Two of our major revenue sources are the transient occupancy tax, the hotel tax and sales tax. [It] is having a big impact.

We've had prior presentations with [the] City Council leading into [the] next fiscal year's budget. Our first presentation to them was on April 21st and then we had a follow up on May 14, at which point we kind of laid out our plan to adopt the budget for next year knowing that we're expecting significant revenue decreases.

We're projecting sales tax to drop by not quite half, but nearly half. [By] about 40% for next year. We're projecting a similar decrease of [the] transient occupancy tax. We're entering this period of recovery right now, but it's going to be long, kind of slow.

The City Council on May 14 approved our overall plan of attack. Departments have submitted reductions to some of our operating accounts, our contractual services [and] supplies accounts. Those are [going to be] incorporated into the [2020-2021] budget. There's going to be reduction to capital projects [and] expenses out of the general fund. We're eliminating, kind of deferring, funding for a lot of capital projects. We reviewed our capital projects that have already been budgeted previously and we're pulling some money back from some of those projects to help offset our revenue shortfalls next year.

And then of course, our main cost to the City is personnel costs in a full service city. The council approved a strategy, [in] which we're seeking some voluntary reduction of those costs first. [This] includes a retirement incentive program to try and get some folks that might be close to retirement to retire and offset the need for other things. Which might be necessary down the road, such as talking about furlough or deferring raises or even layoffs. We're trying to make that the last course of action and the City Council kind of agreed with that.

The budget that [was] presented to

Council on Monday [reflected] a lot of those reductions I just mentioned. It will include some placeholder items with anticipated savings as a result of early retirement [and] holding some other vacant positions vacant.

We're going to be coming back to revisit this budget over and over throughout the year. We have to answer some questions – how many people will take advantage of these programs? And we have to adjust from there. It's gonna be a very involved year, coming back and revisiting the budget throughout [it].

How will the City's business taxes be affected?

We're anticipating a drop in business tax as well. Of our four major taxes, between property, sales, the [Transient Occupancy Tax] and business tax, we're expecting everything to drop except for property tax.

You mentioned furloughing employees earlier. Has the City furloughed any employees? If not, does it anticipate having to do so?

No furloughs are in place. Things like that would need to be negotiated with bargaining groups, and the agreed upon approach was we would first see what the voluntary programs result in. Then we'll react accordingly from there.

Has the City gone through any financial hardships of this scale in the past before?

I've been in local government finance for 25-26 years now. I've been through the .com recession and I've been through the Great Recession. [The pandemic] is just unique. This is different, more significant and severe in terms of the magnitude. Also the cause – those are related to economic issues [and] this is a health issue. We do anticipate recovery may take place a little quicker than maybe, for instance when the Great Recession hit. That was a much slower recovery. We do expect this recovery to proceed a little faster but at the same time, there's a lot of unknowns with how permanently some people's behaviors may change in terms of travel, or dining out or things like that.

Can you elaborate on how the TOT tax has been affected by COVID-19, and what that means for the City's 2020-2021 budget?

Three of the City's four major tax rev-

enues (TOT, Sales Tax, Business Tax) are expected to be significantly impacted by COVID-19. TOT revenue is estimated to decrease by \$20.1 million from the FY 2019-20 budget, or 39.4%. Sales tax is forecast to be down 38.7% compared to the adopted FY 2019-20 budget, a reduction of \$13.7 million. We project business tax revenue to decrease by \$12.3 million or 23.6% compared to the adopted FY 2019-20 budget. For FY 2020-21, General Fund revenues are projected to be \$220.3 million, which amounts to a decrease of about 17.1% over the adopted FY 2020-21 budget.

What this meant for the City's budget is that significant reductions to expenditures were necessary to bring them back in line with expected revenue. The majority of those reductions are outlined on pages 14 and 15 of the proposed budget document.

How long is it anticipated to take for the City to recover from the financial losses associated with COVID-19?

It is still very difficult to estimate with much accuracy how long it will take to recover. As of now, things seem to be moving backwards with regards to infection rates and closing certain businesses again. We currently project it will take until at least FY 2022-23 and probably longer for some revenue categories depending on what the next few months bring. Staff will be updating the City Council regularly throughout the year in order to adapt to what we are seeing.

What is the difference between the City's General Fund revenue and All Funds revenue? How does this connect to the City's budget?

Governmental accounting utilizes what is called 'fund accounting.' There are various types of funds used to account for different resources. The General Fund is where the City Council has the most discretion on how monies are spent. Major revenues for the General Fund are: Property Tax, Sales Tax, TOT, Business Tax, permits (building, etc), fees for services (recreation classes, etc.), fines

(parking and traffic tickets), and some others (see page 27 of proposed budget document). Other fund types include:

- Special Revenue Funds where there are legal or other restrictions on how the money can be spent (the City's share of gas taxes, County-wide transportation taxes where the City gets a share, etc.).

- Enterprise Funds where the specific services provided are funded by user fees (water, sewer, sanitation, etc.).

- Internal Service Funds where certain functions that provide services to all funds are accounted for and then allocated out, similar to overhead (policy/administration/legal, vehicle maintenance and purchases, liability and worker's comp programs, etc.)

So the All Funds Revenue is the sum of revenues across all of these funds.

In a city staff report about the proposed

2020-2021 budget, it reads "As a result of the COVID-19 impacts this budget is a reduction budget." Can you elaborate on that statement?

That statement was included to call out the fact that this is not a budget where the City is adding new services, and once all of the reductions approved are put into place there are going to be impacts to service levels in certain areas. It just means the City is going to need to contract in order to realign costs with revenues.

Can you confirm if the City approved \$414.1 million as its budget for the 2020-2021 fiscal year?

The City Council approved the proposed budget of \$414.1 million AND 3 additional items:

- About \$400k for emergency food and water stockpiles
- \$100k for an agreement that will supplement the nurse practitioner program in the Fire department
- About \$4.2 million for higher cost annual insurance renewals.

With those additions, the total appropriations approved were \$418.8 million. (Those items are also mentioned in the staff report with some further detail.)



"I've been in local government finance for 25-26 years now. I've been through the .com recession and I've been through the Great Recession. [The pandemic] is just unique. This is different, more significant and severe in terms of the magnitude"

—Director of Finance
Jeff Muir

Beverly Hills
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briefs cont. from page 5

Soboroff will speak with Tur, who is known for her coverage of the Trump presidential campaign in 2016. Tur is the author of "Unbelievable: My Front-Row Seat to the Craziest Campaign in Ameri-

can History."

The event will be held on July 7 at 5 p.m. It is free and participants will be sent a link to the livestream after they register for the event. To register, go to writers-blocpresents.com/main/jacob-soboroff.

--Briefs Compiled by Ani Gasparyan

detention&arrestsummary

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

CHIMIL, JUAN, 22, arrested on 05/18/2020 for burglary - subgarage, receiving stolen property.

RODRIGUEZ, JOSHUA ADAM, 27, arrested on 05/19/2020 for possession of meth/etc and seat belt violation.

HILL, BRANDON TERRELL, 31, arrested on 05/19/2020 for resisting or obstructing a public officer, loitering, prowling or wandering upon private property without visible or lawful business.

ISGRIGG, RICHARD LAWRENCE, 46, arrested on 05/19/2020 for outside felony warrant.

NIWZAL, NEAL JAMES, 29, arrested on 05/20/2020 for burglary - subgarage, possession of burglary tools.

ALAITI, REMI, 20, arrested on 05/21/2020 for battery-use of force or violence upon another.

JANA, SARA, 49, arrested on 05/21/2020 for outside felony warrant.

HENRIQUEZ, JOSE MANUEL, 30, arrested on 05/21/2020 for possession of drug paraphernalia, possession of meth/etc and possession of burglary tools.

ROBMAN, STEPHANIE ELYSE, 19, arrested on 05/21/2020 for theft or driving of vehicle, possession of drug paraphernalia, possession of meth/etc and driving while license suspended.

ISSAC, ZIA, 35, arrested on 05/22/2020 for robbery and outside felony warrant.

GLANTZ, FRANK MITSUKI, 19, arrested on 05/22/2020 for possession of a controlled substance.

JEREZ, JONATHAN REY, 35, arrested on 05/22/2020 for possession of drug paraphernalia and petty theft.

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ARE YOU PREPARED FOR THE NEXT NATURAL DISASTER OR EMERGENCY? It's not a matter of if, but when. As we find ourselves in the midst of the ongoing COVID-19 pandemic, the City is developing a new program to keep community members connected during times of adversity.

Just in Case, BH will build on already existing neighborhood networks and create valuable connections and enhance communication when it matters most.

To learn more and get involved, please visit beverlyhills.org/justincasebh

coverstory

LATE NIGHT PROTESTS CONTINUE

Demonstration On Residential Street Friday Declared An “Unlawful Assembly,” Arrests Made

By Ani Gasparyan

The Beverly Hills Police Department declared an unlawful assembly and arrested 24 protesters late Friday night, after a protest entered a residential street around North Santa Monica Boulevard.



Protesters on a Beverly Hills residential street Friday night.

Approximately 100 protesters, organized by the Black Future Project,

marched around North Santa Monica Boulevard and Rexford Drive at 7 p.m., before they walked onto a residential street around 10 p.m.

The City of Beverly Hills had issued a Civil Emergency Order June

13 that restricted public assemblies of 10 or more people in residential areas between 9 p.m. and 8 a.m. Some legal ana-

lysts have questioned whether this order violates the First Amendment, with First Amendment attorney Doug Mirell saying that it does.

According to Public Information Manager Keith Sterling, the protesters were asked to comply with the ordinance and an unlawful assembly was declared after police officers were ignored.

Sterling said many protesters refused to comply with dispersal orders and 24 of them were arrested as a result. 23 people were arrested for unlawful assembly and another was arrested for attempted arson after trying to set a flag hanging from the Beverly Hills Courier building on fire, according to Sterling.

“The protest resolved with no use of

“After completion of booking procedures, protesters were released on citation and are no longer in custody”

—City Public Information Manager Keith Sterling

force incidents and no injuries reported by protestors or officers,” Sterling said. “After completion of booking procedures, protesters were released on citation and are no longer in custody. BHPD works to ensure everyone’s safety while treating

all with dignity and respect.”

The Los Angeles Times reported that the department had planned to hold protesters under a misdemeanor non-release. This would have required protests to post a \$5,000 bail. The department later cited and released protesters on their own recognizance if they had no outstanding warrants, according to the Times.

Protesters remained in custody until late Saturday afternoon, which drew criticism from activists, according to the LA Times.



Protesters and police officers on a residential street Friday night.

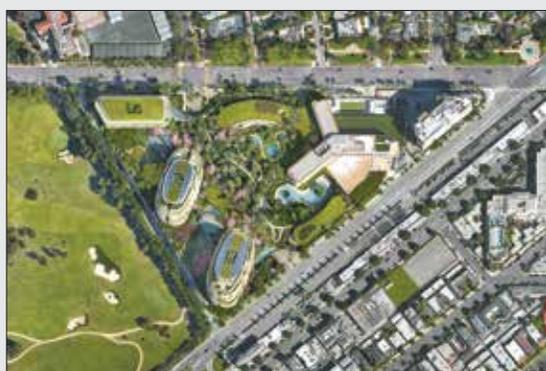
coverstory

ONE BEVERLY HILLS UNVEILED

\$2 Billion Luxury Condominiums and Hotel Proposed

By Ani Gasparyan

Two \$2-billion luxury condominiums and a hotel are proposed to take up the coveted space next to the iconic Beverly Hilton Hotel, according to an Alagem Capital announcement.



One Beverly Hills site plan.

The project, located at 9900 Wilshire Boulevard and the Unocal gas station, is called “One Beverly Hills.” Alagem Capital Group also owns the Beverly Hilton Hotel. It bought the land with its partner Cain International of London from the Dalian Wanda Group in 2018, according to the LA Times.

“If approved, the project would become the tallest building in Beverly Hills”

With that purchase, the company has approximately 17.5 acres and plans to bridge the two sites together.

The architect for the project is Norman Foster, president and founder of

English architect company Foster + Partners. He has designed several buildings, including “The Gherkin” in 2003 and the Apple Park in 20018.

One Beverly Hills is proposed to have several buildings. The first two would be the Santa Monica & Gardens residential buildings, which are proposed to be 32 and 28 stories. They

would be located on the southwestern side of the property and 200 feet apart so that its views are not compromised.

Another building would be the “Luxury Hotel & Residences” building, which would be ten stories and 45 feet from the road. According to One Beverly Hills’ website, it plans to screen the hotel with native plants.

One Beverly Hills has also proposed for a four-story building with a restaurant and boutique, according to the Los Angeles Times.

In total, the hotel would have 42 all-suite rooms and 37 residential units. The condominiums combined would have 303 units. If approved, the project would become the tallest building in Beverly Hills.

The project also proposed creating a garden – a portion of which would be made available to the public. According to its website, it would have 4.5 acres



Rendering of One Beverly Hills’ proposed Botanical Garden.

dedicated to a public Botanical Garden and 3.5 acres for a private garden. Between the two, there will be two miles dedicated to walking paths.

The landscaping will be designed by Mark Rios, according

to the LA Times.

The Beverly Hilton would also be remodeled along with construction for One Beverly Hills. The project proposed replacing the hotel’s conference center with

one that would include shops, restaurants and meeting space. It would have its lobby and ballroom remodeled and 36 rooms added to its poolside cabanas.

According to the LA Times, the One Bever-



Rendering of One Beverly Hills

ly Hills project would create 1,500 construction jobs and 900 permanent jobs. LA Times also reported that One Beverly Hills would pay \$1.2 billion in taxes and fees and \$79 million in property taxes over 30 years.

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: 6/25/20, 7/2/20, 7/9/20, 7/16/20 106

FICTITIOUS BUSINESS NAME STATEMENT: 2020094704. The following person(s) is/are doing business as: COMPLETECARE PHARMACY, PRIMECARE PHARMACY, 32144 AGOURA RD #101 WESTLAKE VILLAGE CA 91361. PRIMECARE PHARMACY LLC. 32144 AGOURA RD #101 WESTLAKE VILLAGE CA 91361. 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: 03/20/2020 Signed: MARC WANK, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/12/2020. 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: 06/25/2020, 07/02/2020, 07/09/2020, 7/16/2020 TBS 4,391

FICTITIOUS BUSINESS NAME STATEMENT: 2020081799. The following person(s) is/are doing business as: CONCIERGE PHARMACY, 23215 HAWTHORNE BLVD #B TORRANCE CA 90505. CONCIERGE PHARMACY LLC, 23212 HAWTHORNE BLVD #B TORRANCE CA 90505. 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: 03/20/2020 Signed: MARC WANK, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/12/2020. 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: 06/25/2020, 07/02/2020, 07/09/2020, 7/16/2020 TBS 4,392

FICTITIOUS BUSINESS NAME STATEMENT: 2020093812. The following person(s) is/are doing business as: P.E.Y. SANITATION & CLEANING SOLUTIONS, 4500 WOODMAN AVE. UNIT A112 SHERMAN OAKS, CA 91423. AVRAHAM NAGAR, 4500 WOODMAN AVE. UNIT A112 SHERMAN OAKS, CA 91423. AMIT SHARON, 4500 WOODMAN AVE. UNIT A112 SHERMAN OAKS, CA 91423. 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: AMIT SHARON, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. 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: 06/25/2020, 07/02/2020, 07/09/2020, 7/16/2020 TBS 4,393

FICTITIOUS BUSINESS NAME STATEMENT: 2020093810. The following person(s) is/are doing business as: ALCON LIQUOR, 21315 SATCOY CT, UNITS A, B, C. CANOGA PARK, CA 91304. RGS CORPORATION, 21121 SHERMAN WAY UNITS A, B, C. CANOGA PARK, CA 91304. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2019 Signed: PARVINDER JIT SINGH, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2020. 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: 06/25/2020, 07/02/2020, 07/09/2020, 7/16/2020 TBS 4,395

FICTITIOUS BUSINESS NAME STATEMENT: 2020093808. The following person(s) is/are doing business as: DALE'S LIQUOR MARKET, 1400 VICTORY BLVD, VAN NUYS, CA 91411. THE BARBER SHOP CORPORATION, 4900 VICTORY BLVD, VAN NUYS, CA 91411. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2011 Signed: PARVINDER JIT SINGH, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2020. 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: 06/25/2020, 07/02/2020, 07/09/2020, 7/16/2020 TBS 4,395

FICTITIOUS BUSINESS NAME STATEMENT: 2020093806. The following person(s) is/are doing business as: GOMEZ BARBERING SERVICES, 6318 GEYSER AVE. TARZANA, CA 91335. PEDRO LUIS GOMEZ, 6318 GEYSER AVE. TARZANA, CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2012 Signed: PEDRO LUIS GOMEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2020. 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: 06/25/2020, 07/02/2020, 07/09/2020, 7/16/2020 TBS 4,397

FICTITIOUS BUSINESS NAME STATEMENT: 2020096799. The following person(s) is/are doing business as: FIR BAY LIVE, 6314 JACQUELINE STREET LOS ANGELES CA 90042. FIR BAY VETERINARY CENTER, LLC, 6314 JACQUELINE STREET LOS ANGELES CA 90042. 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: 05/20/2020 Signed: ANDREW NAKANO, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/11/2020. 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: 06/25/2020, 07/02/2020, 07/09/2020, 7/16/2020 TBS 4,398

FICTITIOUS BUSINESS NAME STATEMENT: 2020094411. The following person(s) is/are doing business as: JOZU CONSULTING, 600 WILSHIRE BLVD SUITE 1250 LOS ANGELES CA 90017. A NAKANO GROUP, INC. 600 WILSHIRE BLVD SUITE 1250 LOS ANGELES CA 90017. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/20/2020 Signed: ANDREW NAKANO, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/11/2020. 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: 06/25/2020, 07/02/2020, 07/09/2020, 7/16/2020 TBS 4,399

FICTITIOUS BUSINESS NAME STATEMENT: 2020092540. The following person(s) is/are doing business as: VIRTUOUS ROSE RESIDENTIAL & COMMERCIAL CLEANING, 9227 RESEDA BLVD. #234, NORTHRIDGE, CA 91324. BRANDEE CARTER, 9227 RESEDA BLVD. #234 NORTHRIDGE CA 91324. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed BRANDEE CARTER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/9/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 6/25/2020, 7/2/2020, 7/9/2020, 7/16/2020 NIN 46284

FICTITIOUS BUSINESS NAME STATEMENT: 2020092933. The following person(s) is/are doing business as: JUST PERSONALIZED CRAFTS, 7700 EUGENA DR., FONTANA, CA 92376. JASMINE M. TREJO, 7700 EUGENA DR. FONTANA CA 92376. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANTHONY JOHNSON. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 6/25/2020, 7/2/2020, 7/9/2020, 7/16/2020 NIN 46287

FICTITIOUS BUSINESS NAME STATEMENT: 2020094035. The following person(s) is/are doing business as: ONE CREDIT GUY, 1968 S. COAST HWY #295, LAGUNA BEACH, CA 92651. ANTHONY JOHNSON, 1968 S. COAST HWY #295 LAGUNA BEACH CA 92651. LIONELL TILLMAN, 1968 S. COAST HWY #295 LAGUNA BEACH CA 92651. The business is conducted by an Unincorporated Association other than a Partnership. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANTHONY JOHNSON. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 6/25/2020, 7/2/2020, 7/9/2020, 7/16/2020 NIN 46289

FICTITIOUS BUSINESS NAME STATEMENT: 2020094241. The following person(s) is/are doing business as: GLOBAL BUSINESS VENTURES, 14730 BEACH BLVD., #133, LA MIRADA, CA 90638. HOLLYWOOD.TECH.LLC, 14730 BEACH BLVD., #133 LA MIRADA CA 90638. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed PARESH SHAH, The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 6/25/2020, 7/2/2020, 7/9/2020, 7/16/2020 NIN 46288

FICTITIOUS BUSINESS NAME STATEMENT: 2020094296. The following person(s) is/are doing business as: THE VIRTUOUS SIDEKICK, 204 CEDAR CT, MONTEBELLO, CA 90640. ARIANA PANDO, 204 CEDAR CT MONTEBELLO CA 90640. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ARIANA PANDO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 6/25/2020, 7/2/2020, 7/9/2020, 7/16/2020 NIN 46290

FICTITIOUS BUSINESS NAME STATEMENT: 2020095993. The following person(s) is/are doing business as: FIRSTCLASS MAINTENANCE, 836 WEST ASHVA RD, MONTEBELLO, CA 90640. PAUL LOZANO, 836 WEST ASHVA RD MONTEBELLO CA 90640. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed PAUL LOZANO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/17/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 6/25/2020, 7/2/2020, 7/9/2020, 7/16/2020 NIN 46294

FICTITIOUS BUSINESS NAME STATEMENT: 2020096001. The following person(s) is/are doing business as: ROOT LAB, 2239 BUSINESS WAY, RIVERSIDE, CA 92501. ROOTIAN EMPIRE INC., 2239 BUSINESS WAY RIVERSIDE CA 92501. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SELENE HERNANDEZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/17/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 6/25/2020, 7/2/2020, 7/9/2020, 7/16/2020 NIN 46295

FICTITIOUS BUSINESS NAME STATEMENT: 2020096109. The following person(s) is/are doing business as: GOOD DEAL AUTO, 117 SOUTH BOWEN COURT, COMPTON, CA 90221. RICKEY LEE DUKES, 10337 FIRTH AVE 130 LOS ANGELES CA 90002. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed RICKEY LEE DUKES. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/17/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 6/25/2020, 7/2/2020, 7/9/2020, 7/16/2020 NIN 46293

FICTITIOUS BUSINESS NAME STATEMENT: 2020089206. The following person(s) is/are doing business as: PITTMAN'S PUMPED UP PROMOTIONS, 324 W HAMMEL ST MONTEREY PARK CA 91754. WILLIE R PITTMAN III, 324 W HAMMEL MONTEREY PARK CA 91754. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2002 Signed: WILLIE R PITTMAN III, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/27/2020. 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: 06/25/2020, 07/02/2020, 07/09/2020, 7/16/2020 TBS 4,400

FICTITIOUS BUSINESS NAME STATEMENT: 2020095788. The following person(s) is/are doing business as: CHATSWORTH POINTE, CHATSWORTH POINTE APARTMENTS, 8900 TOPANAGA CANYON BOULEVARD CANOGA PARK CA 91304. COMMERCIAL EQUITY, LLC, 12625 HIGH BLUFF DR #315 SAN DIEGO CA 92130. 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: 12/2000 Signed: PAUL KERR, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 06/16/2020. 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: 07/02/2020, 07/09/2020, 7/16/2020, 07/23/2020 TBS 4,402

FICTITIOUS BUSINESS NAME STATEMENT: 2020096535. The following person(s) is/are doing business as: INDEPENDENCE PLAZA; INDEPENDENCE PLAZA APARTMENTS, 8735 INDEPENDENCE AVENUE CANOGA PARK CA 91304. DLGP INDEPENDENCE LLC, 12625 HIGH BLUFF DR SUITE 315 SAN DIEGO CA 92130. 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: 03/2000 Signed: PAUL KERR, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 06/18/2020. 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: 07/02/2020, 07/09/2020, 7/16/2020, 07/23/2020 TBS 4,403

FICTITIOUS BUSINESS NAME STATEMENT: 2020097155. The following person(s) is/are doing business as: VIBEN, 640 GLENOAKS BLVD SAN FERNANDO CA 91340. HONEY'S PLACE, INC, 640 GLENOAKS BLVD SAN FERNANDO CA 91340. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2020 Signed: BONNIE FEINGOLD, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/19/2020. 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: 07/02/2020, 07/09/2020, 7/16/2020, 07/23/2020 TBS 4,405

FICTITIOUS BUSINESS NAME STATEMENT: 2020097119. The following person(s) is/are doing business as: FRONT HARNES; FRONT DOG; THE FRONT DOG, 11401 TOPANAGA CYN BLVD #93 CHATSWORTH CA 91311. ROBERT ADAM, 11401 TOPANAGA CYN BLVD #93 CHATSWORTH CA 91311. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2020 Signed: ROBERT ADAMS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/19/2020. 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: 07/02/2020, 07/09/2020, 7/16/2020, 07/23/2020 TBS 4,406

FICTITIOUS BUSINESS NAME STATEMENT: 2020097144. The following person(s)

is/are doing business as: HANGERS UNDERWEAR; HANGERS THE BRAND, 11401 TOPANAGA CYN BLVD #93 CHATSWORTH CA 91311. ROBERT ADAM, 11401 TOPANAGA CYN BLVD #93 CHATSWORTH CA 91311. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2019 Signed: ROBERT ADAMS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/19/2020. 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: 07/02/2020, 07/09/2020, 7/16/2020, 07/23/2020 TBS 4,407

FICTITIOUS BUSINESS NAME STATEMENT: 2020096705. The following person(s) is/are doing business as: SMIRZA SILVER, 2787 EAST DEL AMO BLVD, SPACE # HB2, COMPTON, CA 90221. SARA SMIRZA, 2787 EAST DEL AMO BLVD, SPACE # HB2 COMPTON CA 90221. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SARA SMIRZA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/18/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/2/2020, 7/9/2020, 7/16/2020, 7/23/2020 NIN 46296

FICTITIOUS BUSINESS NAME STATEMENT: 2020096924. The following person(s) is/are doing business as: WILDLY UNTAMED BOUTIQUE, REBELS AND VIXENS, LETS ALL CELEBRATE, 10731 THEIS AVE, WHITTIER, CA 90604. SOCORRO L.GARCIA, 10731 THEIS AVE WHITTIER CA 90604. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SOCORRO L.GARCIA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/18/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/2/2020, 7/9/2020, 7/16/2020, 7/23/2020 NIN 46299

FICTITIOUS BUSINESS NAME STATEMENT: 2020096940. The following person(s) is/are doing business as: WILDLY UNTAMED BOUTIQUE, REBELS AND VIXENS, LETS ALL CELEBRATE, 10731 THEIS AVE, WHITTIER, CA 90604. SOCORRO L.GARCIA, 10731 THEIS AVE WHITTIER CA 90604. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SOCORRO L.GARCIA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/18/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/2/2020, 7/9/2020, 7/16/2020, 7/23/2020 NIN 46299

FICTITIOUS BUSINESS NAME STATEMENT: 2020096940. The following person(s) is/are doing business as: ZXL TRADING COMPANY, 313 S MCPHERRIN AVE, MONTEREY PARK, CA 91754. XIANGPING ZENG, 313 S MCPHERRIN AVE MONTEREY PARK CA 91754. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed XIANGPING ZENG. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/18/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/2/2020, 7/9/2020, 7/16/2020, 7/23/2020 NIN 46303

FICTITIOUS BUSINESS NAME STATEMENT: 2020097171. The following person(s) is/are doing business as: WONDER WATER CO, 611 CORONADO AVE., UNIT 1, LONG BEACH, CA 90814. DENISE MANDALIA, 611 CORONADO AVE., UNIT 1 LONG BEACH CA 90814. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed DENISE MANDALIA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/2/2020, 7/9/2020, 7/16/2020, 7/23/2020 NIN 46303

FICTITIOUS BUSINESS NAME STATEMENT: 2020097227. The following person(s) is/are doing business as: BMB COMPANY, 7830 STALMER ST A29, SAN DIEGO, CA 92111. XIAOWEN DU, 7830 STALMER ST A29 SAN DIEGO CA 92111. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed XIAOWEN DU. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/2/2020, 7/9/2020, 7/16/2020, 7/23/2020 NIN 46298

FICTITIOUS BUSINESS NAME STATEMENT: 2020097236. The following person(s) is/are doing business as: BEAUTY BY MIAMOUR, 952 E. SILVA ST, LONG BEACH, CA 90807. MIA MOORE, 952 E. SILVA ST LONG BEACH CA 90807. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MIA MOORE. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/2/2020, 7/9/2020, 7/16/2020, 7/23/2020 NIN 46301

FICTITIOUS BUSINESS NAME STATEMENT: 2020097245. The following person(s) is/are doing business as: BASKETBALL EVERYDAY, BASKETBALL EVERYDAY TRAINING, 1572 LEDGESTONE LN, POMONA, CA 91767. CALVIN EUGENE ROLAND, 1572 LEDGESTONE LN POMONA CA 91767. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed CALVIN EUGENE ROLAND. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/2/2020, 7/9/2020, 7/16/2020, 7/23/2020 NIN 46302

FICTITIOUS BUSINESS NAME STATEMENT: 2020098319. The following person(s) is/are doing business as: AMERICAN ALCHEMY CLOTHING, 4195 VALLEY FAIR ST SUITE 202, SIMI VALLEY, CA 93003. AMERICAN ALCHEMY, 4195 VALLEY FAIR ST SUITE 202, SIMI VALLEY CA 93003. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SELENE HERNANDEZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/24/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/2/2020, 7/9/2020, 7/16/2020, 7/23/2020 NIN 46305

FILE NO. 2020 090703

FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: UNIVERSAL, 12755 E. NINE MILE ROAD WARREN MI 48089 county of: MACOMB.

AI #ON:

Registered Owner(s): UNIVERSAL INTER-MODAL SERVICES, INC., 12755 E. NINE MILE ROAD WARREN MI 48089 [MI]. 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: 11/2015. 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/ UNIVERSAL INTERMODAL SERVICES, INC. BY VIOLETA V. GOLEMATIS, TREASURER

This statement was filed with the County Clerk of LOS ANGELES County on JUN 02 2020 expires on JUN 02 2025.

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).

LA2524473 BEVERLY HILLS WEEKLY JUNE 11,18,25 & 7/2 2020

FILE NO. 2020 090701

FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: UNIVERSAL, 12755 E. NINE MILE ROAD WARREN MI 48089 county of: MACOMB.

AI #ON:

Registered Owner(s): UNIVERSAL DEDICATED OF ARLINGTON, TX LLC, 12755 E. NINE MILE ROAD WARREN MI 48089 [MI]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: 12/2018. 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/ UNIVERSAL DEDICATED OF ARLINGTON, TX LLC BY CHAD JEREMIASON, MANAGER

This statement was filed with the County Clerk of LOS ANGELES County on JUN 02 2020 expires on JUN 02 2025.

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).

LA2524519 BEVERLY HILLS WEEKLY JUNE 11,18,25 & 7/2 2020

FILE NO. 2020 095220

FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SAKURA BD INC, 2632 E. CESAR E. CHAVEZ AVENUE LOS ANGELES CA 90033 county of: LA COUNTY. Registered Owner(s): SAKURA BD INC, 542 N. NORMANDIE AVE. #203 LOS ANGELES CA 90004 [CA]. 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/ SAKURA BD INC BY: SHIMUL K. BARUA, CEO

This statement was filed with the County Clerk of LOS ANGELES County on JUN 15 2020 expires on JUN 15 2025.

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).

LA2509997 BEVERLY HILLS WEEKLY 6/25 7/2,9,16 2020

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JACQUALYNE GARCIA CASE NO. 20STPB04767

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

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

THE PETITION FOR PROBATE requests that TOM BURDI 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: 11/12/20 at 8:30AM in Dept. 67 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 ROBERT A. COHEN - SBN 209971, COHEN LAW, A PROFESSIONAL LAW CORPORATION

28039 SMYTH DRIVE, SUITE 200

VALENCIA CA 91355

7/2, 7/9, 7/16/20

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RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viploan.com Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

115-CEMETERY

Hollywood Hills Mt. Sinai Cemetery. Located in Maimonides section. Rare find in sold out section. Endowment and transfer fees included. \$18,000 obo. (818) 515-8345

Hollywood Forever Cemetery 2 plots in mausoleum. Garden of Israel-Tier B True Companion. Crypt B-46. Current value as of 6-1-19 \$16,500 (normally \$33,000, 50% discount)

I will pay the transfer fee of \$1,500. (Live forever with the Hollywood stars). Call 310-228-8534

Mount Sinai Hollywood Hills. 2 plots side by side located in Maimonides section Endowment and Transfer Fees included \$ 36,000. Sold out section near the entrance and a large tree. 818-585-0810

125-PERSONALS

Well-to-do lady seeks a good man age 62-80 to travel and have a good life with. I'll pay my expenses, and you pay yours. 310-684-1448.

140-HEALTH/MEDICAL

ATTENTION: OXYGEN USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (CalSCAN)

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store: 1-844-653-7402 (Cal-SCAN)

400-REAL ESTATE

REAL ESTATE WANTED KC BUYS HOUSES - FAST - CASH - Any Condition. Family owned & Operated. Same day offer! (951) 777-2518 WWW.KCBUYSHOUSES.COM (Cal-SCAN)A

REAL ESTATE/LAND FOR SALE

Wooded New Mexico high country getaway. 3-7 acre parcels with underground utilities surrounded by public lands. Low down owner financing from \$24,995 total. Hitching Post Land 1-575-773-4200 (CalSCAN)

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205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionsfirst.com (Cal-SCAN)

420-OUT OF STATE PROPERTY

Up to 100,000 sf available in beautiful Northern Minnesota. 25 cents per sf. Creative office space, storage, many uses. Call/text 310-800-1595.

36 ACRE SELF SUFFICIENCY HOMESTEAD - \$145 MONTH

Outstanding buy on quiet - secluded off grid northern Arizona homestead at cool clear 6,000' elev. Entirely useable grassy meadowland with sweeping views of surrounding red rock ridges. Situated within a secluded valley location surrounded by thousands of acres of uninhabited wilderness. Free well water access, rich loam garden soil, and ideal year-round climate. No urban noise and dark sky nights. Zoned for livestock. Camping and RV use ok.

Maintained road access. On special at \$15,900, \$1,590 dn. with no qualifying seller financing. Free brochure with similar property descriptions, photos/terrain maps/ weather data/ nearby pioneer town info. 1st United Realty 1-800-966-6690. (Cal-SCAN).

501-HELP WANTED

Beverly Hills Unified School District

BHUSD is accepting applications for the following Classified positions (must apply at 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/hr

809-INSURANCE/HEALTH

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

955-AUTOS WANTED

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (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 1-707-965-9546. Email: porschorestoration@yahoo.com (Cal-SCAN)

955-FINANCIAL SERVICES

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

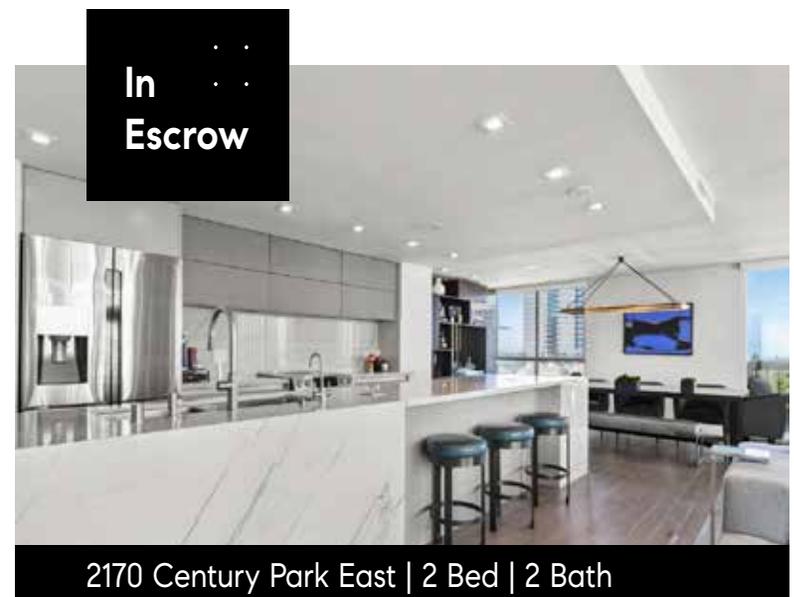
How is the Market?



Low mortgage rates and the need for more space seem to be fueling the current market activity. If you have any specific questions about home values in your area, please do not hesitate to reach out.

REAL-TIME MARKET PROFILE		
Never miss important changes in the Beverly Hills market.		
Median List Price		\$6,995,000
Per Square Foot		\$1,470
Days on Market		231
Price Decreased		23%
Price Increased		1%
Relisted		20%
Inventory		223
Median Rent		\$18,500
Most Expensive		\$110,000,000
Least Expensive		\$1,160,000
Market Action		27
Slight Buyer's Advantage		

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Jennifer Okhovat
 Residential and Commercial Real Estate BHHS Alumna

310.435.7399 mobile
 jennyohomes@gmail.com
 jennyohomes.com
 @jennyohomes | DRE 01866951

Reach out to me for more!



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