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Issue 1085 • July 16 - July 22, 2020

# Architectural Ambitions Sheri Hirschfeld on Her Goals as Architectural Commission Chair

cover story • page 6





### WHAT'S ON YOUR MIND?

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# letters & email

#### "Goldberg's Wrongful Arrest Lawsuit Dismissed" [Issue #1084]

I was fully aware of the difficulties of bringing a lawsuit against the BHPD and have no regrets for trying to effect change. For those who have been listening to the protests over police abuse, my case is part of a long line of cases that highlight the difficulty in successfully bringing lawsuits against a police department because of the special protections and immunities these entities enjoy.

These protections and immunities are at the heart of the reforms that are being demanded because the police are treated differently under the law. Although my case against the BHPD was ultimately dismissed, it is another example of the abuse of power and abuse of discretion that exists within police departments. It is disappointing that through the discovery process, I learned about many BHPD officers who lied under oath and in official police statements.

Even more distressing is the number of officers who, through tacit and explicit ac-

tions, helped cover up a few bad apples' actions. "All evil needs to succeed is for a few good men to do nothing." The police, just like any other profession, have good, bad, and mediocre members. Still, unlike other professions, they have the power and authority to take our life, liberty, and pursuit of happiness.

I only experienced a brief taste of this abuse of power under the color of law. I was singled out not for my skin color but because I attempted to expose the lies of a former Chief of police by speaking truth to power. Lies that cost our school district millions of dollars from our general fund in outside security costs. I cannot begin to imagine what it feels like to be a person of color who has to experience these abuses on a routine and daily basis. I was deprived of my liberty for roughly 12 hours, knowing I did nothing wrong. Video evidence was available at the time of the incident that would exonerate me, yet I was powerless to do anything.

Tens of thousands of men and women of color have experienced worse and for much more extended periods; years, decades and lost their lives. Real police reform is not just about training or defunding the police. Real change includes updating the laws that provide special immunities and protections for police officers. We need to empower good officers to do the right thing by stepping up and speaking out wherever they see abuse of power and process while also giving everyday citizens a fair shot at defending

<image>

### A CREATIVE APPROACH SANTA MONICA BOULEVARD

The Beverly Hills Creative Office project, which is proposed to be built on the city's muchdebated Lots 12 & 13 site, held a neighborhood meeting on Zoom to discuss its plans Monday. Project Architect Andy Cohen (pictured above) spoke during the presentation to share the project's designs, its impact on the community and location. See more on page 4.

against these abuses.

I took my chance and lost, but I learned a lot through the discovery process and will use it to help others who find themselves in a similar situation. When the police abuse the civil liberties of anyone, it is an abuse against everyone.

#### Brian Goldberg Ph.D.

Former Board of Education President Beverly Hills

#### "Planning For The Future" [Issue #1084]

I was most dismayed by what Peter Ostroff said in his cover interview, "That could literally [mean] – at least if you read the statute on its face, and I'm not going to concede that this is exactly what could happen." Is it not the place of the Chair of the Planning Commission to find out and state exactly what could happen before he makes statements on or votes on matters before the Commission. It is certainly the least we deserve.

#### Tom Roberts Beverly Hills

This letter is written in response to the cover story interview of Peter Ostroff, the new Planning Commission Chair, and his views on the controversial proposed mixed use ordinance.

The Planning Commission noticed residents of a proposed ordinance for a mixed use overlay zone for commercial prop-

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1 year

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erties over large areas of Beverly Hills, including along Wilshire, Olympic, all of Robertson, all of La Cienega and etc. The notice indicated that mixed use projects would be limited to 45' and 55', thereby lulling residents into inaction.

The notice concealed that once commercial property is zoned for mixed use, the State Density Bonus Program will supersede our longstanding city development standards and will enable developers to build up to six and seven stories with reduced building standards, reduced parking requirements and even no parking. Further, once property is rezoned with the mixed use overlay zone, if our city refuses to approve large, sub-standard, under-parked projects, developers can sue our city to enforce the provisions of the State Density Bonus Program and recover their attorneys' fees from the city. The Planning Commission notice also omitted the Planning Commission's intention to reduce parking requirements for mixed use properties.

Neither Ostroff nor anyone else has offered any justification or excuse for the meeting notice to have omitted these material facts. And Ostroff continues to avoid the subject of all of the ramifications the State Density Bonus Program will have upon mixed use zoning.

What is clear is that no residents received proper notice of the Planning Commission meeting, so a few good residents worked overtime to try to enlighten their neighbors. The result was extensive opposition to the mixed use overlay ordinance, even though the great majority of our residents remain uninformed and therefore uninvolved.

Ostroff chooses to rely upon unfinalized Regional Housing Needs Allocation requirements which he expects to call for over 3,000 additional housing units, to be built in Beverly Hills from October, 2021 - 2029.

Ostroff indicated at the subject Planning Commission meeting that if we did not make a plan for additional housing by October 2021, we would face some kind of unspecified state punishment. In his Weekly interview, he indicates that the punishment is found within the Housing Crisis Act of 2019 and that if we do not have a housing plan by October 2021, we will lose the right to prevent a high-rise of affordable units from being built anywhere in the city. He also stated that he was not going to concede that this is exactly what could happen. Of course since we have well over a year to come up with a well thought out plan, his statements seem more like exaggerated scare tactics over something which will not occur.

The Housing Crisis Act of 2019 is more significant to us for providing that once property is zoned for mixed use, we will be prohibited from reversing the zoning or attempting to limit mixed use development on such property.

The RHNA requirement for 2021 - 2029, when it is finalized by the state, will not be a requirement for a certain number of additional housing units. Rather, the requirement will be for a certain number

of very low income units; a certain number of low income units; a certain number of moderate income units; and a certain number of luxury housing units. Accordingly, until those state RHNA requirements become final, we cannot even know our specific goals.

And we certainly cannot achieve our goals by opening up a free for all for developers to build whatever they want willy nilly.

Ostroff is also wrong that the mixed use ordinance must be passed because residents are not willing to agree to any change. In fact, he doesn't even know or care what residents want to do because he orchestrated the approval of the mixed use ordinance in the absence of any kind of meeting at which there could be meaningful back and forth with the residents. Instead, the ordinance was approved on a done-deal vote as soon as the Planning Commissioners "listened" to residents' comments limited to 3 minutes. It should also be noted that Ostroff did not even see fit to stay at the meeting while all residents' comments were being read, and left the meeting for an hour and 20 minutes. When he was later called out, after the meeting, for leaving, he gave no excuse and claimed that he had read all of the comments prior to the meeting.

In fact there were a number of residents who, although they were not asked, suggested in their comments which were read at the meeting, other ways in which any required additional housing needs could be met. There were suggestions that housing units could be made within existing commercial buildings which already have adequate parking—a concept referred to as adaptive re-use. There were suggestions for the allowance of rentable guest houses. And there was a suggestion that the city allow duplex, triplex, or fourplex zoning in certain single family areas if residents would be interested.

Ostroff continues to state that he and the Planning Commissioners were responsive to residents' extensive opposition, because the Planning Commissioners changed their minds and decided not to reduce parking requirements for mixed use projects after all. But the fact is that the Planning Commission does not have the power to require any more parking than what the State Density Bonus Program requires. In fact, once mixed use zoning is approved, as long as there are at least 10% affordable units in a project, there will be reduced parking requirements under the State Density Bonus Program. And there will always be at least 10% affordable units in each project because Beverly Hills requires it. So under the proposed mixed use ordinance there would most certainly be reduced parking – it is only a question of how reduced. The best parking requirements we can hoped for on property to be included in the mixed use overlay zone is: zero parking for guests; 1 parking space for 0 - 1 bedroom; 2 parking spaces for 2 to 3 bedrooms; and 2 1/2 parking spaces for 4 or more bedrooms. Parking requirements can also be reduced further to a half parking space per unit or even zero parking spaces per unit as described in Government Code §65915(b) and (p). Accordingly, Ostroff's claim that the Planning Commissioners were responsive to residents' parking concerns is simply false.

RHNA requirements for 2014 - 2021 were for only 3 units to be completed. Nevertheless Ostroff sounds the alarm and complains that only 56 units were completed in the last 10 years.

Previous RHNA requirements for 2008 - 2014 were for 554 units to be built, consisting of 146 very low income units; 113 low income units; 117 moderate income units; and 178 above moderate income units. At that time, residents were provided with numerous opportunities for meaningful public input, including ten community outreach meetings/workshops for input as to possible alternatives, surveys were sent out, and there were seven noticed Planning Commission meetings.

The handling of that matter stands in stark contrast to how this Planning Commission handled the proposed mixed use overlay ordinance: one misleading Planning Commission notice designed to prevent residents from participating; the Planning Commissioners' insistence upon approving the mixed use ordinance during the pandemic; and the Planning Commission's request that the City Council pass the mixed use ordinance ASAP, all without proper or any meaningful interface with residents, in the middle of the pandemic.

While Ostroff complains that more mixed use projects have not been approved, he has been part of the problem. He explains that he voted against the Friars Club low rise mixed use project because mixed use was not approved for the project under the General Plan.

Nevertheless, a majority of the Planning Commissioners and City Council members approved the Friars Club mixed use project. In fact 483 mixed use units have been approved, including at projects at 8600 Wilshire, 8601 Wilshire, 9200 Wilshire, 9876 Wilshire, 9900 Wilshire, and 402 Beverly. And now over 300 additional mixed use units are being proposed for One Beverly Hills.

Ostroff states that he is "a little bit disturbed by the level of inaccuracies that some of the folks . . . saw fit to express." But he does not back his statement up with any actual facts.

Meanwhile he has orchestrated a rushed approval of an ordinance for a widespread mixed use overlay zone during the pandemic which will ordinance will have a resounding adverse effect on the lives and property values of residents in central, east and south Beverly Hills, while Ostroff continues to live peacefully in the northern hills of Beverly Hills.

For all of the above reasons, the proposed mixed use overlay ordinance should be shelved, and the matter should be sent back to the Planning Commission for proper handling including public meetings where there is give and take, and all possible avenues to add housing is considered; for the receipt of the final RHNA housing requirements; and for the formulation of a reasonable plan which will assure compliance with final RHNA requirements instead of widespread, chaotic, tall, substandard, under-parked mixed use development which will have an irreversible, catastrophic effect on the quality of residents' lives and property values in Beverly Hills.

Meanwhile we should entertain applications for mixed use projects which applications must, under the State Density Bonus Program, specify all requested bonus densities sought, so we can decide if proposed projects will be good for Beverly Hills.

We should be particularly interested in adaptive re-use of large buildings with sufficient parking since residential use results in less traffic than commercial use.

Darian Bojeaux Beverly Hills



#### **BHUSD Leans Toward At-Home Learning Model, Parents Protest**

The BHUSD Board of Education debated pivoting toward an at-home learning model for the 2020-2021 academic year last Tuesday, causing several parents to protest at Beverly Gardens Park.

The district had announced two options in June for the upcoming academic year: hybrid learning and the Independent Learning Center. Board members ultimately directed administrators to potentially reassess the hybrid approach and research different approaches to at-home learning.

Per Board member Noah Margo's suggestion, one option the district is researching is a way to provide students the same instruction they would receive if they were to attend their classes – except live streamed.

"If students can learn on an off-week using technology, why can't those same students choose to stay at home, learn from home and still be part of the class?" Margo said.

Parents originally had until July 15 to make a decision about whether their child would learn via the hybrid approach or ILC. The district indefinitely postponed that deadline after some parents expressed dissatisfaction over its options and decision to use the online learning platform Apex for at-home classes.

Many parents had reached out to administrators and the board to express their discontent. Their criticisms included the concern that the platform does not provide all the classes students want.

The district's definitive plans for next year remain unknown as of press time. In a poll conducted by the Beverly Hills Education Association – the union representing BHUSD faculty – with 217 participants, 68.2% of faculty prefer to work from home and 32.8% prefer to work from school.

While the BHUSD is exploring other options, its ILC will still be available.

Superintendent Michael Bregy said the district is now exploring a myriad of possibilities for returning to instruction in the

#### briefs cont. from page 3

fall. He said the district is cognizant of students', staff and parents' needs.

"All aspects including health and safety, educational rigor and child care are being taken into consideration," Bregy said. "As a nation, we are facing similar predicaments and one size will not fit all needs."

Board President Isabel Hacker clarified that the new at-home option being researched would be similar to what the district physically does in the brick and mortar, except at home.

that we're discussing does not bring Apex into the picture. It's driven the assessments, the lesson plans, everything - is driven by the teacher in the classroom," Hacker said.

Not all parents, however, were satisfied with the board's shift in direction.

Several days after the board's study session, parents gathered in front of Beverly Gardens Park to protest in favor of a hybrid model. learning Many of these protesters are members of a WhatsApp group dedicated to parents advocating for reopening BHU-SD schools.

They held signs such as "My Child's Education is Essential" and posted on so-

cial media with #OpenOurSchools. The Weekly reached out to one of the organizers for comment, but they did not want to disclose their name.

After the board decides its recommended plan for the upcoming academic year, the district would still need to finalize a contract with the BHEA.

#### **City Renews Joint Powers** Agreement with BHUSD for \$34.5 Million

The City Council approved a Joint Powers Agreement with the BHUSD for \$34.5 million Tuesday.

The agreement allows the city to use district properties for programs offered through the Community Services Department. The district and city have had a JPA since 1978, according to the city's website.

The city will pay \$11,500,000 annually for the next three years the agreement is in place. According to a city staff report, the city will pay in four equal quarterly installments each year.

A City Council and BHUSD Board of Education Liaison had met several times to discuss the new agreement since January.

The prior JPA had expired June 30. Due to the COVID-19 pandemic shutting down community activities in the city and schools within the BHUSD, the Staff Working Group in charge of drafting the JPA were directed to clarify components in the agreement that were no longer relevant. This included janitorial services, security responsibilities, drop-in use hours and address preventative maintenance, according to a city staff report.

The new JPA includes the following

#### "This new option BHUSD Q2 Legal Fees Exceed \$1.6 Million

		0			
Fund	Vendor Name	April	May	June	Total
General Fund	Atkinson, Andelson, Loya, Ruud & Romo	\$12,340.13	\$124,912.86	\$147,147.51	\$284,400.50
General Fund	Dora J. Dome Law Offices		\$5,200.00	\$2,314.00	\$7,514.00
General Fund	Hatch & Cesario, Attorneys-At- Law	\$19,635.23	\$3,952.72	\$14,548.00	\$38,135.95
General Fund	Miller Starr Regalia	\$14,731.15	\$135,401.47	\$500,594.00	\$650,726.62
General Fund	The Tao Firm	\$78,353.21	\$6,687.32	\$64,141.29	\$149,181.82
Measure E	Kasowitz Benson Torres LLP			\$60,731.43	\$60,731.43
Measure E	Miller Starr Regalia			(\$500,594.00)*	(\$500,594.00)*
Measure E	Stroock & Stroock & Lavan LLP		\$466,721.58	\$139,356.43	\$606,078.01
Measure E	The Tao Firm	\$1,320.00	\$3,986.63	\$12,151.36	\$17,457.99
Measure BH	The Tao Firm		\$47, 537. 23	\$224,427.85	\$271,965.08
Capital Facilities	The Tao Firm		\$19, 655. 68		\$19, 655. 68
Total		\$126,379.72	\$814,055.49	\$664,817.87	\$1,605,253.08

\*These figures were originally coded to Measure E but then transferred into the General Fund account, according to Assistant Superintendent of Business Services Wade Roach.

components.

• The city will maintain CCTV cameras for around \$50,000

· An annual security deposit of \$100,000, for repairing and replacing district property damaged due to the agreement.

• Defines priority use between the district, city, Beverly Hills Education Foundation and the Parent Teacher Student Association

#### **Rowe Pulls Papers for BHUSD Board of Education** Election

Robin Rowe has pulled papers to run for the November 3rd BHUSD Board of Education election.

The board will have three seats open in the upcoming election, with Board members Isabel Hacker, Mel Spitz and Noah Margo ending their terms in December. Margo announced that he will be running for re-election last week, while Spitz has said that he will not.

Rowe, a computer scientist, must file his papers in order to officially run for election, which he had not as of press time. He previously ran for the Beverly Hills City



Robin Rowe

ects unrelated

to education or to Beverly Hills," Rowe said.

"As

pet side proj-

an

Watch the Beverly Hills View interview with Rowe, along with other city council candidates, at https://vimeo. com/387089303. Rowe's interview begins at 32:02.

#### **Lieu Pulls Endorsement** of Lacey for Los Angeles **District Attorney**

Congressman Ted Lieu (D-Torrance) pulled his endorsement for Jackie Lacey, who is running for re-election for Los An-

geles District Attorney, Friday Lieu tweet-

ed he had endorsed Lacev prior to learning George Gascon – who was the San Francisco District Attorney from 2011 to 2019 - was en-

"I now withdraw my endorsement of Jackie Lacey," he wrote, "The voters will make a decision in November as to who they want as their district attorney."

#### **Council Indicates Consensus For Adding Sales Tax Measure on November 3rd Ballot**

The City Council indicated their support for a sales tax measure being placed on the November 3rd ballot, in

its Tuesday study session. Beverly Hills currently has

a 9.5% sales tax. The measure would increase its sales tax by 0.75%, so that it remained within the State of California's legal maximum of 10.25% for sales taxes.

The purpose of this sales tax is due to the fact Los Angeles County can impose sales taxes in cities but cannot if they already collect the maximum 10.25% sales tax, according to a city staff report.

councilmembers referred to the increase as a preventative measure.

Councilmembers had previously listened to a presentation on the City of Torrance's Measure X, a proposed 0.75% sales tax increase that was on its March 3rd municipal ballot, in February. Voters

in Torrance ultimately rejected the item, according to a city staff report.

Councilmembers had directed city staff to bring the item to a future meeting for discussion. The council debated the benefits of a tax increase in its Tuesday study session and were unanimously in support of it

Vice Mayor Robert Wunderlich said he views it as unfortunate, but necessary.

"I don't think this is good public policy. I don't think this should be allowed to happen, but it is allowed to happen and so others are taking advantage of it," Wunderlich said. "What that creates is a free rider situation. What that creates is only the people that don't take this protective measure will be bearing the burden for everyone else."

According to a city staff report, if the measure was approved, it would increase the 2020-2021 fiscal year's projected sales tax revenue by \$15,879,007. The projected revenue from the current 9.5% sales tax is \$21,712,009. It would also ensure that sales tax revenue go to the City of Beverly Hills, rather than LA County.

About 33 other LA County cities have a sales tax above 9.5%. This includes Santa Monica, Culver City, Pasadena, Long Beach, Glendale, Pomona and Burbank.

The West Hollywood City Council approved placing a 0.75% sales tax increase on the November ballot on July 6. It would be implemented immediately if approved, according to a city staff report.

#### **Creative Media and Entertainment Offices Proposed for Lots 12 & 13**

The long-empty plots of land known as Lots 12 and 13 in Beverly Hills may house a new project, according to a Beverly Hills Land Company neighborhood meeting presented over Zoom Monday.

The company, which has owned 9320 North Santa Monica Boulevard for some time, has proposed the "Beverly Hills Creative Office" project. The proposal includes 11 four or three-story office buildings with landscaped courtyards dividing each of the structures.

The office buildings would be aimed toward media and entertainment compa-



For this reason, several Beverly Hills Creative Office rendering

nies, according to the Beverly Hills Land Company's presentation on Monday. The meeting was conducted over Zoom and meant to allow residents to ask questions about the project.

Beverly Hills Land Company Co-own-

Jackie Lacey tering the race.

er Lyn Konheim said he sees this project as a crucial step in continuing Beverly Hills' dynamic future in one of the most visible areas of the city.

"Creative media and entertainment companies want boutique work environments with the highest quality, environmentally friendly, indoor, outdoor spaces," Konheim said.

Konheim's son, David Konheim, said they want to transform the space into something that will be both useful and beautiful for the city. He said the proposed offices would address a need in Beverly Hills.

"These [media and entertainment] companies will not only bring employees who will support our local businesses." Konheim said. "They will also generate substantial business taxes for the city, supporting vital public services including first-responders."

In addition to the proposed office building, the Beverly Hills Land Company has also proposed to convey ownership of Lot 13 to the city for use as a park.

"The city will be able to use this land at its discretion for any number of public uses such as as a beautiful park within the iconic ceremonial gateway to the east," Konheim said.

Lots 12 and 13 have stood empty since the 1970's and have generated controversy from local residents over the years regarding their use. The land was once used for a railroad, which had opened in 1909.

Project Architect and Co-CEO of Genseler Architect Andy Cohen said the architectural design that they created will transform the old vacant railroad land into vibrant boutique entertainment media creative offices.

"We create a contextual Beverly Hills design with appropriate scale setbacks, gardens and characters," Cohen said. "We created distinctive and timeless design into individual buildings that creates cohesion, variety, rhythm and flow."

The company received several questions during its Zoom meeting, such as ones about the buildings' heights and the project's benefits to the city.

Not all local residents, however, appear to be in support of the proposed development.

Former Recreation and Parks Commissioner Robbie Anderson questioned the company's decision to grant the city Lot 13.

"Okay, let me get this straight – in return for granting the city Lot 13 in exchange for these over the top plans, digging under Civic Center more than halfway across and under the length of the street, and you don't think this will upset the neighbors by looking over their yards and blocking views?," Anderson said.

The Beverly Hills Creative Office project is currently in the city's review and approval process. Once that process is complete, it will be reviewed by the Architectural Commission.

#### Sunset Boulevard Home Requests to Add Accessory Structure, Increase Square Footage

The Planning Commission approved

permits to allow a Sunset Boulevard home to increase its square footage by building an accessory structure last Thursday.

Stewart and Lynda Resnick have applied for Hillside R-1 Permits for their home on 9481 Sunset Boulevard. The permits would allow them to have a cumulative floor area that exceeds 15,000 square feet and build an accessory structure that is within 100 feet of their front property line.

Commissioners approved the permits with a 5-0 vote. It was the Commission's first meeting with Commissioners Thomas Hudnut and Myra Demeter, who replaced former Commissioners Alan Block and Joe Shooshani after their terms expired.

City staffers analyzed the project's scale, compatibility with the neighborhood and so forth for its report. The city staff report said the analysis "concludes that the project is consistent with single-family residential development in the surrounding area and will not result in adverse impacts, and the recommendation in this report is for approval of the proposed accessory structure."

Commissioner Andy Licht said he visited the site and can make the findings to approve the permits.

"I can make the findings, I don't know if I need to go through each finding," Licht said. "I have no problem with this, I don't think it's visible from the street."

The existing floor area for the estate is 21,158 square feet. The estate itself is around 3.6 acres, according to a city staff report. The proposed accessory structure would be used as a guard house and add an additional 84 square feet to the prop-



9481 Sunset Boulevard

erty.

This would bring the overall cumulative square footage of the estate to 21, 242 square feet.

Demeter also said she can make the findings to approve the permits.

"I did pass by it and noticed that the mature landscaping there is quite good and has very good coverage," Demeter said.

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California Real Estate\*

"I doubt that a n y b o d y could see it. The structure that is proposed is a

very modest size." Due to e x i s t i n g municipal

codes,



mulative floor area developed on one site area cannot exceed 15, 000 square feet unless a Hillside R-1 Permit is awarded. The estate's existing floor area already exceeds this amount, however the homeowners are still required to obtain a permit if they wish to increase it any further.

Vice Chair Lori Greene Gordon said she is happy with the proposal and looks forward to allowing the residents to have their guard house.

"I only wish that this kind of project was something that could be director level and not force the applicants to have to go through a Planning Commission review for something as simple as this," Gordon said.

Hillside R-1 Permits can only be approved by Planning Commissioners currently, according to Gordon.

The proposed structure will be around 10 feet in height and built on the southeast portion of the estate, according to a city staff report. The project does not require exporting earth materials.

According to a city staff report, the side and rear property lines are bordered by landscaping that provides privacy. The estate also has a front yard fence that divides the property from the street.

#### **City Moves Forward With Exploratory Water Well Site on La Cienega Blvd**

The City of Beverly Hills is moving forward with its plans to install an exploratory well on South La Cienega Boulevard, to test if the site is a good location for a water well.

The project is a part of the city's plan to

develop clean water wells in the La Brea Subarea. The site, located at 2323 South La Cienega Boulevard, is referred to as the "Sand Pit Site."

Public Works Director Shana Epstein said the project has a lot of value to the community at large.

"The benefit is really to increase our local water supply and be less dependent on the Metropolitan Water District," Epstein said. "As well as when you have local supply, it increases your stability to store water."

The city plans to install two

other water wells. One well is currently being drilled in the La Brea Subarea and properties are being explored for the other.

Epstein said the city has owned the Sand Pit site for a number of years. "When we used to have a Water Treat-

9201 Wilshire Blvd Beverly Hills Small Offices Suites Reception & Private Office \$1400/mo and \$1800/mo. Full service Call 310-273-9201 ment Plant on La Cienega Blvd, this was a site we used previously in our water program," she said.

The city is working with on-call consultants Richard Slade & Associates and Civiltec to create engineering plans and well drilling technical specifications, according to a Public Works Commission staff report. The staff report said surveying of the Sand Pit Site was finished in March.

Epstein said the department's next steps are for bid documents for demolition to be sent out, which will be going out this month.

"We are very happy that the city values local water supply and that makes us be more reliable in the future," she said.

#### **City Approves Agreement** with Maple Counseling Center

The City Council approved an agreement with the Maple Counseling Center, which will offer city staffers and their families counseling services and educational workshops, for \$175, 000 Tuesday.

The agreement will be in place for three years, with an annual cost of \$35,000. Funds will be taken from the Human Resources budget, according to a city staff report. The counseling center is not allowed to increase its rates under the agreement.

TMCC will offer professional services and support for the city's employees and family. Its services include assessment and treatment recommendations for drug or alcohol related matters, according to a city staff report.

"TMCC has been a valuable resource for providing support to city employees in times of emergency or crisis, facilitating group support sessions and educational workshops," the staff report said.

#### Board Approves Ancillary Services Needed for Oil Well Abandonment

The BHUSD Board of Education approved an emergency resolution to allow the district to complete ancillary services

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## coverstory ARCHITECTURAL **AMBITIONS**

### Sheri Hirschfeld on Her Goals as Architectural Commission Chair

#### **By Ani Gasparyan**

#### What made you want to serve on the **Architectural Commission?**

I didn't. I was asked to apply by two different people. One was an existing Commissioner [Andrea Gardner-Apatow], who is actually a client of mine, who felt that it would be a good asset. That was Apatow and [former Mayor] Nancy Krasne.

I remember going to a meeting, sitting in the audience and thinking, "I don't It doesn't move fast enough. I wouldn't it." But after some consideration, I dethe position and I have been loving it ever since. I'm actually quite surprised at how much I love it. Several other Com-

missioners that I had

sat with are sad that they're no longer on the Commission.

There's something about the creative, collaborative process that is thrilling. To be able to sit with a group of professionals in the industry, to work to better these projects, and to partner with the applicant has really been an honor.

#### What kind of architecture or design are you most attracted to?

The older I've gotten, the more I appreciate contemporary architecture. But the reality is, I like it all. There are some really amazing buildings in Beverly Hills, that I don't think I appreciated the [details of] as much until I had the opportunity to work on these projects.

#### Any buildings in the city that particularly come to mind?

There's a building on the southeast corner of Wilshire and Beverly Drive [9454 Wilshire Boulevard] that has a stained glass lid that you don't really notice until you look up. And it's spectacular.

#### What are your goals as chair?

This is actually my second time as chair. I was chair from 2018 to 2019. I believe, even more so now, that Beverly Hills has an opportunity to push the envelope a little bit more. Because cities like Bilbao - people will actually travel to that city to see a building. I don't think Beverly Hills has many of those. I

think having some world class architects involved in projects in the city has been amazing. I think we have opportunities to do that even more so.

One of my favorite projects I've worked on thus far has yet to be built. Its Cartier, the architect is for Norman Foster - who is a world renowned architect

> out of London. And he is also the architect who is working on the One Beverly Hills project.

Do you think your prior experience as chair will help you this term?

I honestly don't think it's changed I'm more comfortable in the role [over] the four and a half years I've been on the Commission. I've been vice chair twice and

now I will be chair twice. I'm not sure that it has really changed other than the fact it's like putting on an old shoe now a very nice shoe.

And [it helps] with the fact that the majority of the people that are on the Commission are people that I have had a hand in bringing on board. So the opportunity to sort of hand pick people that you think will serve the Commission well. It's really been a privilege to work with this team

[Chair rotation is] based on seniority. But I believe you have to be on the Commission for two years prior to being able to [becoming] chair. And because the other people on our team were not on that long, that's why I've had a second go around.

In a cover interview with the Weekly in Issue #1040, former Chair Sharon Persovski said Architecture Commissioners have a responsibility to take care of the image of the City of Beverly Hills. Do you feel similarly about the role?

I do, but I also believe we have to really listen to the applicant. After all, it may be our city but it's their project. They have come to us, the majority of which have done a tremendous amount of work to bring these projects forward. They have a better understanding of their branding, their company image, their color palettes, and I think we have to be respectful of what they bring to the table.

#### In that same interview, Persovski said great architecture implies great responsibility in creating design and spaces that are sustainable. Do you agree with that statement?

Yes. I think we all have a responsibility to try to bring sustainability into any

project. It may be trying to use gray water, or it may be working with an existing building and to not tear it down to potentially work with what is there so we're not filling Michael Hirschfeld, Ari Hirschfeld Ta-

the landfills. In a statement Hirschfeld

to the Weekly,

Persovski said "This is a particularly challenging time in the City of Beverly Hills, as well as elsewhere around Los Angeles County, the State of California, and our entire nation. It gives us pause to consider our role, not only as citizens, but specifically as members of the Architectural Commission, to renew our resolve to make Beverly Hills a better place." How do you believe **COVID-19** has challenged your work as Commissioners?

I think it is amazing what we are able to accomplish remotely as a team. So I think it has actually been surprising. The city really has stepped up - bringing us the IT support and to be able to switch on a dime to make us as functional as we are. I think the biggest challenge is we don't get to see the material boards in person. But other than that, I think one of the biggest challenges we have is the vacancies.

Not only has this been an issue in Beverly Hills, but it's also been an issue throughout Los Angeles. There's been a lot of vacancies where the brick and mortar model has changed and there is a much larger focus on purchasing products online. So then you layer store closures because of COVID and it puts a lot of strain on the retail environment. Even medical doctors have had the same issue - a lot of them are up and running now. It's a time of uncertainty but I also think it's a time of opportunity. Sometimes you have to learn to pivot and reinvent yourself. More often than not, when that happens, the results are better than they were when you started.

#### What is the Commission working on now?

One of the projects that will be coming to us is One Beverly Hills. I'm hoping I'll still be on the Architectural Commission when the project comes forward because I think it's one of the largest and most exciting opportunities for this city to create a new gateway. And from what I've seen, I don't think I really could talk about the project in advance - I don't want to be in violation of the Brown Act,

so I don't really think I should be talking about anything that's forthcoming.

There's something about going through a packet. I don't think there has been a time where you look at the new design in comparison to the existing design. Basically, every project assumes the approval was there before. I think you do need to refresh businesses, you need to refresh

the design and stav current. And so it's this constant process of editing and fine tuning what is. I think from a design perspective, architecturally, our city keeps getting better and better.

Tell us about your family.

bak, Aaron Tabak, Sheri Hirschfeld, Ben

I have been married to Michael Hirschfeld for 39 years. He's been in the nonprofit world, he's now retired. He does a fair amount of volunteer work through Executive Service Corps coaching nonprofits. My son [Ben] is an urban farmer and has been doing projects all over the City of LA building farms on people's property .... My daughter [Ari] is a life coach and she lives in West LA with her husband [Aaron]. She is due to have our first grandchild this December. We're a very close, happy family.

#### Tell us about your professional background.

I've been in the design world since 1982. My background was in the tile and stone business where I managed interior design showrooms for over 30 years. I managed Ann Sacks for 23 years, and prior to that I managed Country Floors for seven years.

I started my own business [Sheri Hirschfeld Associates] in 2014. I am an interior designer with a specialty in kitchens and bathrooms.

#### In a few words, define good architecture.

I think that good architecture should transcend time well. It should be mindful of its surroundings. It should demonstrate thought behind the design. And it should service business ... Those are my main thoughts on good architecture.

#### Do you have anything you'd like to add?

One of the other things that has been amazing about working on this Commission is the caliber of our staff. They are so hard working, they are so dedicated. We can talk in different circles about where we think the project should go and then when Mark Odell summarizes it sounds so poetic. But they know the codes, they put all the documentation together for us. [City staff member] Karen [Myron] always writes down a script, so when we read a motion we sound like we actually know what we're talking about. They are at the height of professionalism.

Page 6 · Beverly Hills Weekly

*"There's something"* about the creative. collaborative process think this is for me. that is thrilling. To be able to sit with a group have the patience for of professionals in the industry, to work to *better these projects* cided to apply. I got and to partner with the all that much. I think applicant has really

been an honor"

-Architectural Commission

Chair Sheri Hirschfeld

#### briefs cont. from page 5

needed for the re-abandonment of two legacy oil wells beneath Beverly High's campus to commence Tuesday.

The cost of the work will be approximately \$250,000, according to a board agenda. The Metro Transportation Authority will reimburse this cost, as a part of its agreement to reimburse the district's oil well re-abandonment.

A well drilling contractor was approved to abandon two legacy oil wells in the path of the Metro Transportation Authority's tunnel alignment beneath Beverly High's campus on April 14. According to a board agenda, site preparation, furniture removal, modular removal and other services must be completed for the project to begin.

The services will be coordinated by the bond program manager. The board was recommended to delegate authority to Superintendent Michael Bregy to enter contracts related to the ancillary work, in order to expedite the process.

#### **New Commissioners** Sworn-In Throughout July, **Residents Recommended to City Commissions**

Several new commissioners have been sworn-in or recommended to City Commissions throughout July, such as to the Human Relations and Public Works Commissions

Commissioner Rhoda Sharp was swornin to the Human Relations Commission on July 6. Commissioners Thomas Hudnut and Mvra Demeter were sworn-in to the Planning Commission on July 9. Commissioner Ron Shalowitz was sworn-



Rhoda Sharp

in to the Traffic and Parking Commission on July 2

Several other residents were recommended to City Commissions, after going through interview panels with City Councilmem-

bers. The

City Council recommended Lisa Kay Schwartz to the Traffic and Parking Commission, Sharona Nazarian to the Public Works Commission and Terri Smooke to the Design Review Commission on Tuesday. All three have previously served on other commissions.

#### **City Reviews Annual Audit** Work Plan

A City Council Liaison, made up of Mayor Lester Friedman and Councilmember Julian Gold, reviewed and made recommendations to the city's audit report last Tuesday.

City Auditor Eduardo Luna submitted a proposed audit work plan for the upcoming fiscal year earlier this month. According to a city staff report, it is anticipated that all audit work will be done by city staff

Luna recommended that the Liaison direct city staff to conduct two or three audits for the first half of 2020-2021. According to a city staff report, "the City Auditor should be more forward looking, as opposed to auditing programs that operated in previous fiscal years."



Eduardo Luna

dit work due to the COVID-19 pandemic, according to a city staff report.

Luna asked the Liaison if city staff should resume any of the suspended audits, given the COVID-19 pandemic's effect on the city's finances.

To watch the Beverly Hills View interview with Luna, go to https://vimeo. com/364908593.

#### **Board Approves Demolition** of Surplus Portable **Buildings**

The BHUSD Board of Education approved a request to sell or demolish three surplus portable buildings Tuesday.

According to a board agenda, two of the buildings are "obsolete and no longer suitable for office use." The agenda said the third property does not exceed \$2,500 and staff will try to find a buyer for it.

#### **City of Beverly Hills** Launches 'Just in Case, BH'

The city is launching "Just in Case, BH" to ensure Beverly Hills is prepared and community members are informed during a natural disaster or other local

staff emergency.

Citv

Visitors

"During an emergency, consistent and timely communication is critical to manage response efforts and ensure public safety," said City Manager George Chavez. "Just in Case, BH will work to develop a robust network of neighborhood resources to better connect our community in times of emergency.'

Working in collaboration with the city's Communications, Police and Fire Departments, Just in Case, BH will connect the Community Emergency Response Team and Neighborhood Watch programs to create a communication network for residents in all parts of the city.

Once a comprehensive network is established, direct communication through email, Nixle notifications, neighborhood meetings and additional outreach tools will allow for a clear, unified message during and following an emergency.

To learn more and participate, visit www.beverlyhills.org/justincasebh.

#### **Al's Newsstand Reopens After COVID-19 Closure**

Al's Newsstand, located on 216 South Beverly Drive, has reopened after being closed for some time due to the pandemic. Its current hours are Monday through Sunday, from 7 a.m. to 7 p.m.

--Briefs Compiled by Ani Gasparyan

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.

## 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.

COLON, SHAILEN RYSHEEA, 22, arrested on 05/24/2020 for possession of drug paraphernalia, driving while license suspended, forgery false checks/records/ certificate, get credit using other's ID and outside misdemeanor warrant.

WEARY, EVELINA UNDERHILL, 29, arrested on 05/25/2020 for driving under the influence of alcohol and driving under the influence blood alcohol over 0.08.

FALK, TARA ROSE, 25, arrested on 05/25/2020 for possession of meth/etc.

SANCHEZ, CESAR, 29, arrested on

05/25/2020 for burglary – shoplift.

EDEP, ERIC EDWARD, 35, arrested on 05/25/2020 for burglary - commercial.

TAYLOR, JENNIFER LYNN, 48, arrested on 05/25/2020 for possession of meth/ etc.

RIDEOUT, JUSTIN BLAKE, 23, arrested on 05/26/2020 for burglary – shoplift, trespass of real property.

BARRAZA, HUMBERTO, 21, arrested on 05/26/2020 for driving unlicensed upon highway, possession of open container in a motor vehicle, stickers, objects obstructing view, other misdemeanor not listed charge - see narrative.

BARRAZA, ORLANDO JR, 18, arrested on 05/26/2020 for possession of open container in a motor vehicle, minor possessing alcoholic beverage, public intoxication, other misdemeanor not listed charge - see narrative.

BABB, KYLE KARRIEM, 28, arrested on 05/26/2020 for altering or defacing identifying marks on firearms, loaded firearm in public person or vehicle, ex-felon with firearm.

DELAGUILA, LUIS DAVID, 38, arrested on 05/26/2020 for possession of drug paraphernalia, driving while license suspended.

TEHRANI, SHAHRIAR, 43, arrested on 05/27/2020 for battery against person defendant was dating, engaged to, married to or in a domestic relationship with, other misdemeanor not listed charge - see narrative.

ETMRE, DANIEL EDWARD, arrested on 05/27/2020 for being under the influence of a controlled substance.

RAMIREZ, MARIANO MEDINA, 49, arrested on 05/27/2020 for driving unli-

fluence of alcohol, driving under the influence blood alcohol over 0.08. RICE, DANNY ALAN, 50, arrested on

censed upon highway, driving under in-

05/27/2020 for possession of burglary tools, appropriating lost property for own use without making efforts to locate owner and restore property to them, outside misdemeanor warrant.

SISATAR, REZA, 51, arrested on 05/27/2020 for vandalism, defacing property.

HUANG, YUEBIAO, 27, arrested on 05/27/2020 for driving under influence of alcohol.

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**Public** Notices 310-887-0788 orms available at v.onestopdbas.com

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FIGTINOUS BUSINESS NAME STATEMENT: 2020097028 The following person(s) is/arr doing business as: WALTER'S CAFE. 153 S Beverly Dr. Beverly Hills, CA 90212. UNI-WORLD RESTAURANTS INC. 153 S Beverly Dr. Beverly Hills, CA 90212. UNI-fortitious business name or names listed here oro. 7/2002. Signed: Fred Dig. President This statement is filed with the County Clerk of Los Angeles County on: 6/19/20. NOTICE - This fortitious names listed here oro. 7/2002. Signed: Fred Dig. President filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a ficitious name same in violation of the rights of another under federe 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

state; or common law (see Section 14411, et seq., bac) Published: o/z5/20, /7/2 7/9/20, 7/16/20 106 FICTITIOUS BUSINESS NAME STATEMENT: 2020094704. The following person(s) is/are doing business as: COMPLETECARE PHARMACY; PIMIECARE PHARMACY; 32144 AGOURA RD #101 WESTLAKE VILLAGE CA 91361. PRIMECARE PHARMACY LC. 32144 AGOURA RD #101 WESTLAKE VILLAGE CA 91361. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business unifer the fictibility business name r names listed here on: 03/2020 Sim

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PANK, CA 91304. This business is conducted by A CORPORATION. Registrant has begun to transact business under the ficitious 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 fiself 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

Statement Obes Not Insen aduration the obes mussate of a nuturous business natine 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, 07/08/2020, 7/16/2020 TBS 4,394 FIGTITIOUS BUSINESS NAME STATEMENT: 2020093808. The following person(s) is/are doing business as: DALE'S LIQUOR MARKET. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91411. KAPANLOT CORPORATION. 14900 VICTORY BLVD. VAN NUYS, CA 91700. COF10/2020. NOTICE - This fictitious name statement 40000 to transact pame 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 BAPBERING SERVICES. 6318 GEYSER AVE: TARZANA, A 91335. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact 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 viduation of the rights of another under federal state, or common haw (see Section 14411, et seq., B&P) Publis

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here on: 05/2020 Signed: JAIME DE BEERS, OWNER. This statement is filed with the County Clerk of Los Angeles County or: 05/14/2020. 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 1411), et seq., B&P) Published: 08/25/2020, 07/02/2020, 07/09/2020, 7/16/2020 TBS 4,398 (FCITTIOUS BUSINESS NAME STATEMENT: 2020094411. The following person(s) is/are doing business as: J02U CONSULTING. 600 WILSHIRE BLVD SUITE 1250 LOS ANGELES CA 90017. A NAKANO GROUP, NC. 600 WILSHIRE BLVD SUITE 1250 LOS ANGELES CA 90017. This business is conducted by: A CORPORATION. Registrant has beging to thrased business under the fictitious business name or name sited here on: 05/2020 Signed: ANDREW NAKANO, CEO. This statement is filed with the County Clerk of Los Angeles County on: 0411/2020. NDTCE - This fictitious name statement enviolation of the rights of another under field 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 fistelf 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 see, B&P) Published: 06/25/2020, 07/02/2020, 07/02/2020, 71/6/2020 TBS 4,399 TCITIOUS BUSINESS NAME STATEMENT: 2020092540 The following person(s) is/are doing business as: WRTUOUS ROSE RESIDENTIAL & COMMERCIAL CLEANNE, 0227 RESEDA BUM, 2022 RESEDA GUSTA

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 busin BRANDEE CARIER, 9227 RESEIDA BLVD. #234 NORI INITIOE CA 91324. In 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 frue and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/8/2020. NOTCE - 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

statement is likel with the County Clerk of LOS Angleis County of Carbon Control - 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 sen, 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 fictious business name or names listed here in. Signed JASMINE M. TREJO. The registrant(s) declared that all information in the statement to transact business under the fictious business name or names listed here in. Signed JASMINE M. TREJO. The registrant(s) declared that all information in the statement to transact business under the fictious business name or names listed here in. Signed JASMINE M. TREJO. The registrant(s) declared that all information in the statement to transact business in the office of the county clerk of Los Angeles County on: 6/9/2020, 07/2020, 7/2/2020, 7/16/2020, 07/16/2020, NIN 46285 The following person(s) is/are doing business as: ONE CREDIT GUY, 1968 S. COAST HWY #295, LAGUNA BEACH, CA 92651, LONELI TLLMAN, 1968 S. COAST HWY #295, LAGUNA BEACH, CA 92651, LINELI TLLMAN, 1968 S. COAST HWY #295, LAGUNA BEACH, CA 92651, LINELI TLLMAN, 1968 S. COAST HWY #295, LAGUNA BEACH, CA 92651, LINELI TLLMAN, 1968 S. COAST HWY #295, LAGUNA BEACH, CA 92651, LINELI TLLMAN, 1968 S. COAST HWY #295, LAGUNA BEACH, CA 92651, LINELI TLLMAN, 1968 S. COAST HWY #295, LAGUNA BEACH, CA 92651, LINELI TLLMAN, 1968 S. COAST HWY #

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 tollowing 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 statement runds the great of a fictitious same statement expires five years from the dute 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 same statement expires five years. Potibische: C75/2020, 77/2020, 77/92020, 77/92020, 77/62020, NM 46290 FICTITIOUS BUSINESS NAME STATEMENT: 2020095933 The following person(s) is/are doing business acconducted 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 the and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/17/2020. NOTICE - This fictitious business name in violation of the statement strue and correct. This state of a fictitious business name in violation of the statement with the use in this state of a fictitious business name in violation of does not of 16/2020. NOTICE - This fictitious name s

seq., B&P Code.) Published: 6/25/2/200, //2/2020, //16/2020, //16/2020 NIN 46294 FICTTIOUS 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 involation 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, 7/16/2020, NIN 46295 FUTIDIOLS BUSINESS NAME STATEMENT: 2020096109 ublished: 6/25/2020, 7/2/2020, 7/9/2020, 7/16/2020 ICTITIOUS BUSINESS NAME STATEMENT: 2020096109

Published: 6/25/2020, 77/2020, 77/9/2020, 7/16/2020 MI 46295 FICTITIOUS BUSINESS NAME STATEMENT: 2020096109 The following person(s) i3/27 ed oling business as: 6000 DEAL AUT0, 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 Qounty Clerk of Los Angeles County on: 6/17/2020. NOTICE - This fictitious name statement express 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 odes not of Iself 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., R&P Code). Publisher, 6/25/2020, 7/12/2020, 7/16/2020, 7/16/2020, NI 46293 FICTITIOUS BUSINESS NAME STATEMENT: 2020089206. The following person(s) is/are doing business as: conducted by x-NI NDWIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2002 Signed: WILLE R PITTMAN III, 234 W HAMMEL MONTEREY PARK CA 91754. This business is conducted by X-NI NDWIDUAL. Registrant has begun to transact business name statement is 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 or names listed here on: 03/2002 Signed: WILLE R PITTMAN III, OWNER. This statement is 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 itelf authorize the use in this state of a fictitious

that duct, the timing of units statement tools not on each address of the duct in this state business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Publishet: 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 APART-MENTS. 8900 TOPANGA CANYON BOULEVARD CANGOA PARK CA 91304. CMMER-CALE COUTY, LLC. 12625 HIGH BLUFF DDR #315 SAN DIEGO CA 92130. This business is conducted by: ALIMITEO LLABILITY COMPAK Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2000 Signet: PAUL KERF, MANAGING MEMBERT. 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

business name in violation of the rights of another under federal state, or commor (see Section 14411, et seq., B&P) Published: 07/02/2020, 07/09/2020, 7/16/2020, 07/23/2020 TBS 4, 401 FICTITIOUS BUSINESS NAME STATEMENT: 2020098104. The following person(s)

Is/are doing business as: HURTADOS BRUSH. 14143 GILMORE ST #5 VAN NUYS CA 91401. DANIEL HURTADO. 14143 GILMORE ST #5 VAN NUYS CA 91401. This business is conducted by: AN IND/MDIAL. Registrant has begun to transact business under the fictitious business name or names listed here on: V/A Signed: DANIEL HURTADO. 0WHR: This statement is filed with the County Clerk of Los Angeles County on: 06/23/2020. 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 FCTITIOUS BUSINESS NAME STATEMENT: 2020096535. The following person(s) is/are doing business as: INDEPENDENCE ArVENCE AND ARK CA 91304. DLGP NDEPENDENCE LLC. 12625 HIGH BLUFF OR SUITE 315 SAN DIEGO CA 92130. This business is conducted by: A LIMITED LLABILUTY 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, 00.101CE - 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 tartement 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 IBS 4,403

ficitious 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 involation 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, 77/6/2020, 07/23/2020
 FICTIDUS BUSINESS NAME STATEMENT: 2020097155. The following person(s) is/are doing business as: VIBEN. 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, COL. 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 fictitous business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Publishet: 07/02/2020, 07/09/2020, 7/16/2020, 07/23/2020 TBS 4,404
 FUTIDIOS BUSINESS NAME STATEMENT: 2020097260. The following person(s) is/are doing business as: DUBLE TAP TRAINING CENTEET SYLMAR CA 91342. This business is conducted by: AN INDIVDUAL. Registrant has begun to transact business name in a distatement expires five years from the date it was filed on, in the office of the county clerk A new fictitious business name is field with the County Clerk of Los Angeles County or 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 in a field with the County Clerk of Los Angeles County or 06/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county cle

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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 7/2/2020 NU 46296 7/23/2020 NIN 46296 FICTITIOUS BUSINESS NAME STATEMENT: 2020096924

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- nis notitous name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitous 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: *T/2/2020*, *T/9/2020*, *T/16/2020*, *T/16/2020*, *T/23/2020*, NN 46304
FICITIOUS BUSINESS NAME STATEMENT: 2020096938
The following person(s) is/are doing business as: MANGO TRADING COMPANY, WENHAO XIE, 28 S STH ST. ALHAMBRA, CA 91801. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictituous business name or names listed here in. Signed WENHAO XIE. The registrant(s) declared that all information in the statement is true and correct. This fattlement is filed with the County Clerk of Los Angeles County on: 6/18/2020, NT0162 - This fictibus business name or names listed here in. Signed WENHAO XIE. The registrant(s) declared that all information in the statement is true and correct. This fattlement were statement encylics business name statement through the statement the true and correct. This fattlement were shown were set to that each of the fattle authorize the use in this state of a fictibus business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: *T/2/2020*, *T/16/2020*, *T/72/3/2020*, NI16/2020, *T/23/2020*, NIN 46299
FICITIOUS BUSINESS NAME STATEMENT: 2020096940
The following person(s) is/are doing business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or name statement the field to statement with all there in Signed MAPING ZENG. The registrant(s) declared that all information in the statement is true and correct. This statement does not of tistelf and for i

NIT HE seq., ber Coule, Folialister (N22222, N2222, N2222, N2222, N2222), N22222, N2222, N22222, N2222, N22222, N2222, N22222, N2222, N2222, N22222, N22222 n 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 46297 FICTITIOUS BUSINESS NAME STATEMENT: 2020097227

14411. et seq., B&P Codo.) Published: 7/2/2020, 7/9/2020, 7/16/2020, 7/23/2020 NIN 46297
HCITIDUS BUSINESS NAME STATEMENT: 2020097227
The following person(s) Is/are doub pusiness as: BMB COMPANY, 7830 STALMER ST A29, SAN DIEGO (A 92111. XiAOWEN DU, 7830 STALMER ST A29, SAN DIEGO (A 92111. XiAOWEN DU, 7830 STALMER ST A29, SAN DIEGO (A 92111. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or mane 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 A of Los Angeles County on: 6/19/2020. NOTCE - This fictitious name statement expires five years from the date it was filed on in the office of the county Clerk A of exp. (Editious) 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, 7/16/2020, NOTCE - This 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, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020
Published: 7/2/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020
Published: The registrant(s) declared that all information in the statement is true and correct. This statement Sited with County Clerk A of Los Angeles County on 6/19/2020. NOTCE - This fictitious business name the ins. Signed MIA MOORE. The registrant(s) declared that all information in the statement is true and correct. This statement Sited with the County Clerk A new fictitious business name is a field with the County Clerk A new fictitious business name is a statement is true and or registrant(s) declared that all information in the statement is true and or registrant(s) declared that all information in the statement is true and correct. This statement Sited with the County Clerk A new fictitious business name inviabilat

and table. The function for the statement in the statement is fully a set 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 NN 46300 FICTITIOUS BUSINESS NAME STATEMENT: 2020097446 The following person(s) is/are doing business as: SWITCH HYPNOSIS, 720 STRAND STREET SANTA MONICA, CA 90405. 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 AMANDA CAMPBELL. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk A lew filed and the die it was filed on, in the office of the county clerk A new ficitious business name statement must be filed prior to that date. The filing of this statement does not filed 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). Publisherk 7/2/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/20200, 7/16/2020, 7/20200, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/16/2020, 7/1

(see Section 14411, et seq., B&P) Published7/9/20, 7/16/20, 7/23/20,

Common I aw (Set Securit 14411, ELSEL, BERT FLORISTICAT/SEC, INCOLO, INCOLO, TRODO, INCOLO, TRODO, INCOLO, TRODO, INCOLO, TRODO, INCOLO, TRODO, INCOLO, TRODO, INCOLO, Kamyar M. Rohani, Owner. This statement is filed with the County Clerk of Los Angeles County on: 06/12/20. 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 inviolation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 7/9/20, 7/16/20, 7/20/20, 7/30/20 380 FICTITIOUS BUSINESS NAME STATEMENT: 2020094534 The following person(s) is/ are doing business as: NANCY DOWNEY THERAPY 2906 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 NANCY LYNNE DOWNEY 7906 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE DOWNEY 7906 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE DOWNEY 7906 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE DOWNEY 7900 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE DOWNEY 7900 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE DOWNEY 7900 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE DOWNEY 7900 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE DOWNEY 7900 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE DOWNEY 7900 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE DOWNEY 7900 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE DOWNEY 7900 Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE Santa Monica Blvd, Suite 216, West Hollywood, CA 90046 Nahor LYNNE Santa Business santa en anames

216, West Hollywood, CA 90046 NANCY LYNNE DOWNEY 7906 Santa Monica Blvd., Suite 216, West Hollywood, CA 90046. This business is conducted by an Individual Registrant has begun to transact business under the fictitious business name or names listed here on: NAS. Signed: Nancy Lynne Downey, Owner. This statement is filed with the County Clerk of Los Angeles County on: 06/12/20, 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 fiself 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: 7/9/20, 7/16/20, 7/23/20, 7/30/20 381 FICTITIOUS BUSINESS NAME STATE/MENT: 2020094538 The following person(s) is/are doing business as: OMNASZTRA; STACEY OSDER, LCSW 22815 Ventura Blvd., #289, Woodland Hills; CA 91364 STACEY OSDER, LCSW 22815 Ventura Blvd., #289, Woodland Hills; CA 91364 STACEY OSDER, LCSW 22815 Ventura Blvd., #289, Woodland Hills; CA 91364 STACEY OSDER, LCSW 22815 Ventura Blvd., #289, Woodland Hills; CA 91364 STACEY OSDER, LCSW 22816 Ventura Blvd., #289, Woodland Hills; CA 91364 Woodland Hills; CA 91364. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or annes listed here on: NA. Signed: Stacey Osder, CEO. This statement is file with the County Clerk of Los Angeles County on: 06/12/20. NOTICE - This fictitious business same in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 7/9/20, 7/26/20, 7/26/20, 7/20/20 382 FICTITIOLIS BUSINESS NAME STATEMENT: 2020096980 The following negron(s) is/

name statement expires five years from the date it was filed on, in the office of the county clerk. A new ficitious business name a trust 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: 7/9/20, 7/16/20, 7/23/20, 7/30/20 382. FICTITOUS BUSINESS NAME STATE/EMNT: 2020099869 The following person(s) is/ are doing business as: NICS TETERS: 3500 Blackburn Mer #5. Los Angeles, CA 90048. LYMA CLINNINGHAM. 8360 Blackburn Awr #5. Los Angeles, CA 90048. LYMA CLINNINGHAM. 8360 Blackburn Awr #5. Los Angeles. CA 90048. LYMA CLINNINGHAM. 8360 Blackburn Awr #5. Los Angeles. CA 90048. LYMA CLINNINGHAM. 8360 Blackburn Awr #5. Los Angeles. CA 90048. LYMA CLINNINGHAM. 8360 Blackburn Awr #5. Los Angeles. CA 90048. LYMA CLINNINGHAM. 8360 Blackburn Awr #5. Los Angeles. CA 90048. LYMA CLINNINGHAM. 8360 Blackburn Awr #5. Los Angeles. CA 90048. LYMA CLINNINGHAM. 8360 Blackburn Awr #5. Los Angeles. CA 90048. LYMA CLINNINGHAM. 8360 Blackburn Awr #5. Los Angeles. CAUNY on LYMA CLINNINGHAM. LYMA CLINNINGHAM. See Section 14411, et seq., B&P) Published: T/9/20, 7/16/20, ZY220, ZY1020 107. FICITIOUS BUSINESS SIMME STATE/EMNT: 202010014. The following person(s) list 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: X/9/20, ZY16/20, ZY220, ZY1020 107. FICITIOUS BUSINESS SIMME STATE/EMNT: 2020100428. The fall state or conducted by A. HUMEEDA AWE TARZANA CA 91356. This business is conducted by A. HUMEEDA AWE TARZANA CA 91356. This business is conducted by A. HUMEEDA AWE TARZANA CA 91356. This business is conducted by A. HUMEEDA AWE TARZANA CA 91356. This business is conducted by A. HUMEEDA AWE TARZANA CA 91356. This business is conducted by A. HUMEEDA AWE TARZANA CA 91356. This business is conducted by A. HUMEED

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FICTITIOUS BUSINESS NAME STATEMENT: 2020096604. The following person(s) is/are doing business as: GIAPAG GENERAL SERVICES. 2150 NORWALK AVE LOS AN-GELES CA 90041. MARIA MAR FAGO. 2150 NORWALK AVE LOS ANGELES CA 90041. TEDDY A. GIANAN. 2150 NORWALK AVE LOS ANGELES CA 90041. This business is conducted by. A GENERAL PARTNERSINE Registrant has begun to transact business under the ficilious business name or names listed here on: 01/2020 Signed: MARIA MAE RAGO. PARTNER. This statement is filed with the County Clerk A new fictilious business rom the date it was filed on; in the office of the county Clerk. A new fictilious business from the date it was filed on; in the office of the county Clerk. A new fictilious business rame statement must be filed prior to that duel. The filing of this statement does not of itself authorize the use in this state of a fictilious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/09/2020, 7/16/2020, 07/23/2020, 07/30/2020 TBS 4,417 FICTITIOUS BUSINESS NAME STATEMENT: 202009824 The following person(s) is/are doing business as: DWIRELESS, 2141 E. CESAR CHAVEZ LOS ANGELES CA 90033. The business is conducted by an Individual. Reg-istrart has not yet begun to transact business incortex. This statement is filed with the County Clerk of Los Angeles County on: 6/24/2020. NOTCE - This filed with the County Clerk of Los Angeles County on: 6/24/2020. NOTCE - This filed with the County Clerk of Los Angeles County on: 6/24/2020. NOTCE - This filed with the County Clerk of Los Angeles County on: 6/24/2020. NOTCE - This filed with ess 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 we (see Section 14411, et seq., B&P Code.) Published: 77/9/2020, 77/6/2020, 77/6/2020, 77/30/2020, NIN 46310

30/2020 NIN 46310 CTITIOUS BUSINESS NAME STATEMENT: 2020098300 The following person(s) is/are doing business as: VRT LOGISTICS, 1400 E OLYMPIC BLVD SUITE 210, LOS ANGELES, CA 90021. CLAUDIA VELASCO, 1400 E OLYMPIC BLVD SUITE 210 LOS ANGELES CA 90021. The business is conducted by an Individual BLVD SUITE 210 LOS ANGELES CA 90021. 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 CLAUDIA VELASCO. 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: 62/4/2020. 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 sumes name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/9/2020, 7/16/2020, 7/23/2020, 7/30/2020 INN 46308

In violation or the fights or anometric under rederal state, or common law (see section 14411, et ese, B&P Code.) Publishect. 79/2020, 7/16/2020, 7/23/2020, 7/30/2020 PHCTTIDUS BUSINESS NAME STATEMENT: 2020098308 The following person(s) is/are doing business as: DEMGODD PROFESSIONAL CLEAN-NG, 15713 CLARETTA AVE. NORWALK, CA 90660, GEOWAN PENA, 15713 CLARETYA AVE NORWALK, CA 90660, GEOWAN PENA, 15713 CLARETYA AVE. NORWALK, CA 90660, GEOWAN PENA, 15715 (CLIRUBA PARA) P

Published: 7/9/220, 7/16/2020, 7/30/2020, 7/30/2020 NN 46309 FICTITIOUS BUSINESS NAME STATEMENT: 2020098323 The following person(s) is/zer doing usiness as: BUCIO PLUMBING, 630 W INVERGAR-RY ST, GLENDORA, CA 91741. WILBERT BUCIO ESTRADA, 630 W INVERGARRY ST GLENDORA, CA 91741. 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 WILBERT BUCIO ESTRADA, 700 WILERGAREN ST GLENDORA, CA 91741. 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 WILBERT BUCIO ESTRADA. The registrantity 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 business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., BAP Code). Published: 7/9/2020, 7/16/2020, 7/23/2020, 7/30/2020 NN 46307 FICTITIOUS BUSINESS NAME STATEMENT: 2020098960 The following person(s) is/are doing business as: BIS FOUINDATION, 3133 N. BROAD-WAY, LOS ANGELES, CA 90031. HOLISTIC LO20098900 The following person(s) is/are doing business as: and the fictitious business name or names listed here in. Signed ANDREW M KWONG. 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: 6/25/2020. NOTICE - This fictitious business name or to law Angeles County on: 6/25/2020. NOTICE - This fictitious business name inviolation of the rights another under federal state, or common law (see Section 14411, et seq., B&P Code). Published: 7/9/2020, 7/16/2020, 7/23/2020, 7/30/2020 NN 46312 FICITITIOUS BUSINES NAME STATEMENT: 2020098969 The following ensonal is due to the rights of another under federal state, or common law Gee Section 14411, et seq. B&P Code. Published: 7/9/2020, 7/16/2020, 7/23/20

in violation of the rights of another under federal state, or common law (see Section 14411, et see, B&P Code.) Published: 7/9/2020, 7/16/2020, 7/23/2020, 7/30/2020 NIM 46312 FIGTITIOUS BUSINESS NAME STATEMENT: 2020039869 The following person(s) is/are doing business as: KING PHARMACY, 2707 WHITTIER BLVD, LOS ANGELES CA 90023. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 06/15. Signed SCOT ONG. 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: 6/25/2020, NDTICE - This fictitious business name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement use in this state of a fictitious business name statement is true 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: 7/9/2020, 7/16/2020, 7/23/2020, 7/30/2020 NIN 46313 FICTITIOUS BUSINESS NAME STATEMENT: 2020097248 The following person(s) is/ are doing business as: LUIS GALLARDO CONSTRUCTION, 7317 Sepulveda BI #101. Van Nuys, CA 91405. Tuis Statement of a diditious business is conducted by: an Individual. Registrant has begun to transact business is conducted by: an Individual. Registrant has begun to transact business is conducted by: an Individual. Registrant has begun to transact business mame statement must be filed prior to that date. The filing of this statement down be alter the soft of 2/32/20, 7/32/2020, 7/23/2020, 7/30/2020 NIN 46313 FICTITIOUS BUSINESS NAME STATEMENT: 2020097248 The following person(s) is/ are doing business as: LUIS GALLARDO. CONSTRUCTION, 7317 Sepulveda BI #101. Van Nuys, CA 91405. This business is conducted by: an Individual. Registrant has begun to transact business is are doring the filed prior to that date. The filing of this stateme

90/2501 inits business is conducted by? A DMHED LABILITY COMPARY. Registrain ftas begun to transact business under the fictitious business name or names listed here on: N/A Signed: VINCENT OSBY, PRESIDENT. 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 violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/09/2020, 7/16/2020, 07/23/2020, 07/30/2020 TBS 4,418

1441 1; et set, ber/ Polisitiet: 07/09/2020, 77/82/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/23/2020, 07/22020, 07/23/2020, 07/23/2020,

Incluous business name statement indix be linet prior to that date. The lining of units 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 see, B&P) Published: 07/16/2020, 07/23/2020, 07/30/2020, 08/06/2020 IBS 4,419 FICTITIOUS BUSINESS NAME STATEMENT: 2020100894 The following person(s) is/are doing business as: WERVACE ITALIANO, 214 1/2 ELZ-BETH AVE. MONTEREY PARK, CA 91755. MARY SAAD, 214 1/2 ELZ-BETH AVE MON-TEREY PARK CA 91755. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/17. Signed MARY SAAD. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los An-geles County on: 71/1/2020. NOTICE - This fortibus name statement exprises 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 name statement express Published: 7/16/2020, 7/23/2020, 7/30/2020, 8/6/2020 NIN 46315 HCTITIOUS BUSINESS NAME STATEMENT: 2020110172 The following person(s) is/are doing business as: URBNDEE, 26004 NARBONNE AVE.

FICTTIOUS BUSINESS NAME STATEMENT: 2020101072 The following person(s) is/are doing business as: URBNDEE, 26004 NARBONNE APT 4, LOMITA, CA 90717. DIANA LEDEZMA, 26004 NARBONNE AVE APT 4 LON CA 90717. The business is conducted by an Individual. Registrant has not yet begu

transact business under the fictitious business name or names listed here in. Signed DIANA LEDEZMA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with 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 1441; 1, et seq., B&P Code). Published: 7/16/2020, 7/23/2020, 7/30/2020, 8/6/2020 NIN 46316 FICTIDUS BUSINESS NAME STATEMENT: 20201011074 The following person(s) is/are doing business as: RY B CONSTRUCTION CLEANING, 938 E 103 PL LOS ANGELES, CA 90002. The business is conducted by an Individual. Registrant has not yet begun to transact business under the ficitious business name or names listed here in. Signed ERLING SOLORZANO REYES, 330 E 103 PL LOS ANGELES, CA 90002. The business is conducted by an Individual. Registrant has not yet begun to transact business under the ficitious business name or names listed here in. Signed ERLING SOLORZANO REYES, 330 E 103 PL LOS ANGELES, CA 90002. The business is conducted by an Individual. Registrant has not yet begun to transact business under the ficitious business name statement expires five years from the date it was filed on, in the office of the county clerk. A new ficitious 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 ficitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code). Published: 71/16/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7723/2020, 7

of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 7716/2020, 773/202020, 7/30/2020, 8/6/2020 NM 46301 FICTITIOUS BUSINESS NAME STATEMENT: 2020102022 The following person(s) la/are doing business as: AXEN SUPPLY, 647 W. DUARTE RD. UMIT A, MONKVIA, CA 91016. JAMES VILLARUZ, 647 W. DUARTE RD. UNIT A MON-ROVIA CA 91016. The business is conducted by an Individual. Registrant has not yet begun to transact business under the ficititious business name or names listed here in. Signed JAMES VILLARUZ. 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: 77/2020. NOTICE - This ficititious 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 valous business. The registrant(s) exposed TATE/16/2020, 7/23/2020, 7/30/2020, 8/6/2020 NIM 46320 The following person(s) la/are doing business as: C.R. TRANSPORT, 14418 CREST DR, V/CTORVILLE, CA 92395. CHRISTINO CHM, 14418 CREST DR V/CTORVILLE CA 92395. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listement is frue and cor-rect. This statement is file during of this statement is not angle CHRISTINO CHM. The registrant(s) declared that all information in the statement is frue and cor-rect. This statement is file with the County Clerk of Los Angeles County on: 777/2020. VOTICE - This fictitious business name in violation of the rights of another under the fictitious business name is not oliself authorize the use 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 tate, or common law (

Testing in the state of the sta

FCTTIOUS BUSINESS NAME STATEMENT: 2020102492 The following person(s) is/are doing business as: CASTLE ROCK FAMILY SERVICES, 3200 GUASTI RD STE 178B, ONTARIO, CA 91761. STACIE PASIMIO, M.S., LINFT, LI-CENSED MARRIAGE AND, 3200 GUASTI RD STE 178B ONTARIO CA 91761. The busi-ness is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or name listed here in on OSTI.8. Signed STACIE PASIMIO. 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: 7/8/2020. 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 on of their admitorize the use in this state of a fictitious business name in violation of the rights of another under federal state. or com-mon law (cess Cestion 1441 1 the context of the statement used to the statement is the state of the county clerk. A new fictitions business name in violation of the rights of another under federal state. or com-mon law (cess Cestion 1441 the count of the statement used the statement is state of a file of the county clerk. A new file that the count of the rights of another under federal state. or com-mon law (cess context 1441 the count of the rights of another under federal state. or comfictitious business name in violation of the rights of another under federal state, or com-mon law (see Section 14411, et seq., B&P Code.) Published: 7/16/2020, 7/23/2020 7/30/2020, 8/6/2020 NIN 46323

FILE NO. 2020 095220 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DO-ING 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 AD-MINISTER 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 JAC-QUALYNE 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 Adminis-tration 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 pro-posed 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.

OU 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 pe-tition 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 CORPORA-TION

28039 SMYTH DRIVE, SUITE 200 VALENCIA CA 91355 7/2, 7/9, 7/16/20 CNS-3375417#

NOTICE OF TRUSTEE'S SALE T.S. No .: 20-NOTICE OF TRUSTEE'S SALE T.S. No.: 20-3698 Loan No.: \*5855 APN: 5531-007-006 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT AT-TACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/2/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU YOU SHOULD CONTACT A AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank speci-fied in Section 5102 of the Financial Code and

authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, posses sion, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: CROSS COUNTY HOLDINGS PART-NERSHIP, A CA GENERAL PARTNERSHIP Duly Appointed Trustee: PRESTIGE DEFAULT SERVICES Recorded 11/9/2017 as Instrument No. 20171293047 in book , page of Official Records in the office of the Recorder of Los Ange-les County, California, Date of Sale: 8/3/2020 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$2,129,063.65 Street Address or other common designation of real property: 1130 NORTH POINSETTIA PLACE WEST HOLLY-WOOD, CA 90046 A.P.N.: 5531-007-006 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site https://www.servicelinkasap.com/default.aspx, using the file number assigned to this case 20-3698. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 5/28/2020 PRES-TIGE DEFAULT SERVICES 1920 Old Tustin Ave. Santa Ana, California 92705 Sale Line: (714) 730-2727 Briana Young, Trustee Sale Officer A-4724338 07/09/2020, 07/16/2020, 07/23/2020

NOTICE OF TRUSTEE'S SALE T.S. No.: 20-3639 Loan No.: \*\*\*\*\*1776 APN: 4391-030-038 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT AT-TACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/25/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a

state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, ex-pressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably esti-mated to be set forth below. The amount may be greater on the day of sale. Trustor: SHAH-RAM JEFF JAVIDZAD and MONICA NOUR-MAN JAVIDZAD, AS TRUSTEES OF THE JM JAVIDZAD 2008 DATED SEPTEMBER 18, 2008 Duly Appointed Trustee: PRESTIGE DEFAULT SERVICES Recorded 4/5/2019 as Instrument No. 20190301863 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 8/3/2020 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$7,280,005.52 Street Address or other common designation of real property: 1053 N. HILLCREST RD., BEVERLY HILLS, CA 90210 A.P.N.: 4391-030-038 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bid-ding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site https://www.servicelinkasap.com/default.aspx, using the file number assigned to this case 20-3639. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 6/5/2020 PRES-TIGE DEFAULT SERVICES 1920 Old Tustin Ave. Santa Ana, California 92705 Sale Line: (714) 730-2727 Briana Young, Trustee Sale Officer A-4724493 07/09/2020, 07/16/2020, 07/23/2020

#### FILE NO. 2020 100103

FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: IT'S BOBA TIME AL-VARADO 1001, 1001 S. ALVARADO ST. LOS ANGELES CA 90006 county of: LA COUNTY.

Registered Owner(s): SUSHI BY J, 1001 S. ALVARADO ST. LOS ANGELES CA 90006 [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: 05/2020.

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/ SUSHI BY J BY: JAY CHO, CEO This statement was filed with the County Clerk

of LOS ANGELES County on JUN 30 2020 expires on JUN 30 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). LA2530435 BEVERLY HILLS WEEKLY 7/9,16,23,30 2020

#### NOTICE OF PETITION TO AD-MINISTER ESTATE OF: LESLIE JEAN NEWMAN CASE NO. 20STPB04340

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of LESLIE JEAN NEWMAN.

A PETITION FOR PROBATE has been filed by KENNETH DINTZER in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that

KENNETH DINTZER be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Admin-istration of Estates Act with limited authority. (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: 10/27/20 at 8:30AM in Dept. 2D located at 111 N. HILL ST., LOS ANGELES, CA 90012

#### Notice of Telephonic Hearing

Due to court closures, you may participate telephonically by scheduling with CourtCall at 1-888-882-6878. Please check the court's website at www.lacourt.com for information re-

garding closure to the public. 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 per-orand in person to the per-

sonal 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 invento-

ry and appraisal of estate assets or of any pesection 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner CHARLES D. MEYER, ESQ. SBN 94143 MEYER & FELSEN LAW CORPORATION 1880 CENTURY PARK EAST SUITE 1101 LOS ANGELES CA 90067 7/16, 7/23, 7/30/20

#### CNS-3378100#

FILE NO. 2020 102159 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DO-ING BUSINESS AS: LA MIRADA OPTOME-TRY, 12819 VALLEY VIEW AVE LA MIRADA CA 90638 county of: LA COUNTY.

Registered Owner(s): DEBBIE CHEN-BEN-NETT, OD, 10562 RITTER ST CYPRESS CA This Business is being conducted by 90630. a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on:

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/ DEBBIE CHEN-BENNETT, OD, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on JUL 08 2020 expires on JUL 08 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). LA2533845 BEVERLY HILLS WEEKLY 7/16,23,30 8/6 2020

#### FILE NO. 2020 103069

FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DO-ING BUSINESS AS: FIRESTONE MARKET LIQUOR, 1985 FIRESTONE BLVD. LOS AN-GELES CA 90001 county of: LA COUNTY. Registered Owner(s): RAZ SHAH INC., 5402 VERMONT AVÈŃUE LOS ANGELÉS CA 90037 [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/ RAZ SHAH INC. BY: RANJODH SINGH, CEO

This statement was filed with the County Clerk of LOS ANGELES County on JUL 09 2020 expires on JUL 09 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). LA2535823 BEVERLY HILLS WEEKLY 7/16,23,30 8/6 2020

#### To place your ad, call CLASSIFIEDS 310-887-0788 Over \$10K in Debt? Be debt free and Pickup. LAPETSALIVE. REAL ESTATE/LAND FOR 100-ANNOUNCEMENTS 115-CEMETERY in 24 to 48 months. No upfront ORG SALE 1-833-772-2632 (Cal-SCAN) Eliminate gutter cleaning forev-

er! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off and 0% financing for those who qualify. PLUS Senior & Military Discounts. Call 1-888-654-1784

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HARRIS DIATOMACEOUS EARTH FOOD GRADE 100%. OMRI Listed. Available: Hardware Stores, The Home Depot, homedepot.com (Cal-SCAN)

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Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

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#### SAVE BIG on HOME **INSURANCE!** Compare 20 A-rated insurances companies. Get a quote within minutes. Average savings of

\$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (CalS-CAN)

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ON YOUR TAXES? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets Local, IRS Recognized. Top Value Guaranteed. Free Estimate

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Demand. FREE Genie HD DVR Upgrade. Premium movie channels, FREE for 3 mos! Call 1-888-641-5762. (Cal-SCAN)

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www.GetGoldGeek.com/california BBB A Plus Rated. Request your 100 Percent FREE, no risk,

no strings attached appraisal kit. Call today! (Cal-SCAN)

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www.viploan.com Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

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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)

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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

Wooded New Mexico high coun-try 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)

**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)

#### 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)

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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 applica-tions for the following Classified

positions (must apply at www. EdJoin.org< http://www.edjoin.org/> ):

Security Officer Work Year: 10 months, 40 hours/ week (full time)

Salary: \$3,024-\$3,858/month Playground Aide Work Year: 10 months (part time,

up to 19.5 hours/week) Salary: \$14.14/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)

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

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: porscherestoration@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)



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Company mate. Exa Agent pro