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Issue 1098 • October 15 - October 21, 2020

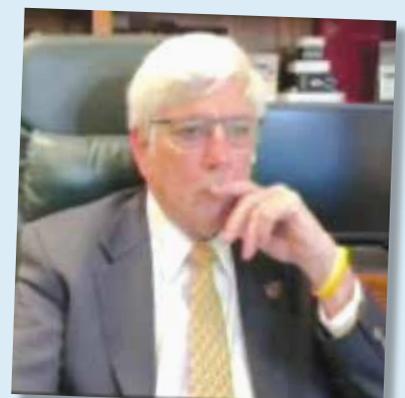
## OUR ELECTION ENDORSEMENTS



**WELLS**



**TRYEMAN**



## Does Beverly Hills Have a Use for Mixed-Use? Residents and Developers React to Potential Ordinance



Advocate for  
Education & Future  
Solutions



Let's Make a  
Difference

Donna Tryfman

FOR BEVERLY HILLS  
SCHOOL BOARD - 2020

www.donnatryfman2020.com

VOTE 1st on the  
Ballot

Beverly Hills Unified School  
District Governing Board  
Member



Donna Tryfman  
Attorney

1st on the Ballot

Donna Tryfman has the integrity, innovation and intellectual honesty to help lead our district. Her reason, knowledge and legal skills will bring a wonderful dimension to the school board. Donna will be an advocate for our kids and district. Join me in voting Donna Tryfman for School Board!

**LILI BOSSE**

Beverly Hills City Council,  
Former Mayor

I am honored to endorse Donna Tryfman for Beverly Hills School Board. She is a careful and deliberate communicator who seeks out different perspectives and reaches reasonable conclusions. Donna is a thoughtful and compassionate person who listens, engages with and advocates for all people, including, importantly, our kids. I urge you to cast one of your three votes for Donna Tryfman.

**JOHN MIRISCH**

Beverly Hills City Council,  
Former Mayor

As a two-time Mayor, I take pride and interest in our wonderful community and that includes our wonderful school district.

Please join me in voting for Donna Tryfman. She has the tenacity, skill set and energy our schools need to stay on track and excel!

**JIMMY DELSHAD**

Former Mayor

At this time, nearing the end of my 5-year term on the Board of Education, and with the added perspective of 9 years of service during the 1970's, I am endorsing Donna Tryfman. She will continue an essential dynamic on the board - that of open-minded deliberation and independence from influence by sitting and former board members. She is well qualified to meet the challenges and opportunities that lie ahead.

**MEL SPITZ**

Governing School Board Member

I confidently believe Donna is an excellent choice. Donna will bring her consummate litigation skills, integrity, and new energy to the Board at a time of great challenge. She is exactly what we need right now.

Her years of experience in public service and involvement with many different committees will bring a sense of reason to the Board.

**RACHELLE MARCUS**

Vice President School Board

Paid for by Donna 4 BH School Board 2020, FPPC#: 1431433



## SNAPSHOT



### PEDALING ACROSS AMERICA SANTA MONICA PIER

After biking across the United States in under three months, Matt Wunderlich arrived in Santa Monica Friday. Wunderlich began his biking trip in Boston and biked a total of 4,363 miles before reaching the Pacific Ocean. To read more about his journey, see the Weekly's cover story interview with Wunderlich in Issue #1087.

## Beverly Hills Weekly

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**Publisher & CEO**  
Josh E. Gross

**Reporter**  
Ani Gasparyan

**Sports Editor**  
Steven Herbert

**Contributing Editor**  
Rudy Cole  
(1925-2013)

**Advertising Representatives**  
Allison Abrishami

**Legal Advertising**  
Mike Saghian  
Eiman Matian

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

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





## WHAT'S ON YOUR MIND?

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140 South Beverly Drive  
#201  
Beverly Hills, CA 90212

You can fax us at:  
310.887.0789

email us at:  
editor@bhweekly.com

# letters & email

### “10 Questions for the Candidates: Get to Know the BHUSD Board of Education Contenders” [Issue #1090]

In early spring, a significant number of BHUSD parents were feeling despair about where our district was headed, largely due to the epic failure of online learning, or rather, the lack of any meaningful education whatsoever. Several other alarming problems plague our district too, including: languishing high school construction lasting years with nominal progress, if any at all in some areas; millions of taxpayer dollars wasted on futile litigation, among other patterns of wasteful and questionable tax dollar use; the plummeted ranking of our schools persisting for years; and, ongoing indoctrination in some of our children’s classrooms. We put out a call for someone, anyone, to step up, speak up, and help put an end to this downward spiral and run for the Beverly Hills Board of Education.

The only person who stood up for us was Donna Tryfman and we are so grateful.

Here are some things I have learned: Donna is a widow and single mother with

a highly successful legal career as a public defender. A seasoned public servant is precisely what we need. She is an attorney and an advocate. Isn’t it blatantly obvious that we are in dire need of a legal mind on the Board!

I’ve also learned that Donna is a staunchly ethical person with an unparalleled work ethic. She is an honest and transparent person of great intellect and purpose. Donna is courageous and has demonstrated that she will do what is right. Her actions match her words. Donna’s longstanding and highly successful professional career clearly establishes that she is dedicated to truth, integrity, ethics and justice.

In fact, she is the only candidate with a verifiable track record when it comes to the qualities that matter for this volunteer position. Donna’s work on the Board will reflect the priorities of those she represents. It is our great fortune that Donna Tryfman stepped up first and when no one else would.

Like myself, Donna grew up in this city, attended elementary school in Beverly Hills and graduated from Beverly High. We received a stellar public education at a time when parents in our district, including mine, pulled kids from private school in favor of a superior education in Beverly Hills public schools. Yet, for the last decade or so, increasing numbers of parents have removed kids from the BHUSD, and not necessarily to attend a private school, but also to attend a different public school.

If anyone has the requisite intelligence, knowledge, experience, work ethic and competence to execute the long overdue and necessary changes to get us back to being one of the finest school districts in the nation, then that person is Donna Tryfman. We are beyond blessed that a person of such high quality and caliber has emerged to help us return to excellence.

Vote for Donna Tryfman for the Beverly Hills Board of Education. Here is her website: [www.donnatryfman2020.com](http://www.donnatryfman2020.com). She is the number one choice and her name is #1 on the ballot!

**Janice Brenman Dahan**  
Beverly Hills

We write this letter to whole-heartedly endorse Donna Tryfman for Beverly Hills Board of Education. This Board election has been something of an adventure. We have seen lively debates and interesting articles. Throughout the last few months, one candidate, Donna Tryfman, has demonstrated that she possesses the proper skills to address the immediate concerns of this district.

First, Donna is an attorney. She handles the most complex cases in her office, and her life’s work is to defend the Constitutional rights of the voiceless. There are no other attorneys running, and no attorneys currently serving on the Board. In light of the ongoing Metro and other litigation squandering the resources of our district, we need Donna’s negotiation and litigation management skills. Further to her experience as a lawyer, Donna’s focus on ethics, a core value that has shaped her entire life and honed through 25 years of law practice, is sorely needed right now. Her

ethical standards speak to her integrity, transparency and accountability. You know where you stand with Donna; and, more importantly, you know where she stands.

Second, our community needs to know that we are electing someone to the Board who understands their sworn duty. Donna currently serves as a commissioner in the neutral position with the Beverly Hills Rent Stabilization Commission. She is also a well-respected and successful deputy public defender. She understands how government works, what it is to serve the public and what it means to hold the public’s trust.

Finally, Donna understands that the Board represents the taxpayers of our city and serves the children of our district’s schools, first and foremost. She has said this in every one of her campaign appearances, at the debate, and in her written statements. In fact, Donna’s message aligns seamlessly with the statement of the National School Boards Association: “Board members . . . are advocates for students and their parents and entrusted to engineer a better future.” We need to elect someone who understands that our kids come first.

Beverly Hills families need to look at who is serious about resolving the issues we are facing, where our tax dollars are being spent and how we can resolve the languishing problems which are depleting vital resources that should be utilized for the benefit of our children. We must ask ourselves – Whose skills does the Board need most right now? Who can best bring this district forward? If we drill down to the heart of what matters, the answer is clear: we need Donna Tryfman.

Vote for Donna Tryfman for the Beverly Hills Board of Education. Her name is #1 on the ballot!

**Daphna Hollander**  
**Ellie and Dr. Bruce Kadz**  
**Thomas Morris**  
**Mirit Neman**  
**Victor Sapphire**  
Beverly Hills

## briefs

### Council Approves \$5.4M for Protest and Public Safety Expenditures

The Beverly Hills City Council approved Tuesday approximately \$5.4 million for protest and security-related public safety, in light of the ongoing trend of protests in the city.

Protesters first congregated in Beverly Hills in late May, to demonstrate against the murder of George Floyd at the hand of Minneapolis police officers. Since then protests have continued periodically – ranging from Black Lives Matter demonstrations, pro-Trump rallies to calls to reopen BHUSD schools.

Councilmembers approved the appropriation of \$5,411,935 for COVID-19,

protest and security public safety expenditures for the current fiscal year with a 5-0 vote.

According to the council’s agenda report, \$0.8 million surplus from the 2019-2020 fiscal year will be used to offset the cost and the remaining amount will be derived from the unassigned General Fund balance.

The Beverly Police Department will also overhire up to five police officers.



*Ahrya Fine Arts Theatre*

### Historically-Accurate Sign Adorns Ahrya Fine Arts Theatre

A historically-accurate neon sign was displayed on the Ahrya Fine Arts Theatre in Beverly Hills last week.

Fine Arts Theatre owner Shawn Far worked with historic consultants and the Cultural Heritage Commission to ensure the sign’s neon, size and material were authentic to the theatre’s era, according to former Cultural Heritage Commissioner Noah Furie.

Furie was on the commission while the sign was being approved. He said the process took around six months.

“I think we have to thank the property owner for caring so much about this important historic resource and more property owners need to take this type of care with their properties,” Furie said.

Far could not be reached for comment.

### Construction for the Foothill Water Treatment Plant Continues to Flow Ahead

The Foothill Water Treatment Plant – which will provide the City of Beverly Hills a local water supply – continues to make progress, as the City Council approved Tuesday around \$652,000 for construction management, inspection and post-construction services related to the project.

The city’s newly-approved purchase order has a total not to exceed amount of \$1,645,696 and is for an agreement with NV5 – a technical engineering and consulting solutions firm.

NV5 has been involved with the design-build of the city’s pre-treatment system, as well as overseeing other areas such as project plans and inspections. The city previously had an agreement with the firm

*briefs cont. on page 4*

briefs cont. from page 3

for a maximum of \$993,696. According to the council's agenda report, this agreement included technical review of contract documents, program management, public outreach and more.

However, construction for the project commenced on August 3 and is estimated to be finished by August 2021.

According to the agenda report, additional funding is required for NV5 to increase staff hours and continue to review project plans, the bidding process, handle inspections and more.

The city will take \$463,941 from the Water Enterprise Fund for the updated contract, according to the agenda report.

### BHUSD Legal Fees For 3Q 2020 Exceed \$160K

The BHUSD's legal fees for its third financial quarter exceeded \$160,000, according to the district's financial reports.

Legal fees paid to Atkinson, Andelson, Loya, Ruud & Romo are typically for special education, human resources

and other general areas. Legal fees paid to Miller Starr Regalia are generally for eminent domain proceedings, while those paid to Tao Rossini APC are generally for construction, oil well and Metro proceedings.

### Environmental Consulting Firm to Prepare Urban Forest Management Plan for Beverly Hills

The City Council approved Tuesday an agreement amendment with environmental consulting firm Dudek, for its preparation of an urban forest management plan.

The cost for the amendment is \$35,000, with a total not-to-exceed amount of \$222,259.

According to the council's agenda report, Dudek's latest progress on the plan includes interviews with city staff, a public survey for public input and three community outreach meetings. It also presented a draft wildfire hazard area assessment chapter of the UFMP to the council on December 19.

The Very High Fire Hazard Severity Zone assessment raised community concerns and resulted in additional work that went beyond the city's initial agreement with Dudek. The contract amendment pays for the additional

costs of Dudek's services and allows for the completion of the assessment.

According to the agenda report, the UFMP will also focus on non-wildfire hazard related matters. Dudek will also continue its community outreach and conduct presentations to city commissions.

A draft of the UFMP will be presented to the community and relevant city commissions this fall, according to the agenda report.

### Beverly Hills Enters Contract with Culver City for Stormwater Retention Project

The City of Beverly Hills approved a memorandum of understanding with the City of Culver City for \$3.5 million Tuesday, in order to develop a stormwater retention project.

The two cities will jointly develop the Culver Boulevard Stormwater Filtration/Retention Regional Project – a signature stormwater regional project in the Ballona Creek Watershed.

The City of Los Angeles was originally meant to collaborate with Culver City on the project, but later removed itself due to lack of funds. As a result, Culver City approached Beverly Hills to partner with it.

According to the council's agenda report, regional projects typically treat up to several hundred acres of runoff from large drainage areas and are a cost-effective way of managing urban and stormwater runoff.

With the council's approval, the city's first two payment installments will be for \$1.5 million. The final installment of \$500,000 will be paid upon the completion and acceptance of the project by Culver City, according to the agenda report.

Culver City will be responsible for operating and maintaining the project once it is complete. It is estimated to be finished by September 2021 and last for approximately 50 years.

### Council Approves Temporary Demonstration Project for Pedestrian and Bicycle Awareness Campaign

The City Council approved Tuesday a temporary demonstration project, which is meant to showcase how Beverly Hills can improve safety for bicyclists and pedestrians.

The demonstration will include decorative curb extensions and crosswalks at Camden Drive and Brighton Way – selected for its high-volume of traffic. According to the council's agenda report, the demonstration will have Beverly Hills Hotel wallpaper-inspired design patterns, planters and delineators, public seating and bike parking.

Funding for the project will be taken from a Southern California Association of Governments grant awarded to the city for its Pedestrian and Bicycle Awareness Campaign. Additional aspects of the campaign have included pop-up engagement events, social media posts and online content informing Beverly Hills residents about bike and pedestrian safety.

Traffic and Parking Commissioners reviewed designs for the demonstration

project on October 1. The commission recommended a Beverly Hills Hotel wallpaper-inspired design, out of the following options:

- Solid color paint.
- Multi-colored patterns.
- Beverly Hills Hotel wallpaper-inspired design patterns.
- Art deco wave patterns.
- Brighton Way building motifs patterns.
- No decorative elements.

According to the agenda report, the project is expected to be installed for at least six months beginning in November.

### Council Declares No Tricks or Treats This Halloween

Beverly Hills children might have to collect their candy from the grocery aisle this Halloween, as trick-or-treating in the city will be prohibited on October 31.

City Councilmembers voted to prohibit several outdoor Halloween activities Tuesday night, including trick-or-treating and trunk-or-treating. The city also banned providing candy, treats or toys to people outside of a resident's household and spraying shaving cream on others – unless you are a licensed barber or within a person's residence – on the holiday.

According to the city, there will be parking restrictions in the northeast portion of the city adjacent to West Hollywood and the following streets will be closed to pedestrians and vehicles from 6 p.m. to 10 p.m.:

- Carmelita Avenue at Wilshire Boulevard
- Walden Drive Southbound at Elevado Avenue
- Walden Drive at Santa Monica Boulevard
- Carmelita Westbound at North Linden Drive
- The alley between North Linden Drive and Walden Drive from Santa Monica Boulevard to Elevado Avenue.

According to the council's agenda report, the cost of the urgency ordinance is not currently known.

"While I know this is disappointing news, especially to our children, we believe this is the responsible approach to protect the health of the community," said Mayor Lester Friedman.

The ban was first recommended by the Health and Safety Commission on September 29. Read the Weekly's article on the commission's decision in Issue #1097.

The city's Community Services staff is developing virtual Halloween programming and more details will be available at [beverlyhills.org](http://beverlyhills.org)

### Board Approves Relocating Beverly High Offices for Oil Well Abandonment

The BHUSD Board of Education ratified an agreement to perform the portable enhancements needed for relocating the Beverly High Facilities and Maintenance office and Operations office Tuesday.

Superintendent Michael Bregy signed an agreement with Garza Construction, Inc. to perform the enhancements on

Fund	Vendor	August	September	Quarter 3
General Fund	Atkinson, Andelson, Loya, Ruud & Romo	\$26,332.71	\$34,327.34	\$60,660.05
General Fund	Miller Starr Regalia		\$53,617.60	\$53,617.60
General Fund	Tao Rossini APC – Terry Tao	\$50,743.69		\$50,743.69
Measure BH	Tao Rossini APC – Terry Tao	\$1,425		\$1,425
<b>Total Q3 Legal Fees</b>		<b>\$78,501.40</b>	<b>\$87,944.94</b>	<b>\$166,446.34</b>

Source: BHUSD Assistant Superintendent, Business Services



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, October 27, 2020, at 7:00 p.m.**, will hold a public hearing to consider adoption of:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO INCREASE SOLID WASTE RATES BEGINNING JULY 1, 2021, AND EACH JULY 1 THEREAFTER THROUGH JULY 1, 2025

At the public hearing, the City Council will hear and consider all objections or protests to the rate adjustments. Any property owner or property tenant who is directly responsible for the payment of the solid waste charges may submit a written protest against the proposed rate adjustments in accordance with the instructions that were mailed to such owner or tenant. Oral comments at the public hearing will not be counted in the determination of a majority protest.

Any interested person may attend the virtual meeting and be heard. Please remember, if you challenge the Council's action in regard to this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

In accordance with the Governor's Executive Orders N-33-20 and N-29-20, and given the health risks associated with COVID-19, the Public Hearing may be conducted via a teleconference/virtual meeting, without a physical location from which members of the public may attend. Please check the October 27, 2020 meeting agenda for further information, including how to submit public comment. The agenda will be available on the City's website at [www.beverlyhills.org](http://www.beverlyhills.org) at least 72 hours prior to the meeting.

If you have any questions, please contact **Public Works Customer Service at 310-285-2467** or email [AskPW@beverlyhills.org](mailto:AskPW@beverlyhills.org).

HUMA AHMED  
City Clerk



If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act ("ADA") please contact (310) 285-2400 or (310) 285-6881 preferably 24-hours prior to the meeting for assistance.

briefs cont. on page 5

# election editorial

## OUR ELECTION ENDORSEMENTS

Mary Wells • Donna Tryfman

We were glad to see seven spirited candidates this year run for three seats available on the board. Unfortunately the restrictions associated with COVID-19 curtailed a lot of the traditional campaign events, but a few important points about the candidates and their respective platforms shone through. Interestingly, not one of the seven is a former BHUSD PTA president, formerly the most common route to a seat on the board.

### WHAT TO DO WITH HAWTHORNE?

When El Rodeo School reopens in two years, Hawthorne School will close. This was the Hobson's choice the former Board made when they decided to rebuild El Rodeo. We only need two K-5's given our current enrollment.

We would like to see Hawthorne transformed into a first-rate preschool, with the city transferring the responsibility of running the preschool to the BHUSD. Hawthorne currently houses the city's preschool, but we would like to see it enhanced and increased in prestige and capacity. This is a subject we have editorialized about in the past, but little has been done. Preschool is school; as such, it should be run by the BHUSD and not the City of Beverly Hills. Doing so would also allow for better alignment between the preschool



Mary Wells

and our Transitional Kindergarten and Kindergarten programs.

### SB 415 MUST BE AMENDED

Senate Bill 415 was a misguided attempt in 2015 by the California legislature to monkey with our election dates, moving all odd-year elections to even years and consolidating previously lower turnout local elections with statewide and presidential elections.

Sounds great, right? But what it has really done is severely restricted our power to elect our local Board of Education. How were the candidates supposed to get any real attention or deliberation from the voters when they are competing with Trump and Biden? This in part is to blame for less interest in the board election than in years past. If a local city council or school

board wants to hold their election in an odd year, let them!

We need to bring back our odd year elections. A larger turnout of voters who are not paying any attention whatsoever to school board issues and will simply vote for the incumbent does not make for a better informed electorate. This was a bad law that is now coming to fruition.

### THE INCUMBENT

We were underwhelmed by incumbent

Board member Noah Margo's campaign this year. Another slick-but-vapid Jon Gluck production (don't call him a campaign manager!)

Margo's vague campaign promises to transform education are equally nebulous. What part of education is he realistically going to transform that he hasn't done already in nine years on the board?

Margo has been tone deaf on a number of important issues facing the board that have changed dramatically from when he was first elected. For example, as we learned at the KBEV debate two weeks ago, he seems painfully indifferent to the fact that district enrollment continues to drop like a stone. Yes, we are a basic aid district no longer dependent on daily enrollment to be paid by the state – but that isn't the point.

A healthy district should have a booming – or at least stable – enrollment. Parents used to beg, borrow and steal to get their kids into Beverly Hills schools. Today, we barely crack 3,400 in total enrollment. Yes, some of it is due to Beverly Hills having an especially older demographic, but imagine if the Board pursued increasing resident enrollment with the same zeal as they did all of their losing Metro lawsuits? This is Beverly Hills Unified, not Detroit. So what's it going to take for this point to get through to Noah?

We think Margo should have observed the pledge he took in Issue #1001 not to seek a third term. This incumbent is overstaying his welcome with the voters,



Donna Tryfman

but thanks to SB 415 (see column two), Margo will probably win re-election for the aforementioned reason. We are going to start seeing this phenomena more often in Beverly Hills, and other small cities throughout the state. If re-elected, we hope Noah returns to the principles that first got him elected as a write-in candidate way back in pre-COVID 2011.

### MARY WELLS AND DONNA TRYFMAN

Mary Wells will bring construction expertise to a board that has gone hog-wild with construction, not all of which was needed. Endorsed by every major group in town, Mary has the temperament and experience to be a stellar board member.

Donna Tryfman, a Los Angeles county public defender, will bring legal expertise to a board whose legal fees have been wildly out of control for the last nine years. A 1985 Beverly High graduate who was active in the Performing Arts Department, Donna knows where our schools have been and where they could go again.

Veteran educator and Board Vice President Rachelle Marcus is slated to become Board President in December, and we think she will do a fine job. We thank Isabel Hacker and Mel Spitz for their service as their terms come to a close. If there is a more thankless job than serving on the Beverly Hills school board, please tell us what it is?

**Beverly Hills Weekly recommends votes for Mary Wells and Donna Tryfman.**



VOTE ON OR BEFORE TUESDAY, NOVEMBER 3 – or by mail-in ballot.

For vote center information, call 562-462-2748 or visit [www.lavote.net](http://www.lavote.net).

briefs cont. from page 4

September 29 for \$52,000. According to a board agenda, these enhancements include construction build-outs, electrical modifications and countertop and shelving installation.

The district will advance funds from Measure BH for the agreement, and later submit for reimbursements from the Los Angeles Metro Transportation Authority.

### Elder Speaks at Beverly Hills Rotary Club Meeting

Radio host, author and documentary filmmaker Larry Elder spoke about his new documentary "Uncle Tom" and other topics at the Beverly Hills Rotary Club meeting Monday.

Elder's political documentary is about the Black American experience and features interviews with Black conservative figures. He said the biggest problem facing the Black community is that 70% of Black children are born without fathers.



Larry Elder

"Why has the percentage of Black people born outside of wedlock gone from 25% in 1965 to 70% now?" Elder said. "I believe [it's because of] transfer welfare spending ... What we're

doing is incentivising women to marry [the] government, allowing men to abandon financial responsibility."

The Beverly Hills Rotary Club hosts meetings every Monday over Zoom at noon. For more information, visit <https://bhrotary.org>.

### Arts and Culture Commission Discusses City's Fine Art Landscaping

The Arts and Culture Commission discussed the landscaping surrounding the city's outdoor fine art pieces Tuesday, in order to prevent the artwork from being obstructed, harmed and so forth.

According to a city staff report, Beverly Gardens Park has 10 sculptures which are mostly on concrete plinth and raised by approximately six inches. Certain art pieces also have a concrete mow curb or fencing surrounding them for protection.

Commissioners have discussed fine art landscaping at length in the past, expressing concern over issues such as badly-maintained landscaping obstructing sculpture. They discussed Tuesday potentially using specific hardscape and landscape materials that can handle the weather conditions in Beverly Hills and make art pieces accessible to the public without damage.



"Takeaway" by Tom Friedman, displayed in Beverly Gardens Park.

briefs cont. on page 6

briefs cont. from page 5

According to a city staff report, interactive art pieces may have walkable materials such as paving or ground cover substitute. Art that is not meant to be touched may have defensive planting or a low fence.

According to a city staff report, the city could use hardscape materials such as: concrete or stone, plinth or pedestal and stone for a curb or a low fence. It could also add several plants, such as lawn substitutes, low groundcovers and small shrubs.

### Chamber Announces Ballot Endorsements

The Beverly Hills Chamber of Commerce announced last Wednesday its ballot measure endorsements for the upcoming November election.

It opposes Proposition 15. According to Ballotpedia, the measure would require commercial and industrial properties to be taxed based on their market value. The Chamber, in an email announcement, said the last thing California needs to be doing is raising taxes on businesses at a time where they are struggling to survive.

It also opposes Proposition 21. According to Ballotpedia, Prop 21 would allow local governments to adopt rent control on housing units.

“Proposition 21 does nothing to increase the supply of housing in California and will make the housing problem worse by discouraging developers from investing in and building new housing,” the chamber said.

The chamber endorsed Measure RP. According to the Chamber, the County of Los Angeles or another entity could seek to raise the sales tax rate in Beverly Hills and if it does, Measure RP would ensure the new sales tax revenue would go to the city.

“This important measure will ensure that sales tax revenue raised through our businesses will flow back into the local community,” the chamber said.

### Hacker Appears on Beverly Hills View

*Beverly Hills View* host Josh Gross (left) interviewed Board of Education



President Isabel Hacker (right) earlier this month. Topics included looking back on her five years on the Board, distance learning, plans to reopen campuses and the upcoming Board election.

Watch the interview online at <https://vimeo.com/466390172> or on Channel 10 at the following dates and times; 10/19 at 7:30 pm; 10/20 at 5:30 pm; 10/21 at 7:30 pm; 10/22 at 1:00 pm; 10/23 at 10:30 pm; 10/27 at 6:30 pm; and 10/28 at 3:00 pm.

### City Reopens Park Playgrounds at Roxbury, La Cienega and More

The City of Beverly Hills announced Tuesday that playgrounds located at Roxbury, La Cienega and Coldwater Canyon parks and Arnaz, Hamel and Reeves mini-parks have reopened. The outdoor fitness equipment at La Cienega Park has also reopened.

This decision was made after Los Angeles County permitted the reopening of playgrounds with safety guidelines in place. Playgrounds and fitness equipment have been temporarily closed since March 16 in response to the COVID-19 pandemic.

The city asked that the following safety protocols be practiced while visiting parks and playgrounds:

- Wear face coverings
- Practice six feet social distancing.
- Wash hands before and after

visiting the playground.

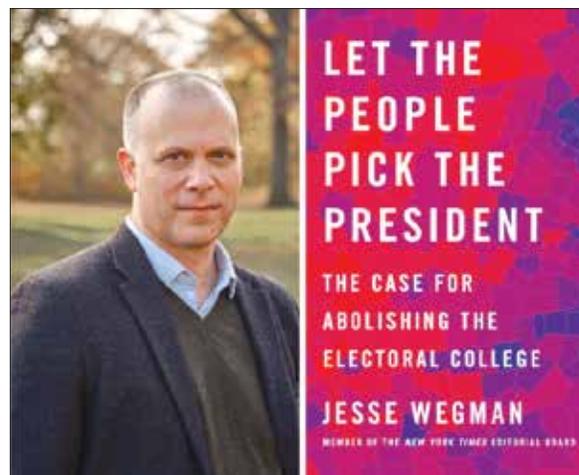
• Stay home if you are experiencing a fever, shortness of breath or difficulty breathing.

• No food or drink is allowed on the playground.

• Follow occupancy guidelines and limit time to allow others to use the playground.

Find more information about the LA County Health Order and Guidelines at [beverlyhills.org/coronavirus](https://beverlyhills.org/coronavirus). For questions, call 310-288-2220.

### Writers Bloc Presents Talk With Author Jesse Wegman and Congressman Jamie Raskin



Jesse Wegman

Writers Bloc is presenting a conversation between author Jesse Wegman on his new book “Let the People Pick the President,” and Congressman Jamie Raskin on October 21 at 5 p.m.

Wegman, a member of the New York Times Editorial Board, an attorney and a reporter on the Supreme Court, has undertaken a history of the Electoral College and its impact on presidential elections in his new book.

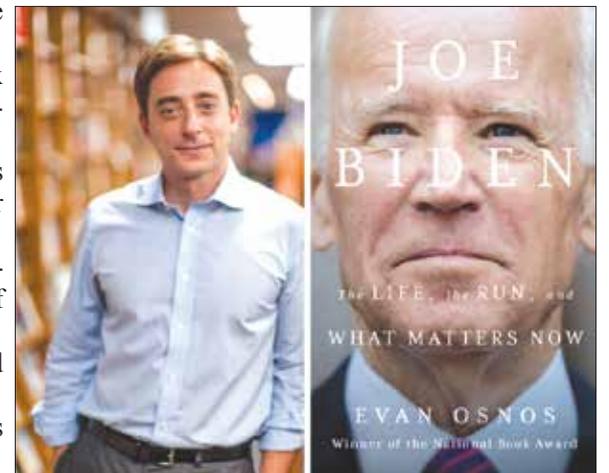
He moves readers through the efforts of hundreds of attempts to abolish the Electoral College and offers a neat solution

to getting around it: the National Popular Vote Compact, which many states have adopted, but not quite enough. The Electoral College has stood in the way of real voter choice for 250 years, Wegman argues.

Wegman will be speaking with Congressman Jamie Raskin (D-Maryland) at the event. Congressman Raskin sits on the House Judiciary Committee and the House Committee on Oversight and Reform, among others. He has spoken out about the need for electoral reform and fair representation in the past.

Sign up to attend the free event at [writersblocpresents.com](https://writersblocpresents.com).

### Writers Bloc Presents Conversation With Evan Osnos and Jessica Yellin About Joe Biden



Evan Osnos

Writers Bloc is hosting an event with author Evan Osnos, who will speak about his new book “Joe Biden: The Life, the Run, and What Matters Now” on October 28 at 5 p.m.

Osnos’ new book is about Democratic Presidential nominee Joe Biden and his career in the Senate, his experience being Obama’s vice president, his decision to run against President Donald Trump and more. Osnos conducted interviews with Biden’s former competitors, some opponents and former colleagues including President Barack Obama for the book.

He will speak with Yellin, who was chief White House Correspondent for ABC News and later for CNN. She is also the author of *Savage News*, a novel published last year.

To sign up for the free live streamed event, visit <https://writersblocpresents.com>. Purchase Osnos’ book at <https://www.vromansbookstore.com>.

--Briefs Compiled by Ani Gasparyan

**Do you know anyone who has gone back to school after a long absence or finished a degree during quarantine? If so, tell us about it at [editor@bh-weekly.com](mailto:editor@bh-weekly.com).**

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# coverstory

## DOES BEVERLY HILLS HAVE A USE FOR MIXED-USE?

### Residents and Developers React to Potential Mixed-Use Ordinance

By Ani Gasparyan

Beverly Hills councilmembers addressed a highly-anticipated and controversial question for local residents and developers Tuesday – will Beverly Hills allow mixed-use development?

After almost three hours of discussion, the answer is still unknown. Councilmembers decided to continue the item to its October 27 meeting and dedicated the October 13 meeting to comments from the Planning Commission and public.

“Mixed-use” refers to buildings that have two or more uses, such as condominiums with office units or hotels with restaurants. While Beverly Hills does have mixed-use

buildings sprinkled here and there, developers are only approved for projects on a case-by-case basis.

The Planning Commission addressed mixed-use development in its June 19 meeting. After over six hours of debate, it recommended a draft ordinance that would create a mixed-use overlay zone in certain areas of the city for the council to review.

Planning Commission Chair Peter Ostroff expressed his support for the ordinance largely for its potential to increase housing in Beverly Hills.

“There is very little willingness to develop housing – affordable or market-rate in Beverly Hills,” Ostroff said in June. “Over the last ten years we’ve

only had 56 new units ... and at the same time we’re required to meet state mandates for both affordable .. and market-rate housing to respond to changes in transportation [and meet] the evolving housing needs of the community.”

**“Only Beverly Hills residents who are developers could think it’s a good idea to permanently and purposefully give up control of our city’s building and design standards to Sacramento, where the state density bonus program was conceived”**

—Nancy Barth

housing needs of the community.”

Ostroff was referring to the Regional Housing Needs Assessment, which is a process in which the housing elements of a city’s General Plan are updated periodically. According to the city’s RHNA allocation, Beverly Hills will have to add 3,096 new units between 2021 and 2029 to address its residents’ housing needs.

Ostroff attend-

ed Tuesday night’s council meeting along with Planning Commission Vice Chair Lori Greene Gordon and Commissioners Myra Demeter and Andy Licht. Former Commissioners Alan Block and Joe Shooshani also spoke, while Commissioner Thomas Hudnut sent in a letter.

Gordon said it’s up to councilmembers to show leadership and take the first step in addressing the government’s mandate for increased housing.

“My goal in voting for this ordinance was always to protect our single family zones because our RHNA numbers are significant,” Gordon said. “I think the most important thing we have to consider is protecting our single-family zones and not overburdening our multi-family

zones.”

Licht said there’s many areas where the city can add energy and a bit of nightlife, which the ordinance could help enhance.

“I think it’ll attract younger residents, which is great for the city in so many ways,” Licht said.

Many residents, however, did not agree that allowing more mixed-use development is the best step forward. Approximately 60 public commenters called or sent letters to the council, the majority of which were residents. They shared concerns about parking, overcrowding and the like.

Judith Douglas said the ordinance would be a disaster if it was passed.

“At great risk is our residential parking zones. In addition, tall overly-dense buildings will bring much more traffic – blocking our views of the city, sky and sunlight,” Douglas said. “If approved, our residential property values will decrease especially close to the proposed mixed-use overlay zones.”

She said mixed-use projects should be approved on a case-by-case basis, depending on the factors which apply to a particular project site.

“Why is our city giving up our control of mixed-use projects and handing this control over to

developers?” Douglas said. “Why can’t we instead require developers to apply to build mixed-use projects, only to be approved if they meet our city’s height, building and parking standards, as done in the past?”

Nancy Barth said even with no mixed-use ordinance, developers can create properties with mixed-use and more density – with Beverly Hills City Planners deciding on standards, such as location, building height and parking requirements for each property.

“Only Beverly Hills residents who are developers could think it’s a good idea to permanently and purposefully give up control of our city’s building and design

standards to Sacramento, where the state density bonus program was conceived,” Barth said.

Developers had a more favorable perspective of the ordinance.

Nicholas Rumanes, head of development with Welltower, said mixed-use zoning is vital for vibrant and thriving communities. Welltower is a real estate investment trust.

“People around the world are expressing interest in new ways and places to live well, work, play shop and spend their time conveniently and safely,” Rumanes said. “Smart mixed-use design opens up many possibilities for Beverly Hills to meet these changing needs and to reinvigorate our commercial areas.”

If approved on October 27, a mixed-use overlay zone could be applied to the following areas of Beverly Hills, according to a city staff report:

- Wilshire Boulevard, between San Vicente Boulevard and Rexford Drive.

- Wilshire Boulevard, to the south of Wilshire Boulevard between Rexford Drive and South Santa Monica Boulevard.

- La Cienega Boulevard, between the northern and southern boundaries of Beverly Hills.

- Olympic Boulevard, between the

eastern border of Beverly Hills.

- South Doheny Drive, between Wilshire and Charleville Boulevard.

- San Vicente Boulevard, between Wilshire and La Cienega Boulevard.

- South Santa Monica Boulevard, between Wilshire Boulevard and Moreno Drive.

- South Beverly Drive, between Wilshire and Charleville Boulevard.

The council’s agenda report notes that allowing a mixed-use overlay zone in these areas could lead to the proposal of mixed-use buildings near the future Wilshire/La Cienega and Wilshire/Rodeo metro stations.

**“People around the world are expressing interest in new ways and places to live well, work, play shop and spend their time conveniently and safely. Smart mixed-use design opens up many possibilities for Beverly Hills to meet these changing needs and to reinvigorate our commercial areas”**

—Nicholas Rumanes

## 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.

MCGOWAN, JOSHUA G, 28, arrested on 09/01/2020 for theft or driving of vehicle, loaded firearm in public person or vehicle, ex-felon with a firearm, counterfeit or forge seal or handwriting, forgery of state, corporate, or official seal, getting credit using other’s ID and outside felony warrant.

CALVERT, DENNIS JAMES, 44, arrested on 09/01/2020 for theft or driving of vehicle, carrying a switchblade upon their person, counterfeit or forge seal or handwriting, forgery of state, corporate, or official seal, getting credit using other’s ID and outside felony warrant.

HENDRICKSON, THOMAS J, 56, arrested on 09/01/2020 for public intoxication.

RAPOPORT, DANIEL PATRICK, 34, arrested on 09/02/2020 for possession of a controlled substance, possession of meth/etc and parole violation – remain

under legal custody to return to prison.

JOHNSON, RODERICK PAUL, 39, arrested on 09/02/2020 for other BHMC violation not listed (see narrative).

YANCEY, ANTHONY DEMAINE, 25, arrested on 09/02/2020 for sale of item no permit.

RAY, DARIUS ANDRE, 24, arrested on 09/02/2020 for criminal conspiracy, burglary – commercial and receiving stolen property.

NEAL, JAVON, 23, arrested on 09/02/2020 for criminal conspiracy and burglary – commercial.

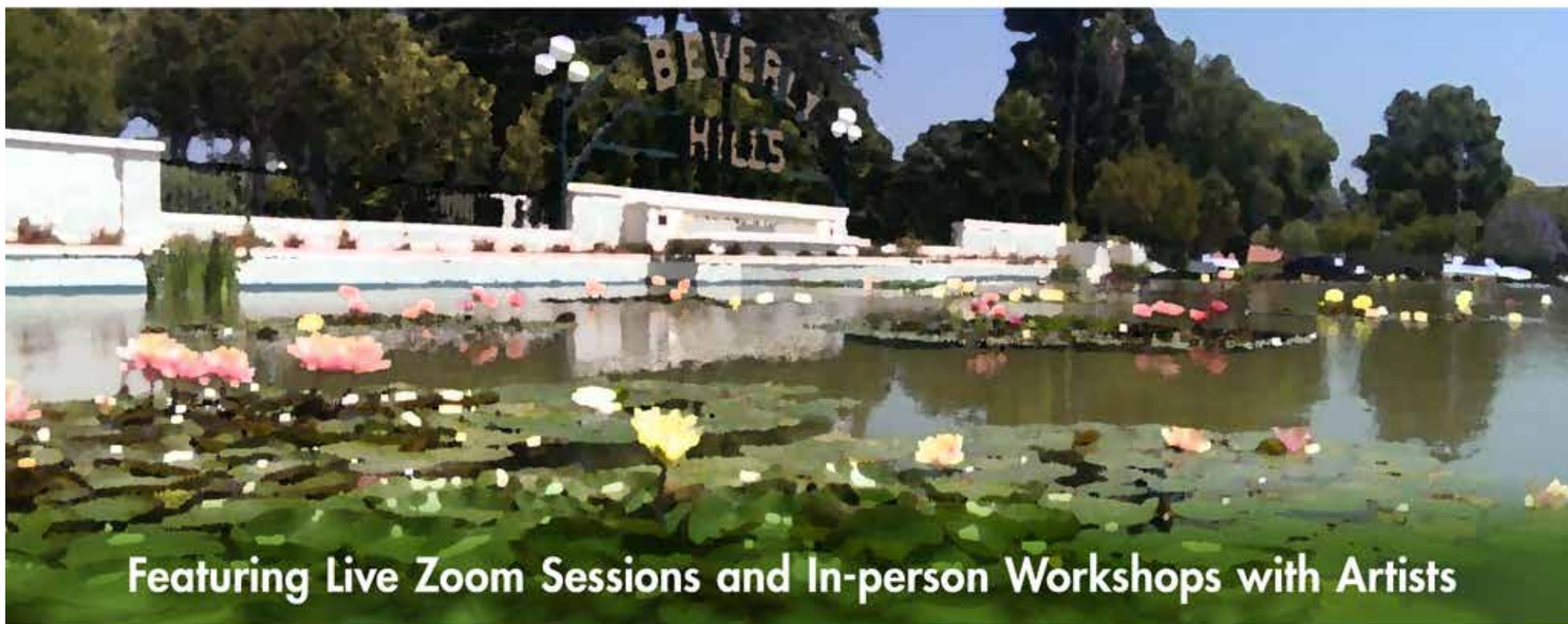
HARRIS, NAMANI LATREL, 24, arrested on 09/02/2020 for criminal con-

spiracy, burglary – commercial and receiving stolen property.

DENIAL, CHRISTOPHER ROBERT, 25, arrested on 09/02/2020 for possession of drug paraphernalia, resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, against peace officer engaged in performance of their duties whether on or off duty, amount of defacement, damage or destruction is \$400 or more and resisting or threatening officer.

KINGSBY, PIA LOUISE, 23, arrested on 09/02/2020 for driving under the influence of alcohol and driving under the influence blood alcohol over 0.08.

arrests cont. on page 8



Featuring Live Zoom Sessions and In-person Workshops with Artists

Register now for Artist Demo Workshops on-site at Greystone Mansion & Garden at [beverlyhills.org/BHRec!](http://beverlyhills.org/BHRec!)  
For Virtual Sessions, obtain live links at [beverlyhills.org/artshow](http://beverlyhills.org/artshow) on October 17<sup>th</sup> and 18<sup>th</sup>!

arrests cont. from page 7

GALVAN, JOSE MANUEL, 39, arrested on 09/03/2020 for driving while license suspended.

BRANTLEY, DAMONNE, 22, arrested on 09/03/2020 for driving unlicensed upon highway and getting credit using other's ID.

COLE, TONY, 22, arrested on 09/03/2020 for getting credit using other's ID.

PEOPLES, TERRENCE LEON, 26, arrested on 09/03/2020 for getting credit using other's ID.

ADAMS, ERNEST K, 22, arrested on 09/03/2020 for getting credit using other's ID.

NEWMAN, BRYAN ROBERT, 44, arrested on 09/03/2020 for outside felony warrant.

HERNANDEZVALENCIA, JORGE IVAN, 27, arrested on 09/03/2020 for driving while license suspended.

NGUYEN, THITHU HUONG, 49, arrested on 09/03/2020 for receiving stolen property, defrauding innkeeper and etc – obtains food, fuel, services, accommodations without paying under \$400.

BARRIOS, RUDY LEONEL, 30, arrested on 09/04/2020 for false ID

to police officer, possession of burglary tools and outside misdemeanor warrant.

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Join us for a virtual Solid Waste Rate Adjustments  
Town Hall on October 20, 2020 at 6 p.m.

The City Council will consider the  
Proposed Rate Adjustments at the public hearing scheduled  
for Tuesday, October 27, 2020 at 7:00 p.m.

Please visit [www.beverlyhills.org/solidwasterates](http://www.beverlyhills.org/solidwasterates)  
for additional information including meeting details.











law (see Section 14411, et seq., B&P Code.) Published: 10/15/2020, 10/22/2020, 10/29/2020, 11/5/2020 NIN 46555  
FICTITIOUS BUSINESS NAME STATEMENT: 2020141460  
The following person(s) is/are doing business as: JH FASHIONS, 680 S. BURLINGTON AVE #322, LOS ANGELES, CA 90057, JUAN OSWALDO HERNANDEZ, 680 S. BURLINGTON AVE #322 LOS ANGELES CA 90057. 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 JUAN OSWALDO 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: 9/17/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/15/2020, 10/22/2020, 10/29/2020, 11/5/2020 NIN 46556  
FICTITIOUS BUSINESS NAME STATEMENT: 2020141480  
The following person(s) is/are doing business as: POLO CARRILLO HOMES, 8141 2ND ST, SUITE 110, DOWNEY, CA 90241, APOLINAR CARRILLO, 8141 2ND ST, SUITE 110 DOWNEY CA 90241. 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 APOLINAR CARRILLO. 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: 9/17/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/15/2020, 10/22/2020, 10/29/2020, 11/5/2020 NIN 46557  
FICTITIOUS BUSINESS NAME STATEMENT: 2020141486  
The following person(s) is/are doing business as: KINGDOM BUILDING, 18629 AMBLER AVE, CARSON, CA 90746, ANGEL FOSTER, 18629 AMBLER AVE CARSON CA 90746. 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 ANGEL FOSTER. 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: 9/17/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/15/2020, 10/22/2020, 10/29/2020, 11/5/2020 NIN 46559  
FICTITIOUS BUSINESS NAME STATEMENT: 2020141664  
The following person(s) is/are doing business as: SHANA'S MOBILE NOTARY, 3653 GUNDRY AVENUE, LONG BEACH, CA 90807, SHANA WYONNE SMITH, 3653 GUNDRY AVENUE LONG BEACH CA 90807. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 03/05. Signed SHANA WYONNE SMITH. 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: 9/18/2020. 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: 10/15/2020, 10/22/2020, 10/29/2020, 11/5/2020 NIN 46548

FILE NO. 2020 138442  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LOCAL AFFORDABLE ROOFER, 18653 VENTURA BLVD STE 209 TARZANA CA 91356 county of: LA COUNTY.  
AI #ON: 3374859

Registered Owner(s): BEST GUY DEVELOPMENT, INC., 18653 VENTURA BLVD STE 209 TARZANA CA 91356 [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: 07/2020.

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/ BEST GUY DEVELOPMENT, INC, BY: MAIMON HADAD, CEO

This statement was filed with the County Clerk of LOS ANGELES County on SEP 14 2020 expires on SEP 14 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).  
04225 BEVERLY HILLS WEEKLY 9/24 10/1,8,15 2020

FILE NO. 2020 138465  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CRUIZERS EXPRESS CAR WASH, 1301 WEST VALLEY BLVD. ALHAMBRA CA 91803; MAILING ADDRESS: 354 BLUE CAVERN POINT LONG BEACH CA 90803 county of: LA COUNTY.  
AI #ON: 4565822

Registered Owner(s): ALHAMBRA CRUIZERS, INC., 354 BLUE CAVERN POINT LONG BEACH CA 90803 [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/ ALHAMBRA CRUIZERS, INC. BY ADAM RIX, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on SEP 14 2020 expires on SEP 14 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).  
ORD-04085 BEVERLY HILLS WEEKLY 9/24, 10/1, 8, 15 2020

FILE NO. 2020 143744  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LOUISE LIQUOR, 908 EAST JEFFERSON BLVD. LOS ANGELES CA 90011 county of: LA COUNTY.  
AI #ON:

Registered Owner(s): G G MULTANI INC, 908 EAST JEFFERSON BLVD. LOS ANGELES CA 90011 [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/ G G MULTANI INC BY PARAMJIT SINGH, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on SEP 22 2020 expires on SEP 22 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).  
ORD-15183 BEVERLY HILLS WEEKLY 10/1,8,15,22 2020

FILE NO. 2020 143046  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LITTLE DHAKA RESTAURANT & GROCERIES, 18159 PIONEER BLVD. ARTESIA CA 90701 county of: LA COUNTY.  
Registered Owner(s): US DHAKA FOOD, INC., 18159 PIONEER BLVD. ARTESIA CA 90701 [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/ US DHAKA FOOD, INC. BY: KHONDAKER MASUD HUSSAIN, CEO

This statement was filed with the County Clerk of LOS ANGELES County on SEP 21 2020 expires on SEP 21 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 Sec-

tion 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).  
59046 BEVERLY HILLS WEEKLY 10/1,8,15,22 2020

FILE NO. 2020 146621  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: KABUKI JAPANESE RESTAURANT, 24045 NEWHALL RANCH RD SUITE A SANTA CLARITA CA 91354; MAILING ADDRESS: 28624 IRON VILLAGE DR. VALENCIA CA 91354 county of: LA COUNTY.  
Registered Owner(s): JUST DO EAT FOODS, INC, 28624 IRON VILLAGE DR. VALENCIA CA 91354 [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/ JUST DO EAT FOODS, INC BY: TAE HOON KIM, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on SEP 24 2020 expires on SEP 24 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).  
18593 BEVERLY HILLS WEEKLY 10/1,8,15,22 2020

PUBLICATION OF NOTICE  
Jay N. Schapira and Phyllis B. Schapira, as Trustees of the Jay and Phyllis Schapira 1986 Trust dated May 22, 1986 and as Trustees of the JNSPBS Trust dated December 12, 2014, have conveyed real properties, cash, securities and other liquid assets to Jay N. Schapira and Phyllis B. Schapira, as Trustees of the BJGL I Trust and the BJGL II Trust, which are Nevada Spendthrift Trust that were each created by a Declaration of Trust of Jay N. Schapira and Phyllis B. Schapira in the State of Nevada, pursuant to Chapter 166 of the Nevada Revised Statutes on September 4, 2020.``  
CN972230 SCHAPIRA Oct 8,15,22,29, 2020

AT&T Mobility, LLC is proposing to replace an existing concrete street light with a replacement street-light style telecommunications facility located near 1422 San Ysidro Dr, Beverly Hills, Los Angeles County, CA at coordinates 34.097528 N, 118.422342 W. The new facility will consist of a steel telecommunications pole with two attached luminaires for a total overall height of 30 feet. Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 6120007879 - SJ EBI Consulting, 6876 Susquehanna Trail South, York, PA 17403, or via telephone at (267) 581-5651.

FILE NO. 2020 149892  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: DING TEA HOLLYWOOD, 5265 HOLLYWOOD BLVD LOS ANGELES CA 90027; MAILING ADDRESS: 5271 HOLLYWOOD BLVD LOS ANGELES CA 90027 county of: LA COUNTY.  
AI #ON:

Registered Owner(s): BKT COFFEE AND TEA CORPORATION, 5271 HOLLYWOOD BLVD LOS ANGELES CA 90027 [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: 08/2020.

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/ BKT COFFEE AND TEA CORPORATION BY MICHAEL PETCHA, PRESIDENT  
This statement was filed with the County Clerk of LOS ANGELES County on SEP 29 2020 expires on SEP 29 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).  
ORD-23154 BEVERLY HILLS WEEKLY 10/8,15,22,29 2020

FILE NO. 2020 150350  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: AMFRAN ENTERTAINMENT, 2722 1/2 AUBURN STREET LOS ANGELES CA 90039 county of: LA COUNTY.  
AI #ON:

Registered Owner(s): LITTLE WARRIOR PICTURE COMPANY, 2722 1/2 AUBURN STREET LOS ANGELES CA 90039 [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: 07/2020.

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/ LITTLE WARRIOR PICTURE COMPANY BY NICOLAS RAINEAU, CEO  
This statement was filed with the County Clerk of LOS ANGELES County on SEP 30 2020 expires on SEP 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).  
ORD-21870 BEVERLY HILLS WEEKLY 10/8,15,22,29 2020

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
HILARY A. TISCH AKA HILARY ANNE TISCH  
CASE NO. 20STPB08385**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of HILARY A. TISCH AKA HILARY ANNE TISCH. A PETITION FOR PROBATE has been filed by STEVEN E. TISCH AND PATRICIA K. TISCH in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that STEVEN E. TISCH AND PATRICIA K. TISCH 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 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: 02/26/21 at 8:30AM in Dept. 44 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court

within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

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

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

Attorney for Petitioner  
FRANK V. CALABA - SBN 50230 FRANK V. CALABA, A LAW CORPORATION  
2600 W. OLIVE AVENUE  
5TH FLOOR  
BURBANK CA 91505

BSC 218912  
10/15, 10/22, 10/29/20  
CNS-3406780#

FILE NO. 2020 153249

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. SCREEN PRINTING ON TIME; 2. EYECATCHER APPAREL; 115 W. VICTORIA ST. GARDENA CA 90248 county of: LA COUNTY.

AI #ON: 3677333  
Registered Owner(s): SCOPE, INC., 560 W. MAIN ST. SUITE C-153 ALHAMBRA CA 91801 [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/ SCOPE, INC. BY: CHRIS MOLLDREM, CEO

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

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

31494 BEVERLY HILLS WEEKLY  
10/8,15,22,29 11/5 2020

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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

Mt. Sinai Hollywood. Double plot #4021 Moses 25. Sinai price \$40,000 SAVE \$10,000. 805-300-1936

## 125-PERSONALS

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