

briefs • BHPD Arrests Three Suspects for Il Pastaio Shooting **Page 3**

briefs • BHUSD Announces New Block Schedule for Beverly High **Page 4**

briefs • T&P Commission Updates Regulations for North Oakhurst **Page 5**

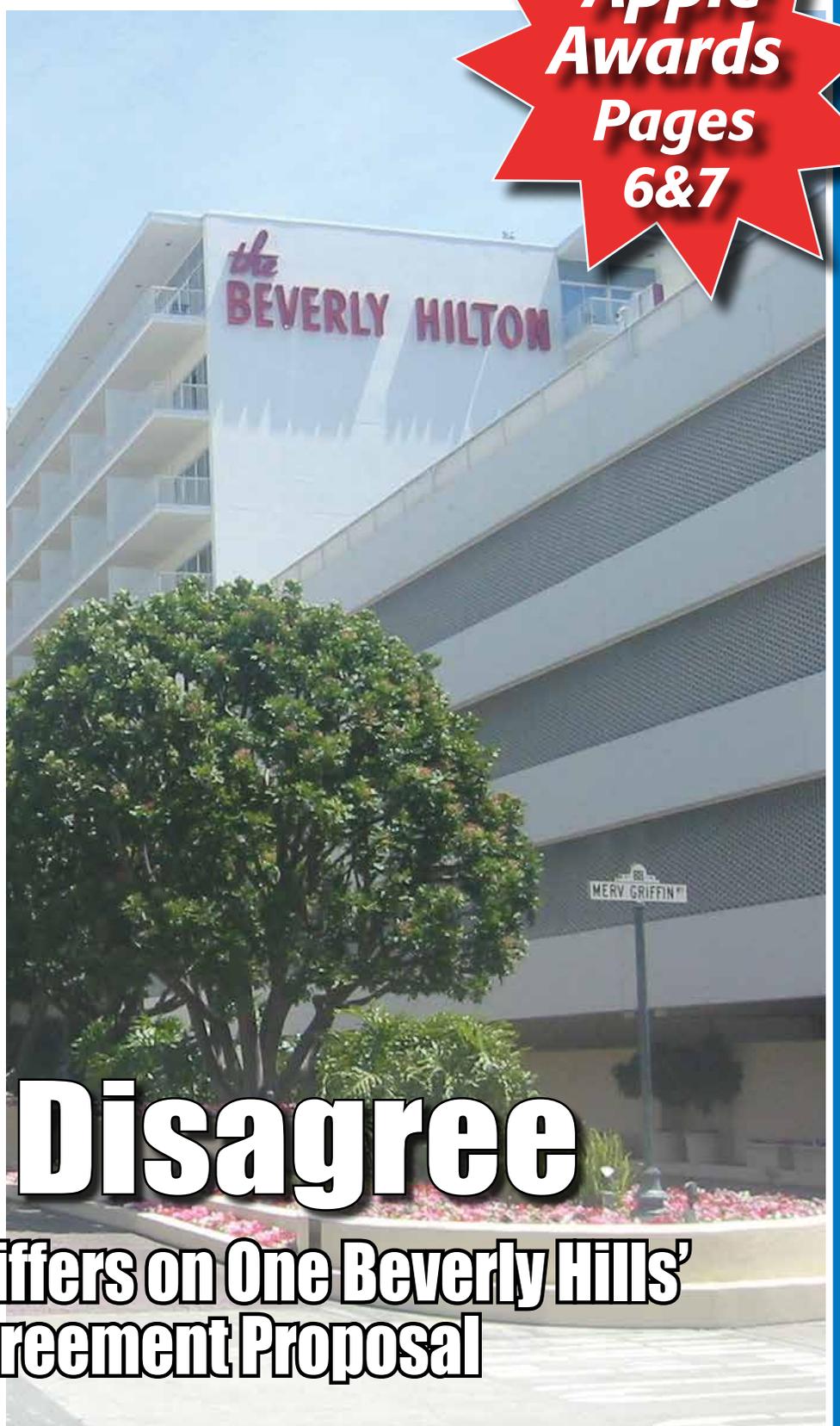
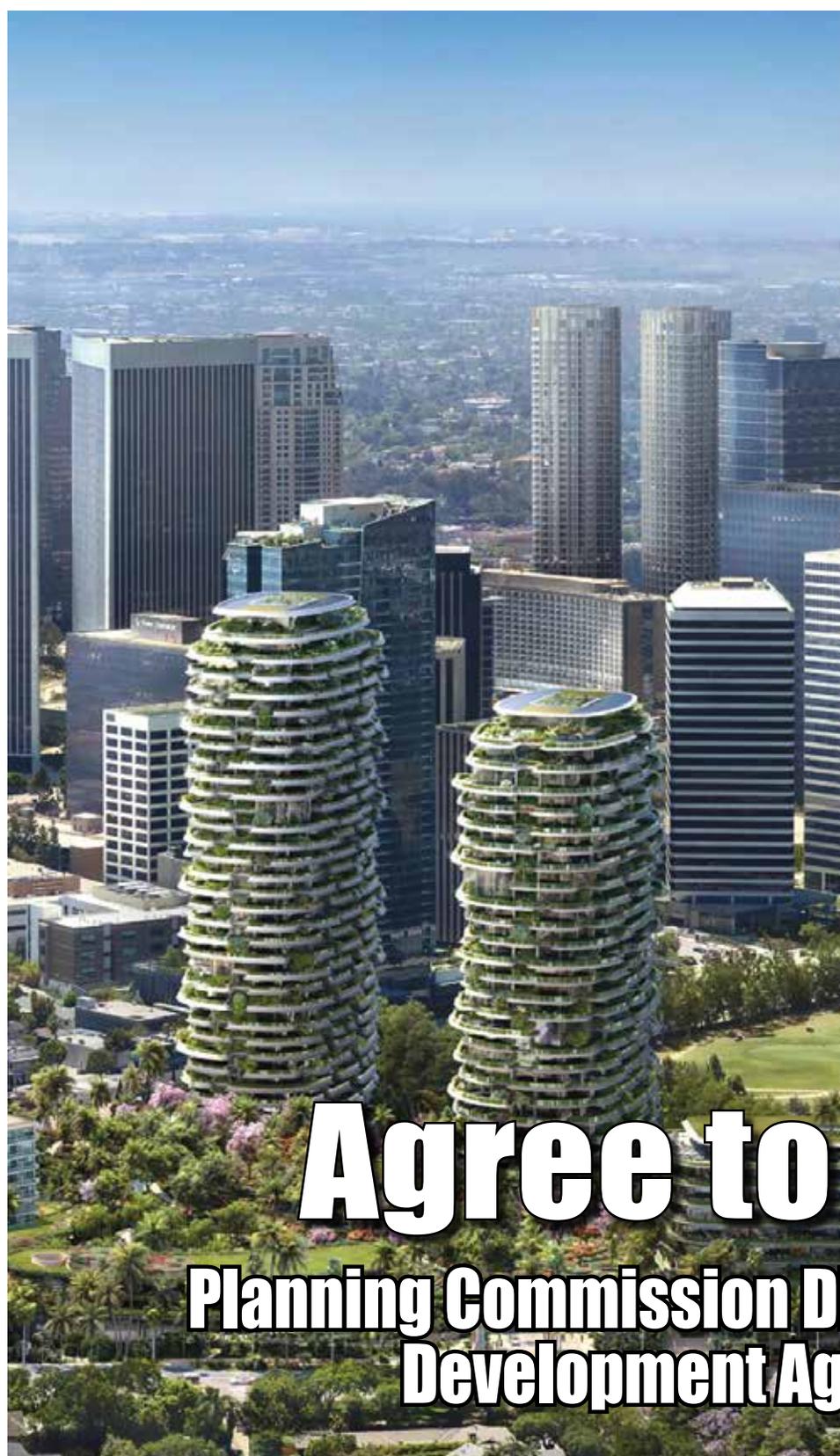
Beverly Hills Weekly

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Issue 1128 • May 13 - May 19, 2021

Apple Awards
Pages 6&7



Agree to Disagree

Planning Commission Differs on One Beverly Hills' Development Agreement Proposal

cover story • page 5



COMMUNITY MEETING

The City of Beverly Hills invites **business owners and residents** to discuss a **proposed ordinance** that would require food service establishments to provide **plastic cutlery** to customers only **upon request**.

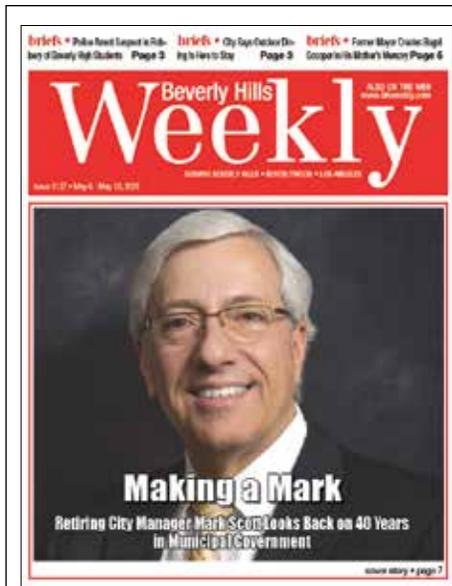
WHEN:

Tuesday, May 18th
6:00PM - 7:00PM

Wednesday, June 9th
4:00PM - 5:00PM

TO JOIN:

www.gotomeet.me/CBHPWT/jdescalzo
Or dial in using your phone.
United States (Toll Free): 1 877 309 2073
United States: +1 (571) 317-3129
Access Code: 292-162-389



WHAT'S ON YOUR MIND?

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

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com

letters & email

“Planning Commission Gives Go Ahead to One Beverly Hills” [Issue #1126]

As an architect knowledgeable in the fields of planning and architecture, I believe the following:

The Planning Commission as currently constituted is of no benefit to the city because it has become a developer’s “rubber stamping mechanism.”

In order for the Architectural Commission to function properly it needs to be staffed by three architects, one landscape architect and a resident of “good taste” (a term that is often currently derided) or any other terminology that conveys a similar meaning.

If a commission is to function properly it must be staffed properly. As a result of their actions it has become clear that these commissions are not.

Tom Roberts
Architect
Beverly Hills

SNAPSHOT



THANK YOU HEROES NORTH REXFORD DRIVE

The Next Beverly Hills Committee bought members of the Beverly Hills Police Department dinner from Jersey Mike’s Sunday for the first day of National Police Week. National Police Week, which takes place from May 9-15, honors the lives of police officers who lost their lives in the line of duty. Next BH Chair Noelle Freeman (center), Vice Chair Tiffany Davis (left) and three BHPD officers are pictured above.

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OUR DATA SPEAKS VOLUMES



This letter is in opposition to the One Beverly Hills project seeking its Wilshire Boulevard building be considered a time-share and fractional ownership property.

Currently, the city of Beverly Hills has no ordinance permitting fractional time-share ownership of real property. Such an important matter should not be undertaken ad hoc for the benefit of a single project. By allowing fractional ownership for this project, the city will be setting a precedent which will portend to other projects in the future.

Before permitting fractional time-share projects the city should not act in haste to appease the developer, but should undertake a thorough study including public input and draft development standards for fractional time-share for the city.

The city prohibits Airbnb short-term rentals. Labeling the One Beverly Hills time-share with a different title does not make it anything other than an Airbnb short term rental.

This may well become a legal liability for the city when constitutionally challenged against the city's Airbnb policy.

I urge the Planning Commission and City Council to reject the developer's request for fractional ownership.

Marilyn Gallup
Beverly Hills

briefs

BHPD Arrests Three Suspects for Il Pastaio Shooting

The Beverly Hills Police Department arrested Tuesday three alleged gang members for the robbery and shooting that took place at Il Pastaio restaurant in March.

Malik Lamont Powell, 20, Khai McGhee, 18, and Marquise Anthony Gordon, 30, are being charged with the federal crime of Conspiracy to Commit Interference with Commerce by Robbery. The suspects are allegedly members of the Rollin' 30s Crips street gang, federal authorities said.

The robbers allegedly stole an Il Pastaio

briefs cont. on page 4



NOTICE OF PUBLIC HEARING

DATE: Thursday, May 27, 2021
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below
PROJECT ADDRESS: 9360 Wilshire Boulevard
(Southwest corner of Wilshire Boulevard & South Crescent Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on **Thursday, May 27, 2021**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

A request to renew a Conditional Use Permit and Extended Hours Permit associated with the Sixty Hotel located at **9360 Wilshire Boulevard**. On **April 27, 2017**, the Planning Commission approved the renewal of a Conditional Use Permit and Extended Hours Permit for the hotel's rooftop uses (Resolution No. 1805), which would expire after a period of 36 months unless renewed by the Planning Commission. The applicant has filed a timely application to renew the entitlements. No modifications are proposed as part of the request, which is to continue to allow the following rooftop operations at the hotel:

- Rooftop operations until 2:00 AM on Friday night and Saturday night;
- Rooftop operations until 1:00 AM from Sunday night – Thursday night;
- Up to 12 rooftop events per year that could operate until 2:00 AM on a night other than a Friday or Saturday;
- Maximum rooftop occupancy of up to 165 persons (excluding hotel staff).

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Sections 15301 of the State CEQA Guidelines. The Class 1 Categorical Exemption is applicable to permitting or minor alterations of existing structures involving negligible or no expansion of use. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

How To Participate: Pursuant to Executive Order N-25-20, members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at commentPC@beverlyhills.org. Public comment can be offered during the meeting by calling (310) 285-1020 or by video via at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than eight (8) calendar days before the date of the Hearing.

Comments will be read into the record, with a maximum allowance of three (3) minutes per individual comment (approximately 350 words), subject to the Commission's discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. If a comment is received after the agenda item is heard, but before the close of the meeting, the comment will still be included as a part of the record of the meeting, but will not be read into the record.

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

If there are any questions regarding this notice, please contact **Judy Gutierrez, Associate Planner** in the Planning Division at (310) 285-1192, or by email at jgutierrez@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,
Judy Gutierrez, Associate Planner

Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@beverlyhills.org. Oral public comment can be offered during the meeting by calling (310) 285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at www.beverlyhills.org/watchlive. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1192 prior to the meeting for assistance.



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held online on **Tuesday, June 1, 2021, at 7:00 p.m.**, will hold a public hearing to consider adoption of:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS ADOPTING THE 2020 URBAN WATER MANAGEMENT PLAN, A WATER SHORTAGE CONTINGENCY PLAN, AND AN AMENDMENT TO THE 2015 URBAN WATER MANAGEMENT PLAN

The City of Beverly Hills is currently updating its Urban Water Management Plan (UWMP) and preparing its Water Shortage Contingency Plan (WSCP) in accordance with the Urban Water Management Planning Act, California Water Code Sections 10610 et seq. (the "Act") and is amending its 2015 Urban Water Management Plan to demonstrate consistency with Delta Plan Policy WR P1, (Title 23 of the California Code Regulations section 5003). The Act requires urban water suppliers supplying more than 3,000 acre-feet of water annually or providing water to more than 3,000 customers to update their UWMP every five years.

A draft of the City's 2020 UWMP is available on the City's website (www.beverlyhills.org/UWMP). If you would like more information or have any questions, please contact Vince Damasse, Water Resources Manager at (310) 285-2491 (email: vdamasse@beverlyhills.org) or contact Melissa Gomez, Senior Management Analyst, at (310) 288-2864 (email: mgomez@beverlyhills.org).

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, to submit video comments (during public comment only) use <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

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.

Please check the June 1, 2021 meeting agenda for further updated information. The agenda will be available on the City's website at www.beverlyhills.org at least 72 hours prior to the meeting.

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 Disabilities Act ("ADA") please contact (310) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.

briefs cont. from page 3

restaurant patron's \$500,000 watch at gun-point while he was dining outside on March 4, police said. A struggle between the patron and the robbers resulted in another nearby patron being shot. Her injuries were nonfatal.

Powell, McGhee and Gordon are being held at the Metropolitan Detention Center in Downtown Los Angeles without bail. Federal authorities said they suspect five people were involved with the robbery.

"This robbery was a brazen attack mid-day in the heart of Beverly Hills, endangering the lives of everyone in the area,"

said Beverly Hills Police Chief Dominick Rivetti.

Police have not yet recovered the stolen watch. Its owner has set a \$50,000 reward for its return.

BHUSD Announces New Block Schedule for Beverly High

The BHUSD announced Wednesday a new bell schedule for the upcoming academic year at Beverly High. It introduces a four-day block schedule and eliminates an early morning zero period.

Beverly High's 2019-2020 bell schedule had students attend all of their class periods

every weekday for most of the year. They also had the option to enroll in zero period, which started at 7 a.m. Since the pandemic, students have had block scheduling for virtual and hybrid instruction.

According to the new schedule proposed for the 2021-2022 academic year, students will attend first period, third period, fifth period and seventh period on Monday and Thursday. They will attend second period, fourth period, sixth period and seventh period on Tuesday and Friday. All periods will meet on Wednesday.

The new schedule will have classes start at 8:30 a.m. every weekday except Wednesday, when classes will start at 9:20 a.m. If

students are enrolled in seventh period, their school day will end at 3:26 p.m. every weekday except Wednesday, when classes will end at 3:15 p.m.

School administrators, including Beverly High principal Mark Mead, in an email sent Wednesday, said the new schedule is a district decision under the BHUSD Board of Education's direction. They cited a number of reasons for the change, including concerns that zero period was an unhealthy start time and that it contributed to an overall lack of school spirit.

"This bell schedule is, first and foremost,

briefs cont. on page 5



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at a meeting to be held on **Thursday, May 27, 2021 at 7:00 p.m.**, will hold a public hearing to consider:

A Development Agreement between the City of Beverly Hills and BH LUXURY RESIDENCES, LLC, a Delaware Limited Liability Company ("BHLR"), and OASIS WEST REALTY LLC, a Delaware Limited Liability Company (the "Developer"), related to the One Beverly Hills Overlay Specific Plan Project (the "Project").

The Project is a unified development plan that would allow for alternative site development of the 17.4 acre Project site than the development authorized by: the approved 9900 Wilshire Specific Plan (901,514 SF of future development that allows for the construction of up to 193 condominium units and a 134-room luxury hotel), the approved Beverly Hilton Specific Plan (973,565 SF in floor area including future construction of 110 condominium units and demolition and reconstruction of retail, restaurant, meeting and office space) and the C-3 zoning designation applicable to the 9988 Wilshire Boulevard gas station property.

The proposed 1,933,436 SF Project includes the following components:

- 162 residential unit, 499,806 SF, 32-story, 410' tall building (Santa Monica Residences)
- 141 residential unit, 424,266 SF, 28-story, 369' tall building (Garden Residences)
- 37 residential unit and 42 hotel room, 213,966 SF, 11-story, 124' tall building (Wilshire Building)
- 127,324 SF structure containing amenities and support areas, including 30 residential accessory spaces that could be used for staff housing (Promenade)
- 37,562 SF, 31' tall conference center for the Beverly Hilton Hotel
- 72,697 SF, 20' tall hotel restaurant, retail, 36 hotel room, and support area structure (Beverly Hilton Enhancement)
- 12.7-acres of open space, including an 8-acre botanical garden, of which 4.5-acres will be public.



The City Council will consider the Development Agreement request in conjunction with other Project entitlement requests, including: General Plan Amendments, Zone Text and Map Amendments, and an Overlay Specific Plan.

The Development Agreement (hereafter "DA") includes various provisions for the benefit of the City and for the Developer, including:

- The Developer will pay a \$100 million dollar public benefit fee over the course of eight years.
- Subject to certain conditions, the payment of an Environmental Mitigation and Sustainability Fee ("EMS" fee) is required for a sale of all or a portion of the Project. Generally the fee is 2% of the value of a first sale, and 3% of the value of any subsequent sale.
- A 5% municipal surcharge levied on gross room revenue for the new Wilshire Building hotel (including any short-term rental of residential units in the building). The municipal surcharge would also be applicable to the Beverly Hilton Hotel beginning in January 2030.
- The term of the existing 9900 Wilshire Specific Plan and Beverly Hilton Specific Plan development agreements will be extended for five years until the deadline for the Developer to make an election to proceed with the new development agreement or the existing development agreements. The Developer is still responsible for paying a

combined \$2 million dollar fee annually to extend the existing development agreements.

This Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City of Beverly Hills prepared a Final Supplemental Environmental Impact Report (SEIR) to analyze potential environmental impacts associated with the Project. The Final SEIR analyzes the following potential environmental effects of the Project:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning Biological Resources
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

The Final SEIR impact analysis determines that, after mitigation, no significant environmental effects are anticipated except for: significant and unavoidable impacts to cultural resources (historic resources) and noise (in the event construction occurs outside the City's regularly permitted hours). The City Council will consider the Final SEIR, and may adopt a resolution certifying the Final SEIR, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations at the May 27th hearing and/or at the previously noticed Project hearings on May 20th and May 25th.

On May 5, 2021, the Planning Commission reviewed the proposed DA and adopted a motion stating that it was unable to recommend whether or not the DA is consistent with the General Plan because the Commissioners hold differing views and were unable to reach a consensus. At the May 27, 2021 hearing the City Council will formally consider the DA request and may also consider whether to approve the previously noticed General Plan Amendments, Zone Text and Map Amendments, and Overlay Specific Plan.

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 and hearing(s) 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, to submit video comments (during public comment only) <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

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Any interested person may participate in the meeting and hearing(s) 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.

If there are any questions regarding this notice, please contact **Masa Aikire, AICP, Principal Planner**, Community Development Department, at (310) 285-1135 or malkire@beverlyhills.org. The case file documents are available for review upon request. The Final SEIR and other environmental documents related to the Project can be accessed at the City's website at www.beverlyhills.org/environmental.

HUMA AHMED
City Clerk

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

coverstory

AGREE TO DISAGREE

Planning Commission Differs on One Beverly Hills' Development Agreement Proposal

By Ani Gasparyan

The Planning Commission agreed to disagree last Wednesday on if the proposed development agreement for the One Beverly Hills project, which included a \$100 million payment to the city, is consistent with the general plan.

According to the proposal, developers Alagem Capital Group and Cain International would pay a \$100 million

public benefit fee over the course of eight years to the City of Beverly Hills.

In comparison, the Dalian Wanda Group had agreed to pay a \$60 million public benefit fee for its proposed project at the former Robinsons-May department store site that never came to fruition. The group later sold the property to Alagem Capital Group and Cain International and the site is part of the 17.5 acres of the proposed One Beverly Hills

project.

Chair Peter Ostroff said the proposed public benefit fee is inadequate given the size of the project.

“In fact, the best case is that we wouldn’t get as much as \$60 million until at the very earliest around August of 2027. More than six years from now”

—Chair Peter Ostroff

“These payments are stretched out over a long time,” Ostroff said. “In fact, the best case is that we wouldn’t get as much as \$60 million until at the very earliest around August of 2027. More than six years from now.”

He said the proposed agreement does not address the city’s requirement for providing inclusionary housing. According to the proposal, the developers said the public benefit fee would satisfy the affordable housing requirement.

“If you calculate the amount of revenue that the developer would obtain from 340 market rate units to sell and compare that to the amount of revenue that the developer would obtain if it sold 35 affordable units and only 305 market

units, the difference – as I calculated – is in excess of a \$184 million,” Ostroff said. “That’s what it’s worth – they would receive \$184 million more if all 340 units were market rate than it would receive if it had to provide 35 affordable units.”

Commissioner Myra Demeter said she agrees that the development agreement does not comply with the city’s general plan.

“We have affordable housing needs,” Demeter said. “We do mandate it for every other project and it is concerning that people will say ‘Oh, this person doesn’t have to do it.’”

Commissioners voted 4-0 that it was unable to recommend if the development agreement is consistent with the general plan because the commissioners held differing views. Commissioner Thomas Hudnut recused himself because he is a member of the neighboring Los Angeles Country Club.

Vice Chair Lori Greene Gordon said the \$100 million is a reasonable public benefit fee because the square footage amount is the same as the Wanda project. She said the issue is where the money from the public benefit fee will go.

“This is always called a public benefit, but when this money winds up in the

general fund which it is going to and it’s not earmarked – which it doesn’t appear to be at this time – then what happens is it gets spent however general fund money needs to get spent,” Gordon said.

She said that she would want to see a portion of the \$100 million go toward an affordable housing fund.

“I’m not asking the developer to build it but I’m asking for this money going to the city to be earmarked for it and the city can use city-owned land and bring in a developer that is experienced in this area to develop this kind of housing,”

Gordon said.

“However you want to define the \$100 million in present discounted value or in real dollars, it’s a lot of money and I think something really good in the affordable housing market will be built with some of these funds”

—Commissioner Andy Licht

Commissioner Andy Licht said nobody in the city’s history has agreed to anything close to \$100 million in a development agreement.

“However you want to define the \$100 million in present discounted value or in real dollars, it’s a lot of money and I think something really good in the affordable housing market

will be built with some of these funds,” Licht said.

The City Council will consider the One Beverly Hills project on May 20. According to Community Development Director Ryan Gohlich, the council will consider the development agreement on May 27.

briefs cont. from page 4

centered around creating structural changes that can meet our school’s needs for more built-in student support, improvement in school culture, and unity through consistent and equitable staff hours,” the email said.

According to administrators, most teachers will have a seventh period that will serve as office hours every weekday except Friday. This is meant to serve as a built-in support time for students, administrators said.

“When speaking to student culture, we believe that the availability of ‘office hours’ is an important step toward improving a supportive academic culture,” the email said.

The email also cites Senate Bill 328, which will require California high schools to start regular classes after 8:30 a.m. by July 1, 2022. The bill does not require the elimination of optional zero periods.

Faculty and staff expressed concern with the new schedule, which had not yet been publicly announced, during a board meeting Tuesday.

Marla Weiss, a Beverly High math teacher, said daily instruction and review is critical for success. She questioned if as many students will be interested in taking seventh period classes as they were in zero period.

“We have students who want to take more classes. They want to participate in more extracurricular activities,” Weiss said. “They want more electives. They want to

look strong for their college application.”

Coleen Davenport, a parent and BHU-SD athletic trainer, said the block schedule would academically disadvantage student athletes.

“BHHS student athletes participate in over 450 games every year, most of them starting at 3:15 p.m.,” Davenport said. “So students might get 15-20 minutes into their block period and they will have to pack up and go get on a bus to participate in games.”

But several board members shared their support for the block schedule.

Board President Rachelle Marcus said she recalled teaching during Mod-70, which was “outstanding.” Mod-70 was a block schedule with a zero period option utilized from 1970-1985. It was controversially eliminated due to concerns with student truancy and other issues.

“Believe me, I am going to make sure there is a block schedule,” Marcus said. “It’s just a matter of what it’s going to look like because I do believe it’s time.”

Marcus added that administrators will review the concerns about the block schedule.

Board member Noah Margo said it’s important to understand that things have to change to shift the culture of the district, which is aiming to have one of the best schools in the county.

“We cannot expect to keep doing things the way we are doing them because we are comfortable or for whatever reason and

then expect everything automatically to finally fall into place,” Margo said. “As the world of education moves more into project-based learning, we’re going to need these kinds of schedules.”

Traffic and Parking Commission Updates Permit Regulations for North Oakhurst Drive

The Traffic and Parking Commission last Thursday modified parking permit regulations for the 600 block of North Oakhurst Drive to allow residents to street park for longer than two hours.

The previous parking regulations on the block allowed for two hour parking from 8 a.m. to 8 p.m. everyday except Sunday and no parking from 8 p.m. to 2:20 a.m. The modification allows permit O holders to be exempt from the two hour daytime restriction.

According to the commission’s agenda report, there are 33 single-family homes and 101 street parking spaces on the 600 block of North Oakhurst Drive. According to Transportation Planner Martha Eros, 27 of those households submitted a petition asking for the daytime permit exemption.

“We did conduct a parking occupancy survey and it was during COVID so we were observing the characteristics of the streets and the vehicles. We conducted four counts during a 600 day period,” Eros said. “There are approximately 101 on-street

parking [spaces]. On average, 23% of the spaces were occupied and the parked vehicles were spread out throughout the block.”

Eros said city staff has begun the public noticing process for the 500, 600 and 700 blocks of North Oakhurst, Sierra and Doheny Drives. According to her presentation, four residents had indicated their support of the change as of last Monday.

Vice Chair Sharon Ignarro said the updated regulations would bring the block more in line with the surrounding blocks’ regulations.

“Since 82% support, I’m in favor,” Ignarro said.

Commissioner Jay Solnit said the decision to support the updated regulations is a no-brainer.

“I’m in full support,” Solnit said.

BHUSD Starts Focus Groups for DEI Audit

The BHUSD is conducting a focus group study on the “experiences, climate, and belief systems” in the district as a part of its diversity, equity and inclusion audit.

The Community Works Institute, which is completing the district’s DEI audit, will facilitate the study, according to an email sent by Assistant Superintendent of Student Services Laura Chism. Parents, students and staff will each have their own focus groups.

After the DEI audit is complete, the dis-

briefs cont. on page 6

AN APPLE FOR THE TEACHER



A Look At This Year's BHUSD Apple Award Recipients

The BHUSD honored several faculty, staff and administrators with Apple Awards on May 5 to celebrate their work in the district. The district typically hosts an event to celebrate the honorees, but it was held via Zoom this year.

CAROL COURNEYA

Education Support Paraprofessional Unit President, Beverly High

Courneya started working in BHUSD in 1997 at Hawthorne School in special education. In 1999, she moved to the high school special education resource program. She has two kids, Amanda Rose – who graduated from Beverly High in 2017 – and Lucas – who is currently a sophomore and on the wrestling team at Beverly High.

In 2007, she joined the representative council for the Beverly Hills Education Association and soon after became the Vice President where she served alongside



Linda Omansky. She is currently the president of the I.A. Unit and also serves as chair of her bargaining team and the political action committee. She sits on the

insurance committee and also represents classified employees on the school site council for Beverly High.

She was named the ESP of the Year for California in 2018. She was newly elected to the State Council of Education where she represents the following entities: Beverly Hills I.A., Beverly Hills OTBS, Helix classified Association, Mammoth ESP, Redlands ESP, Solana Beach Association, Trona and Steele Canyon ESP.

"I love working with Special Education. In my last 24 years, I have learned so much from my students and my colleagues," she said. "Through the thick and thin of it all especially this past year with the Pandemic, I give so much credit to my unit members for stepping it up and taking initiative and being flexible and for always being so supportive."

STEPHANIE DEIBEL

Resource Specialist Teacher, Beverly High

Stephanie Deibel is a member of Beverly High's special education department. She started working at El Rodeo in 1999. When she came to the high school, she teamed up with Fariba Rabbanifar to become the school's math teacher. As a

math teacher, Deibel was a little reluctant at first when the district asked her to go across



the street to take over the helm of the Counseling Enriched Classroom. She works with many students with the greatest needs – many of whom rely on the individualized structure and support

of her classroom.

Deibel is able to reach, teach, and motivate students who typically struggle with most other teachers. She has created a sense of belonging for students who often don't find success in traditional high school classes. They ultimately grow, both academically and emotionally, over their years with her, eventually being able to integrate back into more general education courses with success due to all of the support she provides for them. Her careful balance of tough love and patience allows students to grow and eventually need less support from special education, a testament to the outstanding work she and her dedicated IA's are doing.

GRETCHEN GABRESKI

Instructional Technology Teacher on Special Assignment, Beverly Vista

With a resume that ranges from teaching at Johns Hopkins University to her current role as an Instructional Technology Teacher on Special Assignment, Gretchen Gabreski believes ardently in the power of two things: education and technology.



She received her B.S. in Elementary Education from the University of Maryland and her M.S. in Technology for Education from Johns Hopkins University.

Gabreski has worked in the BHUSD since 2018 and during her short tenure, has managed to win the trust and admiration of all who have had the opportunity to work with her. She has always shown herself to be an instructional leader but during virtual learning, the district was able to see the asset that she truly is. Working in close collaboration with our ILT, she identified and developed a professional development program that allowed teachers to successfully navigate the digital classroom and students to continue receiving a robust instructional program. S

In addition to the school-wide support, she avails herself each day to the entire staff, parents and students who are struggling with instructional technology or simply signing into the Parent Square app.

TRACEY MACGREGOR

Third Grade Teacher, Horace Mann School

MacGregor graduated with a bachelor's degree in Business Management from CSUN. She later married and had two chil-

dren, Alisa and Daniel who was diagnosed with learning disabilities. She is proud of the fact that Alisa and Daniel are both



teachers, following in their mother's footsteps.

MacGregor worked in the family business until she was ready for a life change and, like many of us, did some soul search-

ing and decided to get her teaching credential and Master's Degree. She is proud of the fact that she was a mom raising a family, attended classes, and worked full time. For this alone, she deserves an award. She later met Doug and married him in 2007.

She taught kindergarten for seven years, then moved to third grade where she has found her home and her work family. Prior to moving from El Rodeo, she was the coordinator of the School Site Council not just the teacher rep.

She still keeps in touch with many of her previous students, her impact lasting way beyond their year of third grade. MacGregor has the mind of a teacher, the brain of a scholar, and the heart of a true friend.

KEVIN PAINTER

Assistant Principal, Hawthorne School

Kevin Painter graduated from the University of California, Santa Barbara with a bachelor's degree in English Literature in 1994 and he received his Multiple Subject Credential and Professional CLEAR from California State University at Northridge in 1999.

Painter began his career in BHUSD in 2000 as a 4th Grade long-term substitute teacher.



From 2001 to 2007, he was a fifth grade teacher at Beverly Vista. He was lucky enough to teach fifth grade alongside his mother-in-law, Marilyn Landau and his

wife Gabi Landau Painter, who was a second grade teacher at Beverly Vista. He always thought he would retire as a fifth grade teacher.

At a school luncheon at Beverly Vista, then Superintendent Gwen Gross approached him and told him that she wanted to see him in her educational leadership course at Pepperdine University in the fall. Before long, Painter was enrolled in classes and working toward his Administrative Leadership Credential which he received in 2004.

In February 2007, he became the Assistant Principal of El Rodeo School. He served under Principals Pat Escalante, Dave Hoffman, and Kevin Allen for 12 ½ years before re-configuration. Painter served as the Interim Principal of El Rodeo for the last half of the 2013-2014 school year. He has served as the BHEF Summer Academy principal for both

elementary and high school programs, as well as the BHUSD Intervention Summer School principal for many summers.

For the past two years, he has served as the Assistant Principal of Hawthorne Elementary School under Principal Sarah Kaber.

His wife Gabi currently teaches second grade at Horace Mann Elementary. His son, Jesse, is in seventh grade at Beverly Vista and his daughter Isabela is in the tenth grade at Beverly High. The Painter Family literally is BHUSD and proudly representing all four campuses as Huskies, Bulldogs, Normans, and Vikings.

KELLY PARK

Physical Education Teacher, Beverly Vista

Kelly Park is finishing her 31st year in education and has been in the BHUSD since fall 2014. She holds a bachelor and master's degree in Environmental Science from Texas Christian University and a masters degree in Physical Education from the University of Houston. During her time in Beverly Hills, Park has shown herself



to be a leader amongst her peers. When El Rodeo was in the midst of construction and change in the physical campus, she worked to ensure that her students were still

provided with an exemplary physical education program. Also at ER, Kelly served as the Character Education Coordinator promoting the John Wooden Pyramid of Success.

Most recently, she has served as a physical education teacher and co-athletic director at Beverly Vista. She is 150% committed to the school and defines what it means to have school spirit. Park initiated the high-five program when she came to our district seven years ago and consistently promotes Beverly Vista's Four Core Values in all that she does.

"My goal is to build a positive bulldog culture/community that impacts our students and staff," Park said. "I want to show school pride and school spirit in every area of my program."

JAMIE WEDDLE

Counselor, Hawthorne School

Weddle is a school counselor at Hawthorne Elementary School. As a self-described "feelings coach," Weddle implements a deep sense of enthusiasm and passion towards the knowledge and integration of mental health



awareness, human behavior, and child development. He earned a bachelor's degree in communication at Marymount Man-

hattan College in 2008 and later achieved his master's degree in School Counseling from the University of Southern California in 2014. Shortly after the completion of his graduate program, he began working at BHUSD as a K-8 Counselor, serving at both Beverly Vista and El Rodeo.

Weddle experienced many moments during his formative years that would ultimately define his character and put him on the path to becoming a School Counselor. From his tumultuously unstable childhood, to, at the age of 17, his own school counselor telling him to join the military instead of pursuing further schooling, as he would never amount to anything.

Over the years, Weddle transformed the turmoil, instability, and struggle into integrity, empathy, resilience, and wisdom.

Weddle's call to action came when he learned of a teenage boy who had died by

suicide due to bullying. The event resonated deeply with Weddle because of his own emotional struggles at a similar age. Upon hearing the story of this young man taking his own life, Weddle decided to return to school to become a school counselor – a decision that became a pivotal turning point in his life, both personally and professionally, helping him find purpose and meaning from his challenging childhood.

Outside of education, Weddle is a devoted husband to his wife Elizabeth, and doting father to his daughter, Ella. He is a self-described nerd when it comes to music, sports, sneakers, and anything related to Marvel comics.

**SUE YOVETICH
Physiology Teacher, Beverly High**

Sue Yovetich is in her fifteenth year of teaching at Beverly High. Yovetich acted as department chair and a member of the



Beverly High Secondary Education Council for six consecutive years. In her time as a leader on SEC, she advocated for students, especially around the bell schedule, emotional support, staff teamwork around humane testing, and all subjects pro-kid. She was Positive Behavioral Interventions and Supports before Beverly High became a PBIS school and she continues to think about the whole child at all times.

She has taught Physiology for years and usually her classes are packed. Like many of us, she chose to adapt and evolve in-

structionally during the pandemic. Last summer, she agreed to work with BHEF to teach using APEX. She was one of the teachers who helped Beverly High transition with this platform as it entered fall. She continues using the APEX technology to support struggling students in the Learning Lab.

Yovetich teaches another class of students who need additional support – environmental science. In this role, she collaborated with Cassandra Chavez, a Beverly High science teacher, to create a student-centered learning environment that supported students who struggle with the science curriculum.

In all, Yovetich has shown her commitment to students and, in particular, a heart for students who occasionally struggle.

briefs cont. from page 5

strict plans to establish a DEI Taskforce.

But several parents expressed concern over the district's choice to work with the CWI and began circulating an online petition. The petition, titled "BHUSD Stop the Bias Now – CWI Must Be Removed," has 457 signatures as of press time.

"While we understand that the district chose to hire an outside consultant to conduct an audit of the current environment in our district, we are strongly disturbed by the selection of CWI in particular," the petition read.

Board Updates Facilities and Construction Committee Guidelines

The BHUSD Board of Education updated Tuesday its Facilities and Construction Committee guidelines for appointing new members.

If a committee member position is vacated, the board member who made the appointment will appoint a replacement. But if the board member who made the appointment is no longer on the board, the committee's guidelines previously stated that the board president would choose which board member could appoint the replacement.

According to the new guidelines, the board member who makes the appointment will be based on order of election of members who haven't made an appointment yet. The guidelines state that this change is so "every board member may equitably make an appointment to the committee during their term."

The same guidelines were updated for the Finance Committee in April with a 3-2 vote. Board President Rachelle Marcus and

Board member Mary Wells had been the dissenting votes.

Hawthorne School Repairs Continue, Board Approves Restroom Building Rentals

The BHUSD Board of Education approved Tuesday the renting of two restroom buildings for Hawthorne School, which will be used during summer programs while the school's sewer issues are fixed.

Hawthorne had a major sewage backup in January, which resulted in several buildings being closed for necessary repairs. The district contracted Lucy Environmental for the asbestos abatement and Servpro for the repairs and water damage.

The total cost for the restroom rentals is estimated to be around \$60,000. It will be taken from the Capital Facilities Fund, according to the board's agenda.

DFC Announces First-Ever Chief Climate Officer and Deputy

U.S. International Development Finance Corporation announced Monday the agency's first-ever dedicated senior officials focused on climate. DFC has appointed Jake Levine as Chief Climate Officer and Aparna Shrivastava as Deputy Chief Climate Officer.

As CCO, Levine will lead DFC's efforts to confront the climate crisis, including leading execution of the agency's recently announced plan to reach net zero emissions by 2040 and increase new climate-focused investments by 33% beginning in fiscal year 2023.

Shrivastava will help lead and coordinate DFC's climate efforts with the interagency, and integrate a climate focus throughout all

of the agency's lines of operation.

"We are thrilled to welcome Jake and Aparna to DFC at such a critical time for the agency, as we commit to reach net zero by 2040 and pledge to increase our climate investments," said Chief Operating Officer David Marchick. "These extraordinary professionals bring significant expertise and leadership to DFC and will lead our efforts to implement and advance President Biden's Climate Finance Plan."

Levine most recently served as an attorney at Covington & Burling, advising clients on a broad range of policy, regulatory, litigation, and commercial matters related to climate, clean energy, and clean air. Prior to joining Covington, Levine was Senior Counsel and Principal Consultant to California State Senator Fran Pavley (D - Agoura Hills), where he led the campaign to draft, design, and enact landmark climate and environmental justice legislation in California.

He also served as Chief of Staff to the President of Opower, Inc., a software firm that uses big data and behavioral science technology to help consumers save energy. Levine serves on the Board of Grid Alternatives of Los Angeles, a non-profit focused on creating jobs in the clean energy transition, and as Advisor to the California Climate Action Corps, a statewide service corps focused on climate resilience in underserved communities across California.

Shrivastava is a climate adaptation and international development specialist with a decade of experience in sustainable development and humanitarian work across East Africa, Central America, and South and Southeast Asia. Most recently she has worked at the intersection of climate change and finance to support developing countries.

Prior to joining DFC, she worked as the Climate Finance Lead at Mercy Corps where she oversaw a wide range of efforts including adaptation finance research and development, private sector engagement, and high level representation at COP24 and COP25. Along with serving on a technical expert group on UN Climate Change, she is the strategic director of a renewable energy investment group,



Jake Levine

Fettl, serving emerging markets.

Levine and Shrivastava join DFC following Pres. Joe Biden's Leaders Summit on Climate where the White House announced new, coordinated

climate action deliverables across the U.S. government, including through the U.S. Climate Finance Plan.

Levine is the son of former Congressman Mel Levine (D - Santa Monica), who served in the House of Representatives from 1983 to 1992.

--Briefs Compiled by Ani Gasparyan

BHHS Girls' Soccer Team Completes Undefeated Regular Season

The Beverly High girls' soccer team completed an undefeated regular season with a 1-0 victory over Brentwood in a nonleague game at Brentwood Friday.

Sophomore Katrina Chong scored off senior Sara Schwartz's assist. Sophomore Alexa Kreshek made eight saves for her first shutout of the season. She combined with senior Nahal Sarafian on two shutouts earlier in the season.

What's Next?

The Normans faced Martin Luther King High in a Southern Section Division 3 first-round playoff game at Nickoll Field Wednesday that ended after *Beverly Hills Weekly's* deadline.

If Beverly Hills defeated the Wolves, who were ranked sixth in the final Division 3 poll released Friday, they would face the winner of Wednesday's first-round game between Santa Barbara and Westlake Friday.

The Normans would play host to Westlake after winning the coin toss to determine the site, while they would play at Santa Barbara under the Southern Section rule

briefs cont. on page 8

Bob's BASEBALL Tours
June 27-July 7, 2021 MLB games at Boston, Cleveland, Detroit, Minnesota, Chicago Cubs & New York Yankees
 Tour begins in Baltimore and ends in Pittsburgh at hotels near airport (free shuttle to/from).
 Each tour includes a day in Cooperstown and guided tour, and then a free day in Manhattan (hotel near Times Square multiple nights).
Aug. 4-14, 2021 MLB games at New York (Yankees & Mets), Boston, Philadelphia, Pittsburgh, Baltimore & Washington DC.
 Tour begins in Newark, NJ and ends in Bloomington, MN at hotels near airport (free shuttle to/from).
 \$2,800/person based on double hotel occupancy. Quality game tickets, hotels & motor coach transportation.
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briefs cont. from page 7

that gives the team with the fewer home games the next home playoff game.

Boys' Soccer

Beverly High is scheduled to play host to Animo Leadership Thursday at 5 p.m. in a Division 4 first-round playoff game.

The Normans enter the playoffs with an 11-5-1 record, including a 5-0 victory at Brentwood Friday in a nonleague game. They are designated as the second-place team in the Ocean League with a 9-1-1 record in league play.

The Aztec Eagles won the Mulholland League championship with a 5-1 record, outscoring their opponents 35-7.

If Beverly Hills wins, it would next play Saturday, on the road against the winner of Thursday's Desert Hot Springs-Riverside Poly first-round game.

Desert Hot Springs was ranked first in the final Division 4 poll released Friday.

Professional Baseball

Rigo Fernandez, a 2015 Beverly High graduate, pitched a hitless ninth inning, striking out batter and walking one, as the Kannapolis Cannon Ballers opened their Low-A East season with an 8-4 loss to the Down East Wood Ducks May 4 at Kannapolis, North Carolina.

The game against the Texas Rangers' affiliate was the first for Fernandez since Aug. 29, 2019 when he pitched for the Great Falls Voyagers, then the Chicago White Sox affiliate in the Pioneer League, which was then classified as a Rookie Advanced league.

Minor League Baseball's 2020 season was canceled because of the coronavirus pandemic.

Fernandez was selected by the Chicago

White Sox in the 24th round of the 2018 Major League Baseball draft following a collegiate career at Cal State Dominguez Hills.

--Sports by Steven Herbert

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The following person(s) is/are doing business as: SHELTER AND SKY, 3756 W AVENUE 40, SUITE K, #135, LOS ANGELES, CA 90065-. 3666 ERICA M. MEDRANO, 3756 W AVENUE 40, SUITE K, #135 LOS ANGELES CA 90065-3666. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ERICA M. MEDRANO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 3/30/2021. 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 Code.) Published: 4/22/2021, 4/29/2021, 5/6/2021, 5/13/2021 NIN 47139

FICTITIOUS BUSINESS NAME STATEMENT: 2021075608
The following person(s) is/are doing business as: AGA INVESTMENTS, 909 ALANDELE AVE, LOS ANGELES, CA 90036. DOUGLAS SCOTT ABERLE, TRUSTEE OF THE HERMOSA, 91021 BALDWIN PARK CA 91706. The business is conducted by a Trust. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/21. Signed DOUGLAS SCOTT ABERLE, TRUSTEE OF THE HERMOSA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 3/30/2021. 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 Code.) Published: 4/22/2021, 4/29/2021, 5/6/2021, 5/13/2021 NIN 47143

FICTITIOUS BUSINESS NAME STATEMENT: 2021076300
The following person(s) is/are doing business as: PERFUMES LAURA, 12828 RAMONA BLVD UNIT 41, BALDWIN PARK, CA 91706. LAURA CAUDILLO, 12828 RAMONA BLVD UNIT 41 BALDWIN PARK CA 91706. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed LAURA CAUDILLO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 3/31/2021. 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 Code.) Published: 4/22/2021, 4/29/2021, 5/6/2021, 5/13/2021 NIN 47145

FICTITIOUS BUSINESS NAME STATEMENT: 2021086449
The following person(s) is/are doing business as: HENRY'S SHOE REPAIR, 9901 Santa Monica Blvd, Bever Hills, CA 90212. VICKI DIANE HARB, 9901 Santa Monica Blvd, Bever Hills, CA 90212. This business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 3/2/2021. Signed: Vicki Diane Harb, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/12/21. 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: 4/29/21, 5/6/21, 5/13/21, 5/20/21 43

Jayden Alexander Villalobos Cambreros
124 W Imperial Hwy
Los Angeles, CA 90061
Case Number: 21CMCP0046
SCHOOL COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton
Compton, CA 90262

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Jayden Alexander Villalobos Cambreros
TO ALL INTERESTED PERSONS
Petitioner: Jayden Alexander Villalobos Cambreros
Present name: Jayden Alexander Villalobos Cambreros
Proposed name: Jayden Alexander Cambreros
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: 6/15/21 Time: 8:30a Dept: A Rim: 904
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.
Date: 4/12/21 Signed: Kristin S. Escalante, Judge of the Superior Court
Published: 4/23/21, 5/6/21, 5/13/21, 5/20/21 44

FICTITIOUS BUSINESS NAME STATEMENT: 2021095644
The following person(s) is/are doing business as: DEWMY, 673 MONTEREY PASS RD MONTEREY PARK CA 91754. SPARKLE RAINBOW DUST, 673 MONTEREY PASS RD MONTEREY PARK CA 91754. This business is conducted by A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/21. Signed. SI NAE KIM, CEO. This statement is filed with the County Clerk of Los Angeles County on: 04/23/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,656

FICTITIOUS BUSINESS NAME STATEMENT: 2021087006
The following person(s) is/are doing business as: QUALITY INN & SUITES WALNUT-CITY OF INDUSTRY, 1170 FAIRWAY DR WALNUT CA 91789. DISTINCTIVE LODGING MANAGEMENT, INC, 1170 FAIRWAY DR WALNUT CA 91789. This business is conducted by A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/21. Signed. JERRY C CHANG, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,656

business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,657

FICTITIOUS BUSINESS NAME STATEMENT: 2021072644
The following person(s) is/are doing business as: PASADENA HEALING TOUCH; GODDESS PARTY, 530 S LAKE AVE STE 790 PASADENA CA 91101-3515. MARILYNN DENISE HENDRIE, 530 S LAKE AVE STE 790 PASADENA CA 91101-3515. This business is conducted by AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/21/09. Signed. MARILYNN DENISE HENDRIE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/24/2021. 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: 04/22/2021 04/29/2021, 05/06/2021, 05/13/2021 TBS 5,658

FICTITIOUS BUSINESS NAME STATEMENT: 2021079636
The following person(s) is/are doing business as: IMAGE DOLLS, 14004 LAUSANNE COURT WHITTIER CA 90604. NANCY ULLOA, 14004 LAUSANNE COURT WHITTIER CA 90604. This business is conducted by AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/21. Signed. NANCY ULLOA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/05/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,659

FICTITIOUS BUSINESS NAME STATEMENT: 2021089981
The following person(s) is/are doing business as: A&D THERAPY, 1344 HELEN DRIVE LOS ANGELES CA 90063. ALEXANDRA DE CASTRO BASTO, 1344 HELEN DRIVE LOS ANGELES CA 90063. 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. ALEXANDRA DE CASTRO BASTO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/15/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,660

FICTITIOUS BUSINESS NAME STATEMENT: 2021090659
The following person(s) is/are doing business as: AVALON PRO, 9515 LAUREL AVE, NORTH HOLLYWOOD, CA 91316. STE B PARAMOUNT CA 90723. SCOTT MAURITZEN, 14037 GARFIELD AVENUE STE B PARAMOUNT CA 90723. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/20/07. Signed. SCOTT MAURITZEN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/16/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,661

FICTITIOUS BUSINESS NAME STATEMENT: 2021087516
The following person(s) is/are doing business as: HAUS OF BLEND, 215 WEST CALIFORNIA AVENUE GLENDALE CA 91203. HAIR BY MELL B, INC, 215 WEST CALIFORNIA AVENUE GLENDALE CA 91203. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed. KELLY MILLER, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,662

FICTITIOUS BUSINESS NAME STATEMENT: 2021087504
The following person(s) is/are doing business as: SIENNA MED SPA, 882 WEST BEVERLY BLVD MONTEBELLO CA 90640. SIENNA MEDICAL SPA AND WELLNESS CENTER, A PROFESSIONAL CORPORATION. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed. MICHAEL GITTER, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,664

FICTITIOUS BUSINESS NAME STATEMENT: 2021087504
The following person(s) is/are doing business as: SIENNA MED SPA, 882 WEST BEVERLY BLVD MONTEBELLO CA 90640. SIENNA MEDICAL SPA AND WELLNESS CENTER, A PROFESSIONAL CORPORATION. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed. MICHAEL GITTER, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,665

FICTITIOUS BUSINESS NAME STATEMENT: 2021087498
The following person(s) is/are doing business as: DERA'S AUTO REPAIR, 7139 VNIeland AVE UNIT B NORTH HOLLYWOOD CA 91605. 5256 CAHUENGA BLVD NORTH HOLLYWOOD CA 91601. JUAN F DERAS, 5256 CAHUENGA BLVD 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: 01/21/21. Signed. JUAN F DERAS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/23/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,666

FICTITIOUS BUSINESS NAME STATEMENT: 2021087500
The following person(s) is/are doing business as: MIKE'S PLUMBING SERVICES, 13450 CANTARA ST VAN NUYS CA 91402. MKRTICH HARUTYUNYAN SIMONYAN, 13450 CANTARA ST VAN NUYS CA 91402. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/21. Signed. MKRTICH HARUTYUNYAN SIMONYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,668

FICTITIOUS BUSINESS NAME STATEMENT: 2021087502
The following person(s) is/are doing business as: HAYRAPETYAN FCC, 619 DELAWARE RD BURBANK CA 91504. ANAHIT HAYRAPETRYAN, 619 DELAWARE RD BURBANK CA 91504. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/10. Signed. ANAHIT HAYRAPETRYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,669

FICTITIOUS BUSINESS NAME STATEMENT: 2021087510
The following person(s) is/are doing business as: VIGILANT PRIVATE GUARDS, 6300 VAREL AVE #406 WOODLAND HILLS CA 91367. FAROOQ NAJIB, 6300 VAREL AVE #406 WOODLAND HILLS CA 91367. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/21. Signed. FAROOQ NAJIB, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,670

other under federal state, or common law (see Section 14411, et seq., B&P) Published: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,670
FICTITIOUS BUSINESS NAME STATEMENT: 2021087512
The following person(s) is/are doing business as: NEOK SECURITY AND COMMUNICATIONS, 17735 KINZIE ST UNIT 203 NORTHRIDGE CA 91325. CHRISTOPHER KOEN, 17735 KINZIE ST UNIT 203 NORTHRIDGE CA 91325. 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. CHRISTOPHER KOEN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,671
FICTITIOUS BUSINESS NAME STATEMENT: 2021087514
The following person(s) is/are doing business as: EARTH & AETHER CO, 2045 VISTA DEL VAR AVE LOS ANGELES CA 90068. SARAH JANE BENNETT, 2045 VISTA DEL VAR AVE LOS ANGELES CA 90068. 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. SARAH JANE BENNETT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,672

FICTITIOUS BUSINESS NAME STATEMENT: 2021087518
The following person(s) is/are doing business as: ELITE PRO SHINE AUTO DETAIL, 9613 BARTEE AVE ARLETA CA 91331. JAIME CAMORLINGA SILVA, 9613 BARTEE AVE ARLETA CA 91331. 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. JAIME CAMORLINGA SILVA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,673

FICTITIOUS BUSINESS NAME STATEMENT: 2021087520
The following person(s) is/are doing business as: SOCIAL MORTGAGE & REALTY, 22543 VENTURA BLVD #211 WOODLAND HILLS CA 91367. MARTY MEHDI FADAFI, 22543 VENTURA BLVD #211 WOODLAND HILLS CA 91367. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/21/2021. Signed. MARTY MEHDI FADAFI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,674

FICTITIOUS BUSINESS NAME STATEMENT: 2021087526
The following person(s) is/are doing business as: SKY TRANS, 315 S LA FAYETTE PARK PL APT 403 LOS ANGELES CA 90057. DILSHOD NAZAROV, 315 S LA FAYETTE PARK PL APT 403 LOS ANGELES CA 90057. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/14. Signed. DILSHOD NAZAROV, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,676

FICTITIOUS BUSINESS NAME STATEMENT: 2021094729
The following person(s) is/are doing business as: PETE'S HAIR STUDIO, 5007 HOLLYWOOD BLVD LOS ANGELES CA 90027. PETROS AVRAPETYAN, 7906 JAMESON AVE RESEDA CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed. PETROS AVRAPETYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/22/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,677

FICTITIOUS BUSINESS NAME STATEMENT: 2021094731
The following person(s) is/are doing business as: DIPIE SWIN, 506 COLIF AVE UNIT 4 NORTH HOLLYWOOD CA 91606. LUTHERA AVAL, 604 COLIF AVE UNIT 4 NORTH HOLLYWOOD CA 91606. 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. HELEN GEDULL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/22/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,679

FICTITIOUS BUSINESS NAME STATEMENT: 2021094733
The following person(s) is/are doing business as: NEUROACTIVITY, 18075 GRAACE LANE #201 CANYON COUNTRY CA 91387. JOSE G GONZALEZ, 18075 GRAACE LANE #201 CANYON COUNTRY CA 91387. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/20/21. Signed. JOSE G GONZALEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/22/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,681

FICTITIOUS BUSINESS NAME STATEMENT: 2021094707
The following person(s) is/are doing business as: ROYAL HOT CHICKEN, 3251 WEST ROSECRANS AVE HAWTHORNE CA 90250. ARTUR HARUTYUNYAN, 3251 WEST ROSECRANS AVE HAWTHORNE CA 90250. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/21. Signed. ARTUR HARUTYUNYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/22/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,680

FICTITIOUS BUSINESS NAME STATEMENT: 2021094699
The following person(s) is/are doing business as: WONDERLUX BEAUTY, 11968 EDLESTON DRIVE PORTER RANCH CA 91326. MELODEE MAE ALBRECHT, 11968 EDLESTON DRIVE PORTER RANCH CA 91326. 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. MELODEE MAE ALBRECHT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/22/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,682

FICTITIOUS BUSINESS NAME STATEMENT: 2021094706
The following person(s) is/are doing business as: 24/7 ROOTER SERVICE, 211 S LAFAYETTE PARK PL #101 LOS ANGELES CA 90057. BRANDON A BATZ LAYNEZ, 211 S LAFAYETTE PARK PL #101 LOS ANGELES CA 90057. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/19. Signed. BRANDON A BATZ LAYNEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/22/2021. 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: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,683

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
PARVIZ ILLOULIAN AKA PERRY ILLOULIAN
CASE NO. 21STPB03885**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of PARVIZ ILLOULIAN AKA PERRY ILLOULIAN. A PETITION FOR PROBATE has been filed by JERRY ILLOULIAN AND JASON D. ILLOULIAN in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that JERRY ILLOULIAN AND JASON D. ILLOULIAN be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 05/27/21 at 8:30AM in Dept. 29 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

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

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

Attorney for Petitioner
NANCY B. REIMANN - SBN 109536 AND BRIAN EGAN SBN - 301967
SHEPPARD MULLIN RICHTER & HAMPTON LLP

333 SOUTH HOPE STREET FLOOR 43
LOS ANGELES CA 90071-1422

4/29, 5/6, 5/13/21

CNS-3465053#

FILE NO. 2021 092617

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LOGIC FINANCIAL GROUP, 1055 WEST 7TH STREET, 33RD FLOOR LOS ANGELES CA 90017 county of: LA COUNTY.

Registered Owner(s): TWINLEAF LLC, 1055 WEST 7TH STREET, 33RD FLOOR LOS ANGELES CA 90017 [CA]. 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: 03/2021.

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/ TWINLEAF LLC BY: ROY MONTEJANO, MEMBER

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

247673 BEVERLY HILLS WEEKLY 4/29 5/6,13,20 2021

FILE NO. 2021 098132

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. CHAVEZ COIN LAUNDRY; 2. TOWNSEND COIN LAUNDRY, 3526 E. CESAR E CHAVEZ LOS ANGELES CA 90063; MAILING ADDRESS: 16834 MAYFLOWER CIR GARDENA CA 90247 county of: LA COUNTY.

AI #ON: 201614410164
Registered Owner(s): SEVENTY FIFTH & MAIN, LLC [CA], 16834 MAYFLOWER CIR GARDENA CA 90247. 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/ SEVENTY FIFTH & MAIN, LLC BY: ESTHER H SHIM, MANAGER

This statement was filed with the County Clerk of LOS ANGELES County on APR 27 2021 expires on APR 27 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).

238371 BEVERLY HILLS WEEKLY 5/6,13,20,27 2021

FILE NO. 2021 098130

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: COLDWELL BANKER COMMERCIAL REALTY, 11661 VICENTE BLVD, 10TH FLOOR LOS ANGELES CA 90049 county of: LA COUNTY.

AI #ON:
Registered Owner(s): COLDWELL BANKER RESIDENTIAL BROKERAGE COMPANY, 450 EXCHANGE IRVINE CA 92602 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

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

This statement was filed with the County Clerk of LOS ANGELES County on APR 27 2021 expires on APR 27 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-268741 BEVERLY HILLS WEEKLY 5/6,13,20,27 2021

FILE NO. 2021 099836

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: INGUARD, 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 28 2021 expires on APR 28 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-262627 BEVERLY HILLS WEEKLY 5/6,13,20,27 2021

FILE NO. 2021 099354

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: KOREAN KITCHEN HIBACHI BBQ, 135 JAPANESE VILLAGE PLAZA MALL LOS ANGELES CA 90012 county of: LA COUNTY.

AI #ON:
Registered Owner(s): HYO SIK KWAK, 135 JAPANESE VILLAGE PLAZA MALL LOS ANGELES CA 90012. 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/ HYO SIK KWAK, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on APR 28 2021 expires on APR 28 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,

al, state, or common law (see Section 14411 et seq., Business and Professions Code).
ORD-270374 BEVERLY HILLS WEEKLY 5/6,13,20,27 2021



**COUNTY OF LOS ANGELES
DEPARTMENT OF TREASURER AND TAX COLLECTOR**

NOTICE OF DIVIDED PUBLICATION
Made pursuant to Revenue and Taxation Code Section 3381

Pursuant to Revenue and Taxation Code (R&TC) Sections 3381 through 3385, the Notice of Power to Sell Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, has been divided and distributed to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

Made pursuant to Revenue and Taxation Code Section 3361

Notice is hereby given that the following parcels listed will become Subject to the Tax Collector's Power to Sell on Thursday, July 1, 2021, at 12:01 a.m. Pacific Time, by operation of law. The real property taxes and assessments on the parcels listed will have been defaulted five or more years, except for:

1. Nonresidential commercial parcels, as defined in R&TC Section 3691, which will have been defaulted for three or more years;
2. Parcels on which a nuisance abatement lien has been recorded, which will have been defaulted for three or more years;
3. Parcels that can serve the public benefit and a request has been made by the County of Los Angeles, a city within the County of Los Angeles, or nonprofit organization to purchase the parcels through Chapter 8 Agreement Sales pursuant to R&TC Section 3692.4, which will have been defaulted for three or more years.

The Tax Collector will record a Notice of Power to Sell unless the property taxes are paid in full or the property owner initiates an installment plan of redemption, as provided by law, prior to 5:00 p.m. Pacific Time, on Wednesday, June 30, 2021, when the right to initiate an installment plan terminates. Thereafter, the only option to prevent the sale of the property at public auction is to pay the taxes in full.

The right of redemption survives the property becoming Subject to the Tax Collector's Power to Sell, but it terminates at 5:00 p.m. Pacific Time, on the last business day before the scheduled auction of the property by the Tax Collector.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. For more information, please visit our website at ttc.lacounty.gov.

The amount to redeem the property, in United States dollars and cents, is set forth in the listing opposite each parcel number. This amount includes all defaulted taxes, penalties, and fees that have accrued from the date of tax-default to the date of Wednesday, June 30, 2021.

I certify, under penalty of perjury, that the foregoing is true and correct. Dated this 16 day of April, 2021

KEITH KNOX
TREASURER AND TAX COLLECTOR
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available in the Assessor's Office, 500 West Temple Street,

Room 225, Los Angeles, California 90012.

The real property that is the subject of this notice is situated in the County of Los Angeles, State of California, and is described as follows:

PROPERTY TAX DEFAULTED IN YEAR 2018 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2017-2018

1789 \$48,546.59
GILCREST VENTURES LLC SITUS:1531 GILCREST DR LOS ANGELES CA 90210-2515 AIN: 4352-008-048
1814 \$1,453.61
RAIGOZA, DAMIANO O AND IRENE AIN: 4383-017-015
1815 \$504.19
AMIN, YASHAAR AND SMIN, LESLIE A AIN: 4383-019-021
1816 \$36,325.85
RUSH AIR SERVICE LLC AIN: 4388-010-026
1817 \$44,815.93
ADAMIAN, GEORGE A AND ALICE TRS ADAMIAN FAMILY TRUST AIN: 4388-019-016
1818 \$210.18
DAVIS, JEROME L AND BERYL R AIN: 4392-018-034

PROPERTY TAX DEFAULTED IN YEAR 2016 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2015-2016

1778 \$13,545.12
LESTER, GREGORY SITUS:1101 REXFORD DR NO 202 LOS ANGELES CA 90035-1239 AIN: 4330-032-037
1779 \$2,851.87
CONSULATE GENERAL OF THE ISLAMIC REPUBLIC OF AFGHANISTAN IN LA SITUS:120 S DOHENY DR BEVERLY HILLS CA 90211-2510 AIN: 4331-023-022
1781 \$885,367.81
JEWISH EDUCATIONAL MOVEMENT SITUS:8755 W OLYMPIC BLVD LOS ANGELES CA 90035-1912 AIN: 4333-011-025
1787 \$21,178.42
RASHIDIDOUST, ILANA SITUS:435 N PALM DR NO 201 BEVERLY HILLS CA 90210-3948 AIN: 4342-033-015
1788 \$43,130.41
KASHFI, GUY AND GILARDIAN, MAZIAR SITUS:1150 SAN YSIDRO DR BEVERLY HILLS CA 90210-2103 AIN: 4348-013-013
1790 \$8,412.05
SAMUELSSON, ARIANE B CO TR SAMUELSSON FAMILY TRUST SITUS:9924 BEVERLY GROVE DR LOS ANGELES CA 90210-2121 AIN: 4356-026-012
CN977627 512 May 13,20, 2021

Title Order No.: 1620030cad Trustee Sale No. 85026 Loan No. G17078234 APN: 4348-002-033 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/1/2017. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/15/2021 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/22/2017 as Instrument No. 20171345030 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1200 LAUREL WAY LLC, A DELAWARE LIMITED LIABILITY COMPANY, as Trustor GENESIS CAPITAL MASTER FUND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE – continued 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 described 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, if any, of the real property described above is purported to be: 1200 LAUREL WAY BEVERLY HILLS, CA 90210. 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, but without covenant or warranty, expressed 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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit \$15,503,011.33 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/6/2021 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a 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 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 85026. 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." For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 85026 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 bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it 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.

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
ENID H. ROM
CASE NO. 21STPB04487**

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

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

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

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

A HEARING on the petition will be held in this court as follows: 06/09/21 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

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

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

Attorney for Petitioner
STEVEN D. KRAMER, ESQ.
SBN 53917
KRAMAR MADNICK, LLP
16133 VENTURA BLVD.
SUITE 585
ENCINO CA 91436
5/13, 5/20, 5/27/21
CNS-3470225#

FILE NO. 2021 102023
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: RANCHO LATINO SUPER MARKET, 3474 TWEEDY BLVD SOUTH GATE CA 90280 county of: LA COUNTY.
Registered Owner(s): WENJEN CORP., 5500 COMPTON AVE. LOS ANGELES CA 90011.
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: 04/2021.

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/ WENJEN CORP. BY: WENDY GUADALUPE MAGANA, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on MAY 03 2021 expires on MAY 03 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).
298119 BEVERLY HILLS WEEKLY 5/13,20,27, 6/3 2021

Title Order No.: 1615863CAD Trustee Sale No. 85025 Loan No. G18023156 APN: 4348-002-034 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/29/2018. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/15/2021 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 5/3/2018 as Instrument No. 20180436761 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1210 LAUREL WAY, LP, A DELAWARE LIMITED PARTNERSHIP, as Trustor GOLDMAN SACHS BANK USA, A NEW YORK CHARTERED BANK, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE – continued 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 described the land therein: Lot 23 of Tract No. 15008, in the City of Beverly Hills, County of Los Angeles, State of California, as per Map recorded in Book 488 Page(s) 3 through 9 inclusive of Maps, in the Office of the County recorder of said County The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1210 LAUREL WAY BEVERLY HILLS, CA 90210. 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, but without covenant or warranty, expressed 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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit \$16,811,730.62 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/6/2021 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be

responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a 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 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 85025. 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." For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 85025 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 bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it 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.

NOTICE INVITING BIDS
Construction of
BURTON WAY MEDIAN GREENSTREET
AND
WATER EFFICIENT
LANDSCAPE PROJECT
Within the City of
BEVERLY HILLS, CALIFORNIA
ooooo

City of Beverly Hills (City), California invites electronic bids for the **BURTON WAY MEDIAN GREEN STREET AND WATER EFFICIENT LANDSCAPE PROJECT** within the City of Beverly Hills, California. The City will receive such bids electronically via PlanetBids up to **2:00 p.m., on Friday, May 21, 2021**. Bid results will be sent to all respective bidders via PlanetBids.

All bidders are required to submit their bids electronically. The electronic bid system will close exactly at the date and time set forth in this Notice Inviting Bids or as changed by addenda. Bidder shall be required to submit their Bid Schedule and Subcontractors List electronically.

Bidders are responsible for submitting and having their bids accepted before the closing time set forth in the Notice Inviting Bids or as changed by addenda.

Note: Clicking the submit button on the electronic bid system may not be instantaneous; it may take time for the Bidder's documents to upload and transmit before the bid is accepted. It is the Bidders sole responsibility to ensure their documents are uploaded, transmitted, and arrive in time electronically. The City of Beverly Hills will have no respon-

sibility for bids that do not arrive in a timely manner, no matter what the reason.

Bids must remain valid and shall not be subject to withdrawal for ninety (90) days after the bid opening date.

NON-MANDATORY PRE-BID MEETING - A non-mandatory pre-bid meeting is scheduled for **May 13, 2021 at 9:00 AM at 345 Foot-hill Rd., Beverly Hills, CA 90210 in Public Works Lunch Room**. Parking is available at the City's parking structure at 9333 W. 3rd Street. Alternatively, there is metered street parking.

PROJECT WORK LOCATIONS -

1. Burton Way from Rexford Drive to Oakhurst Drive

SCOPE OF THE WORK - The work to be done shall consist of furnishing all the required labor, materials, equipment, parts, implements and supplies necessary for, or appurtenant to, the construction and completion of the **BURTON WAY MEDIAN GREEN STREET AND WATER EFFICIENT LANDSCAPE PROJECT** in accordance with Drawing No. 7453, Sheets 1 through 58 and the Specifications prepared for this project.

In general terms, the contract work for this project shall consist of the following items of work:

ITEM NO.	ESTIMATED QUANTITY	DESCRIPTION
GENERAL REQUIREMENTS		
1.	1 Lump Sum	Mobilization, Demobilization, Insurance, and Bonds
2.	1 Lump Sum	Stormwater Control/SWPPP/BMPs
3.	1 Lump Sum	Survey
4.	1 Lump Sum	Traffic Control
DEMOLITION WORKS		
5.	122,220 Square Feet	Cleaning and Grubbing
6.	1 Lump Sum	Remove Irrigation System and Associated Conduits and Wires
7.	7 Each	Remove/Relocate Electrical Pull Box/Phone Box
8.	2 Each	Abandon Water Meter
9.	3 Each	Remove Backflow and Controller
10.	1 Lump Sum	Remove Traffic Signal Box/Light Pole
11.	1 Lump Sum	Remove/Relocate Art Lighting
12.	1 Lump Sum	Remove and Replace Antenna and Electrical Panel
CIVIL WORKS		
13.	5,630 Cubic Yard	Swale Excavation
14.	10,880 Cubic Yard	Soil Export from Swale and Subsurface Storage System
15.	630 Cubic Yard	4" - 12" Cobblestone
16.	1,060 Cubic Yard	6" Thick - 3/4" Crushed Rock
17.	350 Cubic Yard	3" Layer Mulch
18.	5,300 Square Yard	Filter Fabric
19.	2,360 Linear Feet	12" PVC SDR-35 Drainage Line
20.	18 Each	18" x 18" Catch Basin
21.	1,090 Linear Feet	Concrete Mow Curb
22.	3 Each	Diversion Structure
23.	30 Linear Feet	15" RCP Diversion Pipe
24.	1 Lump Sum	Pretreatment Structure (Rexford)
ELECTRICAL		
25.	1 Lump Sum	Pump Station (Rexford)
26.	130 Linear Feet	12" PVC C-900 Force Main
27.	80 Linear Feet	6" PVC C-900 Force Main
28.	2,930 Square Feet	4" Thick Decomposed Granite Surfacing
29.	1,850 Linear Feet	8" PVC C-900 Force Main
30.	3 Each	Check Valves (Outside Pump Systems)
31.	1,880 Linear Feet	12" PVC SDR-35 Diversion Pipe
32.	7 Each	Manhole per SPPWC STD Plan 321.2
33.	10 Each	Adjust Utility Box
34.	1 Lump Sum	Water Level Controller System
35.	2 Each	Flow Meter including Concrete Vault and Manhole Frame and Cover
36.	1,186,605 Gallons	Subsurface Storage System
37.	1 Lump Sum	Recirculating Pump Station
38.	1 Lump Sum	Rainwater Harvesting System and Irrigation Pump Station
39.	30 Linear Feet	8" PVC SDR-35 Diversion Pipe
40.	4 Each	Maintenance/Access Manhole per SPPWC STD Plan 328.2
41.	1 Lump Sum	Pretreatment Structure (Oakhurst)
42.	1 Lump Sum	Pump Station (Oakhurst)
43.	1 Each	Interpretive Sign
LANDSCAPE AND IRRIGATION		
44.	1 Lump Sum	Electrical for Stormwater Improvements (Panel, Wiring, Conduit, Connections and Appurtenances)
45.	1 Lump Sum	Landscaping
46.	1 Lump Sum	Irrigation
47.	1 Lump Sum	90 Day Maintenance
INTERSECTION AND ADA IMPROVEMENTS		
48.	74 Cubic Yard	Remove Concrete Ramps, Sidewalks, and Driveway Including Sawcuts
49.	772 Linear Feet	Remove Curb and Gutter, Including Sawcuts
50.	1,010 Square Feet	Remove Crosswalk Striping
51.	5,720 Square Feet	Concrete Sidewalk and Curb Ramps
52.	408 Linear Feet	Concrete Curb and Gutter
53.	58 Cubic Yard	6" Thick Concrete Pavement with 6" Thick Crushed Aggregate Base
54.	4,466 Square Feet	Continental Crosswalk Markings
55.	66 Linear Feet	Metal Hand Railing per SPPWC STD Plan 606-4, Type B
56.	410 Linear Feet	PCC Curb per SPPWC STD Plan 120-2, Type A1 Var
57.	520 Square Feet	Cross Gutter per SPPWC STD Plan 122-2
58.	1 Each	Road Signage
59.	570 Square Feet	Detectable Warning Surface
60.	1 Lump Sum	Traffic Signal
61.	1 Lump Sum	Management Reserve

Copies of the Specifications and Proposal Form may be inspected and downloaded from the City's webpage (<http://www.beverlyhills.org/tags/bids/>). Then click on the link **"Click Here for Public Works Department Solicitations"**.

References in the project specifications to specific sections of the Standard Specifica-

tions refer to the book of "Standard Specifications for Public Works Construction", 2018 Edition, written by a Joint Cooperative Committee of the Southern California Chapter of the American Public Works Association and Southern California District of the Associated General Contractors of California. Contractors wishing to obtain this book may purchase copies directly from the publisher, Building News, Inc., 1612 South Clementine Street, Anaheim, California, 92802; (800) 873-6397

AMENDMENTS - The third paragraph of Section 7-3.5.1 "General" under the section "Contract Unit Prices", of the Standard Specifications for Public Works Construction is deleted.

Add the following at the end of Section 7-3.5.1 "General", of the Standard Specifications for Public Works Construction: "Should any Contract item be deleted in its entirety, no payment will be made to Contractor for that Bid Item."

Section 7-4.2 shall be changed as follows:

7-4.2.1 Labor. The costs of labor will be the actual cost for wages of workers performing the extra work at the time the extra work is done, plus the employer payments of payroll taxes, health and welfare, pension, vacation, apprenticeship funds, and other direct costs, resulting from Federal, State, or local laws, as well as assessments or benefits required by collective bargaining agreements.

The following will revise Section 7-4.3 of the Greenbook:

7-4.3.1 Work by Contractor. An allowance for overhead and profit shall be added to the Contractor's cost as determined under 7-4.2 and shall constitute the full and complete markup for all overhead and profit on extra work performed by the Contractor. The Contractor shall be compensated for the actual increase in the Contractor's bond premium caused by the extra work. For costs determined under each subsection in 7-4.2, the markup shall be:

- a) Labor 20%
- b) Materials 15%
- c) Tools & Equipment Rental 15%
- d) Other Items 15%

7-4.3.2 Work by a Subcontractor. When any of the extra work is performed by a Subcontractor, the markup established in 7-4.3.1 shall be applied to the Subcontractor's costs as determined under 7-4.2. An allowance for the Contractor's overhead and profit shall be added to the sum of the Subcontractor's costs and markup and shall constitute the full and complete markup for all overhead and profit for the Contractor on work by the Subcontractor. For Contractor markup of Subcontractor's costs, the allowance shall be 10% on the first \$2,000 or portion thereof, and 5% on costs in excess of \$2,000.

GENERAL INSTRUCTIONS - The City of Beverly Hills will receive bids electronically for the **BURTON WAY MEDIAN GREEN STREET AND WATER EFFICIENT LANDSCAPE PROJECT** within the City of Beverly Hills, California via PlanetBids up to **2:00 p.m., on Friday, May 21, 2021**. Bid results will be sent to all respective bidders via PlanetBids.

ENGINEER'S ESTIMATE - The preliminary cost of construction of this Work has been prepared and the said estimate is **\$9,695,000**.

LIQUIDATED DAMAGES - There will be an assessment for each calendar day that work remains incomplete beyond the time stated in the Proposal Form. Refer to the Proposal Form for specific details.

CITY CONTACT - Any questions or requests for information can be directed to the Project Manager, **Derek Nguyen, Ph.D., P.E.**, via PlanetBids or email: dnguyen@beverlyhills.org - subject line: Burton Way Median Project.

TIME FOR COMPLETION - The work on this project shall start within ten (10) calendar days from the date of receipt of written notice to proceed from the City Engineer and the Contractor agrees to complete the entire work within 320 calendar days from Notice to Proceed.

BIDDER'S EXAMINATION OF PROJECT SITES AND CONTRACT DOCUMENTS - Each bidder must carefully field examine the project sites, entirety of the Contract Docu-

ments and all addenda issued. Upon submission of a bid, it will be assumed that the Bidder has thoroughly investigated the Work and is satisfied as to the conditions to be encountered and the character, quality, and quantities of the Work to be performed and materials to be furnished. Upon bid submission, it shall be further assumed that the Bidder is familiar with and agrees to the requirements of the Contract Documents and all Addenda issued. The submission of a bid shall be considered conclusive evidence that the Bidder has made such an examination and consents thereto. No information derived from an inspection of records or investigation will in any way relieve the Contractor from obligation under the Contract Documents or any addenda issued nor entitle the Contractor to any additional compensation. By submitting a bid, the Contractor agrees to not make any claim against the City based upon ignorance or misunderstanding of any condition of **One Thousand Dollar (\$1,000.00)** the Work site or of the requirements set forth in the Contract Documents or Addenda.

REQUESTS FOR CLARIFICATION - Any questions regarding any error, omission, ambiguity or conflict in the Plans and Specifications and general clarifications, should be submitted to the Project Manager through PlanetBids no later than **12:00PM, Friday May 14, 2021**. Requests for clarification received after this date or sent/posed directly to the Project Manager will be disregarded.

PUBLIC WORKS CONTRACTOR REGISTRATION NUMBER - The Contractor is required to register with State of California Department of Industrial Relations and meet requirements to bid on public works contracts. A Public Works Contractor Registration No. shall be submitted with the bid.

PREVAILING WAGES - In accordance with the provisions of Section 1770 et seq, of the Labor Code, the Director of Industrial Relations of the State of California has determined the general prevailing rate of wages applicable to the work to be done.

The Contractor will be required to pay to all workers employed on the project sums not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1."

A copy of said documents are on file and may be inspected in the office of the City Engineer, located at 345 Foothill Rd., Beverly Hills, California 90210.

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him. The Contractor and any subcontractor under him shall comply with the requirements of said sections in the employment of apprentices.

Information relative to apprenticeship standards and administration of the apprenticeship program may be obtained from the Director of Industrial Relations, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

PAYROLL RECORDS - The Contractor's attention is directed to Section 1776 of the Labor Code, relating to accurate payroll records, which imposes responsibility upon the Contractor for the maintenance, certification, and availability for inspection of such records for all persons employed by the Contractor or by the Subcontractors in connection with the project. The Contractor shall agree through the Contract to comply with this section and the remaining provisions of the Labor Code.

INSURANCE AND BOND REQUIREMENTS - The Contractor shall provide insurance in accordance with Section 3-13 of the City of Beverly Hills, Public Works Department, Standard Contractual Requirements, included as part of these Specifications. All subcontractors listed shall attach copies of the Certificate of Insurance naming the Contractor as the additional insured as part of their insurance policy coverage. In addition, the Contractor shall guarantee all work against defective workmanship and materials furnished by the Contractor for a period of one (1) year from the date the work was completed in accordance with Section 2-11 of the Standard Contractual Requirements. The Contractor's

sureties for the "Performance Bond" shall be liable for any work that the Contractor fails to replace within a specified time.

CONTRACTORS LICENSE - At the time of the Bid Deadline and at all times during performance of the Work, including full completion of all corrective work during the Correction Period, the Contractor must possess a California contractor's license or licenses, current and active, of the classification required for the Work, in accordance with the provisions of Chapter 9, Division 3, Section 7000 et seq. of the Business and Professions Code.

In compliance with Public Contract Code Section 3300, the City has determined that

the Bidder must possess the following license(s): **"Class A" - Contractor License**

The successful Bidder will not receive a Contract award if the successful Bidder is unlicensed, does not have all of the required licenses, or one or more of the licenses are not current and active. If the City discovers after the Contract's award that the Contractor is unlicensed, does not have all of the required licenses, or one or more of the licenses are not current and active, the City may cancel the award, reject the Bid, declare the Bid Bond as forfeited, keep the Bid Bond's proceeds, and exercise any one or more of the remedies in the Contract Documents.

SUBCONTRACTORS' LICENSES AND

LISTING - At the time of the Bid Deadline and at all times during performance of the Work, each listed Subcontractor must possess a current and active California contractor's license appropriate for the portion of the Work listed for such Subcontractor and shall hold all specialty certifications required for such Work. When the Bidder submits its Bid to the City, the Bidder must list each Subcontractor whom the Bidder must disclose under Public Contract Code Section 4104 (Subcontractor Listing Law), and the Bidder must provide all of the Subcontractor information that Section 4104 requires (name, address, and portion of the Work). In addition, the City requires that the Bidder list each Subcontractor's license number and the dollar value of each Subcon-

tractor's labor or services.

SUBSTITUTION OF SECURITIES - Pursuant to California Public Contract Code Section 22300, substitution of securities for withheld funds is permitted in accordance therewith.

THE CITY RESERVES THE RIGHT TO REJECT ANY BID OR ALL THE BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID, BUT IF THE BIDS ARE ACCEPTED, THE CONTRACTOR FOR THE IMPROVEMENT WILL BE LET TO THE LOWEST RESPONSIBLE BIDDER FOR THE PROJECT AS A WHOLE.

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

100- ANNOUNCEMENTS

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

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SAVE BIG on HOME INSURANCE! Compare 20 A-rated insurance companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

ARE YOU BEHIND \$10k OR MORE ON YOUR TAXES? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

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

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

115-CEMETERY

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

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

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

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

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.

125-PERSONALS

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

140-HEALTH/MEDICAL

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

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

205-ADOPTIONS

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

301-HOUSING WANTED

Austrian male, 18, US citizen, nonsmoking, no alcohol, multilingual, excellent student, just graduated from high school,

Looking for a tutoring job (French and/or German) at a nice American family, can start Jan 2021 for 6-12 months. Please contact us at: vartanian@aon.at

310-HOUSESITTING

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

400-REAL ESTATE

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

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TOTAL SALES/12 MONTHS

11

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