

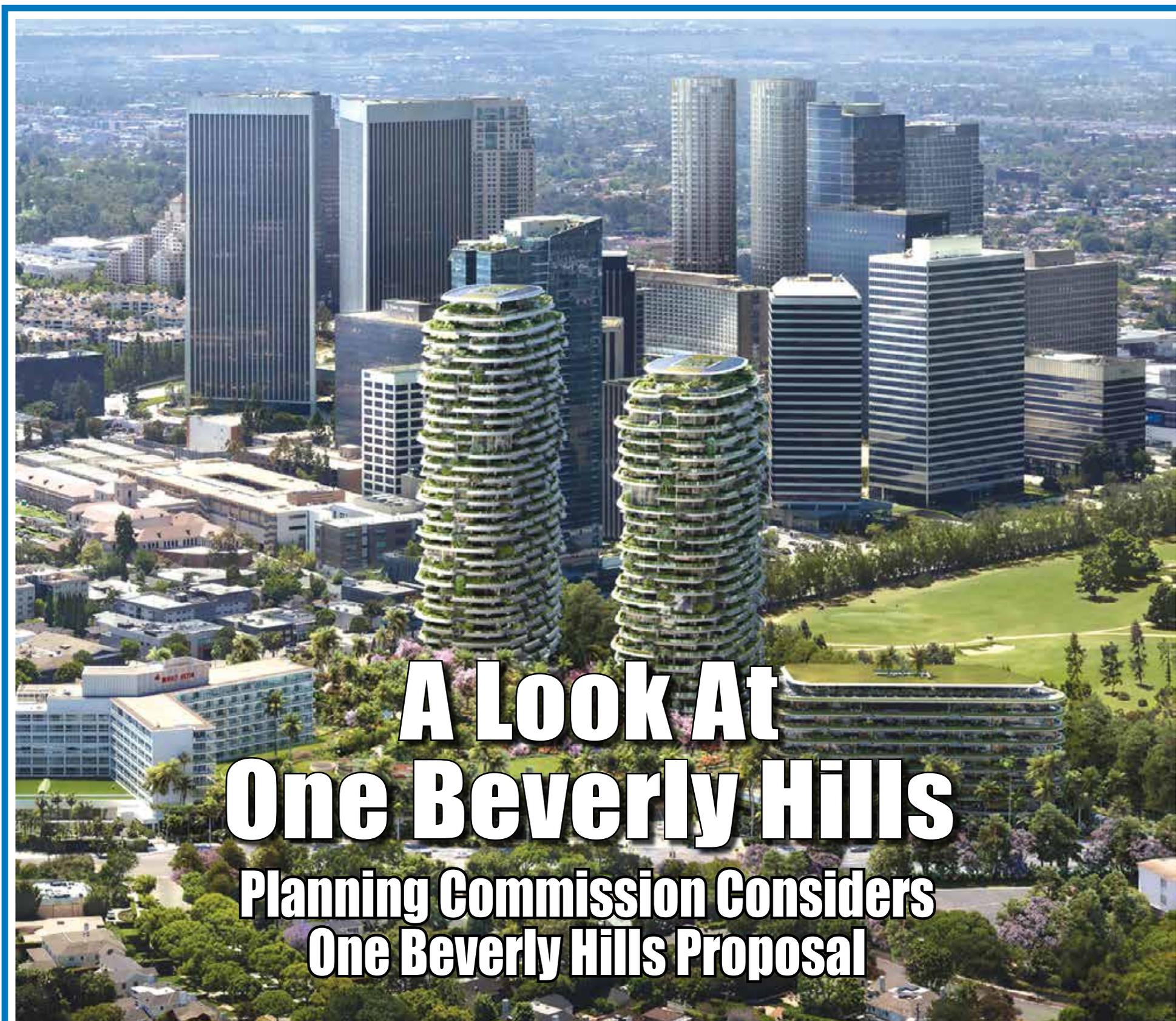
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# Beverly Hills Weekly

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Issue 1124 • April 15 - April 21, 2021



## A Look At One Beverly Hills Planning Commission Considers One Beverly Hills Proposal

cover story • page 7



# HOUSING ELEMENT UPDATE 2021

## VIRTUAL COMMUNITY MEETING April 28, 2021 at 6 p.m.

The City of Beverly Hills invites all interested community members to attend a virtual meeting to learn about the 2021 Housing Element Update. The Housing Element of the General Plan will outline the future housing goals of the City and identify policies and programs that will be implemented to meet the housing needs of the community.

Please join us! For meeting log-in details and more information, visit [BEVERLYHILLS.ORG/HOUSINGELEMENTUPDATE](http://BEVERLYHILLS.ORG/HOUSINGELEMENTUPDATE)



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## BEVERLY HILLS COMPLETE STREETS PLAN

### SAVE THE DATE: City Council Study Session

Tuesday, April 20, 2021  
2:30 p.m.  
Virtual Meeting

The Beverly Hills City Council will meet to discuss next steps in finalizing the Draft Complete Streets Plan during the City Council Study Session meeting. The Draft Complete Streets Plan is a mobility policy plan that includes a comprehensive analysis of pedestrian, bicycle, street networks and emerging transportation modes and technologies.

Review the Draft Plan at: [beverlyhills.org/completestreets](http://beverlyhills.org/completestreets)

Meeting details will be provided by April 17, 2021 at: [beverlyhills.org/citycouncilmeetings](http://beverlyhills.org/citycouncilmeetings)

For questions contact:  
(310) 285-2467 or  
[transportation@beverlyhills.org](mailto:transportation@beverlyhills.org)



Participate in the public comment period for the Draft Connect Beverly Hills Streetscape Plan and Design Standards!

**Connect Beverly Hills: Draft Streetscape Plan and Design Standards**  
Public Comment Period: April 14th - May 10th, 2021

#### What's in the Draft Plan and Standards?

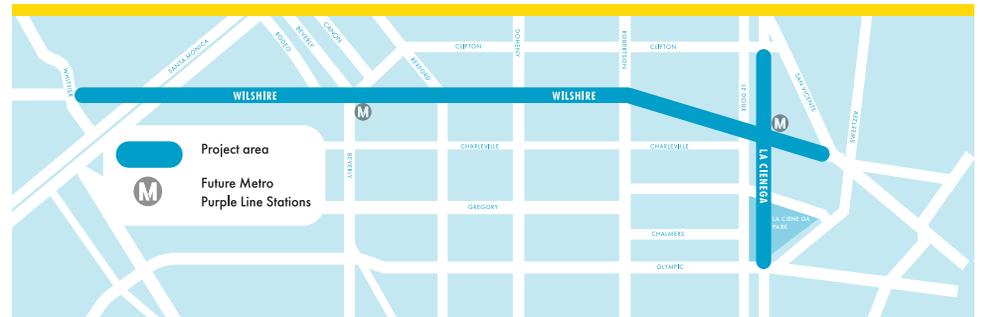
The Draft Plan and Standards will help create consistent, attractive streetscapes on Wilshire and La Cienega Boulevards that look and feel more like Beverly Hills by establishing streetscape guidelines for both streets. The plan includes:

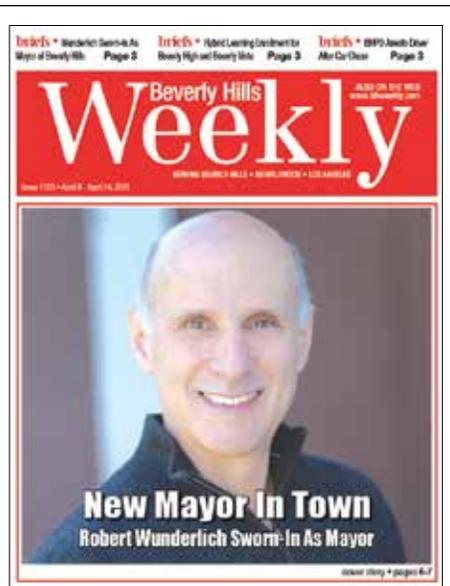
- Mobility improvements along both boulevards
- Design standards for street furniture, lighting, landscaping, and more
- A conceptual plan for a proposed Mobility Hub at 8421 Wilshire Blvd (the intersection of Gale Drive and Wilshire Boulevard)

#### How do I give feedback?

- Visit [connect.beverlyhills.org](http://connect.beverlyhills.org) to see the full Draft Plan and submit your comments.
- Attend the upcoming Project Advisory Committee meeting on **May 6th, 2021** where the Traffic and Parking Commission will review the Draft Plan. Details on how to join the meeting are online at [connect.beverlyhills.org](http://connect.beverlyhills.org).

For questions, please contact the Public Works Department at (310) 285-2467 or [AskPW@beverlyhills.org](mailto:AskPW@beverlyhills.org).





## WHAT'S ON YOUR MIND?

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Issue 1124 • April 15 - April 21, 2021  
Beverly Hills Weekly Inc.

Founded: October 7, 1999  
Published Thursdays

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

www.bhweekly.com

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Unsolicited materials will not be returned.  
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**1 year  
subscriptions are  
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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



# briefs

## Tenant Representatives Resign from Rent Stabilization Commission

The two tenant representatives on the Rent Stabilization Commission resigned last Tuesday, after weeks of disagreements with other commissioners.

Commissioners Kathryn Cavanaugh Jacoby and Gwen Owens rescinded their resignations the next day, but the Beverly Hills Municipal Code states that membership is terminated automatically if a commissioner resigns.

Rent Stabilization Deputy Director Helen Morales said city staff does not have the authority to reinstate the commissioners and the city council liaison will meet in the upcoming weeks to discuss next steps. According to the municipal code, in the event of a commissioner resignation the liaison will recommend a former commissioner to serve the role until the city council appoints a new member.

The Rent Stabilization Commission has six total members, which include two landlord representatives, two tenant representatives and two at-large or neutral representatives. There are also three alternate members.

Jacoby and Owens have missed at least two meetings since the commission first started meeting in June, which resulted in them being cancelled due to lack of quorum. The commission's meeting last Wednesday was also canceled due to lack of quorum.

While it is not immediately clear why Jacoby and Owens initially resigned, they have disagreed with their fellow commissioners on a number of issues including how to amend the Rent Stabilization Ordinance's policies on relocation fees.

Jacoby, in February, said that the commission has gone nowhere with almost everything it's done. She also said the commission is polarized.

"It's seeming to me that this is a very landlord-heavy [commission], even with the members at-large who completely agree with the landlord voting," Jacoby said. "Where's the neutrality in what we are discussing?"

## Board Divided Over Finance Committee Bylaws

The BHUSD Board of Education was split last Thursday over revisions to the Finance Committee's guidelines regarding how to appoint new committee members.

According to the Finance Committee's original bylaws, if a committee member vacates their seat then the board member who made their appointment will appoint a new member. But if the board member who made the appointment is no longer in office, the board president will make the appointment.

Board Vice President Tristen Walker-Shuman, who has served on the Finance Committee for two years, proposed to amend the bylaws so that appointments

"shall be by order of election of members who have not already made an appointment to the committee, so that every board member may equitably make an appointment to the committee during their term."

The board approved the revision in a 3-2 vote, with Board President Rachelle Marcus and Board member Mary Wells dissenting.

Wells said Marcus had delegated the appointment of a new Finance Committee member to her and she selected someone well-qualified for the role.

"I can think of no reason that a board member would object to this appointment – or go to such extremes to avoid it as evidenced by this proposed revision – unless the motives are purely personal and unrelated to what's best for our community and children," Wells said.

Wells said Walker-Shuman proposed the amendment just so she can appoint the next Finance Committee member. She said the board approved the committee's guidelines last month without objections.

"We cannot, one month later, change the rules because somebody doesn't get what they want," Wells said. "The existing guidelines state clearly that the board president appoints or delegates the appointment to replace Finance Committee members when the board member who made the original appointment no longer sits on the board."

Board member Amanda Stern said it's equitable if there's equal opportunity for a board member to appoint a committee member.

"I understand that there's a procedure to address an existing bylaw, but that's sort of the rational that comes to mind to me," Stern said.

Walker-Shuman, in a statement, said she requested the amendment to align the board's guidelines to conform with its practice that every board member have the opportunity to make appointments to the Finance Committee during their term.

"Ensuring every board member has the opportunity to make an appointment to a district committee during their term is simply better governance," Walker-Shuman said. "Having the board president unilaterally act to skip any other board member, and hand the appointment to a new board member who they endorsed in the campaign can have no other result than to create ill will between colleagues."

Marcus said just because Walker-Shuman might not get the chance to appoint a Finance Committee member is not a valid reason to change the board's established guidelines.

"Mrs. Walker-Shuman states that the change will ensure all members will get a chance to appoint someone," Marcus said. "This is misleading and simply not true."

The revised bylaw allowed Walker-Shuman to appoint Frank Chechel, who ran for the board in 2020, to the Finance Committee. Marcus appointed Dan Fienberg.

## Beverly High and Beverly Vista Students Start In-Person Instruction

Beverly High and Beverly Vista students returned to their campuses for in-person instruction last week.

The BHUSD first closed its schools and began online instruction in March 2020 due to the rising number of COVID-19 cases throughout the country. After almost a full year of the pandemic, elementary students were able to return to campus for in-person instruction in early March.



*Beverly High Assistant Principal Jill Hunt, Assistant Principal Drew Stewart, Assistant Principal Kim Decatrel and Principal Mark Mead*

Now, the district has given the option for high school and middle school students to return to campus. Sixth to 12th grade students who chose to return to hybrid or in-person learning were divided into "A" or "B" cohorts. Students will be on campus two days a week and have virtual lessons the remaining three.

As of April 2, around 57% of Beverly Vista students and 28% of Beverly High students had enrolled in hybrid learning. According to BHUSD Public Relations Director Rebecca Starkins, students are able to move in and out of in-person learning due to synchronous instruction.

During the BHUSD Board of Education meeting Tuesday, Board President Rachelle Marcus said she was there to witness the return to in-person instruction at Beverly Vista.

"I need to tell you that to see the organization and how smoothly it went was just unbelievable. I really was impressed by – you could just tell how much work had been put into that by everybody that was involved in it," Marcus said. "It was amazing and I just wish that more students would have come back so that we could have had them back on that day to feel that excitement and so on of being back at school."

Beverly High Principal Mark Mead, in a statement, said the past year has been the most challenging of his career.

"The pandemic created unpredictable impacts on our entire school community and I am beyond grateful to everyone for helping us reintegrate into a new sense of normalcy," Mead said. "There has been a fantastic buzz around campus and we are especially excited to see students back in-person, especially our seniors!"

Superintendent Michael Bregy, in a statement, said he is delighted with the seamless integration both the middle and

*briefs cont. on page 4*

briefs cont. from page 3

high school have experienced in returning to in-person learning.

“Seeing students back in classrooms has been extremely rewarding,” Bregy said. “I am proud to lead this district, none of this would be possible without our incredible students, staff, parents, PTA, BHEF, and Board of Education. Having all of our schools back truly feels like there is light at the end of this tunnel.”

## Gardenhouse BH Projects Moves Forward

Gardenhouse BH – a mixed-use building on Wilshire Boulevard – may be able to have boutique fitness studios, coffee shops and grocery markets on its ground floor, according to a Planning Commission meeting last Thursday.

The Planning Commission previously approved a Planned Development for the building in 2007. But in March, the property owners requested an amendment that would allow them to have ground floor commercial spaces and markets, exercise facilities and coffee shops in the building’s retail spaces. The Beverly Hills

Municipal Code currently prohibits those business uses in mixed-use buildings.

Commissioners reviewed the proposed amendments in its March 25 meeting, but continued the discussion to April 8 to al-



8600 Wilshire Boulevard

low Gardenhouse to amend its proposal. The proposal was amended to allow boutique fitness centers, such as yoga studios, instead of exercise facilities.

The Planning Commission approved creating a resolution to pass the amendment in its April 22 meeting with a 5-0 vote.

## Board Appoints Members to District Committees

The BHUSD Board of Education appointed members to the Facilities and Construction Advisory Committee and Finance Committee Tuesday.

Each board member appointed one member to the Facilities and Construction Advisory Committee, which is a new committee in the district.

- Board member Amanda Stern appointed Ori Blumenfeld.

- Board member Noah Margo appointed former Board member Howard Goldstein.

- Board member Mary Wells appointed Bernard Kamine.

- Board Vice President Tristen Walker-Shuman appointed former Board member Jake Manaster.

- Board President Rachele Marcus appointed Donna Tryfman.

Two members were appointed to the Finance Committee.

- Walker-Shuman appointed Frank Chechel.

- Marcus appointed Dan Fienberg.

## BHUSD Plans for In-Person Graduations, Details Still Unknown

The BHUSD is planning to hold in-person graduations and promotions for its students this year, according to a Board of Education meeting Tuesday.

The district held virtual ceremonies last year due to COVID-19 health and safety guidelines. Superintendent Michael Bregy said the district has been working with Los Angeles County to have a physical ceremony for high school, middle school and elementary schools.

However, the county has not announced how many people would be allowed to attend an in-person celebration.

“We do know that we’re in a good spot to be able to have a large group gathering, it’s the capacity that we are waiting to hear back from,” Bregy said. “So we are getting very creative on how we can do a physical ceremony and different versions depending on what the capacity LA County will allow.”

According to Bregy’s presentation, Hawthorne and Horace Mann’s graduation ceremonies are scheduled for June 8. Beverly Vista’s graduation ceremony is scheduled for June 9. Beverly High’s graduation ceremony is scheduled for June 10.

## Planning Commission Approves Real Estate Office on Brighton Way

The Planning Commission approved last Thursday a conditional use permit for a real estate office, which will allow the company to have a non-retail business space on the ground floor of Brighton Way.

According to the commission’s agenda report, the property is located in a pedes-

trian oriented area of the city where real estate offices are restricted. The Beverly Hills Municipal Code established pedestrian oriented area regulations to maintain a pedestrian-friendly atmosphere.

The municipal code also prohibits non-retail uses in spaces that have more than 30 feet of street frontage on the ground floor in a pedestrian oriented area.

But certain businesses can obtain exceptions to the municipal code with the Planning Commission’s approval. Commissioners unanimously approved a conditional use permit for Corcoran Global Living, an upcoming retail office that will be located at 9647 Brighton Way.

Commissioner Andy Licht said he welcomes the business to the neighborhood.

“I happen to drive down Bedford virtually everyday and see all the empty storefronts,” Licht said. “The businesses there are primarily medical and maybe people will stop double and triple parking when they go to visit this office.”

Commissioner Thomas Hudnut said the project is a good use of the space.

“My only comment that the map that we were shown does not show all the vacancies, unfortunately, since it still lists the Mephisto store on Brighton which in fact is no more,” Hudnut said. “So anything that will improve the landscape is an improvement, in my opinion, for the financial outlook and business outlook of



9647 Brighton Way

Beverly Hills.”

Chair Peter Ostroff said he likes real estate offices and they are more interesting than most of the other retail stores.

“I think it’s a great thing for pedestrians and I can make the findings,” Ostroff said.

## Council to Discuss Draft Complete Streets Plan

The Beverly Hills City Council will meet to discuss next steps in finalizing the Draft Complete Streets Plan on April 20 during the City Council Study Session meeting beginning at 2:30 p.m.

The Draft Complete Streets Plan is a mobility policy plan that includes a comprehensive analysis of pedestrian, bicycle, street networks and emerging transportation modes and technologies. Once final, it will provide council-approved conceptual goals to help prepare for emerging technologies, prioritize first/last mile improvements to the Metro Purple Line stations and increase grant funding eligibility.

The city released the current version of the Draft Complete Streets Plan for public review in November 2019. The Traffic and Parking Commission discussed the Draft Plan at a Special Meeting/Town

briefs cont. on page 6



## NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, April 20, 2021, at 7:00 p.m., or as soon thereafter as the matter may be heard** will hold a public hearing to consider adoption of:

### A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES, FEES & SERVICE CHARGES FOR THE FISCAL YEAR 2021/2022

The proposed resolution will increase certain fees and service charges that are charged to the public for the various activities and services as set forth in the schedule for fiscal year 2021/2022. In some cases fees are proposed for a total adjustment by 4.2% based on the Consumer Price Index (CPI) for November 2020 of 1.0% and November 2019 of 3.2% to reflect the increase in the City’s costs. Fees were not adjusted by CPI last fiscal year due to the pandemic. In other cases, new fees are proposed to be established or existing fees to be adjusted to reflect a more equitable distribution of costs, or a change in service level. Most fees would become effective on July 1, 2021.

While COVID-19 policies are in place, services at City Hall may continue to be provided remotely. Copies of the proposed Resolution are available online or for purchase by contacting the City Clerk’s Office at (310) 285-2400 or email [cityclerk@beverlyhills.org](mailto:cityclerk@beverlyhills.org). For more information regarding this notice, please contact **Ani Keshishian at (310) 285-2406 or email [akeshishian@beverlyhills.org](mailto:akeshishian@beverlyhills.org)**.

At the public hearing, the City Council will hear and consider all comments. All interested persons are invited to attend and speak or provide written comments on this matter.

### HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Pursuant to Executive Order N-25-20, members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: (310) 288-2288, to submit written comments please email: [cityclerk@beverlyhills.org](mailto:cityclerk@beverlyhills.org), to submit video comments (during public comment only) use <https://www.gotomeet.me/BevPublic>.

It is recommended that public written comments be submitted to the City Clerk’s office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. Written comments will be allowed with a maximum of 350 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be 3 minutes per each individual comment, subject to City Council discretion.

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council’s action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

HUMA AHMED  
City Clerk



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



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*-Kenny H*

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briefs cont. from page 4

Hall on December 3, 2019.

Most recently, the city hosted a facilitated community meeting on December 6, 2020, which was led by Dr. Sukhsimranjit Singh of the Straus Institute for Dispute Resolution at Pepperdine University Caruso School of Law. This virtual meeting was recommended by the City Council/Traffic and Parking Commission Liaison Committee to build consensus on issues raised during the planning process before taking the plan forward to City Council.

Meeting details will be provided at [beverlyhills.org/citycouncilmeetings](http://beverlyhills.org/citycouncilmeetings) on April 17. You may also view the meeting live [beverlyhills.org/live](http://beverlyhills.org/live) or on BHTV.

## City of Beverly Hills Launches Neighborhood Slow Streets Program

In an effort to provide for safer use of streets for all modes of transportation while reducing speeding traffic on neighborhood streets, the City of Beverly Hills has launched a temporary 'Neighborhood Slow Streets Program.'

A designated Slow Street will have signs installed to discourage speeding and cut-through traffic and allow residents to use more of the street space for socially-distanced outdoor activities such as walking and cycling.

"As an outdoor enthusiast, I am excited about this program that allows residents to take full advantage of our beautiful streets by connecting with their neighbors while also maintaining an active and healthy lifestyle," said Mayor Robert Wunderlich.

Rather than pre-designating streets for the program, the city is encouraging a resident sponsor to nominate their street block by filling out an application form at [beverlyhills.org/slowstreets](http://beverlyhills.org/slowstreets). Eligible street blocks must be residential zoned with a 25 MPH speed limit. Major streets and commercially zoned streets are not eligible.

Once a street block application is approved by the city, the resident sponsor must gather support for the program from at least 51% of the dwelling units on the street block before the program can be implemented.

Designated Slow Streets do not limit access to residents, visitors, delivery vehicles, street sweeping, trash pick-up or emergency vehicles. All regular parking regulations remain in effect.

To learn more and access the application, visit [beverlyhills.org/slowstreets](http://beverlyhills.org/slowstreets) or contact the Public Works Customer Service number at (310) 285-2467.

## City of Beverly Hills Community Services Reopening Update

With Los Angeles County now in the orange tier in California's Blueprint for a Safer Economy, the Los Angeles County Health Officer Order that went into effect April 5, allows for select permitted activities, recreational sports and services to resume following state guidelines.

The Community Services Department is working with the city's Advanced Plan-

ning and COVID Pandemic Response Team to bring back a number of programs and services in full compliance with the required safety modifications.

Under this new order, updates to programs and services are as follows:

- Basketball courts opened today, Thursday, April 8 at Roxbury Park to limited occupancy.

- Youth sports, including AYSO and Little League, resumed competitive play April 12 using the sports fields at Roxbury Park and La Cienega Park.

- Adult spring baseball league will resume competitive play beginning April 24.

- Picnic tables opened last month on a first-come, first-served basis. On April 15, the city resumed picnic table rentals at La Cienega Park, Roxbury Park and Coldwater Canyon Park. Reservations can be made at the respective site by calling the main number at each site.

- The sand volleyball court at Roxbury Park is open for drop-in play during park hours from 6 a.m. to 10 p.m.

Tennis and Pickleball play is open to online reservations for La Cienega Tennis Center and Roxbury Park Tennis Courts. Reservations can be made at [www.beverlyhills.org/bhrec](http://www.beverlyhills.org/bhrec).

Beverly Hills Tennis Center is now offering tennis and Pickleball lessons/clinics, and Summer Tennis Camps. Visit [www.beverlyhillstennis.com](http://www.beverlyhillstennis.com) for more information. For questions, call 310-285-6825 or email [proshop@beverlyhillstennis.com](mailto:proshop@beverlyhillstennis.com).

In-person and virtual spring classes and spring/summer camps are being offered. Summer Camp offerings include youth sports and day camp, as well as specialty camps in theater, math, science, fitness, enrichment & more. Early registration took place on March 21, when many in-person camps sold out, but there are some in-person camp spots left as well as a number of virtual summer camp spots available. A complete catalog of summer camps can be found at [www.beverlyhills.org/summercampbrochure](http://www.beverlyhills.org/summercampbrochure).

- Sidewalk / Curbside Services for pick up and/or drop off of library materials will expand hours to 8:00 p.m beginning April 19. Current hours of operation for Sidewalk /Curbside Services are: Sundays: 9:30 a.m. -12:30 p.m., Mondays - Thursdays: 9:30 a.m. - 12:30 p.m. & 2:30 p.m. - 6:30 p.m., Fridays and Saturdays: 9:30 a.m. - 12:30 p.m. & 2:30 p.m. - 5:30 p.m.

- The library facility will be open three days a week (at various hours) to select in-person services, by appointment only at [www.bhpl.org](http://www.bhpl.org) beginning April 26.

- The grounds of Greystone will be open to visitors on select dates in April starting April 22. Starting May 5, reservations will be available on Wednesdays, Thursdays, and Fridays. Advance reservations are required and capacity is limited.

- Small, non-commercial photography permits (such as engagement photos) limited to household + photographer, maximum of six people will be allowed starting April 22 on select dates. This includes permits for Will Rogers Park, as well. Permit applications open April 12 at [BHEvents@beverlyhills.org](mailto:BHEvents@beverlyhills.org) or 310-285-

6830.

For the latest information on the City's COVID-19 updates, visit [www.beverlyhills.org/novelcoronavirus](http://www.beverlyhills.org/novelcoronavirus).

## Connect Beverly Hills: Meet Me on Wilshire and La Cienega

The City of Beverly Hills announced Tuesday the release of its Connect Beverly Hills: Meet Me on Wilshire and La Cienega Draft Streetscape Plan and Design Standards.

This is the first in a series of streetscape plans and design standards under the Connect Beverly Hills umbrella to prepare for the opening of two Metro Purple Line Stations in Beverly Hills. The Wilshire/La Cienega and Wilshire/Rodeo stations are expected to significantly boost transit ridership and pedestrian activity along these two corridors.

The Draft Plan and Standards outline upgraded pedestrian amenities to create cohesive, attractive, and welcoming corridors that future subway riders will immediately recognize as Beverly Hills when they emerge from the two underground stations. In addition, the project includes proposed conceptual programming for a potential Mobility Hub at Wilshire Boulevard/North Gale Drive to improve access to the future Wilshire/La Cienega station. Project recommendations will be incorporated into future public and private projects on Wilshire and La Cienega Boulevards, including Metro street restoration, the city's Capital Improvements Program and private development projects.

The Draft Plan and Standards are available and the community is encouraged to review and comment on the project website at [connect.beverlyhills.org](http://connect.beverlyhills.org). Stakeholders will have the opportunity to use an interactive feature to add comments directly into the document or they may submit comments by email to [transportation@beverlyhills.org](mailto:transportation@beverlyhills.org). The comment period for the public to provide feedback on the Draft Streetscape Plan and Design Standards will be open through May 10.

The Project Advisory Committee will review and discuss the Draft Streetscape Plan and Design Standards at the May 6 Traffic and Parking Commission meeting. This meeting will provide an opportunity for the Project Advisory Committee to receive community input and advise staff on potential revisions to be included in the Final Draft Streetscape Plan and Design Standards, which the Committee is scheduled to review at the July 1 Traffic and Parking Commission meeting.

For more information, visit the project website at [connect.beverlyhills.org](http://connect.beverlyhills.org), or contact the city by email at [transportation@beverlyhills.org](mailto:transportation@beverlyhills.org) or by phone at 310-285-2467.

## Community Members to Walk in Support of "JUST IN CASE BH"

Members of the Beverly Hills community will join personnel from the Beverly Hills Police and Fire Departments to walk Zone 9 (the neighborhoods south of Clifton

Drive and east of Robertson) in an effort to promote participation and interest in JUST IN CASE BH, the city's unique, collaborative Emergency Preparedness Program.

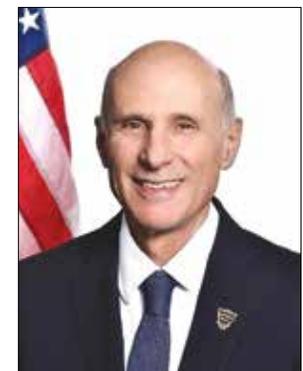
The city will hold its next JUST IN CASE BH Community Zoom Meeting for residents in Zone 9 on April 29 at 10:00 am.

The city recently launched 'JUST IN CASE BH,' a City-led, neighborhood-based emergency preparedness and action program. The program brings together Beverly Hills residents, businesses, fire, police and other city agencies to coordinate seamlessly before, and in real-time when disaster strikes. One of the major aspects of the program is the division of the city into geographic zones, with each zone designed to be able to support itself during times of emergency or disaster.

To view the city map divided by zones and for more info, visit [www.JUSTIN-CASEBH.org](http://www.JUSTIN-CASEBH.org).

Volunteers will meet at La Cienega Park, 8400 Gregory Way, Beverly Hills, CA 90211, at 11:00 am on Saturday, April 17.

## Mayor Appears on Beverly Hills View



Robert Wunderlich

Mayor Robert Wunderlich appeared on *Beverly Hills View* last week to discuss emerging from the COVID-19 pandemic and his goals for the city.

The interview is available to view at <https://vimeo.com/535962959>. It will also air on Beverly Hills TV at the following times, with more dates to be scheduled later:

- 4/20 at 6:30 p.m.
- 4/21 at 9:30 p.m.
- 4/22 at 5:30 p.m.
- 4/23 at 7:30 p.m.

## Beverly High Student Named Edison Scholar

Beverly High student Celine Boudaie was named an Edison Scholar last Thursday. She is a recipient of a \$40,000 STEM scholarship from Edison International.



Celine Boudaie

# coverstory

## A LOOK AT ONE BEVERLY HILLS

### Planning Commission Considers One Beverly Hills Proposal

By Ani Gasparyan

The Beverly Hills Planning Commission discussed the One Beverly Hills Specific Plan Tuesday, but continued the discussion to April 19. The commission also unanimously approved to bring back a resolution to recommend a general plan amendment and zone text amendment for the project.

According to Planning Commission Chair Peter Ostroff, the commission has also set aside April 22 as a special meeting date if the project requires it.

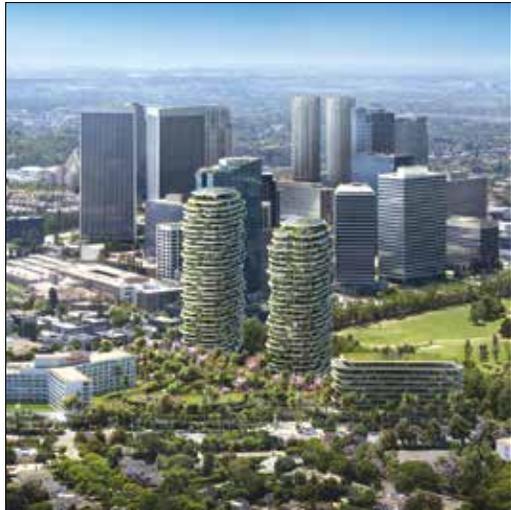
One Beverly Hills is a proposed hotel and condominium that would be located

at the intersections of Wilshire and Santa Monica Boulevard next to the Beverly Hilton Hotel. The project includes a hotel with 42 all-suite rooms and 37 residential units, two condominium towers with a combined total of 303 units and botanical garden.

But Alagem Capital Group and Cain International – the developers behind the project – didn't always have One

Beverly Hills in mind.

Beny Alagem, Chairman of the Alagem Capital Group, had originally proposed for a Waldorf Astoria Hotel and an 18-story building to be built next to



Rendering of One Beverly Hills

the Beverly Hilton Hotel. Beverly Hills voters narrowly approved the original project in a 2008 referendum.

Then in 2016, Alagem altered his proposal to include one taller condominium instead of two smaller ones. But that time Beverly Hills voters turned his proposal down.

The third iteration of Alagem's proposal would combine four lots – the former Robinsons-May department store, a Union 76 gas station, the Beverly Hilton Hotel and the Waldorf Astoria Beverly Hills Hotel. If approved, it would take up approximately 17 acres and house the tallest buildings in Beverly Hills at their proposed 410 feet for the Santa Monica Residences and 369 feet for the Garden Residences.

Vice Chair Lori Greene Gordon said she thinks it's an extraordinary project.

"Our job is to make it even more extraordinary and better for the city. So I'm perfectly ready to go ahead with agreeing with the general plan," Gordon said. "I'm in agreement that this project is the right project for this area and I just want to make sure that all the questions I have about the specific plan address all the is-

sues I think are going to be coming up so that when we do condition it – cause there will be conditions – that they are conditioned appropriately."

One Beverly Hills needs approval for a new overlay specific plan to allow for the redevelopment of residential, retail and hotel uses. The commission asked

questions regarding the plan last week.

Commissioner Myra Demeter said the south side of Beverly Hills does not have access to the gardens in the current proposal.

"You have the use and enjoyment of [the] Beverly Hills community. I feel the south side is not being thought of here," Demeter said. "Pedestrian circulation, plaza's accessible – all of them are impeded by the south side population not having proper access to



***"You have the use and enjoyment of [the] Beverly Hills community. I feel the south side is not being thought of here"***

—Commissioner Myra Demeter

the gardens."

Ostroff said one of his concerns is also that there isn't any good way for people to come into the project from the southwest and southeast side of the city.

"I'd like to know more just about what, if anything, more you can do that can improve that situation," Ostroff said.

briefs cont. from page 6

### City Declares April Earthquake Preparedness Month

To increase public awareness of the important life-saving steps that should be taken to prepare for an earthquake, the City of Beverly Hills has declared the month of April as Earthquake Preparedness Month. Throughout the month, a wide range of educational programs and information will be offered to the community to limit damage and protect life and property.

"Minimizing the loss of lives and raising the chances of survival falls on the shoulders of the entire community," said Emergency Manager Meena Janmohamed. "Everyone must do their part including local government, residents, businesses, schools and community organizations to take the necessary steps to prepare for an earthquake or any disaster."

Scientists agree the threat of an earthquake in Southern California is extremely high and could strike at any time. In fact, just last week a magnitude 4.0 earthquake struck the Los Angeles area.

Each year there are about 10,000 earthquakes in Southern California—most are so small they are not felt. Several hundred are greater than magnitude 3.0 and 15-20 are greater than magnitude 4.0. Community members are encouraged to:

Identify ways to reduce the impact of

disasters at home and at work.

**Make a Plan.** Planning ahead ensures a calmer disaster response.

**Build a Kit.** Store enough supplies for everyone in your household for up to 1 week, even 2 weeks of a water supply.

**Get Trained.** Take a virtual first aid class, CPR or sign up for CERT (Community Emergency Response Training) class, and join Neighborhood Watch.

**Learn More.** Get information from the following sources:

Watch the City's cable channels 10 and 35 for preparedness information and programs.

Listen to earthquake preparedness tips on the City's 1500 AM radio station.

Sign up for notifications by texting BEVHILLS and BEVHILLSPD to 888-777 and visit [www.beverlyhills.org/emergencynotification](http://www.beverlyhills.org/emergencynotification).

Participate in this year's community preparedness campaign ([www.beverlyhills.org/pledgecampaign](http://www.beverlyhills.org/pledgecampaign)).

Learn more about Just in Case BH, a City-led, neighborhood-based emergency preparedness and action program. ([www.justincasebh.org](http://www.justincasebh.org))

Call the City's Office of Emergency Management at (310) 285-1014 for any additional questions.

### Theatre 40 Presents Spring Seminar Series

Theatre 40 is presenting its popular Adult Education Theatre Appreciation

Spring Seminar Series, conducted for BHUSD's Adult Education. This year, the series is being presented virtually via Zoom.

There will be readings and discussions of contemporary plays. To receive the Zoom link and attend, e-mail [macqueenm1@aol.com](mailto:macqueenm1@aol.com) or leave a message at 213-385-5515. These events are free, but donations to the non-profit Theatre 40 will be accepted at <http://theatre40.org>.

The theme of this series is "The Truth Will Set You Free?" – plays that examine lies, misunderstandings and revelations. Here's the schedule of plays:

Monday, April 26 at 7 p.m.: "The Correspondent" by Ken Urban. A grieving husband hires a dying woman to deliver a message to his recently deceased wife in the afterlife. When he receives letters describing events that only his wife could know, he must determine if the correspondence is from a con artist or if his wife has returned from the grave.

Monday, May 10 at 7 p.m.: "Lobby Hero" by Kenneth Lonergan. When Jeff, a luckless young security guard, is drawn into a local murder investigation, loyalties are strained to the breaking point. As Jeff's tightly wound supervisor is called to bear witness against his troubled brother, and an attractive rookie cop finds she must stand up to her seasoned partner, truth becomes elusive and justice proves costly.

Monday, May 24 at 7 p.m.: "Natural

Shocks" by Lauren Gunderson. Angela is trapped in her basement, waiting out an approaching tornado. Though a self-proclaimed unreliable narrator, she begins to reflect on a lifetime of trauma, illuminating the truth behind her endangerment.

Monday, June 7 at 7 p.m.: "Holmes and Watson" by Jeffrey Hatcher. Three men claim to be the missing Sherlock Holmes, and Dr. Watson is called upon to do some sleuthing.

### Los Angeles Chamber Orchestra Continues Close Quarters Digital Series

Jessie Montgomery provides musical curation for two back-to-back episodes of Los Angeles Chamber Orchestra's CLOSE QUARTERS interdisciplinary digital series that melds musical and visual arts premiering on April 23 and May 7 at 6:30 pm.

The broadcasts feature the creative and collaborative interweaving of classical music with elements of social justice, language and improvisation, spotlighting



Jessie Montgomery

briefs cont. on page 8

briefs cont. from page 7

the music of Montgomery as well as contemporary composers Alvin Singleton, Mazz Swift, Alyssa Weinberg, Marcos Balter and Anna Meredith.

Guest conductor Christopher Rountree leads both musical programs, which are produced by Anna Meredith, with artist Will Kim providing original animations for the first episode and multi-GRAMMY-winning mezzo-soprano Isabel Leonard making her directorial debut in the second episode with creative direction by

LACO Creative Director of Digital Content James Darrah.

The new episodes are available to the public at no cost and can be streamed on-demand following its premiere at https://www.laco.org/close-quarters/, LACO's YouTube and Facebook live channels. Digital pre-broadcast discussions begin at 5:30 pm via Zoom.

Montgomery is also an acclaimed violinist and educator. She is the recipient of the Leonard Bernstein Award from the ASCAP Foundation, and her works are performed frequently around the world by

leading musicians and ensembles. Montgomery's music, infused with elements of vernacular music and social justice, places her squarely as one of the foremost interpreters of the 21st-century American sound and experience.

--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.

KENNEDY, LATOYA STAR, 39, arrested on 04/08/2021 for brandishing or exhibiting any deadly weapon other than a gun in a threatening, rude, angry manner and grand theft auto.

SINGH, DALJIT AMAN, 26, arrested on 04/08/2021 for BHPD arrest warrant - misdemeanor.

OREILLY, PATRICK MICHAEL, 45, arrested on 04/08/2021 for grand theft and amount of defacement, damage or destruction is \$400 or more.

OMALEY, TIMOTHY PATRICK, 40, arrested on 04/11/2021 for battery w/serious injury inflicted on anyone and resisting or threatening officer.

LARIZ, ADRIAN, 19, arrested on 04/11/2021 for under the influence of controlled substance, re-

sisting, delaying or obstructing any public officer, peace officer or emergency medical technician and possession of burglary tools.

HARRIS, MARK ANTHONY, 31, arrested on 04/11/2021 for driving under influence of alcohol and driving under the influence of blood alcohol over 0.08.

FLETCHER, CALVIN KEIKU, 26, arrested on 04/11/2021 for driving under the influence of drugs.

**RETIRED COUPLE**  
**Has \$\$\$\$ to lend on California Real Estate\***  
**V.I.P. TRUST DEED COMPANY**  
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**WWW.VIPLoan.com** \*Sufficient equity required - no consumer loans  
 CA Department of Real Estate License #01041073  
 Private Party loans generally have higher interest rates, points & fees than conventional loans

**Bob's BASEBALL Tours**  
**June 27-July 7, 2021** MLB games at Boston, Cleveland, Detroit, Minnesota, Chicago Cubs & New York Yankees  
**Aug. 4-14, 2021** MLB games at New York (Yankees & Mets), Boston, Philadelphia, Pittsburgh, Baltimore & Washington DC.  
 Each tour includes a day in Cooperstown and guided tour, and then a free day in Manhattan (hotel near Times Square multiple nights).  
 \$2,800/person based on double hotel occupancy. Quality game tickets, hotels & motor coach transportation.  
 All tour information can be found on our website:  
**www.bobsbaseballtours.com**



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**Public Notices**  
**310-887-0788**  
 Forms available at [www.onestopdbas.com](http://www.onestopdbas.com)

FICTITIOUS BUSINESS NAME STATEMENT: 2021058643 The following person(s) is/are doing business as: THE ROXBURY GROUP AA, 471 S Roxbury Dr, Beverly Hills, CA 90212; 3435 Wilshire Bl #2510, Los Angeles, CA 90010. RYAN YATMAN, 3435 Wilshire Bl #2510, Los Angeles, CA 90010. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2/2021. Signed: Ryan Yatman, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/10/21. 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: 3/25/21, 4/1/21, 4/8/21, 4/15/21 31 Iovone Melissa Centeno 3719 Beverly Ridge Dr Sherman Oaks, CA 91423 Case Number: 21VECP00122

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 300 E Olive Burbank, CA 91502 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Iovone Melissa Centeno TO ALL INTERESTED PERSONS Petitioner: Iovone Melissa Centeno Present name: Iovone Melissa Centeno Proposed name: Melissa Centeno Balocca 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: 3/16/21 Time: 8:30a Dept: 74 Rm: 570 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: 3/16/21 Signed: Virginia Keeny, Judge of the Superior Court Published: 3/25/21, 4/1/21, 4/8/21, 4/15/21 32 FICTITIOUS BUSINESS NAME STATEMENT: 2021058342 The following person(s) is/are doing business as: TLC SPEECH THERAPY, 417 S Hill St #207, Los Angeles, CA 90013. TALKING LANGUAGE & COMMUNICATION, 417 S Hill St #207, Los Angeles, CA 90013. 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: Kyra Griffith, President. This statement is filed with the County Clerk of Los Angeles County on: 3/9/21. 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: 3/25/21, 4/1/21, 4/8/21, 4/15/21 33 Kimberly Stevenson 2520 E Monroe Carson, CA 90810 Case Number: 21CMCP00037

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 200 Compton Bl Compton, CA 90220 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Kimberly Michelle Stevenson TO ALL INTERESTED PERSONS Petitioner: Kimberly Michelle Stevenson, Kimberly Stevenson Present name: Kimberly Michelle Stevenson, Kimberly Stevenson Proposed name: Kim Michelle Mitchell, Mim Michel'e Mitchell 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: 5/27/21 Time: 8:30a Dept: A Rm: 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: 5/27/21 Signed: Kristin S. Escalante, Judge of the Superior Court Published: 3/25/21, 4/1/21, 4/8/21, 4/15/21 34 FICTITIOUS BUSINESS NAME STATEMENT: 2021063924. The following person(s) is/are doing business as: ONE2PUNCH, 5259 VANTAGE AVE #1 VALLEY VILLAGE CA 91607. PETER TULIPAN, 5259 VANTAGE AVE #1 VALLEY VILLAGE CA 91607. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2011. Signed: PETER TULIPAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/15/2021. 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: 03/25/2021, 04/01/2021, 04/08/202, 04/15/2021 TBS 5,526 FICTITIOUS BUSINESS NAME STATEMENT: 2021061038. The following person(s) is/are doing business as: MEGA CONCRETE, 6527 SHIRLEY AVE 5 RESEDA CA 91335. AGUSTIN MUNOZ, 6527 SHIRLEY AVE 5 RESEDA CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious

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\*Event will end at 12 p.m. or when the truck is full (whichever comes first)

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 Here's your chance to shred your old documents safely, securely and pick up some compost for FREE.

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- Please remain in vehicle at all times, and wait for instructions from staff.
- Drop off only.
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- Face coverings are mandatory when interacting with staff.
- Staff will not open vehicle door or enter vehicle cabin.
- First come, first served.
- Stage parking line will be on Burton Way in front of courthouse and the corner of Civic Center Dr. Exit through the alley on Foothill Rd.
- For more information, please visit [BEVERLYHILLS.ORG/EARTHDAY](http://BEVERLYHILLS.ORG/EARTHDAY)

**For more information please contact: Public Works (310) 285-2467 or AskPW@Beverlyhills.org**

business name or names listed here on: 02/2021. Signed: AGUSTIN MUNOZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/11/2021. 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: 03/25/2021, 04/01/2021, 04/08/202, 04/15/2021 TBS 5,527 FICTITIOUS BUSINESS NAME STATEMENT: 2021068470. The following person(s) is/are doing business as: TRANSCENDENT MENTALITY, 5640 FARMDALE AVE APT 215 NORTH HOLLYWOOD CA 91601. WILLIAM KEESH, 5640 FARMDALE AVE APT 215 NORTH HOLLYWOOD CA 91601. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2020. Signed: WILLIAM KEESH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/18/2021. 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: 03/25/2021, 04/01/2021, 04/08/202, 04/15/2021 TBS 5,528 FICTITIOUS BUSINESS NAME STATEMENT: 2021065768. The following person(s) is/are doing business as: SERVITODO LATINO TAX AND INSURANCE, 2001 E 1ST STREET LOS ANGELES CA 90033. CHRISTOPHER ZEPEDA, 2001 E 1ST STREET LOS ANGELES CA 90033. JESSICA ZEPEDA, 2001 E 1ST STREET LOS ANGELES CA 90033. This business is conducted by: A MARRIED COUPLE. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2019. Signed: CHRISTOPHER ZEPEDA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/16/2021. 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: 03/25/2021, 04/01/2021, 04/08/202, 04/15/2021 TBS 5,529 FICTITIOUS BUSINESS NAME STATEMENT: 2021061716. The following person(s) is/are doing business as: 3QHC:THIRD QUARTER HEALTH COACH, 5215 LA ROMA AVENUE







pires on MAR 16 2026.

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). 213295 BEVERLY HILLS WEEKLY 3/25 4/1,8,15 2021

FILE NO. 2021 015025

FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FEAM, 6201 WEST IMPERIAL HWY LOS ANGELES CA 90045; MAILING ADDRESS: 657 SOUTH DRIVE, SUITE 306 MIAMI SPRINGS FL 33166 county of: LA COUNTY.

AI #ON:

Registered Owner(s): F & E AIRCRAFT MAINTENANCE (MIAMI), LLC, 6201 WEST IMPERIAL HWY LOS ANGELES CA 90045 [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/ F & E AIRCRAFT MAINTENANCE (MIAMI), LLC BY GUY TICKNER, MANAGER

This statement was filed with the County Clerk of LOS ANGELES County on JAN 19 2021 expires on JAN 19 2026.

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-152250 BEVERLY HILLS WEEKLY 1/28, 2/4,11,18 2021

**NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES MELVIN GRAVETT CASE NO. BP027323**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Estate of James Melvin Gravett

A PETITION FOR PROBATE has been filed by Lynne Carlile, Autumn Chipman and Barbara Salinas in the Superior Court of California, County of LOS ANGELES.

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

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

A HEARING on the petition will be held on 04/14/2021 at 8:30 a.m. in Dept. 67 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE.

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 (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: Monty H. Amyx (SBN 54885), Andrea G. Posey (SBN 282540), Law Office of Andrea G. Posey, 315 Meigs Ave., Suite A-267, Santa Barbara, CA 93109; Telephone: (805) 869-2026

4/1, 4/8, 4/15/21

**CNS-3455338#**

APN: 4328-034-009 T. S. NO. 2020-2846 REF: BEVERLY DRIVE NOTICE OF TRUSTEE'S SALE

•注: 本文件包含一个信息摘要 참고 사항: 본첨부문서에서정보요약서가있습니다. NOTE: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LU'U Y: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY •Pursuant to California Civil Code Section 2924c(b)(1) please be advised of the following: IMPORTANT NOTICE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 17, 2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 30, 2021 at 10:30 A.M., Citivest Financial Services, Inc. as duly appointed Trustee or Successor Trustee under and pursuant to a Deed of Trust recorded on 6-22-2016, as instrument number 20160720046 of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by: ASHER INVESTMENT PROPERTIES, LLC a California limited liability company, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, A CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A STATE OR FEDERAL CREDIT UNION, OR A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION/THRIFT DOMICILED IN THE STATE OF CALIFORNIA, with funds drawn payable to Citivest Financial Services, Inc., or other form of payment as authorized by CA Civil Code Section 2924h (b), (payable at the time of sale in lawful money of the United States). PLACE OF SALE: AT THE FRONT ENTRANCE OF THE PASADENA PUBLIC LIBRARY LOCATED AT 285 E WALNUT STREET, PASADENA, CA 91101 All rights, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in Los Angeles County and State described as follows: Lot 16 of Tract No. 7710, in the City of Beverly Hills, County of Los Angeles, State of California, as per Map recorded in Book 83, Pages 94 and 95 of Maps, in the Office of the County Recorder of said County. The street address and other common designation, if any, of the real property described above is purported to be: 249 S. Beverly Drive, Beverly Hills, CA 90212 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any shown herein. Said sale will be made in "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said deed of trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total ESTIMATED amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimate costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 6,629,748.43. Accrued interest, advances, and fees, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that

there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those no it present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of the property, you may call, 888-666-1685 ext. 503 for information regarding the trustee's sale, for information regarding the sale of this property, using the file number assigned to this case T.S.N: 2020-2846. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information. The best way to verify postponement information is to attend the scheduled sale. If the trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the trustee and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The trustee caused said Notice of Default and Election to Sell, to be recorded as instrument number 2020-1199815

on September 30, 2020, of Official Records in the office of the County Recorder of Los Angeles County, State of California, where the real property is located. March 22, 2021 CITIVEST FINANCIAL SERVICES, INC., Trustee BY: E. M. Mazzarino, President Tel: 888-666-1685 or direct 213-910-4849 4/1, 4/8, 4/15/21 **CNS-3455732#**

FILE NO. 2021 071356

FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SWEETWATER VETERINARY CLINIC, 33324 AGUA DULCE CANYON RD. AGUA DULCE CA 91390-4640 county of: LA COUNTY.

AI #ON: 3819003

Registered Owner(s): PETVET CARE CENTERS (CALIFORNIA), INC., ONE GORHAM ISLAND, SUITE 300 WESTPORT CT 06880 [DE]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ PETVET CARE CENTERS (CALIFORNIA), INC. BY: ANTHONY DIPIPPA, CFO

This statement was filed with the County Clerk of LOS ANGELES County on MAR 23 2021 expires on MAR 23 2026.

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

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in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). 220186 BEVERLY HILLS WEEKLY 4/1,8,15,22 2021

T.S. No. **20-20099** Loan No. **JZ-012819**  
Order No. **05941723** APN: **4341-012-019**  
**[PURSUANT TO CIVIL CODE § 2923.3(a),**  
**THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.]**

#### NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/28/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

On :5/4/2021 at 10:30 AM (or as postponed from time to time), **Best Alliance Foreclosure and Lien Services Corp.** as the duly appointed trustee under and pursuant to deed of trust recorded **2/6/2019, as Instrument No. 20190110318, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2019142422 and recorded on 10/24/2019**, of Official Records in the office of the Recorder of **Los Angeles County, California**, executed by **New Hillcrest Inc., a Cayman Islands Corporation** as Trustor, **Amit Tidhar, Beneficiary, WILL SELL AT PUBLIC AUCTION SALE TO THE HIGHEST BIDDER FOR CASH**, (payable at the time of sale in lawful money of the United States, by cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state)

At : **THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, LAKE BALBOA, CA 91406,**

all right, title, and interest conveyed to and now held by it under said deed of trust in the property situated in said county, California describing the land therein: **AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST**

The property heretofore described is being sold "as is". The street address and other common designation, in any, of the real property described above is purported to be: **701 N. Hillcrest Road, Beverly Hills, CA 90210**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding the physical condition of the property, title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust and personal property, if any, with interest and late charges thereon, as provided in the note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the trustee and of the trusts created by said deed of trust, to wit: amount of unpaid balance and other charges: **\$5,681,000.00 (Estimated)** Accrued interest and additional advances, if any, will increase this figure prior to sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.**

Title No.: 05941723 T.S. No.: 20-20099  
Loan No.: JZ-012819 APN No.: 4341-012-019

**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property or necessarily a 100% ownership interest in the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off or resolving ownership interest issues, before you can receive

clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens as well as the ownership interest(s) that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **Please Note**, the sale may not be final until either 15 or 45 days after the sale date – **see Notice to Tenant**. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successful bidder.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, lien holder, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(866) 266-7512** or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the T.S. number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

**NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(866) 266-7512**, or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case **TS# 20-20099** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a written bid along with the funds constituting the bid payable in lawful money of the United States, by cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state so that the trustee receives the bid and the funds no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The Notice of Default and Election to Sell was recorded in the county where the real property is located, and more than three months have elapsed since such recordation.

**OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL FIRST.**

Date: 3/26/2021

**WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. EPP 32615 4/8, 4/15, 4/22/2021**  
**Best Alliance Foreclosure and Lien Services Corp., as Trustee**  
**16133 Ventura Blvd., Suite 700**  
**Encino, California 91436**  
**For Payoff/Reinstatement: (888) 785-9721**  
**Sales Line: (866) 266-7512 or**

[www.elitepostandpub.com](http://www.elitepostandpub.com)  
**Cindy Sandoval for Best Alliance Foreclosure and Lien Services Corp.**

FILE NO. 2021 045086

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SILICON BEACH LIVING; SILICON BEACH ESTATES; KELLER WILLIAMS SILICON BEACH; KELLER WILLIAMS SILICON BEACH COMMERCIAL; KELLER WILLIAMS SILICON BEACH CONDOS; KELLER WILLIAMS SILICON BEACH ESTATES; KELLER WILLIAMS SILICON BEACH HOMES; KELLER WILLIAMS SILICON BEACH LIVING; KELLER WILLIAMS SILICON BEACH LUXURY; KELLER WILLIAMS SILICON BEACH PROPERTY; KELLER WILLIAMS SILICON BEACH REAL ESTATE; SILICON BEACH COMMERCIAL; SILICON BEACH CONCIERGE; SILICON BEACH CONDOS; SILICON BEACH LEASING; SILICON BEACH LUXURY; SILICON BEACH PROPERTY; SILICON BEACH PROPERTY MANAGEMENT; KELLER WILLIAMS SILICON BEACH CONCIERGE; KELLER WILLIAMS SILICON BEACH LEASING; KELLER WILLIAMS SILICON BEACH PROPERTY MANAGEMENT; 13274 FIJI WAY, #100, MARINA DEL REY, CA 90292; MAILING ADDRESS: 13428 MAXELLA AVENUE, #988, MARINA DEL REY, 90292 county of: LA COUNTY.  
Al #ON: 3877061

Registered Owner(s): MARINA BROKERAGE PARTNERS, INC. [CA], 13274 FIJI WAY SUITE 100, MARINA DEL REY, CA 90292. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ MARINA BROKERAGE PARTNERS, INC. BY PANAGIOTIS PAPAPOPOULOS, CEO This statement was filed with the County Clerk of LOS ANGELES County on FEB 22 2021 expires on FEB 22 2026.

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). 169726 BEVERLY HILLS WEEKLY 3/4,11,18,25 2021

**NOTICE OF U.C.C. ARTICLE 9 DISPOSITION OF COLLATERAL PUBLIC SALE AND AUCTION OF AM FAMILY FUND, LLC'S 100% EQUITY MEMBERSHIP INTEREST IN LYDDA LUD, LLC**

PLEASE TAKE NOTICE that on **April 29, 2021, at 12:00 p.m.** (Pacific Standard Time), a public sale (hereinafter the "Public Sale") shall be conducted of AM Family Fund, LLC's 100% membership interest in Lydda LUD, LLC, a California limited liability company. The Public Sale is being conducted pursuant to California Commercial Code, sections 9601 et seq. The Collateral, as described below, will be sold to the highest qualified bidder at the Public Sale pursuant to the terms of this notice.

The Public Sale will be conducted via video conference hosted by Zoom:

Meeting Link:  
<https://us02web.zoom.us/j/89839186476?pwd=ce9E9ES0s3SmpSQktXeWZ0cU-96Vnk4zQT09>  
Meeting ID: 898 3918 6476  
Meeting Passcode: giveback

PLEASE TAKE FURTHER NOTICE that the foreclosure, disposition, and Public Sale are being held by Give Back, LLC, as the secured party (hereinafter "Give Back, LLC" or "Secured

Party"), to enforce its rights and remedies as the secured party under the Membership Interest Pledge Agreement (hereinafter the "Pledge Agreement"), dated March 17, 2017, by and between AM Family Fund, LLC (hereinafter "AM Family Fund, LLC" or "Pledgor") and Romspen California Mortgage Limited Partnership (hereinafter "Romspen"). An "Event of Default" has occurred by Pledgor under the Pledge Agreement. A default has also occurred by debtors Lydda LUD, LLC and Coldwater Development LLC (Coldwater Development LLC and Lydda LUD, LLC are hereinafter collectively referred to as the "Debtors") under their Loan Agreement, dated March 17, 2017, with Romspen (hereinafter the "Loan Agreement"), Promissory Note, dated March 17, 2017, by Debtors for the benefit of Romspen and its assigns (hereinafter the "Note"), and the Loan granted pursuant thereto, which obligations of the Debtors are secured by the Pledge Agreement. Give Back, LLC is the assignee of the Pledge Agreement, Loan Agreement, Note, related Loan Documents, and the Loan and of all Romspen's rights, title, interest, and remedies therein. A copy of the Pledge Agreement may be obtained by contacting counsel for Secured Party in writing at the contact set forth below.

The Public Sale is of the "Collateral" pledged by AM Family Fund, LLC as Pledgor pursuant to the Pledge Agreement as more specifically described as follow:

(a) "Collateral" means Pledgor's interest in the Pledged Interests, the Future Rights, and the Proceeds, collectively; (b) "Pledged Interests" means (i) all Equity Interests owned by Pledgor, (ii) the certificates or instruments representing such Equity Interests, if any, (iii) all rights of Pledgor to vote or otherwise control Lydda LUD, LLC, and (iv) all rights of Pledgor as a member of Lydda LUD, LLC; (c) "Equity Interests" means all securities, shares, units, options, warrants, interests, participations, or other equivalents (regardless of how designated) of Lydda LUD, LLC; (d) "Future Rights" means: (x) all Equity Interests (other than Pledged Interests) owned by Pledgor, and all securities convertible or exchangeable into, and all warrants, options, or other rights to purchase, Equity Interests owned by Pledgor; and (y) the certificates or instruments representing such Equity Interests, convertible or exchangeable securities, warrants, and other rights and all dividends, cash, options, warrants, rights, instruments, and other property or proceeds from time to time received, receivable, or otherwise distributed in respect of or in exchange for, or as a replacement of or a substitution for, any of the Pledged Interests, Future Rights, or proceeds thereof (including any cash, Equity Interests, or other securities or instruments issued after any recapitalization, readjustment, reclassification, merger or consolidation with respect to Pledgor and any security entitlements, as defined in Section 8-102(a)(17) of the UCC, with respect thereto); (II) "proceeds," as such term is defined in Section 9-102(a)(64) of the UCC; (III) proceeds of any insurance, indemnity, warranty, or guaranty (including guaranties of delivery) payable from time to time with respect to any of the Pledged Interests, Future Rights, or proceeds thereof; (IV) payments (in any form whatsoever) made or due and payable to Pledgor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Pledged Interests, Future Rights, or proceeds thereof; and (V) other amounts from time to time paid or payable under or in connection with any of the Pledged Interests, Future Rights, or proceeds thereof.

The Collateral will be sold to the highest qualified bidder for cash, or the credit against outstanding indebtedness held by the Secured Party or for which the Secured Party is entitled by contract to bid. Please be advised that Secured Party, and any assignees of the Secured Party, reserve their right to credit bid, and may credit bid, at the Public Sale of the Collateral.

All bidders must pre-qualify at least (5) business days before the Public Sale date, by no

later than April 22, 2021, by depositing \$25,000 (by bank to bank wire transfer, certified or cashier's check payable to "Give Back, LLC," or another form of payment Secured Party may agree to accept in writing) with legal counsel for Secured Party and all deposits (except that of highest bidder) shall be returned within three (3) business days of the conclusion of the bidding. Cash deposits will not be accepted. The highest bidder's deposit shall be non-refundable. The balance of the highest bid payable to Secured Party by bank to bank wire transfer, certified or cashier's check shall be delivered to Secured Party's legal counsel no later than April 30, 2021, at 1:00 p.m. (Pacific Standard Time), which may be continued, in writing, to a later time and date in Secured Party's sole discretion. If the highest bidder defaults upon payment of the balance, its deposit and any partial payments are forever forfeited and the Collateral, at Secured Party's sole option and discretion, may be sold to the next highest qualified bidder. Secured Party, directly or indirectly through nominees or assigns, reserves the right to bid at the Public Sale without tendering deposit, as required for other bidders, to credit bid, and to take title to the Collateral immediately after the Public Sale, or on such other date as Secured Party shall elect in its sole discretion. Interested parties who would like additional information should contact Ronald N. Richards, legal counsel for the Secured Party, at [ron@ronaldrichards.com](mailto:ron@ronaldrichards.com) and [glong0607@gmail.com](mailto:glong0607@gmail.com) or at (310) 556-1001.

The Public Sale may be canceled or continued from time to time, without further notice other than as given at the Public Sale date and place, at the sole and absolute discretion of Secured Party.

The Secured Party has appointed Thomas Hayward, licensed auctioneer (#NV20121668855), to conduct the Public Sale.

There will be no warranty made or provided relating to title, possession, quiet enjoyment or the like in connection with the disposition and sale of the Collateral. The Collateral shall be sold AS IS, WHERE IS, and all warranties of quality, quiet enjoyment, fitness, merchantability and all other warranties, express, implied, arising by statute, common law or otherwise are expressly excluded. Secured Party makes no representation or warranty as to (i) state or condition of title, (ii) physical, financial, or environmental condition, (iii) existence, validity, or amount of any liens or claims senior to that of Secured Party, or (iv) value of or income produced or that may be produced by the Collateral.

Pursuant to California *Commercial Code*, section 9210, Pledgor is entitled to, inter alia, an accounting of the unpaid indebtedness secured by the Collateral Secured Party intends to sell at the Public Sale. Pledgor may request an accounting pursuant to the requirements and provisions of California *Commercial Code*, section 9210, directed to counsel for Secured Party.

Secured Party: Give Back, LLC, c/o Ronald Richards, 325 N. Maple Drive, #11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: [ron@ronaldrichards.com](mailto:ron@ronaldrichards.com)

Counsel for Secured Party: Law Offices of Ronald Richards & Associates, A.P.C., attn. Ronald Richards, P.O. Box 11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: [ron@ronaldrichards.com](mailto:ron@ronaldrichards.com) and [glong0607@gmail.com](mailto:glong0607@gmail.com)

[Publications:  
DailyDAC Distressed Asset Central  
Daily Journal  
BH Weekly]

**NOTICE OF U.C.C. ARTICLE 9 DIS-  
POSITION OF COLLATERAL  
PUBLIC SALE AND AUCTION OF  
MOHAMED HADID'S 100% EQUITY  
MEMBERSHIP INTEREST IN COLD-  
WATER DEVELOPMENT LLC**

PLEASE TAKE NOTICE that on **April 29, 2021, at 11:00 a.m.** (Pacific Standard Time), a public sale (hereinafter the "Public Sale") shall be conducted of Mohamed Hadid's 100% membership interest in Coldwater Development LLC, a California limited liability company. The Public Sale is being conducted pursuant to California Commercial Code, sections 9601 et seq. The Collateral, as described below, will be sold to the highest qualified bidder at the Public Sale pursuant to the terms of this notice.

The Public Sale will be conducted via video conference hosted by Zoom:

Meeting Link:  
<https://us02web.zoom.us/j/85629878794?pwd=RWZPampVUU1EVUtGQ25rej10SGd-3QT09>  
Meeting ID: 856 2987 8794  
Meeting Passcode: giveback

PLEASE TAKE FURTHER NOTICE that the foreclosure, disposition, and Public Sale are being held by Give Back, LLC, as the secured party (hereinafter "Give Back, LLC" or "Secured Party"), to enforce its rights and remedies as the secured party under the Membership Interest Pledge Agreement (hereinafter the "Pledge Agreement"), dated March 17, 2017, by and between Mohamed Hadid (hereinafter "Mohamed Hadid" or "Pledgor") and Romspen California Mortgage Limited Partnership (hereinafter "Romspen"). An "Event of Default" has occurred by Pledgor under the Pledge Agreement. A default has also occurred by Pledgor under his Guaranty, dated March 17, 2017, of, inter alia, Coldwater Development LLC and Lydda LUD, LLC's (Coldwater Development LLC and Lydda LUD, LLC are hereinafter collectively referred to as the "Debtors") Loan Agreement, dated March 17, 2017, with Romspen (hereinafter the "Loan Agreement"), Promissory Note, dated March 17, 2017, by Debtors for the benefit of Romspen and its assigns (hereinafter the "Note"), and the Loan granted pursuant thereto. Debtors are in default of the Note and Loan Agreement. Give Back, LLC is the assignee of the Pledge Agreement, Loan Agreement, Note, related Loan Documents, the Loan, Guaranty, and of all Romspen's rights, title, interest, and remedies therein. A copy of the Pledge Agreement may be obtained by contacting counsel for Secured Party in writing at the contact set forth below.

The Public Sale is of the "Collateral" pledged by Mohamed Hadid as Pledgor pursuant to the Pledge Agreement as more specifically described as follow:

(a) "Collateral" means Pledgor's interest in the Pledged Interests, the Future Rights, and the Proceeds, collectively; (b) "Pledged Interests" means (i) all Equity Interests owned by Pledgor, (ii) the certificates or instruments representing such Equity Interests, if any, (iii) all rights of Pledgor to vote or otherwise control Coldwater Development LLC, and (iv) all rights of Pledgor as a member of Coldwater Development LLC; (c) "Equity Interests" means all securities, shares, units, options, warrants, interests, participations, or other equivalents (regardless of how designated) of Coldwater Development LLC; (d) "Future Rights" means: (x) all Equity Interests (other than Pledged Interests) owned by Pledgor, and all securities convertible or exchangeable into, and all warrants, options, or other rights to purchase, Equity Interests owned by Pledgor; and (y) the certificates or instruments representing such Equity Interests, convertible or exchangeable securities, warrants, and other rights and all dividends, cash, options, warrants, rights, instruments, and other property or proceeds from time to time received, receivable, or otherwise distributed in respect of or in exchange for any or all of such Equity Interests; (e) "Proceeds" means all proceeds (including proceeds of proceeds) of the Pledged Interests and Future Rights including all: (I) rights, benefits, distributions, premiums, profits, dividends, interest, cash, instruments, documents of title, accounts, contract rights, inventory, equipment, general intangibles, payment intangibles, deposit accounts, chattel paper, and other property from time to time received, receivable, or otherwise distributed in respect of or in exchange for, or as a replacement of or a substitution for, any of the Pledged Interests, Future Rights, or proceeds thereof (including any cash, Equity Interests, or other securities or instruments issued after any recapitalization, readjustment, reclassification, merger or consolidation with respect to Pledgor and any security entitlements, as defined in Section 8-102(a)(17) of the UCC, with respect thereto); (II) "proceeds," as such term is defined in Section 9-102(a)(64) of the UCC; (III) proceeds of any insurance, indemnity, warranty, or guaranty (including guaranties of delivery) payable from time to time with respect to any of the Pledged Interests, Future Rights, or proceeds thereof; (IV) payments (in any form whatsoever) made or due and payable to Pledgor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Pledged Interests, Future Rights, or proceeds thereof; and (V) other amounts from

time to time paid or payable under or in connection with any of the Pledged Interests, Future Rights, or proceeds thereof.

The Collateral will be sold to the highest qualified bidder for cash, or the credit against outstanding indebtedness held by the Secured Party or for which the Secured Party is entitled by contract to bid. Please be advised that Secured Party, and any assignees of the Secured Party, reserve their right to credit bid, and may credit bid, at the Public Sale of the Collateral.

All bidders must pre-qualify at least (5) business days before the Public Sale date, by no later than April 22, 2021, by depositing \$25,000 (by bank to bank wire transfer, certified or cashier's check payable to "Give Back, LLC," or another form of payment Secured Party may agree to accept in writing) with legal counsel for Secured Party and all deposits (except that of highest bidder) shall be returned within three (3) business days of the conclusion of the bidding. Cash deposits will not be accepted. The highest bidder's deposit shall be non-refundable. The balance of the highest bid payable to Secured Party by bank to bank wire transfer, certified or cashier's check shall be delivered to Secured Party's legal counsel no later than April 30, 2021, at 1:00 p.m. (Pacific Standard Time), which may be continued, in writing, to a later time and date in Secured Party's sole discretion. If the highest bidder defaults upon payment of the balance, its deposit and any partial payments are forever forfeited and the Collateral, at Secured Party's sole option and discretion, may be sold to the next highest qualified bidder. Secured Party, directly or indirectly through nominees or assigns, reserves the right to bid at the Public Sale without tendering deposit, as required for other bidders, to credit bid, and to take title to the Collateral immediately after the Public Sale, or on such other date as Secured Party shall elect in its sole discretion. Interested parties who would like additional information should contact Ronald N. Richards, legal counsel for the Secured Party, at [ron@ronaldrichards.com](mailto:ron@ronaldrichards.com) and [glong0607@gmail.com](mailto:glong0607@gmail.com) or at (310) 556-1001.

The Public Sale may be canceled or continued from time to time, without further notice other than as given at the Public Sale date and place, at the sole and absolute discretion of Secured Party.

The Secured Party has appointed Thomas Hayward, licensed auctioneer (#NV20121668855), to conduct the Public Sale.

There will be no warranty made or provided relating to title, possession, quiet enjoyment or the like in connection with the disposition and sale of the Collateral. The Collateral shall be sold AS IS, WHERE IS, and all warranties of quality, quiet enjoyment, fitness, merchantability and all other warranties, express, implied, arising by statute, common law or otherwise are expressly excluded. Secured Party makes no representation or warranty as to (i) state or condition of title, (ii) physical, financial, or environmental condition, (iii) existence, validity, or amount of any liens or claims senior to that of Secured Party, or (iv) value of or income produced or that may be produced by the Collateral.

Pursuant to California *Commercial Code*, section 9210, Pledgor is entitled to, inter alia, an accounting of the unpaid indebtedness secured by the Collateral Secured Party intends to sell at the Public Sale. Pledgor may request an accounting pursuant to the requirements and provisions of California *Commercial Code*, section 9210, directed to counsel for Secured Party.

Secured Party: Give Back, LLC, c/o Ronald Richards, 325 N. Maple Drive, #11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: [ron@ronaldrichards.com](mailto:ron@ronaldrichards.com)

Counsel for Secured Party: Law Offices of Ronald Richards & Associates, A.P.C., attn. Ronald Richards, P.O. Box 11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: [ron@ronaldrichards.com](mailto:ron@ronaldrichards.com) and [glong0607@gmail.com](mailto:glong0607@gmail.com)

[Publications:  
DailyDAC Distressed Asset Central  
Daily Journal  
BH Weekly]

FILE NO. 2021 079426  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DO-

ING BUSINESS AS: BENEFITS EXCHANGE OF LOS ANGELES, INSURANCE SERVICES, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VICE PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on APR 05 2021 expires on APR 05 2026.

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-169623 BEVERLY HILLS WEEKLY 4/15, 22, 29 & 5/6 2021

FILE NO. 2021 079424  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DO-  
ING BUSINESS AS: STONE CREEK INSURANCE AGENCY, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VICE PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on APR 05 2021 expires on APR 05 2026.

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-231259 BEVERLY HILLS WEEKLY 4/15,22,29 & 5/6 2021

FILE NO. 2021 082640  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DO-  
ING BUSINESS AS: SUNRISE LIQUOR, 8509 IMPERIAL HWY DOWNEY CA 90242 county of: LA COUNTY.  
Registered Owner(s): KAMLESH KAUR, 8509 IMPERIAL HWY DOWNEY CA 90242. This

Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ KAMLESH KAUR, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on APR 07 2021 expires on APR 07 2026.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Sec-

tion 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). 213263 BEVERLY HILLS WEEKLY 4/15,22,29 5/6 2021

FILE NO. 2021 082642  
FICTITIOUS BUSINESS  
NAME STATEMENT

TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS: EXCEL LAUNDRY

SYSTEMS, 719 N. SHADYDALE AVE WEST COVINA, CA 91790 county of: LA COUNTY. Registered Owner(s): SUSAN DANG, 719 N. SHADYDALE AVE WEST COVINA, CA 91790. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: 10/2012.

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/ SUSAN DANG, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on APR 07

2021 expires on APR 07 2026.

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).

234801 BEVERLY HILLS WEEKLY 4/15,22,29, 5/6 2021

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## 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)

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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

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

Mt Sinai Hollywood - 2 plots in sold out Moses 25. Priced way below market! Call or text 805-300-1936

Pacific View Memorial Park, Corona del Mar Meadowlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John Wayne's yacht. \$16,000, (907) 903-5497 or [1bigdoggie@gmail.com](mailto:1bigdoggie@gmail.com).

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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

## 501-HELP WANTED

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