

**briefs** • Planning Commission  
Looks At the Year Ahead **Page 3**

**briefs** • Bloom Announces Run  
for LA County Supervisor **Page 3**

**briefs** • Rent Stabilization Com-  
mission Will Discuss RSO **Page 3**

# Beverly Hills Weekly

ALSO ON THE WEB  
[www.bhweekly.com](http://www.bhweekly.com)

SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1110 • January 7 - January 13, 2021

## Water Works

Public Works Chair Charles Alpert on Why His  
Commission Impacts Every Resident



cover story • page 5



## WHAT'S ON YOUR MIND?

You can write us at:  
140 South Beverly Drive  
#201  
Beverly Hills, CA 90212

You can fax us at:  
310.887.0789

email us at:  
editor@bhweekly.com

Cover photo is of the previous Public Works Commission. Public Works Chair Charles Alpert is pictured second from the left.

# letters & email

## “What’s Your New Year’s Resolution?” [Issue #1109]

Thank you for your coverage of the Beverly Hills Board of Education election in November, in which I was a candidate.

Among the New Year’s resolutions you featured this week is reelected BHUSD School Board member Noah Margo saying, “I resolve to always be part of the solution and never part of the problem.”

Will you ask BHUSD Board member Margo if he meant to imply that he is going to work to have the board repay the \$16 million dollars it improperly diverted from the Measure E school construction bond while he has been in office?

Critics say the BHUSD funds diversion served no purpose except to delay L.A. subway construction, something the City Council and BHUSD have worked together to try to block. Money raised by referendum to repair crumbling school buildings was instead squandered on paying lawyers to mount and lose many lawsuits, arguing that building a subway is unsafe. When the diversion of Measure E construction funds to instead pay for lawyers was voted by BHUSD, dissenting

members said they thought it may be illegal.

A solution to repay the missing Measure E funds could be the annual JPA funding provided by the City Council. The city pays the board \$11.5 million per year that BHUSD spends on whatever it wishes and has never been audited. The city has approved that expenditure for 2021, 2022 and 2023. The board could draw upon that \$34.5 million in funding to pay back money missing from Measure E.

Mary Wells, newly elected to the board, is also featured in your New Year’s resolution cover story. Before being elected to the board, she sat on the Citizens’ Bond Oversight Committee responsible for ensuring Bond Measure E and Bond Measure BH funds are spent responsibly. She was unable to prevent the Measure E funding being diverted while she was on the committee.

Wells, a new member of the board, now has fiduciary responsibility for BHUSD funds. Will you ask her, is she working to claw back money missing from Beverly Hills school bonds?

**Robin Rowe**  
Beverly Hills

## “City Allocates \$1.1 Million for Rent Subsidy Program”

[Issue #1102]

For a mere few shekels of badly needed rent relief for tenants and to assist housing providers, the City of Beverly Hills is asking the city’s rental housing providers to

sign, under penalty of perjury, a contract known as the “Landlord’s/Representative’s Declaration Under Penalty of Perjury” (“Declaration”).

While the city’s rental subsidy program is well-intentioned and would provide much needed assistance to renters and housing providers alike, because of the restrictions imposed under the declaration, it is suggested that housing providers steer clear. Here is what housing providers will be agreeing to when signing the declaration which is being signed under penalty of perjury:

- Not in default under a loan or property is not for sale, and tenants are not required to make payments to a lender, receiver, or trustee.

- Provide notice on a city form to tenants to meet and discuss repayment of past due rent, and within 10 days of signing declaration provide a copy of notice to the city, schedule a meeting with the tenant within 15 days and hold a meeting within 60 days.

- Cannot serve a Notice to Pay Rent or Quit nor attempt to collect past due rent for a 12-month period after the city’s emergency order is lifted (whenever that might be) and not charge interest nor late fees because of a substantial financial impact related to COVID-19.

- Cure all outstanding code violations.

Similar requirements imposed by the City of Los Angeles has resulted in only very limited acceptance of that city’s rental assistance program by housing provid-

## SNAPSHOT



### PURELL INTENTIONS NORTH REXFORD DRIVE

The Beverly Hills Rotary Club collaborated with Beverly High and the Buckley School to donate 1,500 hand sanitizers to the Beverly Hills Police Department and the Beverly Hills Fire Department last weekend. According to Rotary Club President Sharona R. Nazarian, they also provided extra hand sanitizers to distribute to community members. Pictured above is Les Bronte, Officer Aceves, Officer Spurgeon, Jonah Nazarian, Sacha Mund de Laurens, Sienna Wolfe, JR Dzubak, Steven Weinglass, Josh Dardashti, Moshe Kessler, Officer Vang, Sergeant Balleweg and Nazarian.

# Beverly Hills Weekly

Issue 1110 • January 7 - January 13, 2021  
Beverly Hills Weekly Inc.

Founded: October 7, 1999  
Published Thursdays

Delivered in Beverly Hills, Beverlywood, Los Angeles  
ISSN#1528-851X

www.bhweekly.com

**Publisher & CEO**  
Josh E. Gross

**Reporter**  
Ani Gasparyan

**Sports Editor**  
Steven Herbert

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

**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  
Unsolicited materials will not be returned.  
©2021 Beverly Hills Weekly Inc.

**1 year**  
**subscriptions are**  
**available.**  
Sent via US Mail  
**\$75 payable**  
**in advance**

Adjudicated as a newspaper of general circulation for the County of Los Angeles. Case # BS065841 of the Los Angeles Superior Court, on November 30, 2000.



OUR DATA SPEAKS  
VOLUMES



ers. As a result, the city has now modified its program to remit funds directly to qualified renters leaving it up to renters to decide where the money will be spent, which we may only hope some portion will go towards rent.

Requiring owners to sign a contract under penalty of perjury that, among other things, prohibits owners from serving notice of non-payment, charging late fees or interest, or attempting to collect rent for 12 months following the lifting of an emergency order with no end in sight, is something owners should consider carefully.

While many of these contractual provisions may be covered under the city's ordinance, our Apartment Association of Greater Los Angeles has taken the position that these prohibitions are unconstitutional, and we have undertaken a constitutional challenge via a Federal lawsuit against the City of Los Angeles for these same issues.

Beverly Hills established its Rent Subsidy Program to assist renters financially impacted by COVID-19. The application period was November 16th through December 7th and the program provides for a maximum subsidy of \$3,000 for eligible low-income renters residing in Beverly Hills with payments made directly to rental property owners.

Housing providers should be aware of the conditions imposed under the declaration and should take care to read and understand what they are getting into. It is sometimes disappointing that our elected officials and the bureaucrats that run our local governments never seem to be able to step back for a moment and think how they might feel about being asked to sign a contract under penalty of perjury if they were sitting in our shoes, as if this were required for their person investment in rental property just to gain a couple of thousand dollars.

Let us ask these elected officials and bureaucrats, does this make sense to you? It certainly does not make sense to me.

**Daniel Yukelson**  
Beverly Hills

## briefs

### Planning Commission Looks At the Year Ahead

The Planning Commission has a number of upcoming projects to complete in the new year, according to Chair Peter Ostroff.

The City of Beverly Hills must finalize its revised Housing Element, which is part of the city's General Plan. The California Department of Housing and Community Development will certify it around late October.

But the city's Housing Element has been a subject of controversy among Beverly Hills residents and councilmembers. This is due to the Regional Housing Needs Assessment, which found that the city must add 3,096 housing units in the next several years. While the city is appealing this number, city staff have said it's unlikely to

change. The city must show how it will accommodate sites for the RHNA allocation in its Housing Element.

Ostroff said the commission is working with a consultant and will have substantial community outreach as it develops the Housing Element. While the Planning Commission will develop the Housing Element, the City Council will have to approve it.

"It is likely that we shall consider identification of housing sites such as accessory dwelling units, new multi-family projects in the multi-family zoned areas including the mixed-use overlay zone and re-purposing of commercial buildings," Ostroff said.

Ostroff is referring to the new mixed-use overlay zone in certain commercial areas in the City of Beverly Hills, which the Planning Commission recommended and the City Council approved last year. The overlay zone will streamline mixed-use development in the city, which had previously only been approved on a case-by-case basis.

"Other significant projects include the One Beverly Hills project at the Hilton Hotel/Robinson/Union Oil station site at the intersection of Santa Monica and Wilshire Boulevards, the LVMH hotel proposal on Santa Monica Boulevard between Rodeo and Beverly Drive, the proposed office buildings for Lot 12 on Santa Monica Boulevard and the Saks Fifth Avenue project proposed for Wilshire Blvd," Ostroff said.

The One Beverly Hills project is a proposed hotel and condominium that would become the tallest building in Beverly Hills if it is approved. The Cheval Blanc hotel, proposed by the multinational corporation LVMH which owns luxury brands like Louis Vuitton, would be a luxury hotel if it is approved.

According to Ostroff, the commission will discuss the draft supplemental Environmental Impact Report for the One Beverly Hills project in a special meeting on January 28.

### Bloom Announces Run for LA County Supervisor

Assemblymember Richard Bloom (D-Santa Monica) announced Wednesday he will run to succeed Los Angeles County



*Richard Bloom*

Supervisor Sheila Kuehl, who has decided she will not seek a third term. Bloom is a former Santa Monica Mayor and longtime resident of the Third Supervisorial District.

Bloom said he is running for LA County Supervisor because he wants to build on Kuehl's progressive legacy and tackle critical issues. "I will fight for humane solutions to our housing and homelessness crisis. Along with investment in affordable housing, that will mean doubling down on improving our public health, mental health, and justice systems," Bloom said. "It also means committing to equitable economic

recovery and growth as we strive not to return to 'business as usual' but to create a more just LA County with opportunity for all."

He added that he will continue to be a champion for addressing the causes of the climate crisis, holding polluters accountable, and for preserving and improving natural open spaces.

Bloom was elected to represent Assembly District 50, which includes Beverly Hills, in 2012. In the Assembly, he has advocated for the environment, affordable housing, renter protections, and services that address the root causes of homelessness. He has also advocated for an equitable economy.

Since 2012, Bloom has been Chair of the Assembly's Budget Subcommittee on Natural Resources, Energy, Climate Crisis and Transportation, overseeing the budgets of numerous state agencies, including the Natural Resources Agency, CalFire, CalTrans, DMV and others. He has also served on numerous committees, including Higher Education, Business & Professions and Local Government.

Before his election to the State Assembly, Bloom served for more than a decade on the Santa Monica City Council and as the city's mayor.

"I believe my background and experience are ideally suited to helping address the many issues that face the residents of Los Angeles County," Bloom said.

An independent redistricting commission will determine new Board of Supervisor district boundaries by August. While redistricting brings with it some unavoidable uncertainty, Bloom is moving ahead with his campaign.

Watch the *Beverly Hills View* interview with Bloom at <https://vimeo.com/112747509>.

### Rent Stabilization Commission Will Debate Relocation Fees Again

The Rent Stabilization Commission will consider potential updates to the Rent Stabilization Ordinance's policies on relocation fees for the third time Wednesday night.

Landlords are required to pay relocation fees to qualified tenants if they are requesting them to vacate their units. Tenants can qualify for relocation fees under a number of circumstances, including refusal to execute a lease, use by landlords and major remodeling.

The commission first debated updating the city's policies on relocation fees in November and December of last year. They discussed relocation fees requirements, reports on relocation fees, and more. In its last meeting, Chair Lou Milkowski requested city staff to create a schedule of topics discussed and to highlight which questions by commissioners still need to be answered.

According to the commission's agenda

report, the following questions should be discussed in its January 6 meeting:

- Should relocation amounts be tied to the tenant's financial circumstances?
- Should additional fees be required for low-income households?
- Should relocation amounts be based on 10% of relocation fees for every year of occupancy so that after ten years the tenant would be eligible for full relocation fees?
- Whether to require relocation fees when evicting for use by landlords and the landlord's relative specified in the RSO? Or should there be a reduced relocation fee for landlord use?
- Whether relocation fees be required to go to the Rent Stabilization Commission or a mediation board for determinations?
- Whether relocation fees should be established for temporary relocations?

### Design Review Commission Will Consider Permit for North Bedford Drive Home

The Design Review Commission will consider approving an R-1 Design Review Permit for the construction of a two-story



*Rendering of 716 North Bedford Drive*

home on North Bedford Drive Thursday.

According to the commission's agenda report, the proposal is for a contemporary style single-family home to replace the current home at the project site. The proposal includes a slate-clad hipped roof, brick veneer wainscot, symmetrical facade configuration and more.

The project applicant is 621 Rodeo LLC. According to the agenda report, while the design proposal is more contemporary it would complement the existing traditional structure if approved.

### Nate 'n Al's Temporarily Closes After Employees Contract COVID-19

Beverly Hills' iconic deli Nate 'n Al's will be closed until January 12 after several of its employees tested positive for COVID-19.



*Nate 'n Al's*

The restaurant made the announcement Monday on its Instagram page.

"For the safety of our staff and guests,

*briefs cont. on page 4*

briefs cont. from page 3

we felt it best to close temporarily,” its post read. “We are taking every necessary precaution, and after testing all of our employees, will safely re-open on Tuesday, January 12th.”

### City to Update Housing Element of General Plan

The City of Beverly Hills will be advancing its work on the Housing Element update of its General Plan, which will need to be completed by October 2021, this month.

The Housing Element will outline its future housing goals and identifies policies and programs that will be implemented to meet the needs of the community. The State of California requires each jurisdiction’s housing element be updated every eight years and the final housing element must be approved and certified by the state.

Beverly Hills’ Housing Element update will cover the period from 2021 to 2029.

Throughout the next several months, the city’s Community Development staff will continue to work with the City Council, Planning Commission and community to develop a draft plan for adoption that can be reviewed and approved by the state.

The city will host a variety of public meetings and workshops that residents are urged to participate in so that the feedback and data can be used for the draft plan.

The first virtual community meeting will be held on February 1 at 6 p.m. For meeting log-in details and for more information, visit [beverlyhills.org/housingelementupdate](http://beverlyhills.org/housingelementupdate).

To receive updates and notices for meetings and news regarding the Housing Element, please email [housingelement@beverlyhills.org](mailto:housingelement@beverlyhills.org).

### Beverly High Alumnus Featured in Top Art Exhibit

Beverly High Class of 2020 graduate Prince Abrahams’ artwork is featured in

the 2020 College Board AP Art and Design Digital Exhibit.

This exhibit features 51 international high school artists who submitted their artwork to the 2020 AP Art and Design exam. Amid a global pandemic, AP Art and Design students worked with diverse ideas, materials, and processes to create art. The artworks represent the resilience and perseverance of high school students worldwide as they create innovative works of art based on personal experience, some of which depict the impact of the pandemic. The exhibit features student and teacher reflections on these works, providing compelling insights into how artists make choices and approach art making.

During the AP Art and Design Exam adjudication, over 400 readers graded student portfolios submitted for review in 3-D Design, 2-D Design, and Drawing. Culling from the top scores, the 51 students selected for the AP Art and Design Digital Exhibit represent high-quality examples of the Sustained Investigation and Selected Works sections of the portfolio.

“We are proud of our students and the artwork they have created,” said Director of AP Art and Design Rebecca Stone-Danahy. “The AP Art and Design exhibit showcases the course focus on inquiry and the resulting individual student responses to the world around them. This is especially critical as students navigate the changing landscape of our contemporary times.”

Trevor Packer, head of the AP Program, said the AP Art & Design students are remarkably creative and resilient.

“The challenges they faced this year contributed to their experience and shine through in the quality and emotion of their work,” Packer said.

The AP Art and Design program was founded in 1972, and as of 1978, 4500 students had completed portfolios for submission to the program. Over 60,000 students participate annually. Students that receive a score of three or higher are eligible to receive college credit

ceive college credit

To view Abrahams’ artwork, visit <https://2020artanddesignexhibit.collegeboard.org/prince-abrahams>.

### Mirisch Joins Action on Smoking and Health Board of Trustees

Beverly Hills City Councilmember John Mirisch joined the Action on Smoking and Health Board of Trustees in December.

Beverly Hills voted to phase out the sale of commercial tobacco products in 2019. The sales ban will apply to all retailers, including gas stations, convenience stores, pharmacies, and grocery stores, starting this year.

Mirisch said the policy is reflective of the Beverly Hills community.

“Somebody has to be first,” Mirisch said. “Let us be a light onto other cities.”

ASH Executive Director Laurent Huber said ASH is honored to welcome Mirisch’s expertise and insight onto ASH’s Board of Trustees.

“His track record is clear: he has been a champion for public health, willing to take risks and advocate for innovative measures to protect the health of his constituents,” Huber said. “We hope other states and localities can follow his and Beverly Hills’ lead.”

### O’Keefe Named First Woman President in LA Musicians Union’s 123-Year History

Members of the American Federation of Musicians Local 47 elected Tuesday Stephanie O’Keefe as the first woman president in the union’s 123-year history. Secretary/Treasurer Elect Danita Ng-Poss, originally from Malaysia, will be the first person of Asian descent to serve as a titled officer of the union.

O’Keefe, a professional French hornist, began her career in the showrooms of Las Vegas in 1977, relocating to Los Angeles a decade later. She has performed and recorded with a variety of artists including

Lady Gaga, Johnny Mathis, Frank Sinatra, Daft Punk, Dolly Parton, Diana Krall, Barry Manilow, and Herbie Hancock. She has also recorded scores for numerous commercials, films, television shows, and video games.



Stephanie O’Keefe

She created the awareness campaign Real Music Comes From MusiciansSM in 2006. She has served on the Local 47 Legislative Committee and numerous negotiating committees, including in 2005 the creation of the first AFM contract for a previously non-union orchestra. Additionally, O’Keefe serves on the advisory board of the American Jazz Institute, the music faculty of Occidental College, as a trustee for the Musicians Health & Welfare Fund, and in 2019 designed and implemented a highly acclaimed mentoring program, a joint project of Local 47 and the Inglewood School District.

O’Keefe said she is honored to be elected president of Local 47 and that it has been a goal of hers for many years to be an advocate for fellow musicians.

“We are the producers of one of the most valuable commodities on Earth; music has been an integral part of every culture, in every part of the world, for thousands of years,” she said. “Yet, somehow, the producers of this commodity are often undervalued, if not completely overlooked. My goal is to bring recognition to the music makers, and dignity to our profession.”

The newly elected titled officers and executive board members will be sworn-in for a two-year term at the union’s inaugural meeting via Zoom on January 11.

--Briefs Compiled by Ani Gasparyan

# detention&arrestsummary

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

MUTZ HERNANDEZ, GENESIS MARIAM ALEXANDRA, 28, arrested on 10/22/2020 for hit and run – injury or fatal and DUI causing injury: driving under the influence of alcohol.

SPEARS, DONYEAH LAMAR, 19, arrested on 10/23/2020 for loaded firearm in public person or vehicle and grand theft

person.

WRIGHT, MARCUS, 51, arrested on 10/23/2020 for burglary – shoplift.

BUNDAH, DEVEION KEYSHAWN, 19, arrested on 10/23/2020 for loaded firearm in public person or vehicle and getting credit using other’s ID.

ZIMMERMAN, DYLAN TOWLER, 25, arrested on 10/23/2020 for possession of a controlled substance, possession of drug paraphernalia, possession of burglary tools, possessing forged driver’s license or identification card, false personation of another, getting credit using other’s ID

and outside felony warrant.

OGDEN, MATTHEW DRYDEN, 38, arrested on 10/23/2020 for possession for sale, driving while license suspended and evading a peace officer: reckless driving.

GLICKMAN, JAY EDWARD, 50, arrested on 10/23/2020 for possession of a controlled substance.

GERTZ, SALLY SUSAN, 52, arrested on 10/23/2020 for committing mail theft.

ALMANZAR, MARCELO, 20, arrested on 10/24/2020 for carrying a concealed firearm – upon a person and loaded firearm in public person or vehicle.

LOPEZ, LEONARDO, 25, arrested on 10/24/2020 for driving while license suspended.

GORDON, GLENN FENLON, 59, arrested on 10/24/2020 for minor in possession of alcohol and public intoxication.

YORKISON, GREGG EDWARD, 55, arrested on 10/24/2020 for battery-use of force or violence upon another.

CURRAN, MICHAEL ROBERT, 32, arrested on 10/25/2020 for possession of a controlled substance and false ID to police officer.

ALHASHIM, MAJID NABIL, 39, arrested on 10/25/2020 for driving while license suspended.

ROUSSEAU, MICHAEL LAWRENCE, 54, arrested on 10/25/2020 for possession of drug paraphernalia.

Public Notices 310-887-0788 Forms available at www.onestopdbas.com

FICTITIOUS BUSINESS NAME STATEMENT: 2020204860 The following person(s) is/are doing business as: TOWER MEN'S HEALTH 8635 W Third St. Suite 1W, Los Angeles, CA 90048. TOWER UROLOGY, INC. 8635 W Third St. Suite 1W, Los Angeles, CA 90048; This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 7/20/20. Signed: Dudley S. Danoff, President. This statement is filed with the County Clerk of Los Angeles County on: 12/3/20. NOTICE - 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 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: 12/17/20, 12/24/20, 1/7/21, 1/14/21 168

FICTITIOUS BUSINESS NAME STATEMENT: 2020209931 The following person(s) is/are doing business as: CB THERAPY LA 100 N Wetherly Dr #2D, Los Angeles, CA 90048. MAYTHAL ESHAGHIAN, MARRIAGE AND FAMILY THERAPIST, A PROFESSIONAL CORPORATION. 100 N Wetherly Dr #2D, Los Angeles, CA 90048. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Maythal Eshaghian, President. This statement is filed with the County Clerk of Los Angeles County on: 12/8/20. NOTICE - 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 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: 12/17/20, 12/24/20, 1/7/21, 1/14/21 169

FICTITIOUS BUSINESS NAME STATEMENT: 2020211692. The following person(s) is/are doing business as: MSH REAL ESTATE ADVISORS, 2816 VIA ANACAPA PALOS VERDES ESTATES CA 90274. 4765 HOLLY AVE LONG BEACH CA 90805. MSH REAL ESTATE ADVISORS, INC. 2816 VIA ANACAPA PALOS VERDES ESTATES CA 90274. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MATTHEW HEINTZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/09/2020. 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: 12/17/2020, 12/24/2020, 01/07/2020 TBS 5,105 FICTITIOUS BUSINESS NAME STATEMENT: 2020194931. The following person(s) is/are doing business as: FOSTERS CREATIVE. 3111 SHERWOOD AVE ALHAMBRA CA 91801. GARRETT ROJANO. 3111 SHERWOOD AVE ALHAMBRA CA 91801. This

# coverstory

## WATER WORKS

### Public Works Chair Charles Alpert on Why His Commission Impacts Every Resident

By Ani Gasparyan

#### What initially interested you in the Public Works Commission?

I've always been interested in working for the city if I could. I was on Team Beverly Hills and I did some work on the [Beverly Hills Fire Department's] firewise [designation]. I was on [Team Beverly Hills] quite early, maybe the fourth or fifth class I think. It was fun. I learned a lot about the city and enjoyed the experience. I'd recommend it to anyone.

Because I had a background working with engineering companies I thought that I would be a good fit for the Public Works Commission.

#### What are some of the challenges of being on the Public Works Commission?

Public Works has a great number of services it provides. As a commissioner you have to be able to understand the technical side of those services, the business side of providing those services – meaning the cost – and also the residents' point of view. What the expectations are for people in the community to

receive their services. It's sort of a complex organization, much more so than most people realize.

#### What is the status of the city's water treatment plant project at the former Coffee Bean & Tea Leaf location?

There's several projects going on at once. First the water plant – the water plant is being upgraded as we speak right now. The target is to complete the upgrade around the end of August and the beginning of September. So far it's moving on schedule and the commission reviews that every month.

Part two is the Coffee Bean well site,

which is a natural well about a mile or so south of Olympic and La Cienega [Boulevard]. It's a groundwater well. The well is complete, it's being tested right now and it should be ready shortly with all the production facilities. Most of all the equipment that draws the water out of the well centered in the pipeline, it should be done shortly after the plant is done. So sometime in the fall of this year.



*"I think it's important that we take an activist view and put forward some topics that the commission can discuss and possibly make recommendations to the council"*

The third part of the process of the transmission line, as the line from the Coffee Bean site all the way to the Water Treatment Plant on Foothill, that pipeline is the most advanced. It's almost complete now. I think sometime this month they should actually have this connected to the plants. So there's no water yet, but it'll be ready when the plant opens and the well is complete.

#### Are there any other upcoming Public Works projects you're looking forward to?

I think the commission is really looking forward to adding more emergency wa-

ter storage in our reservoir. The commission feels that's one area that sort of needs attention. I believe the city council's going to address that this month and hopefully sometime this year we can start on that additional water storage.

Right now, if there was a serious emergency like a wildfire or something else, the commission would like to see much more storage available.

#### What would adding more water storage entail?

Upgrading an existing reservoir that's out of condition right now. So basically, we have to demolish the old reservoir

and build a bigger one. That would hold more water and connect that reservoir up to the existing distribution. So there'd be some pipelines.

#### Outgoing Public Works Chair Joshua Greer spoke to the Weekly in Issue #1059 about the city becoming more sustainable. He said, "There are a lot of little things we can do to really improve; the challenge is that we want to do everything, but there's always a cost involved." Do you agree with his statement?

I think there's definitely things that all residents can do in terms of sustainability and do it better, whether it's recycling or how much water they use on their property. But I do think that the commission this year should look at identifying some potential projects for sustainability and environmental improvement at the city council. If they don't want to do them this year, they can maybe address those in future years.

I'm a big proponent of at least talking about what we can do right now. Even if the money's not there right now, we've had the discussions, talked about the feasibility of projects and put them forward to city council who are considering the future.

#### Do you have any ideas for sustainability and environmental improvement in the city?

Yes, a few and I've opened it to the commissioners to come up with ideas [too]. I'd like to see us do a better job for example of recycling cardboard. Also commissioners early this year will be talking about single-use plastic and what recommendations we can make for the council on that.

I'd also like the city to see how it can increase infrastructure for electric cars. I don't know if that will actually happen this year but I'd like the discussion to start happening, because I believe that electric cars are going to be more and more what we see on the road in the future.

#### What advice did outgoing Chair Greer give you?

Josh and I have been on the commission almost the same time. So we pretty much know how the commission runs. Additionally, he was unavailable once and so I've already as vice chair led the commission. I have a decent idea. I think the commissioners work well together and Josh and I have always worked well together. I think I'm well prepared. He did a great job and I appreciate that.

#### What qualities do you think make an effective chair for the Public Works Commission?

One of the main jobs as the chair is to

help set the agenda for the meetings with the director of the department. I think it's important that we take an activist view and put forward some topics that the commission can discuss and possibly make recommendations to the council. Along the lines [of what] I said [earlier], if they can't be implemented this year at least we begin the discussion and hopefully some action will go forward in the future.

#### You worked as a lawyer for many years and are now retired. Can you tell us about that?

For over 30 years, I was the general counsel for international engineering and construction companies. The companies I worked for built water plants all over the world and other types of infrastructure. So I've always had to understand how to build them and some of the difficulties [with that]. The last company I worked for was headquartered in San Diego, called Kleinfelder.

#### Tell us about your family.

My wife [Elyse Babtkis] and I reside in Beverly Hills. We've been here more than 25 years. We have a child [Robert Alpert] who lives in Massachusetts.

#### In a year from now, what do you hope to have accomplished as chair?

I certainly want to have the water plant out and water flowing through the plant. The plants have been closed for a number of years, so just having water flowing and having at least one well – that's great. But I think the challenges are to get additional emergency [water] storage. To get two more wells. And [last], I would say is to put some ideas for sustainability and environmental improvement in the city. If we can do all of those things, that would be a really successful year for the commission.

#### The Public Works department is considered essential and has continued to operate throughout the pandemic. What has that been like?

The department has been fully operative. The engineering and the technical staff have rotated tours in the building so that they're not all there at once, but everybody is working in-person or remotely throughout the pandemic. I think they've done a great job responding to the various new challenges as well as making sure that services have continued to the residents, like trash pick-up and water.

The staff had to take on a lot of challenges during the COVID-19 period and during the protests that have happened in the city. I would like to say that the commission really appreciates all the efforts from [them] for responding to those challenges.

business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: GARRETT ROJANO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/20/2020. 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: 12/17/2020, 12/24/2020, 01/07/2020 TBS 5,106 FICTITIOUS BUSINESS NAME STATEMENT: 2020210157. The following person(s) is/are doing business as: ARABY FILM PRODUCTIONS. 16319 KEYPOINTE PL LA MIRADA CA 90638. DENNIS COURTNEY, OWNER. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/20/2020 Signed: DENNIS COURTNEY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/08/2020. 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: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,107 FICTITIOUS BUSINESS NAME STATEMENT: 2020209333. The following person(s) is/are doing business as: EMPOWER WITH FLOWERS BY RUTH. 1640 N POINSETTIA PLACE APT 204 LOS ANGELES CA 90046. RUTH DRABKIN, OWNER. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/20/2020 Signed: RUTH DRABKIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/08/2020. 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: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,108 FICTITIOUS BUSINESS NAME STATEMENT: 2020209108. The following person(s) is/are doing business as: SOUTHLETA. 1535 SIERRA MADRE VILLA AVE PASADENA CA 91107. HARUTUN GULUMIAN, OWNER. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/20/2020 Signed: HARUTUN GULUMIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/08/2020. 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: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,109 FICTITIOUS BUSINESS NAME STATEMENT: 2020210178. The following person(s) is/are doing business as: UNEXPECTED LAWYER, UXL. 1801 CENTURY PARK

EAST 24 FL LOS ANGELES CA 90067. 616 S BURNSIDE AVE #401 LOS ANGELES CA 90038. LAW FAMILIA, INC. 1801 CENTURY PARK E 24 FL LOS ANGELES CA 90067. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/20/2020 Signed: ANTHONY SPOTORA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/08/2020. 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: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,110 FICTITIOUS BUSINESS NAME STATEMENT: 2020205627. The following person(s) is/are doing business as: SADIÉ & SAGE GIRL. 1900 E 25TH STREET VERNON CA 90058. SADIÉ & SAGE LLC. 1900 E 25TH STREET VERNON CA 90058. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2020 Signed: STE-



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: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,153

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2020096799  
Date Filed: 06/18/20  
Name of Business: FIR BAY LIVE  
6314 JACQUELINE STREET LOS ANGELES CA 90042  
Registered Owner: FIR BAY VETERINARY CENTER LLC  
6314 JACQUELINE STREET LOS ANGELES CA 90042  
Current File #: 2020204776  
Date: 12/03/2020  
Published: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,154

FICTITIOUS BUSINESS NAME STATEMENT: 2020192167  
The following person(s) is/are doing business as: AUTOMOTIVE STORAGE SERVICES, 551 ALBERTON AVE, LA PUENTE, CA 91744. CARLOS ZEPEDA, 551 ALBERTON AVE LA PUENTE CA 91744. 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 CARLOS ZEPEDA. 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: 11/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,154

FICTITIOUS BUSINESS NAME STATEMENT: 2020192167  
The following person(s) is/are doing business as: RYVES CLEANING SERVICES, 16123 GREVILLE AVE, LAWNDALE, CA 90260. ALEXANDER TRINIDAD REYES, 16123 GREVILLE AVE LAWNDALE CA 90260. 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 ALEXANDER TRINIDAD REYES. 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: 11/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,154

FICTITIOUS BUSINESS NAME STATEMENT: 2020192178  
The following person(s) is/are doing business as: COSMIC VIBES HOLISTIC HEALING, 1505 CABRILLO AVE, TORRANCE, CA 90501. CARLA ROSA CAMPOS, 1505 CABRILLO AVE TORRANCE CA 90501. 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 CARLA ROSA CAMPOS. 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: 11/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,154

FICTITIOUS BUSINESS NAME STATEMENT: 2020192178  
The following person(s) is/are doing business as: ANGELICA'S INSURANCE AGENCY, 15955 PARAMOUNT BLVD SUITE C, PARAMOUNT, CA 90723. ANGELICA CASTILLO, 15955 PARAMOUNT BLVD SUITE C PARAMOUNT CA 90723. 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 ANGELICA CASTILLO. 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: 11/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,154

FICTITIOUS BUSINESS NAME STATEMENT: 2020192374  
The following person(s) is/are doing business as: C&J&A MOBILE DETAILING, 11116 S NORMANDIE AVE #1, LOS ANGELES, CA 90044. CLYDE MALBROUGH III, 11116 S NORMANDIE ACVE #1 LOS ANGELES CA 90044. 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 CLYDE MALBROUGH III. 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: 11/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,154

FICTITIOUS BUSINESS NAME STATEMENT: 2020192374  
The following person(s) is/are doing business as: ONE LOS ANGELES, 2436 EAST 4TH ST #1386, LONG BEACH, CA 90814. LYDIA MAE MARTINEZ, 2436 EAST 4TH ST #1386 LONG BEACH CA 90814. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed LYDIA MAE MARTINEZ. 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: 11/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,154

FICTITIOUS BUSINESS NAME STATEMENT: 2020192463  
The following person(s) is/are doing business as: SLIME GETS LIT, 9530 ALONDRA BLVD, BELLFLOWER, CA 90206. KATHERINA GONZALES, 9530 ALONDRA BLVD BELLFLOWER CA 90206. 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 KATHERINA GONZALES. 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: 11/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 12/17/2020, 12/24/2020, 12/31/2020, 01/07/2020 TBS 5,162

FICTITIOUS BUSINESS NAME STATEMENT: 2020213652  
The following person(s) is/are doing business as: MAYA FIRST INSURANCE SERVICES, 6530 INDEPENDENCE AVE #351 CANOGA PARK CA 91303. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,163

FICTITIOUS BUSINESS NAME STATEMENT: 2020213652  
The following person(s) is/are doing business as: TINA'S KITCHEN DESIGN, 1017 WESTERN AVENUE #1 GLENDALE CA 91201. KRISTINE MKRTOCHYAN, 1017 WESTERN AVENUE #1 GLENDALE CA 91201. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A.

court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING  
Date: 2/16/21 Time: 8:30a Dept: A Rm: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.  
Date: 12/4/20 Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 12/24/20, 1/7/21, 1/4/20, 1/21/20 170  
FICTITIOUS BUSINESS NAME STATEMENT: 2020202128 The following person(s) is/are doing business as: EAU DE SAVON 9349 Charleville Bl #5, Beverly Hills, CA 90212. CHIEKO HIDAKA, 9349 Charleville Bl #5, Beverly Hills, CA 90212. DEVLIN BOOTH, 7205 Fountain Ave #11, Los Angeles, CA 90046 This business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Devlin Booth, General Partner. This statement is filed with the County Clerk of Los Angeles County on: 12/1/20. 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 in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,164

FICTITIOUS BUSINESS NAME STATEMENT: 2020198943 The following person(s) is/are doing business as: THE UPS STORE 7270 9531 Santa Monica Bl, Beverly Hills, CA 90210; 324 S Beverly Dr, Beverly Hills, CA 90212. ZOMAHA INC. 324 S Beverly Dr Beverly Hills, CA 90212. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Zorick Parsanian, President. This statement is filed with the County Clerk of Los Angeles County on: 11/25/20. 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 in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 1/7/21, 1/4/21, 1/21/21 171

FICTITIOUS BUSINESS NAME STATEMENT: 2020203435 The following person(s) is/are doing business as: GALVANIZED, 4672 CERRILLOS DRIVE WOODLAND HILLS CA 91364. ANGEL LEAL II GALVAN, 4672 CERRILLOS DRIVE WOODLAND HILLS CA 91364. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/20/20. Signed: ANGEL LEAL I GALVAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/02/2020. 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: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,156

FICTITIOUS BUSINESS NAME STATEMENT: 2020202893 The following person(s) is/are doing business as: AESTHETIQUE LASER INSTITUTE, INC; BEVERLY HILLS DRX CONCIERGE, 8920 BOLSHER BLVD SUITE 603 BEVERLY HILLS CA 90211. 8920 WILSHIRE BLVD SUITE 603 BEVERLY HILLS CA 90211. AESTHETIQUE LASER INSTITUTE, INC. 8920 WILSHIRE BLVD SUITE 603 BEVERLY HILLS CA 90211. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: SHARON MC-BETH, M.D., CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/02/2020. 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: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,157

FICTITIOUS BUSINESS NAME STATEMENT: 2020204889 The following person(s) is/are doing business as: MAJESTIC GARDEN, 1518 E PORTNER ST WEST COVINA CA 91791. MIGUEL GONZALEZ, 1518 E PORTNER ST WEST COVINA CA 91791. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MIGUEL GONZALEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/03/2020. 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: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,158

FICTITIOUS BUSINESS NAME STATEMENT: 2020213640 The following person(s) is/are doing business as: YADY'S CLEANING, 1123 W 17TH LOS ANGELES CA 90015. YADIRA TELLO MARIN, 1123 W 17TH LOS ANGELES CA 90015. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: YADIRA TELLO MARIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,160

FICTITIOUS BUSINESS NAME STATEMENT: 2020213648 The following person(s) is/are doing business as: WE CARE WHAT YOU CARE, 303 EAST GARFIELD AVE #309 GLENDALE CA 91205. ELVIN BALLYANS, 303 EAST GARFIELD AVE #309 GLENDALE CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2017. Signed: ELVIN BALLYANS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,161

FICTITIOUS BUSINESS NAME STATEMENT: 2020213650 The following person(s) is/are doing business as: AMD ENTERPRISE, 3110 MONTROSE AVE #4 GLENDALE CA 91214. ARMOND AGHADJANI, 3110 MONTROSE AVE #4 GLENDALE CA 91214. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ARMOND AGHADJANI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,162

FICTITIOUS BUSINESS NAME STATEMENT: 2020213652 The following person(s) is/are doing business as: MAYA FIRST INSURANCE SERVICES, 6530 INDEPENDENCE AVE #351 CANOGA PARK CA 91303. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MAHSHAB EIZADI HEIDARI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,163

FICTITIOUS BUSINESS NAME STATEMENT: 2020199745 The following person(s) is/are doing business as: TINA'S KITCHEN DESIGN, 1017 WESTERN AVENUE #1 GLENDALE CA 91201. KRISTINE MKRTOCHYAN, 1017 WESTERN AVENUE #1 GLENDALE CA 91201. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A.

Signed: KRISTINE MKRTOCHYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/30/2020. 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: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,164

FICTITIOUS BUSINESS NAME STATEMENT: 2020199726 The following person(s) is/are doing business as: ARMETTEZO, 4559 MENDOCINO CT LOS ANGELES CA 90065. ARMEN METZIOJAN, 4559 MENDOCINO CT LOS ANGELES CA 90065. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2016. Signed: ARMEN METZIOJAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/30/2020. 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: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,165

FICTITIOUS BUSINESS NAME STATEMENT: 20202026160 The following person(s) is/are doing business as: GEORGE'S CARPENTRY SERVICES, 8200 OWENS-MOUTH AVE #11 CANOGA PARK CA 91304. JORGE ORLANDO MORENO BERNARDO, 8200 OWENS-MOUTH AVE #11 CANOGA PARK CA 91304. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2020. Signed: JORGE ORLANDO MORENO BERNARDO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/03/2020. 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: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,166

FICTITIOUS BUSINESS NAME STATEMENT: 2020212688 The following person(s) is/are doing business as: PAINLESS WAXING, 1400 S HAYWORTH AVE LOS ANGELES CA 90035. 15920 SIMONDS ST GRANADA HILLS 91344. LARISA FOROSTOV, 15920 SIMONDS ST GRANADA HILLS CA 91344. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2006. Signed: LARISA FOROSTOV, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/10/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,167

FICTITIOUS BUSINESS NAME STATEMENT: 2020213642 The following person(s) is/are doing business as: HERO TOWING SERVICE, 14356 CALVERT ST VAN NUYS CA 91401. HERO MOTORSPORTS, INC. 14356 CALVERT ST VAN NUYS CA 91401. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: KATAYOON ROSHANAI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,169

FICTITIOUS BUSINESS NAME STATEMENT: 2020213654 The following person(s) is/are doing business as: IDEAL ESTATES; IDEAL REAL ESTATE, JAKE MLO, 19228 LAUREN LN SANTA CLARITA CA 91350. PUL MORTGAGE, 19228 LAUREN LN SANTA CLARITA CA 91350. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: PETER GIRGIS, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,170

FICTITIOUS BUSINESS NAME STATEMENT: 2020215603 The following person(s) is/are doing business as: SPARTAN TRAINING, 10500 GIDLEY ST EL MONTE CA 91731. SPARTAN GLOBAL INC, 10500 GIDLEY ST EL MONTE CA 91731. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2019. Signed: CHIHUNG SZETU, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/14/2020. 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 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,171

FICTITIOUS BUSINESS NAME STATEMENT: 2020197511 The following person(s) is/are doing business as: REMAX PREMIER PROPERTIES; REMAX ELITE REALTY, 133 EAST HUNTINGTON DRIVE ARCADIA CA 91006. REAL ESTATE ELITE CORPORATION, 133 EAST HUNTINGTON DRIVE ARCADIA CA 91006. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: KUJAN SUNG, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/24/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,172

FICTITIOUS BUSINESS NAME STATEMENT: 2020197773 The following person(s) is/are doing business as: AMERICA BUILDERS OF NORTH AMERICA INC. 601 S BRAND BLVD STE 105 SAN FERNANDO CA 91340. 458 N MACLAY ST SAN FERNANDO CA 91340. AMERICAN BUILDERS OF NORTH AMERICA, INC. 601 S BRAND BLVD STE 105 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: N/A. Signed: ANDREW A AGUILAR, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/24/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,174

FICTITIOUS BUSINESS NAME STATEMENT: 2020216984 The following person(s) is/are doing business as: PYE CLEANING COMPANY, 5706 3RD AVE LOS ANGELES CA 90043. PATRA LEINSE KERN, 5706 3RD AVE LOS ANGELES CA 90043. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2020. Signed: PATRA LEINSE KERN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,175

FICTITIOUS BUSINESS NAME STATEMENT: 2020216988 The following person(s) is/are doing business as: ASTON MODELS, INC; ASTON MODELS AND TALENT; ASTON MODELS; ASTON TALENT. 328 S BEVERLY DR #A BEVERLY HILLS CA 90212. ASTON MODELS, INC. 328 S BEVERLY DR #A BEVERLY HILLS CA 90212. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2015. Signed: JASON M. WILD, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,176

FICTITIOUS BUSINESS NAME STATEMENT: 2020216991 The following person(s) is/are doing business as: E AND T ATM RENTALS; ETRILLEX, 15445 VENTURA BLVD UNIT 30 SHERMAN OAKS CA 91403. TONY KOVAJAN, 15445 VENTURA BLVD

A Division of Utility Telecom



**The Telephone Connection**  
MAKING YOUR COMMUNICATIONS COUNT™

**\$59** Flat Rate Virtual Office  
*Includes ACCESSION COMMUNICATOR*  
*App for total control of your calls*

**\$29<sup>95</sup>** A Month Per Line  
*For Dial Tone Service*

**Hosted Phone Systems**  
*For Small and Enterprise Class Businesses*

To Order or For More Info  
**CALL TODAY**  
**1-888-789-7900**  
www.utilitytelephone.com

UNIT 30 SHERMAN OAKS CA 91403. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2015. Signed: TONY KOVAIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,177

FICTITIOUS BUSINESS NAME STATEMENT: 2020126993. The following person(s) is/are doing business as: BEACH ENTERTAINMENT. 1313 OCEAN FRONT WALK VENICE BEACH CA 90291. ALEXANDER PLITMAN. 2554 LINCOLN BLVD #525 VENICE CA 90291. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ALEXANDER PLITMAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,178

FICTITIOUS BUSINESS NAME STATEMENT: 2020126995. The following person(s) is/are doing business as: JHI TRUCKING; SPEEZY INTERSTATE. 14249 FRAIR ST #1 VAN NUYS CA 91401. JAIME ALFONSO HINOSTROZA. 14249 FRAIR ST #1 VAN NUYS CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2018. Signed: JAIME ALFONSO HINOSTROZA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,179

FICTITIOUS BUSINESS NAME STATEMENT: 2020126997. The following person(s) is/are doing business as: ALPHA BAIL. 6356 VAN NUYS BLVD STE 231 VAN NUYS CA 91401. CRYSTAL A SMITH. 6356 VAN NUYS BLVD STE 231 VAN NUYS CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: CRYSTAL A SMITH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,180

FICTITIOUS BUSINESS NAME STATEMENT: 2020217001. The following person(s) is/are doing business as: ROOTS LA. 11045 SHERMAN WAY SUN VALLEY CA 91352. CANA ROOITS. 11045 SHERMAN WAY SUN VALLEY CA 91352. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: TONY KOVAIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,182

FICTITIOUS BUSINESS NAME STATEMENT: 2020217003. The following person(s) is/are doing business as: STRATEGIC ESTATES GROUP. 353 E ANGELENO AVE STE A BURBANK CA 91502. CAPITAL CITY INDUSTRIES, INC. 145 S GLENOAKS BLVD #220 BURBANK CA 91502. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: GEVORK GEORGE GEODZHYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,184

FICTITIOUS BUSINESS NAME STATEMENT: 2020217005. The following person(s) is/are doing business as: STRATEGIC FINANCIAL. 353 E ANGELENO AVE STE A BURBANK CA 91502. CAPITAL CITY INDUSTRIES, INC. 145 S GLENOAKS BLVD #220 BURBANK CA 91502. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: GEVORK GEORGE GEODZHYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,184

FICTITIOUS BUSINESS NAME STATEMENT: 2020217007. The following person(s) is/are doing business as: DANIAL CLOSING. 6262 RESEDA BLVD #105 TARZANA CA 91335. ALIREZA BAGHERKHANZAND. 6262 RESEDA BLVD #105 TARZANA CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ALIREZA BAGHERKHANZAND, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,184

File No. 2018097236  
Date Filed: 04/20/2018  
Name of Business: NATURAL & INTEGRATIVE MEDICINE CENTERS  
901 VIA DE LA PAZ, PACIFIC PALISADES, CA, 90272  
Registered Owner: QUANTUM HEALTH CLINICS, D.C., INC  
269 S BEVERLY DR 929 BEVERLY HILLS CA 90212  
Current File #: 2020216990

Date: 12/16/2020  
Notice: 12/24/2020, 12/31/2020, 01/07/2020, 01/14/2021 TBS 5,185  
FICTITIOUS BUSINESS NAME STATEMENT: 2020198172  
The following person(s) is/are doing business as: AD SALES; 2045 W. ROSEGRANS AVE, GARDENA, CA 90249. ALEXANDER JR MORA VIRGEN, 2045 W. ROSEGRANS AVE GARDENA CA 90249. 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 ALEXANDER JR MORA VIRGEN. 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: 11/25/2020. 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: 12/24/2020, 12/31/2020, 1/7/2021, 1/14/2021 NIN 46781

FICTITIOUS BUSINESS NAME STATEMENT: 2020198188  
The following person(s) is/are doing business as: EXQUISITE SALON, 2021 W REDONDO BEACH BLVD, UNIT E, GARDENA, CA 90247. RIIHAO GAO, 2021 W REDONDO BEACH BLVD, UNIT E GARDENA CA 90247. 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 RIIHAO GAO. 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: 11/25/2020. 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: 12/24/2020, 12/31/2020, 1/7/2021, 1/14/2021 NIN 46782

FICTITIOUS BUSINESS NAME STATEMENT: 2020198299  
The following person(s) is/are doing business as: A&A ENERGY SOLUTIONS, 120 E MOUNTAIN ST, PASADENA, CA 91103. ANDREW AYALA LOPEZ, 120 E MOUNTAIN ST PASADENA CA 91103. 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 ANDREW AYALA LOPEZ. 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: 11/25/2020. 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: 12/24/2020, 12/31/2020, 1/7/2021, 1/14/2021 NIN 46775

FICTITIOUS BUSINESS NAME STATEMENT: 2020198311  
The following person(s) is/are doing business as: HOLLYWOOD'S FINEST CLEANING SOLUTIONS, 11416 ALBERS ST APT 104, NORTH HOLLYWOOD CA 91601. MERJIM ENTERPRISES LLC, 11416 ALBERS ST APT 104 NORTH HOLLYWOOD CA 91601. The

business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed EDUARDO 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: 11/25/2020. 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: 12/24/2020, 12/31/2020, 1/7/2021, 1/14/2021 NIN 46778

FICTITIOUS BUSINESS NAME STATEMENT: 2020198322  
The following person(s) is/are doing business as: RKBOKSALES, 15021 VENTURA BLVD #870, SHERMAN OAKS, CA 91403. FRED WEISSMAN, 15021 VENTURA BLVD #870 SHERMAN OAKS CA 91403. 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 FRED WEISSMAN. 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: 11/25/2020. 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: 12/24/2020, 12/31/2020, 1/7/2021, 1/14/2021 NIN 46779

FICTITIOUS BUSINESS NAME STATEMENT: 2020198345  
The following person(s) is/are doing business as: ACUVEDA, ACUVEDA HOLISTX HEALTH CENTER, ACUVEDA HOLISTIC HEALTH CENTER, 14758 BEACH BLVD, LA MIRADA, CA 90638. SROTAS, 14758 BEACH BLVD LA MIRADA CA 90638. 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 SIVARAMA PRASAD VINJAMURY. 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: 11/25/2020. 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: 12/24/2020, 12/31/2020, 1/7/2021, 1/14/2021 NIN 46776

FICTITIOUS BUSINESS NAME STATEMENT: 2020198364  
The following person(s) is/are doing business as: PURE LEAF KEATON, THE HEMP COMPANY, 2201 N LAKEWOOD BLVD SUITE 601A, ONDIA BEACH, CA 90315. OUTCAST DISTRIBUTION, LLC, 2201 N LAKEWOOD BLVD, SUITE D 636 LONG BEACH CA 90815. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JEFFREY PARK. 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: 11/25/2020. 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: 12/24/2020, 12/31/2020, 1/7/2021, 1/14/2021 NIN 46777

FICTITIOUS BUSINESS NAME STATEMENT: 2020198380  
The following person(s) is/are doing business as: ASR ESCORROW, ASR, 1219 S CENTRAL AVE, GLENDALE, CA 91204. ABOVE STANDARDS REALTY, 1219 S CENTRAL AVE GLENDALE CA 91204. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/20. Signed YASAN FARRAJ. 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: 11/25/2020. 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: 12/24/2020, 12/31/2020, 1/7/2021, 1/14/2021 NIN 46774

FICTITIOUS BUSINESS NAME STATEMENT: 2020198394  
The following person(s) is/are doing business as: PELLUQUERIA MEXICO NO 3, 7344 ALONDRA BLVD, PARAMOUNT, CA 90723. ALBERTO ARGUELLO, 9365 CECILIA ST, 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 ALBERTO ARGUELLO. 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: 11/25/2020. 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: 12/24/2020, 12/31/2020, 1/7/2021, 1/14/2021 NIN 46773

FICTITIOUS BUSINESS NAME STATEMENT: 2020198404  
The following person(s) is/are doing business as: PRODUCT DIVISION 1, PRODUCT DIVISION 2, 11111 WILSON BLVD SUITE 100, OFFICE B, HUNTINGTON PARK, CA 90255. UBIOQUIREN, INC, 7223 SANTA FE AVE #18 HUNTINGTON PARK CA 90255. 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 ERNEST ALFORD. 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: 11/25/2020. 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: 12/24/2020, 12/31/2020, 1/7/2021, 1/14/2021 NIN 46771

FICTITIOUS BUSINESS NAME STATEMENT: 2020211620  
The following person(s) is/are doing business as: PIERRE APARTMENTS; SUNSET LANAI APARTMENTS. 269 S Beverly Dr #482, Beverly Hills, CA 90212. KAREN SILVER HOROWITZ TRUSTEE, EDWIN SILVER ADMINISTRATIVE TRUST UNDER THE 1996 SILVER FAMILY TRUST. 269 S Beverly Dr #482, Beverly Hills, CA 90212. This business is conducted by: A Trust. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/1996. Signed: Karen Silver Horowitz, Trustee. This statement is filed with the County Clerk of Los Angeles County on: 12/9/20. 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 in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/31/2020, 1/7/21, 1/14/21, 1/21/21 174

FICTITIOUS BUSINESS NAME STATEMENT: 2020175516  
The following person(s) is/are doing business as: CERTAPAO PAINTERS OF SHERMAN OAKS & BEVERLY HILLS 15030 Ventura Bl #109, Sherman Oaks, CA 91403. ELITE MODERN SOLUTIONS INC. 15030 Ventura Bl #109, Sherman Oaks, CA 91403. This business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Jason Barrass, President. This statement is filed with the County Clerk of Los Angeles County on: 10/30/20. 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 in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/31/2020, 1/7/21, 1/14/21, 1/21/21 175

FICTITIOUS BUSINESS NAME STATEMENT: 2020205109  
The following person(s) is/are doing business as: VICO GLASS 10509 Woodbine St, Los Angeles, CA 90034; 10866 Washington Blvd, Van Nuys, CA 91403. HUDJO R SEVERINO MCO, 10509 Woodbine St, Los Angeles, CA 90034. This business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2020. Signed: Hugo R. Severino Vico, Owners. This statement is filed with the County Clerk of Los Angeles County on: 12/3/20. 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 in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/31/2020, 1/7/21, 1/14/21, 1/21/21 176

FICTITIOUS BUSINESS NAME STATEMENT: 2020222272  
The following person(s) is/are doing business as: AUTHENTIC PHILLY AT THE CORNER, 1855 W MANCHESTER AVE STE 101 LOS ANGELES CA 90047. MARCOS MARTINEZ, 2205 LINCOLN PARK AVE LOS ANGELES CA 90311. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2020. Signed: MARCOS MARTINEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/21/2020. 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: 12/31/2020, 1/7/21, 1/14/21, 1/21/21 176

FICTITIOUS BUSINESS NAME STATEMENT: 2020222272  
The following person(s) is/are doing business as: AUTHENTIC PHILLY AT THE CORNER, 1855 W MANCHESTER AVE STE 101 LOS ANGELES CA 90047. MARCOS MARTINEZ, 2205 LINCOLN PARK AVE LOS ANGELES CA 90311. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2020. Signed: MARCOS MARTINEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/21/2020. 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: 12/31/2020, 1/7/21, 1/14/21, 1/21/21 176

FICTITIOUS BUSINESS NAME STATEMENT: 2020206127  
The following person(s) is/are doing business as: THE ROSS INJURY LAW FIRM; ROSS INJURY LAW FIRM; ROSS INJURY LAW. 1968 S COAST HWY #2152 LAGUNA BEACH CA 92651. MICHAEL ROSS, 1968 S COAST HWY #2152 LAGUNA BEACH CA 92651. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2020. Signed: MICHAEL ROSS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/03/2020. 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: 12/31/2020, 01/07/2020, 01/14/2020, 01/21/2020 TBS 5,188

FICTITIOUS BUSINESS NAME STATEMENT: 2020217955. The following person(s) is/are doing business as: VOS INDUSTRIAL DESIGN. 1640 N SPRING ST STUDIO V LOS ANGELES CA 90012. VOYTEK SIIWIEC. 1640 N SPRING ST STUDIO V LOS ANGELES CA 90012. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: VOYTEK SIIWIEC, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/17/2020. 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: 12/31/2020, 01/07/2020, 01/14/2020, 01/21/2020 TBS 5,189

FICTITIOUS BUSINESS NAME STATEMENT: 2020215756. The following person(s) is/are doing business as: PURE ANBESSA. 133 S CRESCENT DR 11 BEVERLY HILLS CA 90212. ISABELLA AZIEB DEBAS. 133 S CRESCENT DR 11 BEVERLY HILLS CA 90212. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ISABELLA AZIEB DEBAS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/15/2020. 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: 12/31/2020, 01/07/2020, 01/14/2020, 01/21/2020 TBS 5,190

FICTITIOUS BUSINESS NAME STATEMENT: 2020205077. The following person(s) is/are doing business as: SAO HANDYMAN SERVICES. 443 MAGNOLIA AVE INGLEWOOD CA 90301. 443 MAGNOLIA AVE INGLEWOOD CA 90301. STEVEN ANTHONY ORTIZ. 443 MAGNOLIA AVE INGLEWOOD CA 90301. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2020. Signed: STEVEN ANTHONY ORTIZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/03/2020. 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: 12/31/2020, 01/07/2020, 01/14/2020, 01/21/2020 TBS 5,191

FICTITIOUS BUSINESS NAME STATEMENT: 2020213820. The following person(s) is/are doing business as: DAVID M WINDOW COVERINGS. 6150 CANOGA AVE #136 WOODLAND HILLS CA 91367. 13636 VENTURA BLVD #136 SHERMAN OAKS CA 91364. DAVID MICHALOWICZ. 6150 CANOGA AVE #136 WOODLAND HILLS CA 91367. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: DAVID MICHALOWICZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/31/2020, 01/07/2020, 01/14/2020, 01/21/2020 TBS 5,192

FICTITIOUS BUSINESS NAME STATEMENT: 2020202688. The following person(s) is/are doing business as: EQUALRUN SKIN; EQUAL RAN. 13225 JEFFERSON AVE HAWTHORNE CA 90250. LIXIOUS LLC. 13225 JEFFERSON AVE HAWTHORNE CA 90250. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2020. Signed: LIXIOUS LLC. This statement is filed with the County Clerk of Los Angeles County on: 12/02/2020. 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: 12/31/2020, 01/07/2020, 01/14/2020, 01/21/2020 TBS 5,193

FICTITIOUS BUSINESS NAME STATEMENT: 2020214231. The following person(s) is/are doing business as: JJ GLOBAL SHOPPERS. 19429 SINGING HILLS DRIVE PORTER RANCH CA 91326. NELIA DEL ROSARIO BOLHAYON. 19429 SINGING HILLS DRIVE PORTER RANCH CA 91326. JACQUES BOLHAYON. 19429 SINGING HILLS DRIVE PORTER RANCH CA 91326. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2020. Signed: NELIA DEL ROSARIO BOLHAYON, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code) Published: 12/31/2020, 01/07/2020, 01/14/2020, 01/21/2020 TBS 5,195

FICTITIOUS BUSINESS NAME STATEMENT: 2020210351. The following person(s) is/are doing business as: TRAVEL BY DESIGN. 12229 HILLSLOPE STREET STUDIO CITY CA 91604. MAX & BOOTS, INC. 12229 HILLSLOPE STREET STUDIO CITY CA 91604. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2020. Signed: TRAVIS COWAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/09/2020. 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: 12/31/2020, 01/07/2020, 01/14/2020, 01/21/2020 TBS 5,196

Case Number: 20STCP03611  
NOVEMBER 03 2020  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
LOS ANGELES SUPERIOR COURT  
111 NORTH HILL STREET  
LOS ANGELES CA 90012  
PETITION OF: BICH PHUONG NGUYEN for change of name to ALL INTERESTED PERSONS:  
Petitioner BICH PHUONG NGUYEN for a decree changing names as follows:  
Present name: BICH PHUONG NGUYEN  
Proposed name: LAILA TANAKAZ'AN  
The COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

NOTICE OF HEARING  
Date: 02/16/2021 Time: 11:00 AM Dept: 20 Room: 310  
Signed: DAVID J. COWAN, Judge of the Superior Court  
Date: 11/03/2020  
Published: 12/31/2020, 01/07/2020, 01/14/2020, 01/21/2020 TBS 5,197

FICTITIOUS BUSINESS NAME STATEMENT: 2020201056  
The following person(s) is/are doing business as: MAXPRESS DELIVERY SERVICE, 21210 E CROWNA HWY #107, COVINA, CA 91724. MAX CABRERA, 21210 E ARROW HWY #107 COVINA CA 91724. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 03/16. Signed MAX CABRERA. 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: 12/1/2020. 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: 12/31/2020, 1/7/2021, 1/14/2021, 1/21/2021 NIN 46814

FICTITIOUS BUSINESS NAME STATEMENT: 2020204112  
The following person(s) is/are doing business as: EVETROT, 2935 E SPAULDING STREET, LONG BEACH, CA 90804. VERONICA GONZALEZ-PENA, 2936 E SPAULDING STREET LONG BEACH CA 90804. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 11/15. Signed VERONICA GONZALEZ-PENA. 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: 12/2/2020. 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



ry 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  
CARL R. WALDMAN, ESQ.  
SBN 110096  
CARL R. WALDMAN  
A LAW CORPORATION  
2801 TOWNSGATE ROAD  
SUITE 203  
WESTLAKE VILLAGE CA 91361  
12/24, 12/31/20, 1/7/21  
CNS-3425804#

### BEVERLY HILLS UNIFIED SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the Beverly Hills Unified School District, acting by and through its Governing Board, hereinafter referred to as "District", will receive prior to **1:00 p.m. on January 28, 2021**, sealed bids for the award of a Contract for the following:

#### BID NO. 20-21-004 BEVERLY VISTA SCHOOL LOCKER ROOM & MPR HVAC SYSTEM

All bids shall be made and presented only on the forms presented by the District. Bids shall be received in the Office of the **Purchasing Department located at 255 S. Lasky Drive, Beverly Hills, CA 90212** and shall be opened and publicly read aloud at the above state time and place. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened.

Estimated Start Date: February 15, 2021

Contract Completion Date: July 16, 2021

Scope of Work: Installation of new mechanical system for locker room and MPR.

CONTRACTOR should consult the General Conditions, Supplementary Conditions, and General Requirements regarding Milestones and Liquidated Damages.

#### Additive/ Deductive Bid Alternates (See Section 13 of Instruction to Bidders)

If the District has included additive/ deductive alternates which require all bidders to price as part of their bid, the District will utilize the following method to determine the lowest bidder in accordance with Public Contract Code section 20103.8:

□ The lowest bid shall be the lowest total of the bid prices on the base contract and the following additive or deductive items:

Alternate No. 1: Additional per day cost of labor performed under non-business hours.

\*\*Note: Pursuant to Public Contract Code section 20103.8, the selection process selected does not preclude the District from using any of the additive or deductive alternates from the Contract after the lowest responsible responsive bidder has been determined.

#### Miscellaneous Information

Bids shall be received in the place identified above, and shall be opened and publicly read aloud at the above-stated time and place.

The bid documents are available at [www.bh-usd.org/bids/](http://www.bh-usd.org/bids/)

There will be a **MANDATORY job walk and pre-bid conference at 10:00 a.m. on Wednesday, January 13, 2021 at Beverly Vista School (meet at the front office entrance), 200 S. Elm Drive, Beverly Hills, CA 90212**. Any Contractor bidding on the Project who fails to attend the entire mandatory job walk and pre-bid conference will be deemed a non-responsive bidder and will have its bid returned unopened.

Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Contract Documents. The successful bidder must possess a valid and active **Class B License** at the time of bid and throughout the duration of this Contract. The Contractor's California State License number shall be clearly stated on the bidder's proposal

Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents.

Each bid must strictly conform with and be responsive to the Contract Documents as defined in the General Conditions.

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

Each bidder shall submit with its bid — on the form furnished with the Contract Documents — a list of the designated subcontractors on this Project as required by the Subletting and Subcontracting Fair Practices Act, California Public Contract Code section 4100 et seq.

In accordance with California Public Contract Code section 22300, the District will permit the substitution of securities for any moneys withheld by the District to ensure performance under the Contract. At the request and expense of the Contractor, securities equivalent to the amount withheld shall be deposited with the District, or with a state or federally chartered bank as the escrow agent, who shall then pay such moneys to the Contractor. Upon satisfactory completion of the Contract, the securities shall be returned to the Contractor.

Each bidder's bid must be accompanied by one of the following forms of bidder's security: (1) cash; (2) a cashier's check made payable to the District; (3) a certified check made payable to the District; or (4) a bidder's bond executed by a California admitted surety as defined in Code of Civil Procedure section 995.120, made payable to the District in the form set forth in the Contract Documents. Such bidder's security must be in an amount not less than ten percent (10%) of the maximum amount of bid as a guarantee that the bidder will enter into the proposed Contract, if the same is awarded to such bidder, and will provide the required Performance and Payment Bonds, insurance certificates and any other required documents. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited.

The Contractor and all subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. The District has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the District, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/ Department of Labor Standards Enforcement (DLSE).

No bidder may withdraw any bid for a period of ninety (90) calendar days after the date set for the opening of bids.

Separate payment and performance bonds, each in an amount equal to 100% of the total Contract amount, are required, and shall be provided to the District prior to execution of the Contract and shall be in the form set forth in the

Contract Documents.

All bonds (Bid, Performance, and Payment) must be issued by a California admitted surety as defined in California Code of Civil Procedure section 995.120.

Where applicable, bidders must meet the requirements set forth in Public Contract Code section 10115 et seq., Military and Veterans Code section 999 et seq. and California Code of Regulations, Title 2, Section 1896.60 et seq. regarding Disabled Veteran Business Enterprise ("DVBE") Programs. Forms are included in this Bid Package.

The successful bidder will be required to certify that it either meets the Disabled Veteran Business Enterprise ("DVBE") goal of three percent (3%) participation or made a good faith effort to solicit DVBE participation in this Contract if it is awarded the Contract for the Work.

Any request for substitutions pursuant to Public Contract Code section 3400 must be made at the time of Bid on the Substitution Request Form set forth in the Contract Documents and included with the bid.

No telephone or facsimile machine will be available to bidders on the District premises at any time.

It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened.

Publication: *Beverly Hills Weekly*

Publication Dates: December 31, 2020 & January 7, 2021

FILE NO. 2020 219768

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CABOCO, 8391 BEVERLY BLVD. #582 LOS ANGELES CA 90048 county of: LA COUNTY.

AI #ON:

Registered Owner(s): LINDO LLC, 8391 BEVERLY BLVD. #582 LOS ANGELES CA 90048 [DE]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: 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/ LINDO LLC BY WILLIAM CHAIT, MANAGER

This statement was filed with the County Clerk of LOS ANGELES County on DEC 18 2020 expires on DEC 18 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-129610 BEVERLY HILLS WEEKLY 12/31 & 1/7,14,21 2021

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF: TESSIE GUMBINER CASE NO. 20STPB10697

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

A PETITION FOR PROBATE has been filed by TRACY ANN GUMBINER (FKA TRACY ANN ROEDER) AND JILL LEE GUMBINER in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that TRACY ANN GUMBINER AND JILL LEE GUMBINER be appointed as personal representa-

tive to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 02/03/21 at 8:30AM in Dept. 2D 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  
JOHN M. CARMACK  
SBN 34932  
LAW OFFICE OF JOHN M. CARMACK  
10100 SANTA MONICA BLVD., SUITE 1700  
LOS ANGELES CA 90067  
1/7, 1/14, 1/21/21  
CNS-3429639#

#### Notice Calling for Requests for Proposals

#### REQUEST FOR PROPOSALS NO. 20-21-001 PROFESSIONAL AUDITING SERVICES – DISTRICT AND BOND FINANCIAL AUDIT

Notice is hereby given that the Beverly Hills Unified School District, hereinafter referred to as the District, pursuant to Education Code Section 41020, et. seq. invites proposals for furnishing auditing services for 2020-21 annual Financial Audit as specified in the Standards and Procedures for Audits of California K-12 Local Educational Agencies by the State Controller of the State of California, and such other publications on school District audit procedures as have been or shall be issued during the period of this contract. The audit must be performed in accordance with generally accepted auditing standards for financial and compliance audits, as promulgated by the U.S. General Accounting Office (GAO) in Standards for Audit of Governmental Organizations, Programs, Activities, and Functions and the standards issued by the Office of the State Controller. In addition, the audit shall be in accordance with the requirements established by Single Audit Act of 1984 (P.L. 98-502).

Proposals must be received by the Beverly Hills Unified School District by **2:00 p.m., January 28, 2021**, and shall be in a sealed envelope clearly marked "RFP No. 20-21-001, Financial Auditing Services" addressed to:

Gilda Keshishyan  
Beverly Hills Unified School District  
Purchasing Department  
255 S. Lasky Drive  
Beverly Hills, CA 90212

The District reserves the right to reject any or all proposals or to waive any irregularities or informalities in any proposal or in the bidding. No proposal may be withdrawn for a period of sixty (60) days after the date set for the open-

ing of proposals.

RFP documents are available at [https://www.bhusd.org/apps/pages/index.jsp?uREC\\_ID=31867&type=d&pREC\\_ID=1074500](https://www.bhusd.org/apps/pages/index.jsp?uREC_ID=31867&type=d&pREC_ID=1074500)

The Contract for the services, if awarded, will be by action of the District's Board of Education to the Bidder that meets the qualifications established by the RFP documents.

This document is for informational purposes and shall not relieve the Bidder of the requirements to fully become familiarized with all the factors affecting the Proposal. All inquiries and clarifications about the RFP documents shall be submitted to the District no later than **4:00 p.m., January 21, 2021.** Inquiries shall be made in writing to Gilda Keshishyan, Director of Purchasing, via email at [GKeshishyan@bhusd.org](mailto:GKeshishyan@bhusd.org). Verbal communication by either

party with regard to this matter is invalid.

Legal advertisement: January 7 and 14, 2021

**Notice Calling for Requests for Proposals  
REQUEST FOR PROPOSALS NO. 20-21-002  
PROFESSIONAL AUDITING SERVICES  
- BOND PERFORMANCE AUDIT**

Notice is hereby given that the Beverly Hills Unified School District, hereinafter referred to as the District, is inviting proposals from professional auditing firms to provide independent performance audit services for Proposition 39, Measure E, and Measure BH bonds.

Proposals must be received by the Beverly Hills Unified School District by **2:00 p.m., January 28, 2021**, and shall be in a sealed envelope clearly marked "RFP No. 20-21-002, Per-

formance Audit Services" addressed to:

Gilda Keshishyan  
Beverly Hills Unified School District  
Purchasing Department  
255 S. Lasky Drive  
Beverly Hills, CA 90212

The District reserves the right to reject any or all proposals or to waive any irregularities or informalities in any proposal or in the bidding. No proposal may be withdrawn for a period of sixty (60) days after the date set for the opening of proposals.

RFP documents are available at [https://www.bhusd.org/apps/pages/index.jsp?uREC\\_ID=31867&type=d&pREC\\_ID=1074500](https://www.bhusd.org/apps/pages/index.jsp?uREC_ID=31867&type=d&pREC_ID=1074500)

The Contract for the services, if awarded, will be by action of the District's Board of Education to the Bidder that meets the qualifications

established by the RFP documents.

This document is for informational purposes and shall not relieve the Bidder of the requirements to fully become familiarized with all the factors affecting the Proposal. All inquiries and clarifications about the RFP documents shall be submitted to the District no later than **4:00 p.m., January 21, 2021.** Inquiries shall be made in writing to Gilda Keshishyan, Director of Purchasing, via email at [GKeshishyan@bhusd.org](mailto:GKeshishyan@bhusd.org). Verbal communication by either party with regard to this matter is invalid.

Each proposal shall be in accordance with the qualifications, instructions and information contained in the RFP. If a firm does not meet the qualifications listed in the RFP, the firm may be deemed non-responsive.

Legal advertisement: January 7 and 14, 2021

# CLASSIFIEDS To place your ad, call 310-887-0788

## 100- ANNOUNCEMENTS

Eliminate gutter cleaning forever! 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 (Cal-SCAN)

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

Orlando + Daytona Beach Florida Vacation! Enjoy 7 Days and 6 Nights with Hertz, Enterprise or Alamo Car Rental Included - Only \$298.00. 12 months to use 1-866-903-7520. (24/7) (Cal-SCAN)

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)

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cali> (Cal-SCAN)

ATTENTION DIABETICS! Save money on your diabetic supplies! Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now! 1-855-702-3408. (Cal-SCAN)

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

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)

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 (Cal-SCAN)

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

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)

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) (Cal-SCAN)

ARE YOU BEHIND \$10k OR MORE 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 and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (Cal-SCAN)

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book

manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cali> (Cal-SCAN)

DONATE YOUR CAR OR TRUCK 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)

DIRECTV - Switch and Save! \$39.99/month. Select AllIncluded Package. 155 Channels. 1000s of Shows/Movies On Demand. FREE Genie HD DVR Upgrade. Premium movie channels, FREE for 3 mos! Call 1-888-641-5762. (Cal-SCAN)

Need some cash! Sell your unwanted gold, jewelry, watches & diamonds. Call GOLD GEEK 1-844-905-1684 or visit [www.GetGoldGeek.com/california](http://www.GetGoldGeek.com/california)

BBB A Plus Rated. Request your 100 Percent FREE, no risk, no strings attached appraisal kit. Call today! (Cal-SCAN)

ENJOY 100% guaranteed, delivered-to-the-door Omaha Steaks! Get 4 FREE Burgers. Order The Griller's Bundle - ONLY \$79.99. 1-877-882-4248 Use Code 63281PAM or [www.OmahaSteaks.com/family06](http://www.OmahaSteaks.com/family06) (Cal-SCAN)

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

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

Hollywood Forever Cemetery 2 plots in mausoleum. Garden of

Israel-Tier B True Companion. Crypt B-46. Current value as of 6-1-19 \$16,500 (normally \$33,000, 50% discount) I will pay the transfer fee of \$1,500. (Live forever with the Hollywood stars). Call 310-228-8534

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

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

Pierce Brothers Valhalla in North Hollywood (Eye Level Side by Side) Mausoleums - 1 Single and 1 Double Deep. Spaces Only. Asking \$18,000 (949) 324-9665

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

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

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store:

301-HOUSING WANTED  
Austrian male, 18, US citizen, nonsmoking, no alcohol, multilingual, excellent student, just graduated from high school, Looking for a tutoring job (French and/or German) at a nice American family, can start Jan 2021 for 6-12 months. Please contact us at: [vartanian@aon.at](mailto:vartanian@aon.at)

310-HOUSESITTING

Looking for HOUSESITTING Opportunities - Architect/Landscape Architect, love Pets and Gardening. Contact: [spbeyer@gmail.com](mailto:spbeyer@gmail.com). 818-219-6830. References available.

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

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

RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company [www.viploan.com](http://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](http://www.adoptionsfirst.com) (Cal-SCAN)

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

36 ACRE SELF SUFFICIENCY HOMESTEAD - \$145 MONTH  
Outstanding buy on quiet - secluded off grid northern Arizona homestead at cool clear 6,000' elev. Entirely useable grassy meadowland with sweeping views of surrounding red rock ridges. Situated within a secluded valley location surrounded by thousands of acres of uninhabited wilderness. Free well water access, rich loam garden soil, and ideal year-round climate. No urban noise and dark

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

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

901-AUTOMOTIVE  
Lifetime warranty on Brakes, Shocks & Struts 15% off parts with ad. 8537 Wilshire Blvd 310-652-3040

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: [porschorestoration@yahoo.com](mailto:porschorestoration@yahoo.com) (Cal-SCAN)

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

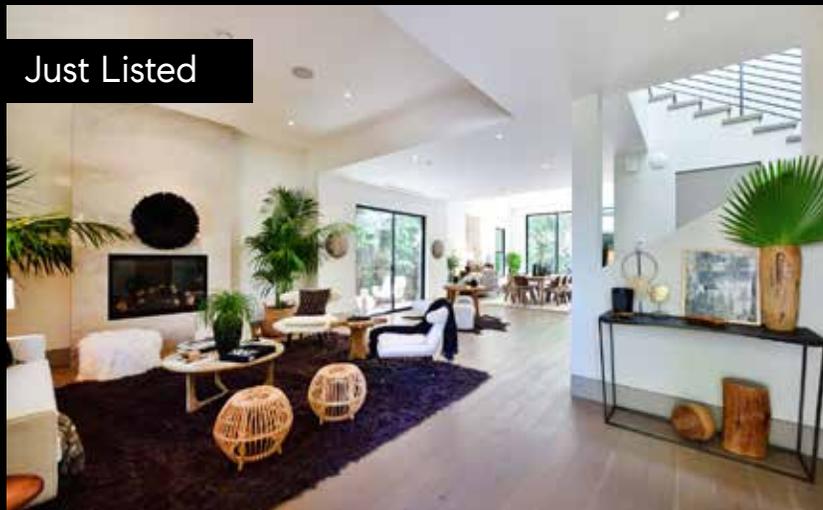
Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

# Bring in 2021 in a New Home



Just Listed

9019 Elevado, West Hollywood  
Offered at \$4,499,000



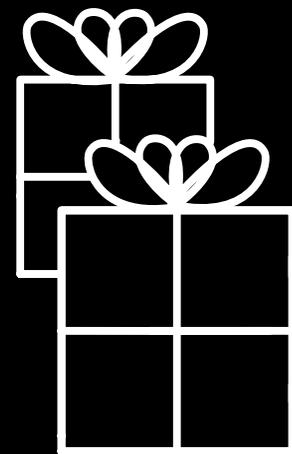
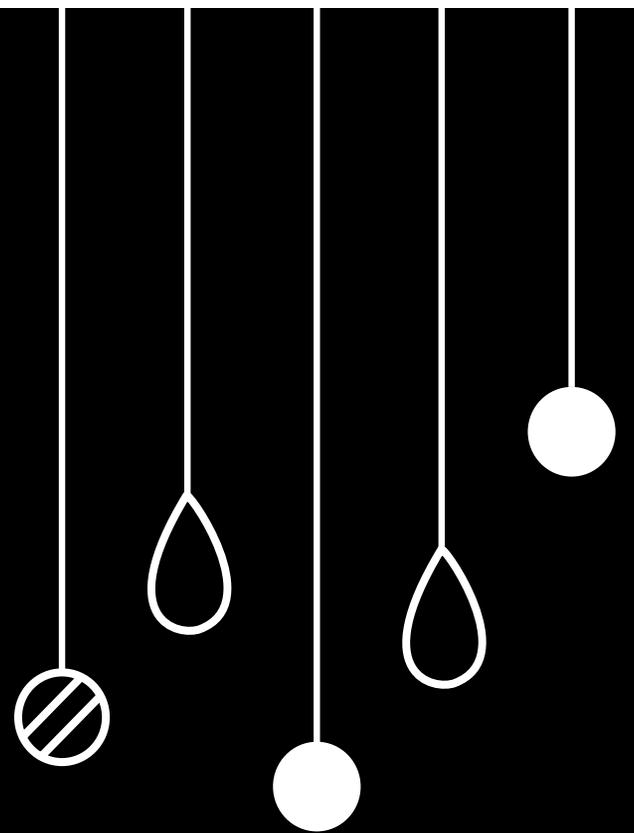
Just Listed

701 Huntley, West Hollywood  
Offered at \$3,695,000



Just Listed

460 N Kings Road, West Hollywood  
Offered at \$4,395,000



Jennifer Okhovat

Residential and Commercial  
Real Estate and BHHS Alumna



310.435.7399 | [jennyohomes@gmail.com](mailto:jennyohomes@gmail.com) | [jennyohomes.com](http://jennyohomes.com) | DRE01866951

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed. The buyer is advised to independently verify the accuracy of that information. Based on information from the Association of REALTORS®/Multiple Listing of 02/26/2019 and/or other sources. Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent. This is not intended as a solicitation if your property is currently listed with another broker. DRE 01866951

