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Issue 1135 • July 1 - July 7, 2021



Gohari's Golden Triangle

**Gohari Resumes Role as Rodeo Drive Committee
President, Ready for the Return to Retail**



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briefs

City Relaxes COVID Restrictions

After over a year of wearing face masks and socially distancing themselves, City Council voted on Thursday to rescind certain COVID-19 restrictions throughout the city, effective immediately. Beginning July 15, City Council meetings will resume in-person and are open to the public to join.

Other restrictions that have been removed from the city's COVID-19 Urgency Ordinance are social distancing while waiting in queues, prohibition on self-service food items, like a buffet, and suspending the prohibition on non-recyclable grocery bags.

City Hall reopened June 15 and full services are available in-person and online. Although restrictions are relaxing, Councilman Lester Friedman voiced concerns about abruptly reopening just as the city shut down as well as vaccine verification.

"What I'd really like to see is people provide a vaccination certification," Councilmember Lester Friedman said. "I think that what we're going to be doing by requiring a certification is really just prolonging the discord that is out in the community."

Friedman added that he leaned more towards self-attestation, "because I think



Presentation of Wildfire Assessment Report

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Tuesday, July 13 at 6 p.m.

(Both meetings will be offered in-person and virtually; agendas are the same for each meeting)

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that's really going to put the responsibility on the individuals."

Following Friedman's comments, Councilmember Julian Gold said he was not a fan of self-attestations for vaccinations nor were they binding enough. He also called enforcement, "a myth."

"Our record on enforcement is not strong even though we took strong positions for enforcing the mask mandate," Gold said.

Councilmembers John Mirisch, Friedman and Gold all supported returning to regular in-person city council meetings as early as the first July council meeting, but thought a hybrid model would be beneficial.

"I'm okay with starting in-person meetings as soon as possible, but I also agree, we should allow for a hybrid option for anyone who wants to participate," Mirisch said. "I think actually going forward that it's a very good model and it's something we take advantage of."

But come Sept. 30, the telecommuting exemption to the Brown Act will be removed by the Governor. This exemption is what allows City Council to meet virtually, with no one in attendance at City Hall. Starting Oct. 1, entirely virtual meetings will no longer be permitted. However, the hybrid model previously mentioned is a possibility after the exemption expires.

Friedman supported returning to regular in-person city council meetings, "as soon as practical," as well as Gold. The city of Los Angeles resumed in-person meetings on June 15.

Visitors are allowed to enter City Hall without a face mask if they can show proof of vaccination, Emergency Manager Meena Janmohamed said at the meeting. Those who cannot or choose not to show evidence of inoculation will be required to mask up. Any individual who is not vaccinated is still required to wear a face mask in any indoor setting including local businesses and restaurants.

Employers and businesses can allow employees who are vaccinated to work unmasked indoors, but they must provide proof of vaccination status. Workplaces and employers are to continue complying with Cal/OSHA COVID-19 Prevention Emergency Temporary Standards.

The Los Angeles County Department of Public Health released revised guidelines as to where individuals must wear a mask, regardless of vaccination status, and continue to social distance and follow other safety and health guidelines. The city of Beverly Hills will continue to adhere to any state or county public health departments.

The library, community centers and the interior of the Greystone Mansion are some of the indoor places where these stricter guidelines are still in place due to the presence of young children who are unable to receive a vaccine and require face masks regardless of vaccination status. Public transportation, indoors of K-12 schools, healthcare facilities, detention or rehabilitation centers, homeless shelters, emergency and cooling centers continue to reinforce mask mandates as well.

Debate Over Outsourcing City Auditor

There was a City Council consensus 3-2 with Councilmember John Mirisch and Mayor Robert Wunderlich dissenting to outsource an auditor from an external entity such as a firm or organization and prefer an internal auditor.

Councilmember Julian Gold, Councilmember Lester Friedman and Vice Mayor Lili Bosse leaned towards outsourcing a City Auditor from a firm or organization for an external, independent entity to conduct the totality of the city's audits.

"I'm not convinced there are firms that can do it in the manner in which we want," Mirisch said. "I would need to be convinced of that first. It sounds like there really aren't any."

One request presented to the city council was to hire an interim City Auditor for a brief period of time to evaluate the structure and efficiency of their office, or facilitate in the process of restructuring approvals from the council. Councilmember Lester Friedman and Councilmember Julian Gold, expressed their opposition to an interim auditor.

"I just don't see the independence when a person is an employee of the city," Friedman said. "I would rather spend time trying to find an individual organization rather than an individual person as a caretaker."

Following the previous request, the City Auditor asked the council to remove

the Office of the city auditor from the Beverly Hills Municipal Code while redirecting current staff towards other city departments. It will be the respective city departments who would redirect any external auditing consultations while the city will outsource any internal auditing services.

Since the creation of the position in 2018, the city has had one auditor, Eduardo Luna, who retired a few months ago. Luna reported directly to the city council, but the council decided that the auditor would not report to the City Manager or the council. Instead, the city auditor would primarily go to their audit liaison, which would be a member of the council, who would then report to the city council.

Sixty Hotel's Rooftop Hours Extended

The Sixty Hotel at 9360 Wilshire Blvd received a unanimous vote of approval from the Planning Commission to extend the rooftop venue's hours of operation from 11 a.m. to 2 a.m. Friday and Saturday, 11 a.m. to midnight Sunday through Thursday

However, a report from the Planning Commission outlines three conditions the hotel must adhere to in order to continue the use of the renewal of the Conditional Use Permit and Extended Hours Permit.

First, the hotel must hire an acoustical engineer within six months to analyze and provide the city with a report and recom-

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SNAPSHOT



REGAL ROTARIAN SUNSET BLVD

L to R: Jim Jahant, President-Elect Charles L. Black III, Judie Fenton, outgoing President Sharona R. Nazarian, JR Dzubak and Michael Lushing at Nazarian's last meeting as Beverly Hills Rotary Club President Monday night.

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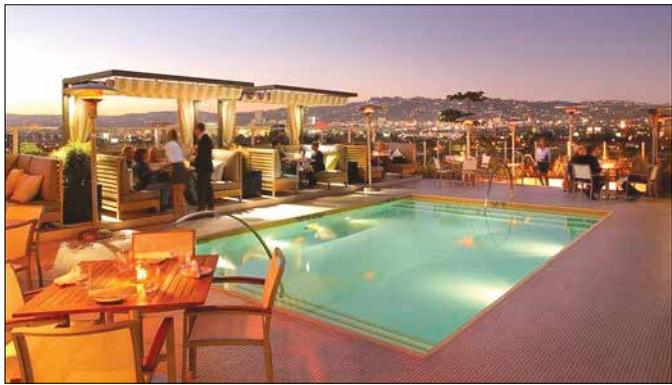
OUR DATA SPEAKS
VOLUMES



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mended implementations. Second, the extended nighttime rooftop activities have to be monitored by city staff periodically to ensure compliance with acceptable noise levels and activities. Third, the hotel must provide signage adjacent to the rooftop and alley that informs guests to be mindful of noise levels next to the residential neighborhood.

During public comment, six individuals were opposed, mostly citing noise levels and a high occupancy number. Mark Elliot, who addressed the commission during public comment, called the conditions listed in the report as, "phantom mitigations."



Sixty Hotel

"The rooftop capacity here is too high, the operating hours are too long," Elliot said. "I don't think we have anything really except phantom mitigations to address that rooftop noise. If we're talking about hiring an acoustical sound engineer to do a study six months from now I don't really think that's effective for residents today."

Current hours of operation at the hotel are 12 p.m. to 8 p.m. Sunday through Tuesday, mainly due to a shortage of staff at the Sixty Hotel, hotel owner Jason Pomeranc said. An additional condition states that the CUP and Extended Hours Permit would not expire until April 27, 2022, plus eligibility to receive a 36-month extension per review by the Planning Commission.

"I am quite concerned about the comments by residents on noise both in the ally and on the rooftop and I know that we have set certain conditions so because we have set these conditions, and because I still have concerns I think that the two year granting of the CUP, which would come up again within 10 months, is the proper way to go," Commissioner Myra Demeter said. "So I am able to make the findings if we keep it at this level and let's see how they perform for the next 10 months."

One Beverly Hills Development Agreement Discussed

A written Development Agreement was proposed between the City of Beverly Hills and BH Luxury Residences LLC and Oasis West Realty LLC, the companies behind the project at One Beverly Hills, that provides City Council with complete discretion to deny fractional ownership, at Thursday night's City Council meeting.

Mayor Robert Wunderlich requested a future agenda item to be scheduled for the council to have an opportunity to discuss an ordinance that can protect them against

certain kinds of fractional ownership in residences.

"Fractional ownership going forward depends upon there being an agreement on the terms of the fractional ownership and that would be without recourse from the applicant," Wunderlich said. "The new piece of information is that I understand that we have received a written agreement from the applicant, that that is how they read the agreement, also that should there be no agreement on the terms of fractional ownership, then the fractional ownership does not go forward."

Beverly Hills City Attorney Larry Wiener confirmed this agreement with the applicant, in writing. The applicant agreed to the fractional ownership agreement.

"The condition as it was written does provide the City Council complete discretion to deny the fractional ownership if the City Council chooses to do so," Wiener said.

Councilmember John Mirisch, again, voted against the adoption of the overlay specific planned zoning ordinance. Mirisch also spoke out against "institutional bullying" and refuted the notion that his dissent vote was "divisive."

"What's not okay is the attempt to gaslight the community, that a dissenting vote is somehow divisive," Mirisch said. "What is not okay is rigging a process and then attacking the one person who refused to go along without even engaging with them on the facts, on the arguments or on the merits."

In addition to the development agreement, within 90 days of its effective date, the project will pay \$5 million in public contributions, with the amount being raised to \$10 million on the second, third and fourth anniversaries of the effective date, and going as high as \$20 million by the eighth anniversary.

The city's General Fund is expected to gain \$353 million in revenue during the first 10 years of operation, then increasing up to \$1.7 billion after 30 years. Property tax, EMS fee revenue, Transient Occupancy Tax, Municipal Surcharge and Documentary Transfer Fees will make up the profit gained in the General Fund from the new, controversial development.

City Fiscal Year Finalized

Senior housing, business attraction and expanding flu shot distribution were a few new initiatives the City Council prioritized in addition to what Policy and Management Analyst Cynthia Owens presented on Thursday for the 2021-22 Fiscal Year.

Of the six ongoing and 47 priority projects, reconditioning the Southeast Task Force, Rent Stabilization Commission training, cybersecurity and revitalizing the Strategic Planning Committee are some priorities that the City Council had modified from the last presentation.

Infrastructure projects for the 2021-22 Fiscal Year include several road repair

and maintenance. Eight projects were submitted to the council, excluding recently completed repair projects on Crescent Drive, between Sunset Blvd and Lexington Road.

In April 2017, Gov. Gavin Newsom authorized the Road Maintenance and Rehabilitation Account (RMRA) which issued approximately \$1.9 million in total to the city, receiving payments monthly since the inception of Senate Bill 1 passing. In addition to the RMRA fund, the city's Gas Tax, County Transportation Tax and General Fund are supplementing the road repairs.

Chotto Matte Coming Soon to Canon Business Triangle

A request for a rooftop restaurant and open air dining area in the Business Triangle was presented to the Planning Commission at Wednesday's meeting. Chotto Matte, a Japanese Peruvian restaurant, is set to join the Business Triangle in this new rooftop dining space once approved by the Planning Commission and City Council.

This 3-story commercial retail building houses retail and shops on the first floor, office space on the second floor and the third has an enclosed lunchroom structure that is being proposed to convert to an



Rendering of 257 N Canon

indoor dining and back-of-house space. Expected to host 85 tables, 292 seats and a shaded structure for outdoor dining is included in the proposal, as well as an enclosed service station on the north end of the rooftop area.

However, with the new rooftop dining design, additional parking is required outside of the already existing 136 parking spaces in a subterranean parking garage. City staff recommended five more parking spots are necessary to accommodate the new capacity.

Although no approval was given to property owner Steven Bohbot, the commission did propose an Ad Hoc committee, with Vice Chair Lori Greene Gordon and Commissioner Myra Demeter volunteering to be committee members. Further discussion of the rooftop permits request and committee details have been moved to the July 8 meeting.

Redesign Requested for 1508 Lexington

The Planning Commission moved to revisit at a later, undetermined date the Hillside and Tree Removal Permits proposed for a two-story single-family residence



1508 Lexington Drive

at 1508 Lexington Drive and review the project once it includes a reduction of cut and fill and preserving neighboring properties view of the Los Angeles Basin.

Three protected heritage Deodar Cedar trees are on this property, one of which the residents were requesting to remove. A request has already been made to the applicants to redesign the property's blueprints to create a larger buffer area between the proposed property line and the neighboring 1506 residence.

City staff also recommended that the applicants redesign the front yard in order to preserve the cedar tree. The applicant agreed to the recommendation.

Two of the three Hillside R-1 Permits requested by the applicant exceed the maximum allowable. They wish to export 1,432 cubic yards more soil than the property can support and more than 4,000 cubic yards in land alteration, or cut and fill,

which cannot exceed 3,180.92 cubic yards every five years. The original height proposed for the single-family residence would be over 27 feet, exceeding the 14-foot height cap that disrupts neighboring views of the LA Basin.

After City staff conducted on-site view preservation assessment, they

found that the property at 1508 Lexington would disrupt the view of the basin for their neighbors at 1545 Lexington. The applicant has agreed to lower the natural grade under their residence to accommodate their neighbors view and attempt to adhere to the city view preservation ordinance by establishing the entrance on a lower grade and decreasing their wall and ceiling heights.

New Norman in Town

A new assistant principal has been selected and was announced at the BHUSD Board of Education meeting on June 22.



Torray Johnson

Torray Johnson, who has over 20 years experience in education, will join the Beverly Hills High School administration July 1.

"Mr. Johnson has been an assistant principal at a

very large high school, specializing in supervising the areas in special education,” Superintendent Dr. Michael Bregy said. “This was one of the strongest assistant principal interviews that I have been part of.”

“He was by far our number one candidate,” Bregy added.

Johnson has previously been Vice Principal at Palmdale High School and Vice Principal of Special Education at Antelope Valley High School.

Two Architectural Commission Finalists Announced

Out of 11 applicants, Evan Meyer and Rebecca Pynoos were announced as the two finalists for upcoming vacancies on the Architectural Commission at Thursday’s City Council meeting by the commission’s Interview Panel.



Rebecca Pynoos

“We were able to come to what was a unanimous decision regarding the two candidates that have been selected,” Councilmember Lester Friedman said.

Meyer was recommended to fill Chair Sheri Hirschfeld’s position once her term ends on Dec. 21, 2021. Pynoos, who previously held the Vice Chair position of the Cultural Heritage Commission, would succeed Commissioner Sharon Persovki whose tenure is set to end on June 30, 2022. Meyer will join the commission Jan. 1, 2022 and Pynoos will join July 1, 2022.

Pynoos previously served on the Cultural Heritage Commission. Evan Meyer, founder and managing principal for Aranda Management, was recommended by the interview panel to join the Architectural Commission.

Pynoos and Meyer’s recommendations were approved by the council and they will have to attend all meetings leading up to their respective start dates.

Several Commissioners to be Re commissioned

The City Council were presented recommendations for several commissioners that would not fiscally impact the city. Each term lasts for four years, with the start of the new term on July 1 and ending on June 30, 2025.

Originally appointed in 2019, Timothy P. Devlin has been recommended to be reappointed to the Architectural Commission after his first term expired on June 30.

Previous Charitable Solicitations Commission Chair, Steven I. Smith was recommended to be reappointed come the July 1 term start date.

Kimberly Reiss was recommended to be reappointed to the Cultural Heritage Commission where she has served since July 2019. Reiss has previously served as Vice President of Beverly Hills Historical Society and is founder of Beverly Hills

Heritage, a non-profit organization that celebrates and educates the community about the city’s history and culture.

Kirk Y. Chang, M.D., was also recommended to be reappointed to the Recreation and Parks Commission. Chang has previously served on the commission in addition to the Medical Advisory Task Force formed last March and has advocated for the COVID-19 vaccines.

Recreation and Parks Commission Vice Chair Amie Sherry was recommended to return for a second term. During her first tenure on the commission, Sherry was never absent, nor did she experience a recusal.

Finally, Sharon W. Ignarro, M.D., was recommended to be reappointed to the Traffic and Parking Commission for the city. Ignarro was originally appointed to the commission in 2019 to fill Jeffrey S. Levine’s position, who served the remainder of previous Traffic and Parking Commissioner Pamela Hendry’s term.

Rodsky Honored by Health and Safety Commission



Eve Rodsky

The Health and Safety Commission recognized author and Beverly Hills resident Eve Rodsky as honoree for June’s Health and Safety Recognition Program for her commitment and contributions to the community.

Rodsky wrote New York Times bestselling book “Fair Play: A Game-Changing Solution for When You Have Too Much to Do (and More Life to Live)” and has been a family mediator for over 20 years.

“Our mental health starts with understanding that our home is our most important organization,” Rodsky said.

City’s Promotion Price Tag Over \$3 Million

Beverly Hills Conference and Visitors Bureau requested \$3,430,990 to fund the year’s upcoming activities and marketing to bring tourism back to the city. Some of the projects proposed by the CVB they require funding for include: holiday decor storage, Rodeo Concours D’Elegance, TruGreen Landscape for the center median on Rodeo Drive, annual costs for installing and maintaining holiday spans on Wilshire Blvd and contingency funding for Tourism and Marketing events.

The purchase order is not to exceed the \$3,430,990 figure, but the CVB is also requesting they waive bidding requirements because this plan is in the best interest of the city.

Redesign and Tree Removal at 802 Foothill Road

The Planning Commission unanimously approved two protected heritage trees to be axed and replaced with two new trees at Wednesday’s Planning Commission meeting. The property owner will



Nua Restaurant’s Grand Opening

L to R: Ronnie Benarie, Chef Yoav Schverd, Tal Navarro, Israel Consul General Hillel Newman Ph.D. and Councilmember Julian Gold M.D. at the opening of the new Nua Restaurant, located on the patio inside the Crescent Hotel at 403 N Crescent Drive.

replace the Eugenia and Moreton Bay Chestnut trees, which are not native but fall under the city’s protected heritage tree ordinance because their circumference is more than 48 inches.

One of the trees has started to lean to one side and is directly underneath the power lines, potentially causing a safety hazard in the future.

A previous Design Review permit was approved that included constructing a 2-story single-family residence, a basement, new pool, cabana, pool bathroom and additional landscape work.

BHFA Auction in Action

A designer watch, MacBook Air and local or international stays in hotels like the islands of Maldives or a night in the penthouse at Kimpton Hotel Wilshire, are just a few of what the Beverly Hills Firefighters’ Association is auctioning off online, in addition to their live auction, at their 2021 Virtual Backdraft Ball July 8.

The online auction also includes meals and meet and greets with city officials, including the Fire Chief, designer bags and jewelry, private tours, sport and concert events, and autographed memorabilia, like a signed copy of Ringo Starr’s “30 Years of The All Stars” and more.

The online auction will be open for bidding until July 8 at 10 p.m. Proceeds from the auction will go to the BHFA Post Medical Retirement Fund. For more information on the Virtual Backdraft Ball [click here](#) or visit <https://event.auctria.com/69a9b16b-d808-4c5d-b9d0-a561ad6cc805/7d200d-b0a0cb11eb9b1c696ebe7e8a33>, email auktion@ftaevents.com or call (310) 422-3794

To bid on any items, visit <https://event.auctria.com/69a9b16b-d808-4c5d-b9d0-a561ad6cc805/7d200d-b0a0cb11eb9b1c696ebe7e8a33>, email auktion@ftaevents.com or call (310) 422-3794

To donate to the BHFA, [click here](#) or visit beverlyhillfire.com/support-the-bhfa

Fine Art Moving Out of 9242 Beverly Blvd

A city ordinance modification was presented to the City Council that requested removal and replacement of a Schoonhoven



Rendering of Pae White mobile art potential placement

mural with a new installation from Pae White, artwork valued at \$140,000. The Schoonhoven mural (removal) was originally appraised at \$30,400, but now developers say it is worth \$15,000.

Tishman Speyer, who has been charged with the removal and replacement, requested that rather than pay the \$30,400 removal fee, they install the Pae White artwork.

All-Way Stop Sign Installation

At their meeting Thursday, the Traffic and Parking Commission is expected to approve an all-way stop sign to be installed at the intersection of Whitworth Drive and Maple Drive/Glenville Drive, according to the staff report.

The city of Los Angeles requested traffic data from Beverly Hills in January earlier this year, along with resident requests for an all-way stop sign to be installed to prevent further traffic hazards or accidents. Guidelines and approval needed to come from LA and their Department of Transportation in conjunction with the Traffic and Parking Commission because the north half of Whitworth and Maple fall under Beverly Hills borders and the south side of Whitworth and Glenville belong to the City of Los Angeles.

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coverstory

GOHARI'S GOLDEN TRIANGLE

Gohari Resumes Role as Rodeo Drive Committee President, Ready for the Return to Retail

By Taylor Helmes

What made you decide to return to serving as President of the Rodeo Drive Committee?

I have continued to be involved for over two decades, very much in the daily operations of the committee and this past year if anything out of all that is it takes a community to pull together. One of the main focuses in this past year working with existing, outgoing president [Nicola Cagliata] was to basically network with all of the members, and community, and keeping them safe and keeping them up to date and sharing information. I somewhat in the middle of this whole pandemic had some sort of an epiphany and I thought to myself, 'You are so



"I learned that you can't make everybody happy"

—Kathy Gohari

blessed to have so much fresh blood on the street.' We have a lot of new members and a lot of new employees who have become members and many of them don't have much institutional knowledge and history about what the committee, what the city, what the street has done in the past and it is all of our responsibilities to make sure that we share this knowledge with them so that in the future, next term, whoever will be president will have all the tools in their hands to be able to be a great leader and to be able to support the members, the city, the streets in the community. That's kind of my main goal, to try to share as much information as I can in the next two years with my Executive Board who will hopefully have future aspirations of doing what I'm doing now.

You have worked with luxury brands such as Dolce and Gabbana, Valentino and Giorgio Armani. Tell us about what insight you have gained from your experience?

I have been fortunate enough to have worked on Rodeo Drive for over three decades with some of the best brands out there and the one thing that I have kept consistent since before I even had this kind of experience is on my very first day on the job, my very first advice from my then boss and mentor was: you don't sell product, you sell relationships

and you must gain people's trust and you must do your best to keep that trust, and earn it, and then keep it. Throughout my career, I have had various companies that I have worked with, for example, I have worked with Georgio Armani and then I've worked for Dolce and Gabbana, completely different aesthetics. Yet I was able to carry the same type of clients I used to help at Armani to come with me to Dolce, then eventually to Valentino. That is not just knowledge and experience but it's creating a relationship and a level of trust. I think that exact skill is needed to be a good leader for the Rodeo Drive Committee and for every aspect of your life.

What lessons or experiences did you take away from your last tenure as President, to now?

I learned that you can't make everybody happy. As long as you make 51% of the people happy, you've done a good job. I obviously very much wanted to make sure that everybody loved everything we did and I learned very quickly that that's just an impossible task. So now I try to listen, I try to take feedback and I try to learn from our past mistakes and truly, truly, truly all I can do is my best and we are going to go for the 51% and be okay with that.

How will the Committee and Rodeo Drive expand and market merchandise during a time where people are coming out of the pandemic?

I think that we've all learned different ways of marketing. For all the major brands on Rodeo they had all sorts of new tools, such as online selling, not just through websites where you would be able to buy the merchandise online, but video conferencing and virtual selling appointments and sending merchandise on approval. A lot of the tools were used a lot more than they have in the past and it has become somewhat a new way of selling and I think to a certain extent, for the clients who can't physically come to

the store even today it's definitely a tool that will be kept long term. But if anything, what this past year has taught a lot of people is that everybody needs human interaction. I think more than ever people are literally



L to R: Saeid Davoudi, Chloe Davoudi, Celine Davoudi and Rodeo Drive Committee President Kathy Gohari.

leaving their home and coming to buy that gift that they planned to give, rather than making a phone call or buying it online because they do understand the value of connection, that human interaction and I strongly, personally believe in that and I need it myself. And I think that one of the major ways people will continue to market Rodeo Drive is how approachable we are and to create experiential opportunities for people to come and visit us and to get to know us and to feel comfortable coming into the stores and making their purchases, feeling like they're part of the neighborhood.

What are some goals, or the future, you envision for Rodeo Drive and the Committee?

Obviously, we are coming out of a pandemic and one of our main focuses is always to work closely with the brands to be able to create experiences on Rodeo which are unparalleled anywhere else. So we work very closely to be able to market the street the way it deserves to be. We create partnerships between the hotels, the restaurants, the merchants and create programming to attract new people onto the street. We're going to continue to do that, even after the last few months of vaccinations and people fully coming out of their homes, we still have a long way to go to make sure that we inform everyone that we are a safe environment and a place to come and visit. We are looking forward to attracting tourists from all over the world and it does take time, it does take work. It also takes a village. So we partner up, all of our brands and all of our city partners to be able to share that message, that will probably be our main focus for the next two months. And of course come up with some sort of a holiday program!

Who is your inspiration or role model? Why?

Wow, that's a deep question. You know, I have many, many different types. It depends, you got to pick a subject for me. When you look at fashion, I am a die-hard Audrey Hepburn fan. But I have to tell you, my father is one of my major role models. I have a saying that right before the pandemic, I was coming back from back-to-back trips. Going from Paris to Milan to New York to Aspen, and then I came back to LA and one day I was driving home from the airport and I was exhausted. My father asked me what

was wrong with me and I said, 'Oh my God, Dad, you know, I haven't been home in over two weeks, I'm just so exhausted, I just got off the plane and the airports were so crazy, and you

know going to Paris and going to Milan.' And my father said to me, 'Oh my dear, your nightmare is some other people's dreams. Cherish every moment of your life.' And I can tell you tons of different kinds of sayings and 'ah-ha' moments my father has given me through the years. So, he's definitely one of my inspirations.

Tell us a little bit about your family?

I'm married, I have been married for, wow let's see, I've been married for over 27 years to the same person [Saeid Davoudi]. I have two daughters, I have an 18 year old daughter, her name is Celine, and I have a 16 year old, Chloe and she just got her driver's license [on June 23]. I'm warning everyone to stay off the streets for a few months.

In Issue # 1032 of The Weekly had with previous President Nicola Cagliata, he said Rodeo Drive's environment is changing and, "online shopping and all of the malls around us are becoming more and more prominent." Is this still true or a challenge?

I think that online shopping is becoming more prominent because it is becoming a larger and larger venue. Companies are investing in more inventory in their online business, so of course if an online business has more merchandise their sales will also increase. For this past year during the pandemic when we were locked in our homes, of course they had stellar sales and double and triple digit increases. But what's really exciting right now is that if you have been on Rodeo Drive last weekend or the weekend before that, there are lines outside of the stores. People are coming back into the stores and many, and I'm not going to say all, but many brands are showing double digit increases over the year before COVID. So I think that luxury is alive and there's enough to go around and yes they will go online, but I have a feeling most people will try the stores first and if they cannot find what they want, then they'll go searching online. That's usually what I do.

Has the pandemic affected the traffic of in-person shopping? You mentioned you've seen lines out the door, would that be a result of store capacity limitations or because of the increase in traffic?

I think it's a combination of both. Originally there were because of capacity and

because of percentages of occupancy that we might have to obtain for safety reasons. But now, even many stores, any high traffic stores have learned that they can offer a much more personal service

if they're able to offer a representative to help each visitor into the store. So, people used to walk around and not be able to find a sales associate because there were too many people in the store. Now,

it's different. Now, you are assigned to an associate who is there to help you, give you a tour around the store and be able to offer anything that they have for you and answer any questions. Already

that is an elevated level of service and it does create somewhat of a line outside but you can always call ahead and make an appointment and then there's no line.

briefs cont. from page 5

Currently, there are only two stop signs, one on the southbound street on Maple and a second that is northbound on Glenville. This stop sign approval includes pavement markings, red curb zones and the correct corresponding signage to be installed. City staff advised LA city traffic engineering staff of the commission meetings and mailed notices to residents within 500 feet of the intersection.

Wallis Annenberg Performance Updates

The box office is open and selling tickets to performances at the Wallis Annenberg Center for the Performing Arts, including "Unmasked: A Theatrical Celebration of Black Women's Liberation" and "Teveye in New York!" The center is closed to the public for now, but is slowly reopening, scheduling shows and programs for visitors to enjoy once again.

The center is also utilizing mobile tickets, digital programs and cash-free payments to lower any risk of spreading the virus, along with hand sanitizer stations that are located throughout the venue. Even when they were closed to the public, the center offered online classes, such as Voice of History, Staged Stories and Dancing Through Parkinson's.

The "Unmasked" production runs from June 19 to July 4 and is available online, on-demand. You can [purchase tickets here](https://thewallis.org/purchase-tickets) or visit thewallis.org/Unmasked.

"Teveye in New York!" premiered June 23 and will run until July 25. This performance is hosted at the Promenade Terrace at 8 p.m. on select nights. Masks are optional, however guests must complete a symptom verification form prior to the performance via email. You can [purchase tickets here](https://thewallis.org/purchase-tickets) or visit thewallis.org/teveye.

Updates and the presentation from the Wallis Annenberg Center for Performing Arts was postponed to the next city council meeting July 15. For more information, visit thewallis.org.

For more information, visit thewallis.org.

Theatre 40 to Stage a Reading with the Stars

Ed Asner and Ruta Lee, award-winning actors and Hollywood Walk of Fame recipients, come to Theatre 40 for a "witty, sharp-tongued gossip fest" July 18. In Gary Kaskel's third play, "Another Gin Game," two of Hollywood's shining stars reflect on their past, present and future as they age into their golden years.

Joining the staged stars will be actor Donté Ashon Green, who has performed as Seaweed in Hairspray, Roger in Rent and was the lead in the documentary "Mighty Times: Legacy of Rosa Parks," who was Green's grandmother's cousin.

Patrons who are vaccinated are not required to wear a face mask during the performance, however if you are not vac-



Ruta Lee (left) and Ed Asner (right)

inated you must wear a mask as per Los Angeles County mandates. Tickets are \$28 and the box office closes at 3:30 p.m. the day of the performance.

To purchase tickets and for more information on the performance, [click here](https://theatre40.org/product/another-gin-game-july-18-2021) or visit theatre40.org/product/another-gin-game-july-18-2021

--Briefs Compiled by Taylor Helmes

detention&arrestsummary

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

CARLOS, RICHARD ANTHONY, 53, arrested on 06/01/21 for resist, delay, or obstruction of any public officer, peace officer or emergency medical technician.

ABARCA, JOHNNY FRANK, 38, arrested on 06/02/21 for driving under the influence of alcohol.

RUIZ, TYLER RAY, 25, arrested on 06/02/21 for being under the influence of controlled substance, outside misdemeanor warrant.

VARGAS, GUADALUPE, 42, arrested on 06/02/21 for possession of ammo by person prohibited from possessing a firearm, burglary - residential, possession of burglary tools.

HERNANDEZ, ENRIQUE, 31, arrested on 06/02/21 for residential burglary.

RAMIREZ BARRERA, VICTOR RAUL, 37, arrested on 06/03/21 for possession of drug paraphernalia, burglary - commercial, possession of burglary tools.

SANCHEZ PACHECO, JESUS, 31, arrested on 06/03/21 for possession of drug paraphernalia, carrying a concealed firearm - upon a person, loaded firearm in public person or vehicle, burglary - commercial, possession of burglary tools.

SCOTT, ALANDELL THEODORE, 29, arrested on 06/04/21 for a dirk/dagger, outside felony warrant, outside misdemeanor warrant.

ROCHA, JOSE DELREFUGIO, 33, ar-

rested on 06/04/21 for possession of meth/ etc.

WILSON, MARIO, 47, arrested on 06/04/21 for residential burglary.

GLANCY, MONICA SWAN, 46, arrested on 06/04/21 for a misdemeanor charge not listed.

HEBERT, JENNIFER LYNN, 47, arrested on 06/04/21 for battery against peace officer, emergency tech, etc. in performance of their duties, sitting/laying in public place.

AGUILAR, LUIS JAVIER, 30, arrested on 06/05/21 for theft or driving of vehicle.

WILSON, MALIK DOUGLAS, 23, arrested on 06/05/21 for possession of meth/ etc, outside felony warrant.

PREWITT, RAFAEL CARDAE, 42, arrested on 06/05/21 for possession of drug paraphernalia.

HOWARD, ISAAC ABRAHAM, 28, arrested on 06/06/21 for possession of drug paraphernalia, possession of meth/ etc.

DONG, YOUCHEN, 32, arrested on 06/06/21 for resisting or obstructing a public officer, impeding traffic, mandatory appearance - unsatisfactory evidence of identity.

RUEDA, RAFAEL VIDANA, 48, arrested on 06/06/21 for driving while license suspended for DUI, ignition interlock device.

GARCIA, MARIO ANTONIO, 25, arrested on 06/07/21 for possession of drug paraphernalia.

LE, JAMIE, 31, arrested on 06/08/21 for residential burglary, an outside felony warrant.

MARINELLO, LAURENCE, 54, arrested on 06/07/21 for possession of a controlled substance, possession of meth/etc.

MENDEZ, BENITO LAZARO, 54, arrested on 06/07/21 for driving unlicensed on the highway.

ADAMS, STEVEN BRYAN, 29, arrested on 06/08/21 for outside misdemeanor warrant.

HYMON, MALCOM K, 26, arrested on 06/08/21 for resist, delay or obstruct any public officer, peace officer or emergency medical technician, trespass of real property.

KAMBOURIAN, MOURAD ARTIN, 67, arrested on 06/08/21 for intimate touching against the will of the victim.

OSPINALONDONO, JUAN CAMILO, 42, arrested on 06/08/21 for refusing or failing to leave land, real property, or structure of another, not open to public, public intoxication.

DILLS, JENNY, 32, arrested on 06/09/21 for theft or driving of a vehicle.

OSORNO, AMADA ACEVEDO, 48, arrested on 06/09/21 for driving unlicensed on the highway.

MILLER, LARITA NIKKIFIA, 38, arrested on 06/09/21 being at a park after hours of operation.

KING, NOAH ROBERT, 38, arrested on 06/09/21 for assault - domestic violence/ inflicting corporal injury (spouse or cohabitant abuse).

KOTHAWALA, MUHAMED REZA, 18, arrested on 06/09/21 for an unsafe turn, basic speed, reckless driving, improper/ no display of license plates.

JOHNSON, JUSTIN KEITH, 24, arrested on 06/10/21 for possession of drug paraphernalia, possession of meth/etc, driving while license suspended, possession of

ammo by a person prohibited from possession of a firearm.

WILLIAMS, ADRIAN, 43, arrested on 06/10/21 for resist, delay or obstruction of any public officer, peace officer or emergency medical technician, robbery, battery - use of force or violence upon another.

GLANCY, MONICA SWAN, 46, arrested on 06/10/21 for battery - use of force or violence upon another.

RAMOS QUINONES, JOSE GILBERTO, 26, arrested on 06/11/21 for possession of a controlled substance, possession of drug paraphernalia.

HINDMAN, NATHAN SHAUN, 42, arrested on 06/11/21 for an outside misdemeanor warrant.

MOORE, JOSHAWN DUVALL, 35, arrested on 06/11/21 for an outside felony warrant.

VILLARRUEL, JUAN CARLOS, 25, arrested on 06/12/21 for an outside felony warrant.

WILSON, MARIO, 47, arrested on 06/13/21 for violating a court order, residential burglary.

COLSON, ROBERT DALE, 51, arrested on 06/13/21 for public intoxication, outside misdemeanor warrant.

POLIDORE, MONDRAY CAMPBELL, 43, arrested on 06/14/21 for residential burglary.

HERNANDEZPALMA, DANIEL EDENILSON, 22, arrested on 06/14/21 for driving under the influence of alcohol, driving under the influence of blood alcohol level over .08.

RICHWALSKI, MATHEW DANIEL, 36, arrested on 06/14/21 for trespassing - occupying property without consent.

arrests cont. on page 9



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arrests cont. from page 7

JIMENEZ, CARLOS ANTONIO, 30, arrested on 06/15/21 for possession of meth/etc, commercial burglary, BHPD bench warrant - misdemeanor, outside misdemeanor warrant.

MONTE, ERIC, 80, refusing or failing to leave land, real property, or structure of another, not open to the public.

SILVA, FRANK, 40, arrested on

06/15/21 for possession of drug paraphernalia, possession of drugs while armed, possession of meth/etc, loaded firearm in public person or vehicle, forge/alter vehicle registration.

BROWN, DONTE GION, 29, arrested on 06/15/21 for carjacking from a person - taking of vehicle by means of force or gear, parole violation - to remain under legal custody to return to prison.

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

FICTITIOUS BUSINESS NAME STATEMENT: 202111589 The following person(s) is/are doing business as: MERLO REALTY, 325 N Maple Dr #581, Beverly Hills, CA 90210; 7608 Bright Ave #A, Whittier, CA 90602. MOHAN MARTINEZ, 7608 Bright Ave #A, Whittier, CA 90602. 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: Mohan Martinez, CEO. This statement is filed with the County Clerk of Los Angeles County on: 5/14/21. 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: 6/10/21, 6/17/21, 6/24/21, 7/1/21 58

FICTITIOUS BUSINESS NAME STATEMENT: 2021116842. The following person(s) is/are doing business as: NEW ORLEANS BILL CO, 10911 ELM AVE LYWOOD CA 90282; PO BOX 451804 LOS ANGELES CA 90045. WILLIAM J WASHINGTON III, 266 ADAMS STREET APT 202 OAKLAND CA 94610. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2015. Signed: WILLIAM J WASHINGTON III, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2021. 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: 06/10/2021, 06/17/2021, 06/24/2021, 07/01/2021 TBS 5,815

does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 06/10/2021, 06/17/2021, 06/24/2021, 07/01/2021 TBS 5,823

91403. DANIEL GIVENTER, 3583 WOODCLIFF RD SHERMAN OAKS CA 91403. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: DANIEL GIVENTER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2021. 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: 06/10/2021, 06/17/2021, 06/24/2021, 07/01/2021 TBS 5,832

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: 6/10/2021, 6/17/2021, 6/24/2021, 7/1/2021 NIN 47264

FICTITIOUS BUSINESS NAME STATEMENT: 2021112716
The following person(s) is/are doing business as: NEXT CENTURY INNOVATIONS, 910 16TH ST UNIT 1 SANTA MONICA, CA 90403. NOAH APTKAR, 910 16TH ST UNIT 1 SANTA MONICA CA 90403. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/20. Signed NOAH APTKAR. 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: 5/17/2021. 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: 6/10/2021, 6/17/2021, 6/24/2021, 7/1/2021 NIN 47304

FICTITIOUS BUSINESS NAME STATEMENT: 2021113187
The following person(s) is/are doing business as: MALEA BEAUTY ESSENTIALS, 2818 HARDWICK ST, LAKEWOOD, CA 90712. RACHELLE MOSCOZO, 2818 HARDWICK ST LAKEWOOD CA 90712. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/19. Signed RACHELLE MOSCOZO. 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: 5/18/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 6/10/2021, 6/17/2021, 6/24/2021, 7/1/2021 NIN 47305

FICTITIOUS BUSINESS NAME STATEMENT: 2021114879
The following person(s) is/are doing business as: FSJ COMPANY, 215 E EMERSON AVE-ENUE, MONTEREY PARK, CA 91755. SUIJE FANG, 215 E EMERSON AVENUE MONTEREY PARK CA 91755. 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 SUIJE FANG. 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: 5/20/2021. 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: 6/10/2021, 6/17/2021, 6/24/2021, 7/1/2021 NIN 47300

FICTITIOUS BUSINESS NAME STATEMENT: 2021114879
The following person(s) is/are doing business as: XYX COMPANY, 215 E EMERSON AVENUE, MONTEREY PARK, CA 91755. XUEYUAN YAO, 215 E EMERSON AVENUE MONTEREY PARK CA 91755. 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 XUEYUAN YAO. 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: 5/20/2021. 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: 6/10/2021, 6/17/2021, 6/24/2021, 7/1/2021 NIN 47299

FICTITIOUS BUSINESS NAME STATEMENT: 2021115105
The following person(s) is/are doing business as: DOCTORS FOR MOTORCYCLIST, 710 MIRA MONTE PLAZA, PASADENA, CA 91101. TERESA MONTERROSA, 710 MIRA MONTE PLAZA PASADENA CA 91101. 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 TERESA MONTERROSA. 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: 5/20/2021. 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: 6/10/2021, 6/17/2021, 6/24/2021, 7/1/2021 NIN 47317

FICTITIOUS BUSINESS NAME STATEMENT: 2021116694
The following person(s) is/are doing business as: BLUE FLAME RESTAURANT & LOUNGE, 5047 W. PICO BLVD, LOS ANGELES, CA 90019. BLUE FLAME RESTAURANT & LOUNGE, 5047 W. PICO BLVD, LOS ANGELES CA 90019. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 04/21. Signed JAMAL AHMAD ELLEDGE. 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: 5/21/2021. 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: 6/10/2021, 6/17/2021, 6/24/2021, 7/1/2021 NIN 47327

FICTITIOUS BUSINESS NAME STATEMENT: 2021117543
The following person(s) is/are doing business as: CORE ENTERPRISE, 9508 FIRESTONE BLVD, DOWNEY, CA 90241. APEX, 9508 FIRESTONE BLVD, DOWNEY, CA 90241. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAYS. 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: 5/24/2021. 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 Code.) Published: 6/10/2021, 6/17/2021, 6/24/2021, 7/1/2021 NIN 47330

FICTITIOUS BUSINESS NAME STATEMENT: 2021118987
The following person(s) is/are doing business as: SPIRITUAL LIBATIONS, 19412 HARLAN AVE, CARSON, CA 90746. 1304 W 2ND ST #332 LOS ANGELES CA 90026 COURTNE JONES, 1304 W 2ND ST #332 LOS ANGELES CA 90026. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/17. Signed COURTNE JONES. 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: 5/26/2021. 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: 6/10/2021, 6/17/2021, 6/24/2021, 7/1/2021 NIN 47306

FICTITIOUS BUSINESS NAME STATEMENT: 2021118987
Liana Kadisha & Shaun MacBride Maguire
66 Beverly Park
Beverly Hills, CA 90210
Case Number: 21SMCP00151
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1725 Main St
Santa Monica, CA 90401
AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Hari Kishan Lal Heerekar
TO ALL INTERESTED PERSONS
Petitioner: Liana Kadisha & Shaun MacBride Maguire
Present name: Liana Kadisha & Shaun MacBride Maguire
Proposed name: Liana Kadisha Cohn; Shaun Maguire Cohn
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: 7/30/21 Time: 8:30a Dept: K Rm: A203
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: 6/9/21 Signed: Lawrence H. Cho, Judge of the Superior Court
Published: 6/17/21, 6/24/21, 6/28/21, 7/1/21 57
Amber Rodriguez
9800 State St #E
South Gate, CA 90280
Case Number: 21NWP00202
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Amber Rodriguez
TO ALL INTERESTED PERSONS
Petitioner: Amber Rodriguez
Present name: Amber Rodriguez
Proposed name: Amber Obsidian
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: 8/16/21 Time: 10:30a Dept: C Rm: 312
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: 6/14/21 Signed: Margaret M. Bernal, Judge of the Superior Court
Published: 6/17/21, 6/24/21, 6/28/21, 7/1/21 58
FICTITIOUS BUSINESS NAME STATEMENT: 2021117074. The following person(s) is/are doing business as: USQUAT; USQUAT FITNESS, 1311 SEPULVEDA BLVD #530 TORRANCE CA 90501. KEUN PARK, 1311 SEPULVEDA BLVD #530 TORRANCE CA 90501. 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: KEUN

PARK, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2021. 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 Code.) Published: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,839

FICTITIOUS BUSINESS NAME STATEMENT: 2021105482. The following person(s) is/are doing business as: ALPHA SERVICES & CONSTRUCTION, 2279 WILLOWBROOK LN PERRIS CA 92571. MARIA ELENA ZARAGOZA LEPEZ, 2279 WILLOWBROOK LN PERRIS CA 92571. 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: MARIA ELENA ZARAGOZA LEPEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/07/2021. 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: 06/03/2021, 06/10/2021, 06/17/2021, 06/24/2021 TBS 5,840

FICTITIOUS BUSINESS NAME STATEMENT: 2021124117. The following person(s) is/are doing business as: NETWORK CONSULTING SERVICE, 15100 MOORPARK STREET STE 118 SHERMAN OAKS CA 91403. HAYWARD JACKSON, 15100 MOORPARK STREET APT 118 SHERMAN OAKS CA 91403. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/20/04. Signed: HAYWARD JACKSON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/17/2021. 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: 06/17/2021, 07/01/2021, 07/08/2021 TBS 5,841

FICTITIOUS BUSINESS NAME STATEMENT: 2021112710. The following person(s) is/are doing business as: UENABON, 14853 SPRINGFORD DR LA MIRADA CA 90638. JEMELYNN ADRIANO, 14853 SPRINGFORD DR LA MIRADA CA 90638. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2021. Signed: JEMELYNN ADRIANO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/17/2021. 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: 06/17/2021, 07/01/2021, 07/08/2021 TBS 5,843

FICTITIOUS BUSINESS NAME STATEMENT: 2021115377. The following person(s) is/are doing business as: AMAZING SMILES DENAL OF VAN NUYS, 14435 HAMLIN ST SUITE #101 VAN NUYS CA 91401. MERCEDES ARROYO D.D.S. INC. 9814 GARVEY AVE STE 9 E.L. MONTE CA 91733. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2016. Signed: MERCEDES PATRICIA ARROYO, CEO. This statement is filed with the County Clerk of Los Angeles County on: 05/20/2021. 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: 06/17/2021, 07/01/2021, 07/08/2021 TBS 5,844

FICTITIOUS BUSINESS NAME STATEMENT: 2021115377. The following person(s) is/are doing business as: ADVANCED AUTO CARE, 737 S GLENDALE AVE CA 91205. LERNIK VAKOPYAN, 737 S GLENDALE AVE CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2014. Signed: LERNIK VAKOPYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/26/2021. 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: 06/17/2021, 07/01/2021, 07/08/2021 TBS 5,845

FICTITIOUS BUSINESS NAME STATEMENT: 2021118979. The following person(s) is/are doing business as: RIM POOLS, 21618 SATICOY ST #205 CANOGA PARK CA 91304. ROGER MICHAEL MURRILLO, 21618 SATICOY ST #205 CANOGA PARK CA 91304. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ROGER MICHAEL MURRILLO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/26/2021. 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: 06/17/2021, 07/01/2021, 07/08/2021 TBS 5,848

FICTITIOUS BUSINESS NAME STATEMENT: 2021118983. The following person(s) is/are doing business as: VALE TOBACCO, 11860 BALBOA BLVD GRANADA HILLS CA 91344. KIRKORIAN, INC. 16900 SHERMAN WAY UNIT 4 VAN NUYS CA 91406. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2020. Signed: AGOB KIRKORIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/26/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,848

FICTITIOUS BUSINESS NAME STATEMENT: 2021129711. The following person(s) is/are doing business as: LUPITA'S KITCHEN, 1541 SOUTH CENTRAL AVE LOS ANGELES CA 90021. LUIS C CARCAMO, 6584 SCOUT AVE BELL GARDENS CA 90201. GUADALUPE C TORRES, 6584 SCOUT AVE BELL GARDENS CA 90201. This business is conducted by: A MARRIED COUPLE. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: LUIS C CARCAMO, PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2021. 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: 06/17/2021, 07/01/2021, 07/08/2021 TBS 5,850

FICTITIOUS BUSINESS NAME STATEMENT: 2021129711. The following person(s) is/are doing business as: GREEN LIFE NUTRITION, 17412 VENTURA BLVD #21 ENCINO CA 91316. ZHILA HAFEZIEH, 17412 VENTURA BLVD #21 ENCINO CA 91316. 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: ZHILA HAFEZIEH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,851

FICTITIOUS BUSINESS NAME STATEMENT: 2021129709. The following person(s) is/are doing business as: TITAN TRUCKING SERVICES, 21 FLOWER ST ARCADIA CA 91006. ARNOLD NAZARYAN, 454 NY ST #1 GLENDALE CA 91204. 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: ARNOLD NAZARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,852

FICTITIOUS BUSINESS NAME STATEMENT: 2021129707. The following person(s) is/are doing business as: YOUR CHOICE HOSPICE CARE, 11436 VANOWEN ST NORTH HOLLYWOOD CA 91605. EDGAR MELKUMYAN, 11436 VANOWEN ST NORTH HOLLYWOOD CA 91605. 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: EDGAR MELKUMYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,853

FICTITIOUS BUSINESS NAME STATEMENT: 2021129697. The following person(s) is/are doing business as: CRYPTO PLUS CONSULTANTS, 5807 TOPANGA CANYON BLVD SUITE E307 WOODLAND HILLS CA 91367. HAROLD WASSERMAN, 5807 TOPANGA CANYON BLVD SUITE E307 WOODLAND HILLS CA 91367. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HAROLD WASSERMAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,854

FICTITIOUS BUSINESS NAME STATEMENT: 2021129695. The following person(s) is/are doing business as: MARTINS SECURITY FIRM, 1915 S CURSON AVE LOS ANGELES CA 90016. DION MARTIN, 1915 S CURSON AVE LOS ANGELES CA 90016. 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: DION MARTIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,856

FICTITIOUS BUSINESS NAME STATEMENT: 2021129693. The following person(s) is/are doing business as: SAMMY JO LUXURY AESTHETICS & BEAUTY, 2715 ROCKEFELLER LANE UNIT B REDONDO BEACH CA 90278. SAMANTHA BRAGG, 2715 ROCKEFELLER LANE UNIT B REDONDO BEACH CA 90278. 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: SAMANTHA BRAGG, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,856

FICTITIOUS BUSINESS NAME STATEMENT: 2021129685. The following person(s) is/are doing business as: THE BRIDGEFORE GROUP, 1636 S BARRINGTON AVE #305 LOS ANGELES CA 90025. KALEEM S ANSARI, 1636 S BARRINGTON AVE #305 LOS ANGELES CA 90025. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2021. Signed: KALEEM S ANSARI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,858

FICTITIOUS BUSINESS NAME STATEMENT: 2021129687. The following person(s) is/are doing business as: KILL FEAR, 4342 W 136TH ST #10 HAWTHORNE CA 90250. GREGORY LUCKETT, 4342 W 136TH ST #10 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: 12/2019. Signed: GREGORY LUCKETT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,859

FICTITIOUS BUSINESS NAME STATEMENT: 2021129703. The following person(s) is/are doing business as: FOREX TV, OM TV, ACTIVE TV, CRYPTO TV, FAITH TV, FESTIVAL TV; FOOD TV; HAHA TV; HOOPS TV; INDIE TV; LAUGH TV; MEDICAL NETWORK; MEDICAL TV; REALTY TV; REPTILE NETWORK; REPTILE TV; TOON TV; UNIVERSE FITNESS; 247 NEWS; CRICKET TV; FOODIE TV; FREEDOM TV; FUTBOL TV; INVESTOR TV; KETO TV; ON AIR TV; PODCAST TV; RACING TV; RECOVERY TV; REELS TV; SOVEREIGN TV; SPORTS TV; TRK TOK TV; TWITCH TV; BIKER TV; CANNABIS TV; CHEF TV; CULTURE TV; EXPLORE TV; GARDEN TV; INDIGENOUS TV; IOT TV; NFT TV; PPE TV; SPACE TV; STRAIN TV; TECH TV; TRADE TV; TRIBAL TV; ZOO TV; BINGE TV; CARNIVAL TV; COUNTRY TV; DIASPORA TV; GAMING TV; H&W LIVE; HABIBI TV; VIRTUAL TV. 5632 VAN NUYS BLVD SUITE 206 VAN NUYS CA 91401. DRE DYNASTY INC. 5632 VAN NUYS BLVD SUITE 206 VAN NUYS CA 91401. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2020. Signed: ANDRE FREEMAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,860

FICTITIOUS BUSINESS NAME STATEMENT: 2021129689. The following person(s) is/are doing business as: PURE SKIN LASER CENTER, 4444 LANKERSHIM BLVD UNIT 207 NORTH HOLLYWOOD CA 91602. 5522 NAGLE AVE SHERMAN OAKS CA 91401. NEW YOUTH LASER CENTER P.C. 4444 LANKERSHIM BLVD UNIT 207 NORTH HOLLYWOOD CA 91602. 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: KAREN KHANZADIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,861

FICTITIOUS BUSINESS NAME STATEMENT: 2021129691. The following person(s) is/are doing business as: GRANDVIEW HOUSE PRESCHOOL AT THE MARINA, 2929 W WASHINGTON BLVD STE C MARINA DEL REY CA 90292. ALLEN PRESCHOOL LLC, 2929 W WASHINGTON BLVD STE C MARINA DEL REY CA 90292. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: LOUIS HAEK, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,863

FICTITIOUS BUSINESS NAME STATEMENT: 2021129705. The following person(s) is/are doing business as: TERYAKI BOWL & BURGER PART 2, 16260 VENTURA BLVD SUITE 130 ENCINO CA 91436. KARINA ANDRADE PEREZ, 19846 SHERMAN WAY WINNETKA CA 91306. JUAN MANUEL CANO JUAREZ, 19846 SHERMAN WAY WINNETKA CA 91306. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2015. Signed: KARINA ANDRADE PEREZ, PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,864

STATEMENT OF WITHDRAWAL FROM PARTNERSHIP OPERATING UNDER FICTITIOUS BUSINESS NAME
File No. 2019278919
Date Filed: 10/21/2019
Name of Business: GOLDEN VALLEY CBD
7118 DE CELIS PLACE VAN NUYS CA 91406
Registered Owner: DANIEL GIVENTER
7118 DE CELIS PLACE VAN NUYS CA 91406
Current File #: 2021124242
Date: 06/03/2021
Published: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,865
STATEMENT OF WITHDRAWAL FROM PARTNERSHIP OPERATING UNDER FICTITIOUS BUSINESS NAME
File No. 2019285605
Date Filed: 10/29/2019
Name of Business: GOLDEN VALLEY WELLNESS
7118 DE CELIS PLACE VAN NUYS CA 91406
Registered Owner: DANIEL GIVENTER
7118 DE CELIS PLACE VAN NUYS CA 91406
Current File #: 2021124241
Date: 06/03/2021

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2018020365
Date Filed: 01/24/2021
Name of Business: SUB GRUB
1541 S CENTRAL AVE LOS ANGELES CA 90021
Registered Owner: GRIGOR MANOUKIAN
336 N CEDAR ST #6 GLENDALE CA 91206
Current File #: 2021124245
Date: 06/03/2021
Published: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,867
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 20171434

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: 6/17/2021, 6/24/2021, 7/1/2021, 7/8/2021 NIN 47352

FICTITIOUS BUSINESS NAME STATEMENT: 2021124694
The following person(s) is/are doing business as: A&Z FLOORING SUPPLIES, 5633 MULLER ST, BELL, CA 90201. ADRIANA ZARATE, 5633 MULLER ST BELL, CA 90201. 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 ADRIANA ZARATE. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/3/2021. 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: 6/17/2021, 6/24/2021, 7/1/2021, 7/8/2021 NIN 47350

FICTITIOUS BUSINESS NAME STATEMENT: 2021124728
The following person(s) is/are doing business as: ROBERT'S HONING & GUNDRILLING, R.H.G., 12805 SUNSHINE AVE, SANTA FE SPRINGS, CA 90670., 12805 SUNSHINE AVE SANTA FE SPRINGS CA 90670. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/11. Signed ANITA LEE-PIRILLO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/3/2021. 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: 6/17/2021, 6/24/2021, 7/1/2021, 7/8/2021 NIN 47351
Cynthia Flores/Alvaro Hernandez
9706 Antwerp St
Los Angeles, CA 90002
Case Number: 21CMCP0072
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Kailey Marie Hernandez Flores by her parents Cynthia Flores and Alvaro Hernandez

TO ALL INTERESTED PERSONS
Notice is hereby given that Kailey Marie Hernandez Flores by her parents Cynthia Flores and Alvaro Hernandez

Present name: Kailey Marie Hernandez Flores
Proposed name: Kailey Xiomara Hernandez
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: 8/5/21 Time: 8:30a Dept: A Rm: 904

A copy of this Order to Show Cause shall be published at least once each week for two 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: 6/2/21 Signed: Kristin S. Escalante, Judge of the Superior Court
Published: 6/24/21, 6/28/21, 7/1/21, 7/8/21 59

FICTITIOUS BUSINESS NAME STATEMENT: 2021131881. The following person(s) is/are doing business as: ROJAS FINANCIAL SERVICES, 18500 MAYALL ST UNIT C NORTHBRIDGE CA 91324. MARIA ELENA ROJAS, 18500 MAYALL ST UNIT C NORTHBRIDGE CA 91324. This business is conducted by AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/20/21. Signed: MARIA ELENA ROJAS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/11/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 06/24/2021, 07/01/2021, 07/08/2021, 07/15/2021 TBS 5,840

FICTITIOUS BUSINESS NAME STATEMENT: 2021124276. The following person(s) is/are doing business as: ESTAVIDA, 15445 COBALT ST SPC #236 SYLMAR CA 91342. MARCELLA MARIE GONZALEZ, 15445 COBALT ST SPC #236 SYLMAR CA 91342. 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: MARCELLA MARIE GONZALEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2021. 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: 06/24/2021, 07/01/2021, 07/08/2021, 07/15/2021 TBS 5,840

FICTITIOUS BUSINESS NAME STATEMENT: 2021109268. The following person(s) is/are doing business as: KRISTINA CANDLES, 7270 FRANKLIN AVE 312 LOS ANGELES CA 90046. KRISTINA ILINA, 7270 FRANKLIN AVE 312 LOS ANGELES CA 90046. This business is conducted by AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/20/21. Signed: KRISTINA ILINA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/12/2021. 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: 06/17/2021, 06/24/2021, 07/01/2021, 07/08/2021 TBS 5,844

FICTITIOUS BUSINESS NAME STATEMENT: 2021129032. The following person(s) is/are doing business as: PACIFIC COAST PATIOS AND AWNINGS, 19400 WYANDOTTIE ST UNIT 8 RESEDA CA 91335. ENDRI BEGOLLI, 19400 WYANDOTTIE ST UNIT 8 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: 05/20/21. Signed: ENDRI BEGOLLI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/08/2021. 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: 06/24/2021, 07/01/2021, 07/08/2021, 07/15/2021 TBS 5,845

FICTITIOUS BUSINESS NAME STATEMENT: 2021129048. The following person(s) is/are doing business as: HUGHES PLUMBING SERVICES, 18818 BRYANT ST UNIT 2 NORTHBRIDGE CA 91324. 7655 WINNETKA AVE #3581 WINNETKA CA 91396. BRANDON LEE KENNEDY HUGHES, 18818 BRYANT ST UNIT 2 NORTHBRIDGE CA 91324. This business is conducted by AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/20/21. Signed: BRANDON LEE KENNEDY HUGHES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/08/2021. 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: 06/24/2021, 07/01/2021, 07/08/2021, 07/15/2021 TBS 5,846

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 21ECV00316
JUNE 21 2021
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
6230 SYLMAR AVE
VAN NUYS CA 91401
VAN NUYS EAST
PETITION OF: SHEYDA SHAHAM for change of name
TO ALL INTERESTED PERSONS:
Petitioner SHEYDA SHAHAM for a decree changing names as follows:
Present name: SHEYDA SHAHAM
Proposed name: SHAYDA SHAHAM
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: 08/05/2021 Time: 08:30 AM Dept: T Room: 600
Signed: VIRGINIA KEENEY, Judge of the Superior Court
Published: 06/24/2021, 07/01/2021, 07/08/2021, 07/15/2021 TBS 5,847

FICTITIOUS BUSINESS NAME STATEMENT: 2021118688

The following person(s) is/are doing business as: ANGELS CLUB HOUSE EMPIRE, 3919 ELIZABETH ST, COMPTON, CA 90221. MALAIKA HOUSTON, 3919 ELIZABETH ST COMPTON CA 90221. 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 MALAIKA HOUSTON. 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: 5/26/2021. 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: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47336

FICTITIOUS BUSINESS NAME STATEMENT: 2021118730
The following person(s) is/are doing business as: PRIME ENERGY, 4508 ATLANTIC AVE #499, LONG BEACH, CA 90807. JAMES RICHARD CLARK, 4508 ATLANTIC AVE #499 LONG BEACH CA 90807. 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 JAMES RICHARD CLARK. 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: 5/26/2021. 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: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47341

FICTITIOUS BUSINESS NAME STATEMENT: 2021118736
The following person(s) is/are doing business as: TRANSPORT CARRIERS INSURANCE SERVICES, 9144 TELEGRAPH RD STE B, DOWNEY, CA 90240. TRANSPORTATION INSURANCE SERVICES INC., 9144 TELEGRAPH RD STE B DOWNEY CA 90240. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 04/16. Signed ANGELICA TAYS. 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: 5/26/2021. 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: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47339

FICTITIOUS BUSINESS NAME STATEMENT: 2021118754
The following person(s) is/are doing business as: LORIN'S EXTENSIONS, 5560 ACKER-ROBINSON RD, LONG BEACH, CA 90805. LORIN ANDERSON, 5560 ACKERFIELD AVE 504 LONG BEACH CA 90805. This 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 LORIN ANDERSON. 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: 5/26/2021. 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: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47342

FICTITIOUS BUSINESS NAME STATEMENT: 2021118758
The following person(s) is/are doing business as: D&D SMOKE STORE, 7300 S SAN PEDRO ST, LOS ANGELES, CA 90003. DARRYL WASHINGTON, 7300 S SAN PEDRO ST LOS ANGELES CA 90003. 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 DARRYL WASHINGTON. 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: 5/26/2021. 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: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47343

FICTITIOUS BUSINESS NAME STATEMENT: 2021118761
The following person(s) is/are doing business as: EM-ENERGY SAVINGS, 37114 LA CONTEMPO AVE, PALMDALE, CA 93550. EDWARD MANCILLA RUIZ, 37114 LA CONTEMPO AVE PALMDALE CA 93550. 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 EDWARD MANCILLA RUIZ. 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: 5/26/2021. 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: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47343

ORDER TO SHOW CAUSE FOR CHANGE OF NAME 21TRCP00168
SUPERIOR COURT
SOUTHWEST DISTRICT
125 MAPLE AVENUE
TORRANCE, CALIFORNIA 90503-5096
PETITION OF KARINA WALQUIRIA UREY PEREIRA & JUAN GUILLERMO CANO MARTINEZ TO ALL INTERESTED PERSONS:
Petitioner filed a petition with this court for a decree changing name as follows:
Present name: ISAAC GUILLERMO UREY TO Proposed name: ISAAC GUILLERMO CANO UREY
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. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
ON JULY 23, 2021 AT 8:30 A.M. IN DEPT.: "M" ROOM 350
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 the county:
DATE: June 3, 2021

025 MORE HILL, Judge of the Superior Court
Published: June 24, July 1, 8, 15, 2021
FICTITIOUS BUSINESS NAME STATEMENT: 2021140676. The following person(s) is/are doing business as: BUBBE'S BAGEL SCOOPER, BEDAZZLE JEWELRY CLEANER, GICLEE CONNECTIONS, 13700 S. Gramercy Pl. Gardena, CA 90249. INDEPENDENT INK INC. 13700 S. Gramercy Pl. Gardena, CA 90249. 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: Barry Brucker, President. This statement is filed with the County Clerk of Los Angeles County on: 6/23/21. 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: 7/1/21, 7/8/21, 7/15/21, 7/22/21 64

FICTITIOUS BUSINESS NAME STATEMENT: 2021128907. The following person(s) is/are doing business as: THE LOCK TO AGAPE LOVE HOUSING, 2520 E. Monroe St #A, Carson, CA 90810. KIMBERLY M. STEVENSON, 2520 E. Monroe St #A, Carson, CA 90810. 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: Kimberly M. Stevenson, Owner. This statement is filed with the County Clerk of Los Angeles County on: 06/23/2021. 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: 7/1/21, 7/8/21, 7/15/21, 7/22/21 65

FICTITIOUS BUSINESS NAME STATEMENT: 2021124096. The following person(s) is/are doing business as: APACHELY DESIGN, 13957 COHASSET ST VAN NUYS CA 91405. ARAÇELI CHAVEZ, 13957 COHASSET ST VAN NUYS CA 91405. 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: ARAÇELI CHAVEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/02/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,849

FICTITIOUS BUSINESS NAME STATEMENT: 2021112805. The following person(s) is/are doing business as: EXCELLENT FAMILY DAYCARE - 15037 LOFTHILL DR LA MIRADA CA 90638. BERNICE J. JIMMONS, 15037 LOFTHILL DR LA MIRADA CA 90638. 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: BERNICE J. JIMMONS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/21/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,849

FICTITIOUS BUSINESS NAME STATEMENT: 2021142156. The following person(s) is/are doing business as: GLAAC HAT TEAM, 1010 N GARDSEN AVE COVINA CA 91724. CRAIG TRIANCE, 1010 N GARDSEN AVE COVINA CA 91724. STEVE DODSON, 1010 N GARDSEN AVE COVINA CA 91724. This business is conducted by AN UNINCORPORATED ASSOCIATION OTHER THAN A PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/20/21. Signed: CRAIG TRIANCE, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 06/23/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,863

Published: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,850
FICTITIOUS BUSINESS NAME STATEMENT: 2021136613. The following person(s) is/are doing business as: TORRANCE AIRCRAFT SERVICES, 816 W 229TH ST TORRANCE CA 90502. 3425 AIRPORT DR STE E TORRANCE CA 90505. ANIS PRADHAN, 816 W 229TH ST TORRANCE CA 90502. 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: ANIS PRADHAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/18/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,851

FICTITIOUS BUSINESS NAME STATEMENT: 2021124172. The following person(s) is/are doing business as: MMA ALL OUT, 30313 CANWOOD ST #33 AGOURA HILLS CA 91301. RIADH ALTAIE, 30313 CANWOOD ST #33 AGOURA HILLS CA 91301. This business is conducted by AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2021. Signed: RIADH ALTAIE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/02/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,852

FICTITIOUS BUSINESS NAME STATEMENT: 2021124986. The following person(s) is/are doing business as: ALBERTO MARBLE & GRANITE, 6730 FORBES AVENUE LAKE BALBOA CA 91406. ALBERTO C PRYSTUPA, 6730 FORBES AVENUE LAKE BALBOA CA 91406. 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: ALBERTO C PRYSTUPA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,853

FICTITIOUS BUSINESS NAME STATEMENT: 2021133787. The following person(s) is/are doing business as: AHS PROJECT SERVICES, 2924 BEAVER AVENUE SIMI VALLEY CA 93065. GERMAN TORRES, 2924 BEAVER AVENUE SIMI VALLEY CA 93065. This business is conducted by AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2019. Signed: GERMAN TORRES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/15/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,854

FICTITIOUS BUSINESS NAME STATEMENT: 2021133785. The following person(s) is/are doing business as: GENESIS 1 AUTO GROUP, 26081 BOUQUET CANYON ROAD SAUGUS CA 91350. ENRIQUE PULIDO, 24906 NEWHALL AVENUE NEWHALL CA 91321. 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: ENRIQUE PULIDO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/15/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,856

FICTITIOUS BUSINESS NAME STATEMENT: 2021131173. The following person(s) is/are doing business as: MARK'S PHOTOS & TEES, 6039 POMEGRANATE LANE WOODLAND HILLS CA 91367. MARK HOLT, 6039 POMEGRANATE LANE 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: 08/2019. Signed: MARK HOLT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,858

FICTITIOUS BUSINESS NAME STATEMENT: 2021131171. The following person(s) is/are doing business as: GEORGE JEWELERS, 927 E OLIVE AVE BURBANK CA 91501. GEORGE MKRTHOYAN, 927 E OLIVE AVE BURBANK CA 91501. This business is conducted by AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2018. Signed: GEORGE MKRTHOYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,859

FICTITIOUS BUSINESS NAME STATEMENT: 2021131165. The following person(s) is/are doing business as: NEW HOPE BOARD AND CARE, 19435 STRATHERN ST RESEDA CA 91335. THERECE MODINA DAYAO, 19435 STRATHERN ST 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: 08/2016. Signed: THERECE MODINA DAYAO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,860

FICTITIOUS BUSINESS NAME STATEMENT: 2021127787. The following person(s) is/are doing business as: A & A GOLD TRAVEL, 6005 VINELAND AVENUE STE 107 NORTH HOLLYWOOD CA 91606. ARUSYAK VERDIYAN, 8213 WISNER AVENUE PANORAMA CITY 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: 07/2019. Signed: ARUSYAK VERDIYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/08/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,861

FICTITIOUS BUSINESS NAME STATEMENT: 2021127787. The following person(s) is/are doing business as: A & A GOLD TRAVEL, 6005 VINELAND AVENUE STE 107 NORTH HOLLYWOOD CA 91606. ARUSYAK VERDIYAN, 8213 WISNER AVENUE PANORAMA CITY 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: 04/2016. Signed: ARUSYAK VERDIYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/08/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,863

FICTITIOUS BUSINESS NAME STATEMENT: 2021127783. The following person(s) is/are doing business as: AR NOTARY, 6005 VINELAND AVENUE STE 107 NORTH HOLLYWOOD CA 91606. ARUSYAK VERDIYAN, 8213 WISNER AVENUE PANORAMA CITY 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: 05/2015. Signed: ARUSYAK

VERDIYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,864

FICTITIOUS BUSINESS NAME STATEMENT: 2021127281. The following person(s) is/are doing business as: ALEMAN HOME REMODELING INC, 1071 N BRAND BLVD SAN FERNANDO CA 91340. ALEMAN HOME REMODELING INC, 1071 N BRAND BLVD SAN FERNANDO CA 91340. This business is conducted by A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2021. Signed: JOSE L TORRES ALEMAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/07/2021. 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: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,865

FICTITIOUS BUSINESS NAME STATEMENT: 2021135900. The following person(s) is/are doing business as: COLLEGEAPP, JOBAPP, 5124 HILLARD AVENUE LA CANADA FLINTRIDGE CA 91011. MN8 CREATIVE, INC, 5124 HILLARD AVEN

07/08/2021, 07/15/2021, 07/22/2021 TBS 5,876
AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 21VECP00303
JUNE 23 2021
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
6230 SYLMAR AVENUE
VAN NUYS C 91401
PETITION OF: MIGUEL ANGEL PINEDA JR for change of name
TO ALL INTERESTED PERSONS:
Petitioner MIGUEL ANGEL PINEDA JR for a decree changing names as follows:
Present name: MIGUEL ANGEL PINEDA JR
Proposed name: BUNNY MUNRO
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: 07/30/2021 Time: 08:30 AM Dept: T Room: 600
Signed: SHIRLEY K WATKINS, Judge of the Superior Court
Date: 06/23/2021

Published: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,877
AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 21TRCP0207
JUNE 25 2021

SUPERIOR COURT OF CALIFORNIA, COUNTY OF
SUPERIOR COURT SOUTHWEST DISTRICT
825 MAPLE AVENUE
TORRANCE CA 90503-5096
PETITION OF: VICKY JEAN BUSSDIEKER for change of name
TO ALL INTERESTED PERSONS:
Petitioner VICKY JEAN BUSSDIEKER for a decree changing names as follows:
Present name: VICKY JEAN BUSSDIEKER
Proposed name: VICKY JEAN HARRIS
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: 08/20/2021 Time: 08:30 AM Dept: B Room:
Signed: GARY Y. TANAKA, Judge of the Superior Court
Date: 06/25/2021

Published: 07/01/2021, 07/08/2021, 07/15/2021, 07/22/2021 TBS 5,878
FICTITIOUS BUSINESS NAME STATEMENT: 2021124760
The following person(s) is/are doing business as: ARIAN BREW ASSOCIATES, 375 W LAS FLORES AVE, ARCADIA, CA 91007, HOWARD LAREW, 375 W LAS FLORES AVE, ARCADIA CA 91007, JANET LAREW, 375 W LAS FLORES AVE, ARCADIA CA 91007. The business is conducted by a General Partnership. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed HOWARD LAREW. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/3/2021. 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: 7/1/2021, 7/8/2021, 7/15/2021, 7/22/2021 NIN 47353

FICTITIOUS BUSINESS NAME STATEMENT: 2021125850
The following person(s) is/are doing business as: THE FASHION PRODUCTION PLUG, THE FASHION PLUG CUE, 3400 COTTAGE WAY, STE G2 #2977, SACRAMENTO, CA 95825, THE CLASSIC CUE LLC, 3400 COTTAGE WAY, STE G2 #2977 SACRAMENTO CA 95825. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here in on 04/21. Signed LANEA CUE. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2021. 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: 7/1/2021, 7/8/2021, 7/15/2021, 7/22/2021 NIN 47361

FICTITIOUS BUSINESS NAME STATEMENT: 2021125857
The following person(s) is/are doing business as: MARISCOS EL PULPO, 414 N MCDONNELL AVE, LOS ANGELES, CA 90022. JOSEPH SERRATO, 414 N MCDONNELL AVE LOS ANGELES CA 90022. 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 JOSEPH SERRATO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2021. 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: 7/1/2021, 7/8/2021, 7/15/2021, 7/22/2021 NIN 47358

FICTITIOUS BUSINESS NAME STATEMENT: 2021125874
The following person(s) is/are doing business as: REBECCA CHAVEZ HAIR, 6370 SUNSET BLVD, LOS ANGELES, CA 90028., 6370 SUNSET BLVD LOS ANGELES CA 90028. 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 REBECCA CHAVEZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2021. 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: 7/1/2021, 7/8/2021, 7/15/2021, 7/22/2021 NIN 47359

FICTITIOUS BUSINESS NAME STATEMENT: 2021125882
The following person(s) is/are doing business as: NOURISHING ESSENTIALS, 1547 W 7TH ST APT 213 BLDG 4, UPLAND, CA 91786. KURON COLEMAN, 1547 W 7TH ST APT 213 BLDG 4 UPLAND CA 91786. 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 KURON COLEMAN. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2021. 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: 7/1/2021, 7/8/2021, 7/15/2021, 7/22/2021 NIN 47364

FICTITIOUS BUSINESS NAME STATEMENT: 2021125883
The following person(s) is/are doing business as: NIC ELECTRIC, 951 MOMAX ST, AZUSA, CA 91702. NICOLAS ERNESTO CABEZA, 951 MOMAX ST AZUSA CA 91702. 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 NICOLAS ERNESTO CABEZA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2021. 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: 7/1/2021, 7/8/2021, 7/15/2021, 7/22/2021 NIN 47363

FICTITIOUS BUSINESS NAME STATEMENT: 2021125921
The following person(s) is/are doing business as: TOM'S BURGERS #4, 8202 LONG BEACH BLVD., SOUTH GATE, CA 90280. GRISELDA JIMENEZ, 8202 LONG BEACH BLVD. SOUTH GATE CA 90280. 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 GRISELDA JIMENEZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2021. 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: 7/1/2021, 7/8/2021, 7/15/2021, 7/22/2021 NIN 47363

FICTITIOUS BUSINESS NAME STATEMENT: 2021126061
The following person(s) is/are doing business as: EL BURRITO LOKOCHON, 3535 MARTIN LUTHER KING JR BLVD, LYNWOOD, CA 90262. KATIE O FISCAL SAMPEDRO, 3535 MARTIN LUTHER KING JR BLVD LYNWOOD CA 90262. 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 KATIE O FISCAL SAMPEDRO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2021. 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: 7/1/2021, 7/8/2021, 7/15/2021, 7/22/2021 NIN 47362

FICTITIOUS BUSINESS NAME STATEMENT: 2021126061
The following person(s) is/are doing business as: PAPA NAPU TRANSPORT, 11730 GARVEY AVE, EL MONTE, CA 91732. ELMER NIXON BONILLA, 11730 GARVEY AVE CA

91732. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 06/16. Signed ELMER NIXON BONILLA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2021. 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: 7/1/2021, 7/8/2021, 7/15/2021, 7/22/2021 NIN 47356

Title Order No.: 95524664 Trustee Sale No. 85382 Loan No. 399115269 APN: 4341-036-020 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/21/2016. 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 6/23/2021 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 2/4/2016 as Instrument No. 20160130320 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: KG REAL ESTATE, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor LBC CAPITAL INCOME FUND, LLC, 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 17 IN BLOCK 116 OF BEVERLY HILLS, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 85 PAGES 86 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDRO-CARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY. 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: 801 N. DOHENY DR. 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 \$718,615.45 (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 recodation. DATE: 5/25/2021 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.# 85382. 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 85382 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.

FILE NO. 2021 121783
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: RICHARD'S LIQUOR, 3128 MARTIN LUTHER KING JR BLVD LYNWOOD CA 90262 county of: LA COUNTY.
AI #ON: 4712891
Registered Owner(s): SUNRISE 21, INC, 3128 MARTIN LUTHER KING JR BLVD LYNWOOD CA 90262 [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/ SUNRISE 21, INC BY: JAE HYUN LEE, CEO

This statement was filed with the County Clerk of LOS ANGELES County on MAY 28 2021 expires on MAY 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).
300050 BEVERLY HILLS WEEKLY 6/10,17,24
7/1 2021

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WILLIAM ELLIOT SMITH AKA WILLIAM E. SMITH AKA WILLIAM SMITH AKA BILL ELLIOT SMITH AKA BILL E. SMITH AKA BILL SMITH CASE NO. 21STPB05781

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WILLIAM ELLIOT SMITH AKA WILLIAM E. SMITH AKA WILLIAM SMITH AKA BILL ELLIOT SMITH AKA BILL E. SMITH AKA BILL SMITH. A PETITION FOR PROBATE has been filed by SHARON A. SMITH in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SHARON A. SMITH 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: 07/13/21 at 8:30AM in Dept. 2D located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

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

Attorney for Petitioner
SHANNON C. PAPA ZIS - SBN 281701
SKYLLAR V. PALASIK - SBN 322469
FERRUZZO & FERRUZZO, LLP
3737 BIRCH STREET, SUITE 400
NEWPORT BEACH CA 92660
BSC 220111

6/17, 6/24, 7/1/21
CNS-3481607#

FILE NO. 2021 126759
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. AVIDITY INSURANCE SERVICES; 2. FALLGATTER RHODES INSURANCE SERVICES; 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE 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 OF THE WEST, LLC BY JARED FOY, VICE PRESIDENT
This statement was filed with the County Clerk of LOS ANGELES County on JUN 07 2021 expires on JUN 07 2026.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
ORD-307351 BEVERLY HILLS WEEKLY 6/17,24 & 7/1,8 2021

FILE NO. 2021 129973
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: TOLL BROS. INC. LOS ANGELES CA DIVISION, 11280 CORBIN AVENUE PORTER RANCH CA 91326 county of: LA COUNTY.

AI #ON:
Registered Owner(s): TOLL BROS., INC., 1140 VIRGINIA DRIVE FORT WASHINGTON PA 19034 [PA]. 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/ TOLL BROS., INC. BY NICHOLAS NORVILAS, DIVISION PRESIDENT
This statement was filed with the County Clerk of LOS ANGELES County on JUN 09 2021 expires on JUN 09 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-267382 BEVERLY HILLS WEEKLY 6/17,24 & 7/1, 8 2021

FILE NO. 2021 130377
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CORONA INSURANCE AGENCY, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VICE PRESIDENT
This statement was filed with the County Clerk of LOS ANGELES County on JUN 10 2021 expires on JUN 10 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-317284 BEVERLY HILLS WEEKLY 6/17,24 & 7/1,8 2021

Case Number 21STCP01745
ORDER TO SHOW CAUSE
FOR CHANGE OF NAME
Superior Court of California, County of Los Angeles, 111 N. Hill Street, Los Angeles, CA 90012

PETITION OF BROOKE ASHLEY ROJAS for change of name
TO ALL INTERESTED PERSONS:
1. Petitioner: BROOKE ASHLEY ROJAS filed a petition with this court for a decree changing names as follows:
Present name: BROOKE ASHLEY ROJAS
Proposed name: BROOKE ASHLEY GROVE

2. THE COURT ORDERS that all persons interested in this matter 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. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
a. Date: JULY 19, 2021 Time: 11:00 A.M. Dept.: 26 Room: 316
b. The address of the court is same as noted above.

3. a. 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 WEEKLY
Date: 05-27-2021
ELAINE LU, Judge of the Superior Court
CN978399 ROJAS Jun 24, Jul 1,8,15, 2021

FILE NO. 2021 134570
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: PT LAUNDRY, 10500 ARTESIA BLVD., BELLFLOWER CA 90703; MAILING ADDRESS: 9350 BOLSA AVE. #31 WESTMINSTER CA 92683 county of: LA COUNTY.

Registered Owner(s): 1. THUONG TIEN TRAN, 9350 BOLSA AVE. #31 WESTMINSTER CA 92683; 2. PHUONG THAO THI VO, 9350 BOLSA AVE. #31 WESTMINSTER CA 92683. This Business is being conducted by a/an: MARRIED COUPLE. 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/ THUONG TIEN TRAN, HUSBAND
This statement was filed with the County Clerk of LOS ANGELES County on JUN 16 2021 expires on JUN 16 2026.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing

of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
324119 BEVERLY HILLS WEEKLY 6/24 7/1,8, 15 2021

FILE NO. 2021 133906
FICTITIOUS BUSINESS
NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: TRADE RISK GUARANTY BROKERAGE SERVICES, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on JUN 15 2021 expires on JUN 15 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-327582 BEVERLY HILLS WEEKLY 7/1,8,15,22 2021

FILE NO. 2021 133908
FICTITIOUS BUSINESS
NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CHIVAROLI CONSULTING, 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 JUN 15 2021 expires on JUN 15 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-327531 BEVERLY HILLS WEEKLY 7/1,8,15,22 2021

FILE NO. 2021 133910
FICTITIOUS BUSINESS
NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CHIVAROLI & ASSOCIATES INSURANCE SERVICES, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: NA/
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, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on JUN 15 2021 expires on JUN 15 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-327418 BEVERLY HILLS WEEKLY 7/1,8,15,22 2021

FILE NO. 2021 141110
FICTITIOUS BUSINESS
NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: COCO LAUNDRY, 4022 EAST 7TH STREET LONG BEACH CA 90814; MAILING ADDRESS: 3912 SANTA ANA LANE YORBA LINDA CA 92886 county of: LA COUNTY.

Registered Owner(s): 1. SORA PARK, 3912 SANTA ANA LANE YORBA LINDA CA 92886; 2. SOHEE LINDA LEE, 3912 SANTA ANA LANE YORBA LINDA CA 92886. This Business is being conducted by a/an: GENERAL PARTNERSHIP. 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/ SORA PARK, GENERAL PARTNER

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

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

state, or common law (see Section 14411 et seq., Business and Professions Code).
336211 BEVERLY HILLS WEEKLY
7/1,8,15,22 2021

FILE NO. 2021 141134
FICTITIOUS BUSINESS
NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS: ALL IN ONE BUSI-
NESS AND SERVICES, 16600 SHERMAN
WAY #162 VAN NUYS CA 91406 county of:
LA COUNTY.

AI #ON: 2446683

Registered Owner(s): MARTUR BUSINESS
AND SERVICES, 16600 SHERMAN WAY
#162 VAN NUYS CA 91406 [CA]. This Busi-
ness is being conducted by a/an: CORPO-
RATION. The date registrant commenced to
transact business under the fictitious busi-
ness name or names listed above on: N/A.

I declare that all the information in this state-
ment is true and correct. (A registrant who
declares true any material matter pursuant to
Section 17913 of the Business and Profes-
sions 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/ MARTUR BUSINESS AND SERVICES
BY: FAIYAZ RAZAK, CEO

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

Notice- In accordance with Subdivision (a)
of Section 17920 a fictitious name statement
generally expires at the end of five years
from the date it was filed in the office of the
county clerk. Except as provided in Subdivi-
sion (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 busi-
ness 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 viola-
tion of the rights of another under federal,
state, or common law (see Section 14411 et
seq., Business and Professions Code).

336215 BEVERLY HILLS WEEKLY
7/1,8,15,22 2021

FILE NO. 2021 141358
FICTITIOUS BUSINESS
NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS: WESTERN STATES
INSURANCE, 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 CAN-
OGA AVENUE, SUITE 325 WOODLAND
HILLS CA 91367 [DE]. This Business is be-
ing conducted by a/an: LIMITED LIABILITY
COMPANY. The date registrant commenced
to transact business under the fictitious busi-
ness name or names listed above on: N/A.

I declare that all the information in this state-
ment is true and correct. (A registrant who
declares true any material matter pursuant to
Section 17913 of the Business and Profes-
sions 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 PRESI-
DENT

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

Notice- In accordance with Subdivision (a)
of Section 17920 a fictitious name statement
generally expires at the end of five years
from the date it was filed in the office of the
county clerk. Except as provided in Subdivi-
sion (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 busi-
ness 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 viola-
tion of the rights of another under federal,
state, or common law (see Section 14411 et
seq., Business and Professions Code).

ORD-335535 BEVERLY HILLS WEEKLY
7/1,8,15,22 2021

ORDINANCE NO. 21-O-2837

**AN ORDINANCE OF THE CITY OF BEV-
ERLY HILLS AMENDING THE BEVERLY
HILLS MUNICIPAL CODE TO AUTHO-
RIZE COMBINING THE VALUES OF
REMOVED ART WITH THE CURRENT
FINE ART OBLIGATION TOWARDS THE
PURCHASE OF A NEW ARTWORK**

THE CITY COUNCIL OF THE CITY OF BEV-
ERLY HILLS DOES HEREBY ORDAIN AS
FOLLOWS:

Section 1. The City Council hereby amends
Subsection E of Section 3-1-809 ("OWNER-
SHIP, MAINTENANCE, AND INSURANCE
BY THE PROPERTY OWNER") of Article 8
("BEVERLY HILLS FINE ART ORDINANCE")
of Chapter 1 ("TAXATION AND FEES") of Ti-
tle 3 ("TAXATION, FINANCE, PURCHASING,
AND RISK MANAGEMENT") of the Beverly
Hills Municipal Code, to read as follows, with
all other subsections of Section 3-1-809 re-
maining in effect without amendment:

**3-1-809: OWNERSHIP, MAINTENANCE,
AND INSURANCE BY
THE PROPERTY OWNER:**

"The property owner:

E. May request the ability to remove the fine
art at a later date by offering to donate the
piece to the city or by paying the original
or present day value of the art, whichever
is higher ("removed original art value"). In
the event that the previously approved fine
art (1) is a structural element of the building;
(2) cannot be donated to the city; and (3) its
removal cannot reasonably be avoided due
to construction, reconstruction or an addition
to the building, then the property owner may
request to apply the removed original art val-
ue to the purchase of new fine art to meet the
new fine art obligation. As a condition of the
approval of the request to remove the original
fine art, the property owner must indemnify
the city on a form approved by the city at-
torney against any claim, liability or financial
loss that arises from the removal of the origi-
nal fine art including, without limitation viola-
tions of the Visual Arts Rights Act (VARA) and
the California Art Preservation Act (CAPA).
Such removal request must be reviewed by
the fine art commission and approved by the
city council. If the piece will be gifted to the
city, the owner must provide the city with an
endowment for the piece to pay for transport,
storage, reinstallation, insurance and main-
tenance in an amount acceptable to the city
council. If there is construction, reconstruc-
tion or an addition to the property in conjunc-
tion with the request to remove the original
fine art, then there will be a new fine art obli-
gation assessed in accordance with the provi-
sions of this article.

Section 2. Severability. If any section, sub-
section, subdivision, sentence, clause,
phrase, or portion of this Ordinance or the
application thereof to any person or place, is
for any reason held to be invalid or uncon-
stitutional by the final decision of any court
of competent jurisdiction, the remainder of
this Ordinance shall remain in full force and
effect.

Section 3. Publication. The City Clerk shall
cause this Ordinance to be published at least
once in a newspaper of general circulation
published and circulated in the city within
fifteen (15) days after its passage in ac-
cordance with Section 36933 of the Government
Code, shall certify to the adoption of this
Ordinance and shall cause this Ordinance
and the City Clerk's certification, together
with proof of publication, to be entered in the
Book of Ordinances of the Council of this city.

Section 4. Effective Date. This Ordinance
shall go into effect and be in full force and
effect at 12:01 a.m. on the thirty-first (31st)
day after its passage.

Adopted: June 24, 2021

Effective: July 25, 2021

ROBERT WUNDERLICH
Mayor of the City of Beverly Hills

ATTEST:
HUMA AHMED
City Clerk

APPROVED AS TO FORM:

LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

VOTE:

AYES: Councilmembers Friedman, Gold,
Mirisch, Vice Mayor Bosse, and Mayor Wun-
derlich

NOES: None

CARRIED

ORDINANCE NO. 21-O-2838

**AN ORDINANCE OF THE CITY OF
BEVERLY HILLS ADDING ARTICLE 15.9
TO CHAPTER 3 OF TITLE 10 TO THE
CITY OF BEVERLY HILLS MUNICIPAL
CODE, AMENDING ARTICLES 15.7
AND 15.8 OF CHAPTER 3 OF TITLE
10 OF THE CITY OF BEVERLY HILLS
MUNICIPAL CODE AND APPLYING
THE ONE BEVERLY HILLS OVERLAY
SPECIFIC PLAN ZONING FOR THE
PROPERTIES LOCATED AT 9850, 9876,
9900, AND 9988 WILSHIRE BOULEVARD**

THE CITY COUNCIL OF THE CITY OF BEV-
ERLY HILLS HEREBY ORDAINS AS FOL-
LOWS:

Section 1. BH Luxury Residences, LLC and
Oasis West Realty, LLC, Limited Liability
Companies (the property owners and collec-
tively the "Applicant"), submitted applications
for the One Beverly Hills Overlay Specific
Plan Project to allow for comprehensive re-
development of the approximately 17.4 acre
project site including the properties located
at 9850, 9876, 9900, and 9988 Wilshire Bou-
levard (as described in the legal description
attached hereto as Exhibit A and incorporat-
ed herein by reference), alternative to that
authorized under the existing applicable spec-
ific plans and existing zoning (the "Project").
The Project proposes residential, retail and
hotel, and open space uses, and includes re-
quests for a General Plan amendment, zone
text amendment, zone change, specific plan
adoption, and development agreement for
the subject property.

Section 2. The Planning Commission con-
sidered the zone text amendment and zone
change (the "Zoning Amendments") set forth
in this Ordinance at a duly noticed public
hearing on April 8, 2021, April 19, 2012, and
April 22, 2021. Evidence, both written and
oral, was presented during the hearing. After
considering the evidence, the Planning Com-
mission found that the public interest, health,
safety, morals, peace, comfort, convenience,
or general welfare requires the reclassification
of the property and adopted Resolution No.
1941 recommending that the City Council
adopt an ordinance amending the zoning
map and text for the Project.

Section 3. The City Council considered the
Project, including the Zoning Amendments
set forth in this Ordinance, at a duly noticed
public hearing on May 20, 25, and 27, 2021.
Furthermore, the City Council considered the
Project at duly noticed meetings on June 1,
2021, and June 8, 2021, and concluded deli-
berations on the proposed Project at that
time. Evidence, both written and oral, was
presented during the hearing.

Section 4. The Project, including the Zon-
ing Amendments set forth in this Ordinance,
has been environmentally reviewed pursuant
to the provisions of the California Environ-
mental Quality Act (Public Resources Code
Sections 21000, et seq. ("CEQA"), the State
CEQA Guidelines (California Code of Reg-
ulations, Title 14, Sections 15000, et seq.),
and the City's Local CEQA Guidelines. A
Supplemental Environmental Impact Report
was prepared and the City Council, by sep-
arate Resolution No. 21-R-13348, certified
the Final Supplemental Environmental Im-
pact Report, made appropriate environmen-
tal findings, adopted a Mitigation Monitoring
and Reporting Program for the Project, and
adopted a Statement of Overriding Consider-
ations. Resolution No. 21-R-13348 is incor-
porated by reference, and made a part here-
of as if fully set forth herein. The documents
and other material that constitute the record
on which this decision is based are located in
the Department of Community Development
and are in the custody of the Director of Com-
munity Development.

Section 5. Legislative Findings. Due to spe-

cial circumstances surrounding the proper-
ties at 9850, 9876, 9900, and 9988 Wilshire
Boulevard, the City Council finds that the
property is unique in size and location and
therefore is appropriate for development of
multi-story residential condominium and hotel
buildings, restaurant uses, and open space.
The One Beverly Hills Overlay Specific Plan
has been prepared for the subject property
and creation of the One Beverly Hills Overlay
Specific Plan zoning designation and appli-
cation of that zoning designation to the prop-
erty is necessary and appropriate for adop-
tion and implementation of the One Beverly
Hills Overlay Specific Plan.

Section 6. The City Council finds that the
Zoning Amendments are consistent with the
objectives, principles, and standards of the
General Plan. The Zoning Amendments in-
clude changes to the zoning code and map
consistent with the amendments in the Gen-
eral Plan Land Use Designation Map of the
Land Use Element of the General Plan adopt-
ed pursuant to Resolution No. 21-R-13349, to
ensure that it is consistent with the proposed
One Beverly Hills Overlay Specific Plan zone
map. Furthermore, the Zoning Amendments
are consistent with the objectives, principles,
and standards of the General Plan as a part
of the Project for the reasons set forth in the
General Plan Consistency Analysis attached
as Exhibit C, Section 5.2 of the Overlay Spe-
cific Plan and Table 4.7-2 of the Supplemen-
tal Environmental Impact Report, which are
hereby incorporated by reference and made
a part hereof as if fully set forth herein.

Section 7. The City Council hereby adds a
new Article 15.9 regarding the One Beverly
Hills Overlay Specific Plan to Chapter 3 of
Title 10 of the Beverly Hills Municipal Code
to read as follows:

**"Article 15.9. One Beverly Hills Overlay
Specific Plan.**

**10-3.1590. Collective Election of One Bev-
erly Hills Overlay Specific Plan.**

A. Development of the site designated as the
One Beverly Hills Overlay Specific Plan on
the City's Zoning Map shall be developed ei-
ther pursuant to the One Beverly Hills Over-
lay Specific Plan or the previously approved
9900 Wilshire Specific Plan, Beverly Hilton
Specific Plan and Low Density General Com-
mercial land use designation as existed on
the date the One Beverly Hills Overlay Spe-
cific Plan was approved by the City Coun-
cil. Unless and until the Election provided
for in subsection B is made, the One Beverly
Hills Overlay Specific Plan shall not be im-
plemented and development within the One
Beverly Hills Overlay Specific Plan area shall
not proceed pursuant to the regulations in the
One Beverly Hills Overlay Specific Plan, and
the One Beverly Hills Overlay Specific Plan
area's existing zoning, inclusive of the 9900
Wilshire and Beverly Hilton specific plans,
shall remain effective. If there is no Election
prior to issuance of any grading permit or re-
cordation of any additional final subdivision
map for any property within the One Beverly
Hills Overlay Specific Plan area, whether is-
sued pursuant to the Beverly Hilton Specific
Plan, 9900 Wilshire Specific Plan, or the One
Beverly Hills Overlay Specific Plan, as de-
scribed in subsection B of this section, then
this article 15.9 shall be null and void and of
no further effect and articles 15.7 and 15.8 of
this chapter shall apply to the subject prop-
erties as provided therein.

B. Upon the "Election," as defined in Section
5.4 of the One Beverly Hills Overlay Specific
Plan, including without limitation consent of
the property owners and lenders, notice to
the City and all other implementing actions
required by and set forth in Section 5.3 and
5.4 of the One Beverly Hills Overlay Specific
Plan, which shall occur prior to issuance of
any grading permit or recordation of any ad-
ditional final subdivision map for any property
within the One Beverly Hills Overlay Specific
Plan area, whether issued under the Beverly
Hilton Specific Plan, 9900 Wilshire Specific
Plan, or this Overlay Specific Plan, the One
Beverly Hills Overlay Specific Plan shall take
effect and become the governing specific
plan for the One Beverly Hills Overlay Spe-
cific Plan area and the 9900 Wilshire Specific
Plan and Beverly Hilton Specific Plan shall
cease to provide development standards for
the site, at which point article 15.7 and ar-
ticle 15.8 of this chapter shall no longer be
effective, as provided by section 10-3-1573

of article 15.7 and section 10-3-1583 of article 15.8.

10-3.1591. Uses Permitted.

No lot, premises, roadway, open space, building or portion thereof within the area of the One Beverly Hills Overlay Specific Plan shall be erected, constructed, built, altered, enlarged, built upon, used or occupied except as authorized by and in conformance with the One Beverly Hills Overlay Specific Plan.

10-3.1592. Development Restrictions.

Notwithstanding any other provisions of this chapter and chapter 4 of this title, development in accordance with the One Beverly Hills Overlay Specific Plan shall not be governed by any other regulations of this chapter or chapter 4 of this title governing development, including, without limitation, those regulations governing development in commercial zones, unless otherwise provided in the Overlay Specific Plan.

10-3.1593. Conditions Ensuring Implementation of One Beverly Hills Overlay Specific Plan.

All development within the One Beverly Hills Overlay Specific Plan shall be reviewed pursuant to the provisions of the One Beverly Hills Overlay Specific Plan.”

Section 8. The City Council hereby amends Article 15.7 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code regarding the 9900 Wilshire Specific Plan by adding a section 10-3-1573 to read as follows:

“10-3-1573: Relationship With One Beverly Hills Overlay Specific Plan:

Notwithstanding sections 10-3-1570 through 10-3-1572 of this article, upon the Election provided for in subsection B of section 10-3-1590 of article 15.9, this article 15.7 shall become null and void and of no further effect.”

Section 9. The City Council hereby amends Article 15.8 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code regarding the Beverly Hilton Specific Plan by adding a section 10-3-1583 to read as follows:

“10-3-1583: Relationship With One Beverly Hills Overlay Specific Plan:

Notwithstanding sections 10-3-1580 through 10-3-1582 of this article, upon the Election provided for in subsection B of section 10-3-1590 of article 15.9, this article 15.8 shall become null and void and of no further effect.”

Section 10. The City Council hereby changes the zoning on that certain property commonly known as 9850, 9876, 9900, and 9988 Wilshire Boulevard as shown in the attached Exhibit B, to add the zoning designation of “One Beverly Hills Overlay Specific Plan.”

Section 11. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 12. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: June 24, 2021
Effective: July 25, 2021

ROBERT WUNDERLICH
Mayor of the City of Beverly Hills

ATTEST:
HUMA AHMED
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

RYAN GOHLICH, AICP
Director of Community Development

VOTE:
AYES: Councilmembers Friedman, Gold, Vice Mayor Bosse, and Mayor Wunderlich
NOES: Councilmember Mirisch

CARRIED

LEGAL DESCRIPTIONS OF 9850, 9876, 9900, AND 9988 WILSHIRE BOULEVARD

9876-9850
Wilshire
EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1:
LOT(S) 1 THROUGH 12, INCLUSIVE, OF TRACT NO. 66866, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 40 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 2:
AN EASEMENT FOR PRIVATE ROAD PURPOSES OVER THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THOSE PORTIONS OF LOTS 3, 4 AND 7 IN BLOCK 33 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 40 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 3 DISTANT NORTH 89° 53' 00" EAST 303 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID BLOCK 33 FROM THE NORTHERLY CORNER OF LOT 4 OF SAID BLOCK 33, THENCE SOUTH 0° 00' 00" EAST 177.00 FEET, THENCE SOUTHEASTERLY SOUTH 58° 46' 40" EAST 383.78 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 7 OF SAID BLOCK 33, DISTANT 431.22 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 6 OF SAID BLOCK 33.

PARCEL 3:
NON-EXCLUSIVE EASEMENTS FOR PARKING, ACCESS, DRAINAGE, ENCROACHMENT AND OTHER UTILITY EASEMENTS AS DISCLOSED IN THAT CERTAIN DOCUMENT ENTITLED "MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL PARKING AND ACCESS EASEMENTS AGREEMENT" EXECUTED BY AND BETWEEN OASIS WEST REALTY, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY AND RECORDED DECEMBER 10, 2014, AS INSTRUMENT NO. 20141339292, OFFICIAL RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

APN: 4327-028-004 THRU 015
9900-9988
Wilshire
EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1:
THAT PORTION OF BLOCK 33 OF BEVERLY, SHEET 2, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

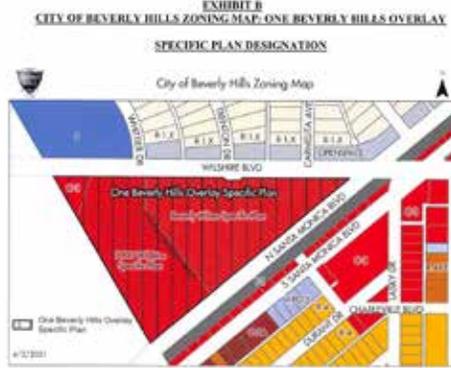
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 4 OF SAID BLOCK 33, THENCE ALONG THE NORTHERLY LINE OF LOT 4 AND A PORTION OF LOT 3 OF SAID BLOCK 33, NORTH 89° 53' 00" EAST 300.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 33, THENCE SOUTH 0° 00' 00" EAST 177.00 FEET, THENCE SOUTHEASTERLY SOUTH 58° 46' 40" EAST 383.78 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 7 OF SAID BLOCK 33, DISTANT 431.22 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 4 OF SAID BLOCK 33, THENCE SOUTH 58° 14' 15" WEST 431.31 FEET TO THE MOST SOUTHERLY CORNER OF LOT 4 OF SAID BLOCK 33, THENCE ALONG THE SOUTHERLY LINE OF LOT 4 OF SAID BLOCK 33, NORTH 89° 53' 00" EAST 177.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 3 OF SAID BLOCK 33, THENCE ALONG THE SOUTHEASTERLY LINE OF LOT 5 NORTH 19° 03' 30" EAST 253.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
AN EASEMENT FOR PRIVATE ROAD PURPOSES OVER THE EASTERLY 20 FEET OF THOSE PORTIONS OF LOTS 3 AND 7 IN BLOCK 33 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND, 40 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 3, DISTANT NORTH 89° 53' 00" EAST 300 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID BLOCK 33 FROM THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 33, THENCE SOUTH 0° 00' 00" EAST 177.00 FEET, THENCE SOUTHEASTERLY SOUTH 58° 46' 40" EAST 383.78 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 7 OF SAID BLOCK 33, DISTANT 431.22 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 4 OF SAID BLOCK 33, AS GRANTED BY DEED AND AGREEMENT DATED DECEMBER 26, 1958, AND RECORDED DECEMBER 26, 1958, IN BOOK 33811, PAGE 331, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
LOTS 5 IN BLOCK 33 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 4327-028-016 (New) 4327-028-002 (Old) and 4327-028-003



**EXHIBIT C
GENERAL PLAN CONSISTENCY ANALYSIS**

General Plan Consistency Analysis

The One Beverly Hills Overlay Specific Plan Project proposes comprehensive redevelopment of the approximately 17.4-acre Project site and includes the properties addressed 9850, 9876, 9900, and 9988 Wilshire Boulevard. The Project is alternative development to that submitted for the Project site under the approved 9900 Wilshire and Beverly Hills specific plans and allowable under the existing C-3 zoning. The Project proposes residential, hotel and retail, and open space uses, as further described in the One Beverly Hills Overlay Specific Plan.

The City of Beverly Hills City Council finds the requested General Plan Amendment, Zone Text Amendment, Zone Map Amendment, and Overlay Specific Plan consistent with the City of Beverly Hills General Plan based upon the analysis provided below and the General Plan consistency analysis provided in Table 4.7.2 of the One Beverly Hills Overlay Specific Plan Project Final Supplemental Environmental Impact Report (SEIR document # 2020050048), incorporated herein by reference.

GOALS AND POLICIES:

- LU 2 Community Character and Quality: A built environment that is distinguished by its high level of site planning, architecture, landscape design, and sensitivity to its natural setting and history.
- LU 2.4 Architectural and Site Design: Require that new construction and renovation of existing buildings and properties exhibit a high level of excellence in site planning, architectural design, building materials, use of sustainable design and construction practices, landscaping, and amenities that contribute to the City's distinctive image and complement existing development.
- LU 14.4 New Construction of Private Buildings: Require that new and substantially renovated buildings be designed and constructed in accordance with the City's sustainability programs such as the City's Green Building Ordinance or comparable criteria to reduce energy, water, and natural resource consumption, minimize construction wastes, use recycled materials, and avoid the use of toxics and hazardous materials.
- H 2.7 Environmentally Sustainable Housing: Promote conservation of water and energy, use of sustainable building materials and drought-resistant landscaping to reduce the operating costs and carbon emissions associated with housing.
- LU 17.4 acre Project site is a combination of several properties (9850, 9876, 9900, and 9988 Wilshire Boulevard) and provides a unique opportunity within the City in terms of site size and gateway location to contribute to the City's distinctive image. The Project exhibits a high level of excellence in site planning in that a contiguous block of open space is created at the center of the site through two site planning choices: a) locating floor area in high-rise structures on the west side of the site which reduces building footprints within the plan area; and b) covering an existing road (Merv Griffin Way), hotel vehicle circulation areas and an amenity structure with usable public and private open space. The Project exhibits a high level of excellence in architectural design in that the new Project buildings are integrated with the Project landscaping and exhibits unique character. The proposed additions to the Beverly Hilton hotel maintain and complement the historic Welton Beck designed Wilshire Tower building. The Project will meet or exceed LEED Gold and WELL requirements, thus will require the use of sustainable design and construction practices, the sourcing of sustainable construction materials, and promote the conservation of water and energy.
- LU 2.7 City Gateways: Explore opportunities for public improvements and private development to work together to enhance the sense of quality of entry at key gateways into the City. The Project includes prominent structures at the key western gateways to the City on the Wilshire Boulevard and North Santa Monica Boulevard corridors. The Project includes new publicly accessible greenspace (sculpture garden) on the south side of the Wilshire Boulevard entry into the City, complementing the existing Beverly Gardens linear park in the north side of Wilshire Boulevard. The Project includes a new publicly accessible garden (Botanical Gardens), providing a large new publicly accessible greenspace at this western gateway location to the City that includes walking trails, a collection of botanical gardens, decorative water features and other publicly accessible amenities.
- LU 7.2 Amenities: Encourage new multi-family development to provide amenities for residents such as on-site recreational facilities, community meeting spaces, and require usable private meeting open space, public open space, or both. The Project area provides extensive amenities to plan area residents, who have access to a 3.5-

acre private garden which includes two recreational pools, a 4.5-acre publicly accessible garden, and over 127,000 square-feet of shared amenities including a restaurant and other food and beverage venues, accessory spaces, spa, fitness and other resident serving support spaces.

- LU 9.1 Uses for Diverse Customers: Accommodate retail, office, entertainment, dining, hotel, and visitor-serving uses that support the needs of local residents, attract customers from the region, and provide a quality experience for national and international tourists.
- LU 15.2 Priority Businesses: Retain and build upon the city key business sectors contributing to the City's identity, economy, and revenue for residential services, such as entertainment-related Class-A offices, high end retail and fashion, restaurant, hotel, technology, and supporting uses.
- ES 1.4 Retain Existing Industries: Consistent with future economic sustainability plans, encourage existing industries such as luxury retail, tourism, hoteling, finance, entertainment and media businesses and services to remain and expand within the City.

The Project updates and expands an existing major hotel in the City, a key business that has long been associated with the entertainment and hospitality identity of the City. The Project also includes a new luxury hotel, which builds upon the City's identity as a luxury accommodation destination. The new and replacement facilities at the Project site include uses for a diverse range of customers. The Project includes:

- o Replacement Beverly Hilton conference center facilities that can serve the needs of local, regional, national and international visitors.
- o New dining and retail uses for the Beverly Hilton Hotel that will be accessible to both visitors and local residents.
- o Replacement hotel rooms in the Beverly Hilton Hotel and a new Luxury hotel in the Wilshire Building that can provide a quality visitor experience for both national and international tourists.

- LU 9.3 Anchor Locations (as revised): It is also recommended that certain anchor locations be set aside to permit development of a higher intensity type of development which is not otherwise provided in the community. These areas should be located so as to be accessible from the City's major shopping areas and close to the City's major streets. These anchor locations should include those large parcels that are located at the gateways to the City, such as the site at 9850, 9876, 9900, and 9988 Wilshire Boulevard where additional building height is appropriate. A variety of uses such as cultural, hotel, residential, and mixed use should be considered for the gateway locations. A change in use from commercial to residential, hotel or mixed use should be allowed only if such change provides an adequate transition to adjacent single family neighborhoods.

The Project is alternative development on the Project site with similar land uses and development intensity as the two approved specific plan projects that have already been found by the City to be appropriate higher intensity development at this anchor location. The Project site is located in close proximity and accessible to the City's business triangle area and is located on the City's two major streets. As amended, the entire Project site is specifically identified as an anchor location in Policy LU 9.3 and the mix of land uses of the Project match the list of land uses identified as appropriate for the Project location. The Project location, the Project site, and the Project's approved specific plans, however the taller structures are located at the southwestern portion of the site, a location with significant separation from the nearest residential neighborhoods located to both the north and the south. Lower height development and publicly accessible greenspace is located closer to the closest single-family residential neighborhood.

- LU 12.1 Functional and Operational Compatibility: Require that retail, office, entertainment, and other businesses abutting residential neighborhoods be managed to assure that businesses do not create an unreasonable and detrimental impact on neighborhoods with respect to safety, privacy, noise, and quality of life by regulating hours of operation, truck deliveries, internal noise, staff parking and on-site loitering, trash storage and pick-up and other similar business activities.

The Overlay Specific Plan includes operational standards for the hotel, retail, residential and garden areas of the Project which help control unreasonable and detrimental impacts on near-by residential neighborhoods. These operational standards allow access to the publicly accessible gardens from dawn to dusk, discouraging on-site loitering. The Overlay Specific Plan and the Project's conditions of approval limit the operating hours for open air dining areas located in the plan area. The conditions also require that any pre-recorded or live music/entertainment not be noticeably audible north of Wilshire Boulevard or south of South Santa Monica Boulevard. Truck deliveries, staff parking, trash storage, pick-up and other similar activities are completely screened from any adjacent uses, and are located beneath the visible surface of the Project.

- LU 13.10 Parks and Open Spaces: Seek to expand the City's parklands, greenways, and open spaces as land becomes available or as existing buildings are demolished. Consider alternative prototypes and standards for park development in urban areas where available land is limited.
- LU 16.4 Public Places: Provide plazas, open spaces, and other outdoor improvements that are accessible to and used for public gatherings and activities, either through capital improvement or as a development requirement.
- OS 8 Urban Parks: Encourage and allow opportunities for new development to provide small plazas, pocket parks, civic plazas, and other gathering places that are available to the public to help meet recreational demands.

- PS 3 Cultural Resources: The provision of cultural resources that meet the needs of the community. 4.5-acres of the Project site is proposed as publicly accessible open space and outdoor improvements that are accessible to the public and can be used for activities and/or gathering. The Overlay Specific Plan and Project conditions of approval require the developer to take responsibility for the capital improvement and continued maintenance of the publicly accessible open space. The publicly accessible open space expands the amount of open space in the City and creates a new venue and cultural resource to help meet the recreational demands of residents and visitors to the City. The publicly accessible open space component of the Project is a prototype in public-private cooperation that will create new publicly accessible greenspace in a highly urbanized portion of the City.

- LU 14.5 Heat Island Effect: Reduce "urban heat island" effect by requiring that new construction and substantial renovation of building use techniques to reduce the amount of heat that buildings, outdoor spaces, and parking lots absorb from sunlight.
- CON 12.2 Permeable Surfaces: Require the use of landscaping and permeable surface treatments in new developments as alternatives to non-permeable surfaces, and explore the feasibility of retrofitting existing large asphalt surfaces in the community such as alleys, parking lots, and driveways into more permeable alternatives. The Project is designed to reduce the amount of the site devoted to paved roadways and vehicle circulation areas compared to both existing conditions and the previously approved entitlements. Paved vehicle circulation areas of the site will be covered with garden areas, which will reduce the amount of sunlight absorbed by the Project's outdoor spaces. The Beverly Hilton Enhancement Building and the Conference Center Building incorporate green-roofs, which will reduce the amount of sunlight these buildings absorb. The garden areas located over the Project's vehicle circulation areas are permeable surfaces that will capture and retain rainfall on-site.
- LU 16.10 Affordable Housing: Support the development of affordable housing as required by State law.
- H 2 Housing Supply and Diversity: Provide a variety of housing types and adequate affordable housing supply to meet the existing and future needs of the community.
- H 2.2 Inclusionary Housing: Pursue adoption of an inclusionary housing program to integrate affordable units with market rate developments, and increase the availability of affordable housing throughout the community.

The development agreement for the Project will enhance the economic resources of Beverly Hills through a 100 million dollar public benefit contribution, an environmental mitigation and sustainability fee paid over the life of the Project, and a municipal surcharge paid over the life of the Project. With the inclusion of these public benefits, the Project provides substantial economic resources and allows the City to pursue its affordable housing objectives.

- CIR 1.2 Intersection Improvements: Study and implement opportunities for capacity improvements at City intersections, such as the intersection of Wilshire Boulevard and North Santa Monica Boulevard, to improve traffic flows along major roadways. Work collaboratively with regional agencies and adjacent jurisdictions to help improve the capacity at these intersections.

The Project includes installation of new traffic signals at Merv Griffin Way/North Santa Monica Boulevard and at a new western residential access road intersection with Wilshire Boulevard. The new site access points and traffic signals will ensure that the roadway circulation system adjacent to the Project site continues to operate in a safe manner. Vehicles entering and exiting the site will be able to safely move in and out of the traffic flow on the two major roadways adjacent to the site.

- CIR 4.1 Parking Provisions: Ensure that adequate parking is provided for existing and future uses while considering shared parking opportunities, Travel Demand Management (TDM) plans, and availability of alternate modes of travel, based on the site's proximity to transit.
- TR 1.1 Transit-Oriented Development: Promote transit where feasible, from residential neighborhoods and new residential development to existing transit stops and to the anticipated subway stations.

The Overlay Specific Plan parking requirements have been developed based on a shared parking analysis completed for this residential and commercial mixed-use project. Visitor parking is provided for both the residential and commercial portions of the Project, maintaining opportunities to utilize shared parking. The hotels within the plan area are required to develop and maintain TDM programs for their employees. Project site residents, employees and visitors will be well-served by both existing and future mass transit. Specifically, the Project site is located on two existing Metro Rapid bus lines and is located within a 1/4 mile of two Metro Purple line subway stations (Century City and Rodeo Drive) that are currently under construction.

- CIR 7.7 Pedestrian Network-Private: Design access to new developments and buildings to encourage walking. The Project design includes a contiguous central open space incorporating pedestrian paths. The Project's design encourages walking between the mix of residential, hotel, retail and restaurant uses located on the site. The retail component of the building is designed to provide pedestrian access from North Santa Monica Boulevard. The publicly accessible open space can be accessed from City sidewalks at three locations, including from a public sidewalk accessible open air path that begins at the Wilshire Boulevard/Merv Griffin Way intersection.

- CIR 6.7 Multi-Modal Design: Require proposed development projects to implement site designs and on-site amenities that support alternative modes of transportation, and consider TDM programs with achievable trip reduction goals as partial mitigation for project traffic impacts.
- CIR 8 Bikeways: An integrated, complete, and safe bicycle system to encourage bicycling within the City.
- CIR 8.8 Bicycle Access: Require new development projects on existing and potential bicycle routes to facilitate bicycle and pedestrian access to and through the project, through designated pathways.

The Project includes improvements to North Santa Monica Boulevard that allow for the provision of a high quality bicycle facility along the Project's North Santa Monica Boulevard street frontage. The North Santa Monica Boulevard lane configuration is consistent with the goals and policies of the City's recently adopted Complete Streets Plan, in particular, it is consistent with guidance to:

- o Prioritize the implementation of "low-stress" bikeways that provide a comfortable, less stressful experience and minimize conflicts between bicyclists and motorists.
- o Provide a variety of bikeways that are attractive for all types of riders and minimize conflicts between bicyclists and motorists.
- o Identify and implement high quality bikeways on primary east-west and north-south corridors in the short-term.
- o Adopt model bikeway/street design guidelines, such as those produced by the National Association of City Transportation Officials (NACTO), including installing buffered bike lanes anywhere a standard bike lane is being considered and on streets with high travel speeds and traffic volumes.

The Project's bike lanes on North Santa Monica Boulevard integrate an improved and safer segment into the City's existing bicycle route system. The Project also provides on-site improvements that facilitate bicycle access to and through the Project. First, multiple public, employee, and resident bicycle parking locations are provided on the Project site, as illustrated on Overlay Specific Plan Figure 9b and the Project conceptual plans. Second, the Project is conditioned to provide permanent bicycle access across the site on Merv Griffin Way, Merv Griffin Way, and the design of Merv Griffin Way includes permanent bicycle lanes. Pedestrian facilities are provided throughout the Project, including on all Project frontages, along Merv Griffin Way, and throughout the Project's publicly accessible open space.

- CON 3.9 Water-Efficient Landscaping: Encourage and promote drought-tolerant landscaping and water efficient irrigation systems for all private and city landscaping and parkways.

The Overlay Specific Plan requires the Project to include a water efficient irrigation system that uses reclaimed water system. This system will reduce and limit overall potable water demands through using both on-site greywater and storm-water capture. The Overlay Specific Plan identifies that a majority of the plant material used in plan area gardens will be water-smart species, and thus drought tolerant.

- N 1 Land Use Conflicts: Minimize land use conflicts between various noise sources and other human activities. The Project's construction noise effects on the nearest sensitive receptors, which are El Rodeo school and the residential neighborhood to the north, will be mitigated through the measures included in MM NOISE-1, which includes avoiding construction activity generating high noise during El Rodeo school testing periods, placing materials and equipment on the Project site at locations furthest from the sensitive receptors, scheduling noise generating equipment operating to avoid simultaneous use, and requiring the use of vehicle mufflers and portable sound enclosures with measurable noise reduction properties. The Project's operational noise sources are limited. Vehicle parking and loading facilities are located under structures. Almost all outdoor dining areas are screened from sensitive receptors by Project buildings and other structures. Outdoor dining area noise is also subject to the City's noise ordinance and a Project specific condition limiting where noise can be audible.

- S 3.2 Impacts of New Development: Assess the impacts of significant increases in development density and intensity, and subsequent impacts on traffic congestion, water infrastructure capacity, fire hazards, and emergency response times.
- S 3.3 Fire Protection Services: Require that new development and re-development of structures provide adequate fire safety features and responder access so as not to cause a reduction of fire protection services below acceptable, safe levels.

The Beverly Hills Fire Department reviewed the proposed Project and determined that fire protection can be provided during both the construction and operation of the new development. SEIR mitigation measure MM-UTIL-1 requires early evaluation of fire flow infrastructure design by the City and requires installation of waterlines for fire protection prior to project building construction, which will ensure that adequate fire protection water flow is available during both project construction and operation.

ORDINANCE NO. 21-O-2839

AN ORDINANCE OF THE CITY OF BEVERLY HILLS APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND BH LUXURY RESIDENCES LLC AND OASIS WEST REALTY LLC FOR DEVELOPMENT IN ACCORDANCE WITH THE ONE BEVERLY HILLS OVERLAY SPECIFIC PLAN FOR PROPERTY AT 9850, 9876, 9900, AND 9988 WILSHIRE BOULEVARD

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. BH Luxury Residences, LLC, and Oasis West Realty, LLC, (collectively "Developer"), propose to enter into a development agreement (herein, the "Development Agreement"), which is attached to this Ordinance as Exhibit "A," in connection with the development of the One Beverly Hills Overlay Specific Plan Project ("Project"), a comprehensive and coordinated alternative redevelopment of the approximately 17.4-acre project site at the western gateway to the City of Beverly Hills including properties at 9850, 9876, 9900, and 9988 Wilshire Boulevard ("Project Site").

Section 2. The Project, including the related General Plan amendments, Specific Plan adoption, zone text and map amendments, and this Ordinance and the Development Agreement, has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City's Local CEQA Guidelines. A Supplemental Environmental Impact Report was prepared and the City Council, by separate Resolution No. 21-R-13348 adopted on June 8, 2021, certified the Final Supplemental Environmental Impact Report, made appropriate environmental findings, adopted a Mitigation Monitoring and Reporting Program for the Project, and adopted a Statement of Overriding Considerations. Resolution No. 21-R-13348 is incorporated by reference, and made a part hereof as if fully set forth herein.

The documents and other materials that constitute the record on which this recommendation was made are located in the Department of Community Development and are in the custody of the Director of Community Development. Further, the mitigation measures set forth therein are made applicable to the Project.

Section 3. The Planning Commission conducted a duly noticed public hearing on April 8, 2021, and April 19, 2021, at which time it received oral and documentary evidence relative to the proposed Project. Thereafter, on April 22, 2021, the Planning Commission concluded deliberations on the proposed General Plan Amendment, zone text and zoning map amendment, and One Beverly Hills Overlay Specific Plan, and continued the hearing to May 5, 2021, for public comment on and consideration of the proposed Development Agreement. The Planning Commission, on May 5, 2021, adopted a resolution to inform the City Council that it was unable to recommend whether or not the Development Agreement is consistent with the General Plan because the Commissioners

hold differing views regarding consistency with the General Plan and were unable to reach a consensus.

Section 4. On May 20, and May 25, 2021, the City Council conducted a duly noticed public hearing to consider the Project, and on May 27, 2021, held an additional duly noticed hearing to consider the proposed Development Agreement, along with continued consideration of the Overlay Specific Plan and related approvals. Furthermore, the City Council considered the Project, including the Development Agreement, at duly noticed meetings on June 1, 2021, and June 8, 2021, and concluded deliberations on the proposed Project at that time. Notices of the time, place and purpose of the public hearing were duly provided in accordance with California Government Code Sections 65867, 65090 and 65091.

Section 5. The City Council finds that the provisions of the Development Agreement are consistent with the City of Beverly Hills General Plan as proposed to be amended, and comply with its objectives and policies including the objective of developing large parcels at anchor locations that serve as gateways to the City with a variety of land uses at higher intensities, provided such developments serve as adequate transition to adjacent single family neighborhoods. The City Council further finds that the Development Agreement is consistent with the Beverly Hills General Plan for the reasons set forth in the General Plan Consistency Analysis attached as Exhibit "B" and incorporated herein by reference, Section 5.2 of the One Beverly Hills Overlay Specific Plan, and Table 4.7-2 of the Supplemental Environmental Impact Report. The Development Agreement implements the terms of the General Plan, the One Beverly Hills Overlay Specific Plan and City ordinances, including a General Plan Amendment processed in connection with the Project to add the land use designation of One Beverly Hills Overlay Specific Plan to the Project Site, and upon Developer's election to proceed with the One Beverly Hills Overlay Specific Plan, does not allow development except in conformance with the General Plan, as amended, and the Overlay Specific Plan.

Section 6. The City Council hereby approves the Development Agreement and authorizes the Mayor to execute the Development Agreement on behalf of the City.

Section 7. No later than ten (10) days after the effective date of this Ordinance, the City Clerk shall record with the County Recorder a copy of the Development Agreement and the notice shall describe the land to which such contract applies.

Section 8. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code; shall certify to the adoption of this Ordinance and shall cause this ordinance and this certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 9. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: June 24, 2021
Effective: July 25, 2021

ROBERT WUNDERLICH
Mayor of the City of Beverly Hills

ATTEST:
HUMA AHMED
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

RYAN GOHLICH, AICP
Director of Community Development

VOTE:
AYES: Councilmembers Friedman, Gold, Vice Mayor Bosse, and Mayor Wunderlich
NOES: Councilmember Mirisch
CARRIED

EXHIBIT A

DEVELOPMENT AGREEMENT

RECORDING REQUESTED BY:
CITY OF BEVERLY HILLS

WHEN RECORDED MAIL TO:

City of Beverly Hills
Attention: City Attorney's Office
455 North Rexford Drive
Room 220
Beverly Hills, CA 90210

DEVELOPMENT AGREEMENT (AND LIENS FOR PUBLIC BENEFIT CONTRIBUTIONS EMS FEES AND MUNICIPAL SURCHARGES)

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made by and between THE CITY OF BEVERLY HILLS, a California municipal corporation (the "City"), on the one hand, and BH LUXURY RESIDENCES, LLC, a Delaware Limited Liability Company ("BHLR"), and OASIS WEST REALTY LLC, a Delaware Limited Liability Company ("OWR") (individually or jointly, the "Developer"), on the other hand. The City and Developer are individually referred to herein as a "Party" and collectively referred to as the "Parties."

RECITALS

This Agreement is made and entered into with regard to the following facts, each of which is acknowledged as true and correct by the Parties to this Agreement.

A. On or about April 9, 2008, the City and Project Lotus, LLC, entered into a Development Agreement for the development of that certain real property located in the City of Beverly Hills, California and generally described as 9900 Wilshire Boulevard (the "9900 Wilshire Property") with a mixed use project (the "Original 9900 Wilshire Development") (the "9900 Wilshire Development Agreement"). The City also adopted the 9900 Wilshire Specific Plan ("9900 Wilshire Specific Plan") and related entitlements for the Original 9900 Wilshire Development.

B. On or about, December 11, 2008, the City and OWR entered into a Development Agreement for the development of that certain real property located in the City of Beverly Hills, California and generally described as 9876 Wilshire Boulevard (the "Hilton Property") with a mixed use project (the "Hilton Development") (the "Hilton Development Agreement"). The City also adopted the Beverly Hilton Specific Plan ("Hilton Specific Plan") and related entitlements for the Hilton Development.

C. On or about July 17, 2017, the City issued a certificate of occupancy for the Waldorf-Astoria Beverly Hills, at 9850 Wilshire Boulevard, a 170-room hotel located on the Hilton Property and constructed pursuant to the Hilton Specific Plan and Hilton Development Agreement at 9850 Wilshire Boulevard (the "Waldorf-Astoria Beverly Hills").

D. On or about April 26, 2017, the City and Wanda Beverly Hills, LLC entered into an Amended and Restated Development Agreement for the 9900 Wilshire Property (the "Amended 9900 Development Agreement"). The City also adopted an Amended and Restated 9900 Wilshire Specific Plan (the "Amended 9900 Wilshire Specific Plan") implementing revisions to the Original 9900 Wilshire Development (the "Original 9900 Wilshire Development"). The Amended 9900 Wilshire Specific Plan and Hilton Specific Plan are referred to herein jointly as the Existing Specific Plans.

E. On or about November 16, 2018, BHLR acquired the 9900 Wilshire Property and is the current fee owner thereof.

F. On or about July 31, 2019, BHLR acquired that certain real property located in the City of Beverly Hills, California and generally described as 9988 Wilshire Boulevard.

G. The 9900 Wilshire Property, the Hilton Property, and 9988 Wilshire Boulevard are collectively referred to herein as the "Property," which Property is more specifically described in Exhibit A attached hereto and incorporated herein by reference.

H. On or about February 27, 2020, the City and OWR entered into a First Amendment to the Hilton Development Agreement to amend section 5 of such agreement.

I. On or about February 27, 2020, the City and BHLR entered into a First Amendment to the 9900 Wilshire Development Agreement to amend section 5 of such agreement.

J. Developer desires to allow for the coordinated redevelopment of the entire Property, as an alternative to the separate development of portions of the Property pursuant to the Amended 9900 Wilshire Specific Plan and the Hilton Specific Plan, through the adoption by the City of an overlay specific plan covering all of the Property (the "Overlay Specific Plan"). The coordinated development contemplated by the Overlay Specific Plan, is generally referred to as the "Project" (as hereinafter further defined).

K. Developer has applied to the City for a development agreement, pursuant to the provisions of the Development Agreement Act (as hereinafter defined) and other applicable laws.

L. In anticipation of the Project's development, Developer has made or will make application to the City (in its governmental capacity) for certain approvals, entitlements, findings and permits required for the development and construction of the Project, including, without limitation: (1) an Overlay Specific Plan, (2) a vesting tentative tract map ("Tract Map"), (3) architectural review, and (4) a Development Agreement under the Development Agreement Act.

M. The City Council has specifically considered the advantages and impacts of this Project upon the welfare of the City and believes that the Project will benefit the City.

N. This Agreement eliminates uncertainty in planning and provides for the orderly development of the Project in a manner consistent with the City's Zoning Regulations (as hereinafter defined), the Applicable Rules (as hereinafter defined) and the General Plan (as hereinafter defined).

O. To provide such certainty, the City desires, by this Agreement, to provide Developer with assurance that Developer can proceed with development of the Project with the uses, density and other land use characteristics specified in the Project Approvals. Neither Developer nor City would enter this Agreement, or agree to provide the public benefits and improvements described herein, without the agreement that the Project can be developed during the term of this Agreement, with the uses, density and other land use characteristics specified in the Project Approvals.

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P. The City has determined that, as a result of the development of the Project in accordance with the Project Approvals and this Agreement, substantial benefits will accrue to the public, including but not limited to (i) the Developer making a Public Benefit Contribution (as hereinafter defined) with respect to Project's condominium component to offset the fiscal, environmental, and other impacts of development of the Project, (ii) increased City revenues from the payment of substantial transient occupancy taxes, the Municipal Surcharge (as hereinafter defined), and other economic benefits from the Project's hotel component.

Q. On April 8, April 19, and April 22, and May 5, 2021 pursuant to the requirements of the Development Agreement Act, the Planning Commission and the City of Beverly Hills conducted a hearing on Developer's application for this Agreement.

R. On May 27, and June 1, 2021, pursuant to the requirements of the Development Agreement Act, the City Council of the City of Beverly Hills (the "City Council") conducted a hearing on Developer's application for this Agreement.

S. The City Council has found and determined that this Agreement is consistent with the City's General Plan and all other plans, policies, rules and regulations applicable to the Project.

T. On June 24, 2021, the City Council adopted Ordinance No. 21-0-____ approving this Agreement, and such ordinance became effective on July 26, 2021.

U. By Resolution No. 21-R-____ adopted by the City Council on June 8, 2021, the City Council reviewed and certified, after making appropriate findings, the Supplemental EIR (as hereinafter defined) that complies with this Agreement.

AGREEMENT

NOW THEREFORE, pursuant to the authority contained in the Development Agreement Act, as it applies to the City, and in consideration of the mutual promises and covenants herein contained and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. Definitions. For all purposes of this Agreement, except as otherwise expressly provided herein, or unless the context of this Agreement otherwise requires, the following words and phrases shall be defined as set forth below:

(a) "Affiliate" shall be defined as defined in section 10(e)(iii) of this Agreement.

(b) "All or any portion of the Property" means the entire Property or any portion of the entire Property, including, without limitation, a subdivided parcel which is a portion thereof, any fractional ownership interest in all or any portion thereof, any co-tenancy interest in all or any portion thereof and any condominium, air-space parcel or time interval interest created from all or any portion of the Property.

(c) "Applicable Rules" means the rules, regulations, ordinances, resolutions, codes, guidelines, and official and unofficial procedures and policies of the City governing the use and development of real property, including, but not limited to, the City's Zoning Regulations and building regulations, adopted as of the Effective Date. Among other matters, the Applicable Rules set forth and govern the permitted uses of land, the density or intensity of use, subdivision requirements, the

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(d) "Beverly Hills Public Art Ordinance" means the requirements set forth in Title 3, Chapter 1, Article 8 of the Beverly Hills Municipal Code.

(e) "Building Permit" means a permit issued by the City pursuant to Title 9 of the Beverly Hills Municipal Code to authorize construction of a building or other structure. "Building Permit" shall not include a demolition permit or excavation and shoring permit, but shall include a foundation permit.

(f) "Business Day" means any day other than a Saturday, Sunday or California or Federal holiday on which banks in the City are customarily closed.

(g) "CEQA" means the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.), as it now exists or may hereinafter be amended.

(h) "Certificate of Occupancy" means any of the following with respect to any part of the Project other than the Parking Garage: (i) a permanent Certificate of Occupancy, (ii) a temporary Certificate of Occupancy or (iii) a Certificate of Completion, if requested by the Developer and issued by the City, as to an improvement in which the base, core and shell have been completed, but the improvement is not ready for occupancy due to the Developer's electing to defer the completion of tenant improvements, or the interior portions of individual condominium units (e.g. kitchens, baths or finishes which are intended to be customized at a later date).

(i) "Change of Control" shall refer to a transaction whereby a transferee acquires a beneficial ownership interest in either or both Developer, or in an existing owner of a beneficial ownership interest in Developer) such that after such transaction there is a change of identity of the person or entity that has the power to direct or cause the direction of the management and policies of Developer, whether through the ownership of voting securities, by contract or otherwise. Notwithstanding the foregoing, a Mezzanine Lender's acquisition of a direct or indirect beneficial ownership interest in an Owner (or in an existing owner of any direct or indirect beneficial ownership

interest in an Owner) through a public sale or an assignment in lieu of foreclosure shall not be deemed a Change of Control.

(j) "Conditions of Approval" shall mean the conditions of approval imposed by the City upon the Project Approvals.

(k) "Developer Fees" shall mean those fees established, adopted, or imposed by the City pursuant to Section 66001-66008, of the Government Code of the State of California or the California Subdivision Map Act to offset the impact of development on the City's capital facilities. Such fees may include impact fees, linkage fees, excise taxes, assessments, fair share charges, or other similar impact fees imposed by the City on or in connection with new development. Developer Fees do not mean or include Processing Fees.

(l) "Development Agreement" or "Agreement" means this Agreement.

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(m) "Development Agreement Act" means Article 2.5 of Chapter 4 of Division I of Title 7 (Sections 65864 through 65869.5) of the California Government Code (as the same may be amended and/or re-codified from time to time).

(n) "Discretionary Action(s)" or "Discretionary Approval(s)" means an action which requires the exercise of judgment, deliberation or discretion on the part of the City, including any board, agency, commission or department and any officer or employee thereof, in the process of approving or disapproving a particular activity, as distinguished from a Ministerial Permit or Ministerial Approval (as hereinafter defined).

(o) "Effective Date" shall mean the date this Agreement, fully executed, and is recorded in the official records of the Los Angeles County Recorder.

(p) "Election" shall be defined as defined in section 8 of this Agreement.

(q) "Exempt Sales Transactions" shall be as defined in section 10(e)(iii) of this Agreement.

(r) "EMS" Fee(s) means the fee(s), (whether a General EMS Fee or a Residential EMS Fee) paid pursuant to the provisions of this Agreement or other subordinate real estate financing which is not controlled by, or under common control with, any holder of a direct or indirect membership or partnership interests in an ownership entity.

(s) "General EMS Fee" means the fee paid pursuant to the provisions of section 10(e)(ii) of this Agreement, which payments shall be used by the City for various public projects and programs, as determined by the City in its sole discretion.

(t) "General Plan" means the General Plan of the City, as it exists as of the Effective Date.

(u) "Gross Room Revenue" means revenue that is or would be subject to the transient occupancy tax imposed by the City pursuant to Title 3, Chapter 1, Article 3 of the Beverly Hills Municipal Code as that Article exists on the Effective Date.

(v) "Mezzanine Debt Collateral" means any collateral held by a Mezzanine Lender securing any Mezzanine Debt, including, without limitation, direct or indirect membership or partnership interests in an ownership entity.

(w) "Mezzanine Debt" means any debt held by a Mezzanine Lender secured by a pledge of direct or indirect membership or partnership interests in an ownership entity, which provides the holder the right to foreclose on such membership or partnership interests through a UCC sale upon an event of default under the debt.

(x) "Mezzanine Lender" means a holder of Mezzanine Debt which is an institutional lender which is regularly in the business of making Mezzanine or other subordinate real estate financing and which is not controlled by, or under common control with, any holder of a direct or indirect membership or partnership interests in an ownership entity.

(y) "Ministerial Permit(s)" or "Ministerial Approval(s)" means a permit or approval, including, but not limited to, building permits, grading permits, zone clearances, and

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certificates of occupancy, which requires the City, including any board, agency, commission or department or any officer or employee thereof, to determine whether there has been compliance with applicable rules, statutes, ordinances, conditions of approval, and/or regulators, as distinguished from an activity which is included in the definition of Discretionary Action or Discretionary Approval.

(z) "Mortgage" means any mortgage, deed of trust, encumbrance, sale leaseback or other security interest encumbering all or any portion of the Property, whether now or hereafter existing, given by Developer for the purpose of securing funds to be used for financing or refinancing the Property or any portion thereof, financing or refinancing the construction of improvements thereon and/or any other expenditures reasonably necessary and appropriate to develop the Project.

(aa) "Mortgagee" means the holder of the beneficial interest under any Mortgage.

(bb) "Municipal Surcharge" means five percent (5%) of the Gross Room Revenue payable to the City.

(cc) "Non-Profit Garden Entity" shall be defined as defined in section 10(g) of this Agreement.

(dd) "Overlay Specific Plan" shall be defined as set forth in Recital 1, which shall only be effective upon Election, as defined herein.

(ee) "Owner" shall be defined as either, or both, of OWR and BHLR, individually and jointly defined as "Developer" under this Agreement and successors and assigns of either Developer or either Owner.

(ff) "Processing Fees" means all processing fees and charges required by the City that are applied uniformly to all construction or development related activity including, but not limited to, fees for land use applications, Building Permit applications, Building Permits, grading permits, hauling permits, encroachment permits, demolition permits, subdivision or parcel maps, lot line adjustments, street vacations, inspections, certificates of occupancy and plan check. Processing Fees shall not mean or include Developer Fees. In addition, any and all fees payable under the current Applicable Rules shall be deemed to be included within the term "Processing Fees" and not to be included within the term "Developer Fees," whether the same are payable upon issuance of a Building Permit, upon completion of a utility or upon issuance of a Certificate of Occupancy.

(gg) "Project" means the development project as described in the final SEIR (as hereinafter defined), as modified by the Project Approvals.

(hh) "Project Approvals" shall include, collectively, the Overlay Specific Plan, as approved on June 8, 2021, and the Tract Map approved by the City with respect to the Project and shall include any Subsequent Project Approvals (as hereinafter defined).

(ii) "Property" means the real property described in Exhibit A attached hereto.

(jj) "Public Benefit Contribution" means the payment from the Developer to the City pursuant to section 10(d) of this Agreement, which payment may be used by the City for various public projects and programs.

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(kk) "Reserved Powers" means the power and authority of the City to enact regulations and/or take Discretionary Action of the same is expressly provided by the City to be necessary to protect residents of the City, those employed in the City, or visitors to the City, from a condition that is dangerous to the health or safety of the community or that is contrary with California or federal laws (whether enacted previous or subsequent to the Effective Date of this Agreement).

(ll) "Reserve Powers also include the power and authority of the City to enact regulations that apply generally to hotels and condominiums within the City, including without limitation, regulations of hotel operations and regulations concerning condominiums that receive services from hotels, provided that such regulations do not impact the permitted density, height, or square footage of the Project permitted by the Specific Plan.

(mm) "Residential EMS Fee" means the fee paid pursuant to the provisions of section 10(e)(i) of this Agreement, which payments shall be used by the City for various public projects and programs, as determined by the City in its sole discretion.

(nn) "Sales Transaction" means any transaction evidenced by the recording of a conveyance document that conveys all or any portion of the Property, and which conveyance would be subject to the recording of the transfer tax under the Los Angeles County Documentary Transfer Tax (Los Angeles County Code, Chapter 4.60) or the City of Los Angeles Real Estate Transfer Tax (Los Angeles City Municipal Code, Chapter 2, Article 1.9) as those taxes existed on the Effective Date of this Agreement. A transaction whereby the possession of all or any portion of the Property is transferred but the seller retains the title as security for the payment of the price shall be deemed a Sales Transaction. For the purposes of triggering the EMS Fee only, a Sales Transaction shall also include (i) any sale, assignment, or transfer (but excluding payments) of fifty percent (50%) or more of the beneficial ownership interest in Owner, whether in one transaction or a series of transactions or (ii) any Change of Control. Notwithstanding the foregoing, none of the following shall be deemed a Sales Transaction: (i) a transfer of all or any portion of the Property as a result of a judicial or non-judicial foreclosure or deed-in-lieu of foreclosure, of a Mortgage or (ii) a foreclosure or transfer in lieu of foreclosure of any Mezzanine Debt Collateral (including any direct or indirect membership or partnership interests in an ownership entity) by a Mezzanine Lender through a public sale or an assignment in lieu of foreclosure following a default by borrower.

(oo) "SEIR" shall mean the final Supplemental Environmental Impact Report (SEIR No. 2020090048) which supplements the EIRs certified for the Hilton Development and Amended 9900 Wilshire Development and addresses the Project and was prepared, circulated and certified in accordance with applicable law, including, without limitation, CEQA.

(pp) "Subsequent Land Use Regulations" means any change in or addition to the Applicable Rules adopted after the Effective Date of this Agreement, including, without limitation, any change in any applicable general or specific plan, zoning, subdivision, or building regulation, including, without limitation, any such change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever by the Mayor, City Council, Planning Commission or any other board, agency, commission or department of the City, or any officer or employee thereof, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project.

(qq) "Subsequent Project Approvals" shall mean further Discretionary Actions or Discretionary Approvals, Ministerial Permits and Ministerial Approvals required to carry out the Project as approved on June 8, 2021, including, without limitation, any tentative subdivision map,

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whether vesting or non-vesting. Following adoption or approval, a Subsequent Project Approval shall become a Project Approval.

(rr) "Zoning Regulations" shall mean the official zoning regulations of the City adopted as of the Effective Date of this Agreement.

2. Recitals of Premises, Purpose and Intent.

(a) **State Enabling Statute.** To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted the Development Agreement Act which authorizes any city to enter into binding development agreements establishing certain development rights in real property with persons having legal or equitable interests in such property. Section 65864 of the Development Agreement Act expressly provides as follows:

"The Legislature finds and declares that:

(a) The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and a commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

(b) Assurance to the applicant for a development project that upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic cost of development."

Notwithstanding the foregoing, to ensure that the City remains responsive and accountable to its residents while pursuing the benefits of development agreements contemplated by the Legislature, the City accepts restraints on its police powers contained in development agreements only to the extent and for the duration required to achieve the mutual objectives of the Parties.

(b) **The Project.** The Developer intends to develop the Property as described in the Project Approvals and the final plans submitted to the City, subject to the Applicable Rules, the Project Approvals, and the Conditions of Approval. The Parties hereby agree that, for the term of this Agreement, the permitted uses, the density and intensity of use, the maximum height and size of proposed buildings, parking requirements, setbacks, and development standards, provisions for reservation or dedication of land for public purposes and location of public improvements, and the design, improvement, construction and other guidelines, standards and specifications applicable to the development of the Property shall be those set forth in the Project Approvals, the Applicable Rules and this Agreement, including the Conditions of Approval.

3. **Property Subject to Agreement.** This Agreement shall apply to all of the Property.

4. **Application of Agreement.** This Agreement shall apply to the development and use of the Property. Such development shall be in accordance with the Project Approvals as the same may lawfully be amended from time to time other than by initiative and this Agreement.

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5. **Term of Agreement.** The initial term of this Agreement shall commence on the Effective Date, and shall continue for five (5) years ("Term"). At any time, the Term may be extended by Developer for one or more periods of up to five (5) years, provided that the total term of any extension does not exceed nine (9) years plus any extensions as a result of an extension of the term of a tract map for the Project. An extension of the Term by Developer shall be effective only upon written request of Developer provided to the City at least ten (10) days before the expiration of the Term (including any previous extension) and a concurrent payment to the City of one million dollars (\$1,000,000) for each one-year extension period. If a tract map is approved by the City for the Project, the term of the Development Agreement shall be at least equal to the term of a tract map, even if such requirement imposes an obligation on Developer to exercise an extension to the Development Agreement (and, unless the Agreement is terminated in accordance with the provisions herein, to pay the applicable Extension Fees in connection therewith) and even if such extension extends the Development Agreement term to a duration of more than nine (9) years. If there is an extension of the term of the tract map by applicable law, the Developer shall be obligated to exercise an extension of the term of this Agreement (and, unless this Agreement is terminated in accordance with the provisions herein, to pay the applicable Extension Fees in connection therewith) so that the tract map's term does not exceed the Term of this Agreement.

Further, but subject to section 8 below, and notwithstanding anything in the Hilton Development Agreement and Amended 9900 Development Agreement to the contrary, the Hilton Development Agreement and Amended 9900 Development Agreement, each of which it is hereby acknowledged and agreed to expire on June 30, 2022, if not extended pursuant to this section, are hereby extended to one (1) year from the Effective Date of this Agreement and may be extended for up to four (4) additional one-year periods. Such extension(s), shall be effective upon written request of Developer provided to the City at least ten (10) days before the expiration of the Hilton Development Agreement and Amended 9900 Development Agreement, and such extension(s) shall be paid for this section, and a concurrent payment to the City of one million dollars (\$1,000,000) for each one-year extension period of each of the Hilton Development Agreement and Amended 9900 Development Agreement (i.e. \$2,000,000 for both). Upon the commencement of the Term of this Agreement, the foregoing four (4) extensions shall supersede any other extension options which would otherwise be available under the Hilton Development Agreement and Amended 9900 Development Agreement and shall supersede the Amendments, dated February 27, 2020, referenced in Recitals "H" and "I" above. Additionally, the Hilton Development Agreement and the Amended 9900 Development Agreement shall be tolled during any Challenge Period, as defined below, however, the one million dollars (\$1,000,000) for each one-year extension period must still be paid for each agreement prior the expiration of the Hilton Development Agreement and Amended 9900 Development Agreement and any previous extension pursuant to this section.

In the event of (i) any litigation or referendum initiated by third parties within one hundred and eighty (180) days of the Effective Date, to attack, set aside, modify, void or annul this Agreement, any of the Project Approvals, or the SEIR (a "Challenge") or (ii) any litigation initiated by third parties, following such one hundred and eighty (180) day period, to attack, set aside, modify, void or annul the Project's tract map or final tract map but not later than one hundred and eighty (180) days from the approval of the Project's tract map or final map, the Term of this Agreement shall be tolled for such period or periods (the "Challenge Period(s)") during which such Challenge(s) is proceeding until fully and finally resolved. For purposes of calculating the deadline of any obligation under this Agreement which occurs prior to the end of a Challenge Period, the due date for such performance shall be extended to that date which is (90) days after a Challenge is fully and finally resolved.

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6. **Timing of Development.** The Parties acknowledge that Developer cannot at this time predict when or if the Property will be developed. Such decisions depend upon numerous factors that are not within the control of Developer. Because the California Superior Court held in *Pardee Construction Co. v. City of Camarillo* (1984) 37 Cal 3d 465, (the Pardee Case) that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the Parties' intent to cure that deficiency by acknowledging and providing that Developer shall have the right to develop the Property consistent with the Project Approvals and the Conditions of Approval, and that such agreement shall be tolled for such period or periods (the "Challenge Period(s)") during which such Challenge(s) is proceeding until fully and finally resolved. For purposes of calculating the deadline of any obligation under this Agreement which occurs prior to the end of a Challenge Period, the due date for such performance shall be extended to that date which is (90) days after a Challenge is fully and finally resolved.

7. **Permitted Uses, Density, Building Heights and Stairs, Required Dedications.** The City and Developer hereby agree that the permitted uses of the Property, the density and intensity of such uses, the maximum heights and sizes of the buildings and improvements to be constructed on the Property, and the reservation and dedication of land for public purposes, if any, required in connection with the development of the Property shall be as set forth in and consistent with the Project Approvals, and shall be subject to any amendments made from time to time by the City. Developer shall not cause or permit any use of the Property that is not permitted by the Project Approvals, and shall not cause or permit the construction of any building or improvement that exceeds the maximum density, building heights and/or building sizes set forth in or otherwise required by the Project Approvals, as they may be lawfully amended from time to time otherwise by initiative. In addition, Developer shall not cause or permit the use of the Property for an Adult Entertainment Business or Sexual Encounter Center as defined in the zoning regulations of the City of Beverly Hills.

8. **Developer's Rights and Obligations, Relationship to Certain Other Agreements and Entitlements.**

(a) **Vested Rights.** Subject to sections 8(b) through 8(c) below, Developer shall have and is hereby vested with the rights, during the Term of this Agreement, to develop the Project in accordance with this Development Agreement, the Overlay Specific Plan and related Project Approvals, as they may be lawfully amended by Developer from time to time, other than by initiative, all of which are hereby incorporated in this Agreement by reference.

(b) **Existing Entitlements.** Developer's rights hereunder, are intended to provide for an alternative plan of development to the following (collectively, the "Existing Entitlements"): (1) the project contemplated by the Hilton Development Agreement, the Hilton Specific Plan and its related project approvals and (2) the project contemplated by the Amended 9900 Development Agreement, Amended 9900 Specific Plan, and its related project approvals. Developer covenants that it will not proceed with all or any part of the project contemplated by the Existing Entitlements (other than the Waldorf Astoria Beverly Hills which has already been completed) which includes any material physical construction (excluding interior remodeling to the existing structures, maintenance and repairs, and other similar work not effectuating the development of the Property) that is inconsistent with the design and construction of the Project as contemplated by the Overlay Specific Plan, unless either Developer has executed such further instruments as the City may reasonably require to relinquish all of Developer's rights under this Agreement, under the Overlay Specific Plan, and under

any related Project Approvals. For the avoidance of doubt, either Developer may in its sole and absolute discretion relinquish such rights provided for under this Agreement, the Overlay Specific Plan, and any related Project Approvals and, thereafter, each Developer may proceed pursuant to the Existing Entitlements.

(c) **Election.** If Developer chooses to proceed with the Project contemplated by the Overlay Specific Plan, it shall make the Election, as defined in Section 5.4 of the Overlay Specific Plan ("Election") on or before the "Outside Date," as hereinafter defined, and shall satisfy all requirements associated with making the Election as provided for by the Overlay Specific Plan, including without limitation, consent of the property owners and lenders, notice to the City and all other implementing actions required by and set forth in Section 5.3 and 5.4 of the Overlay Specific Plan and shall comply with the provisions of section 8(e) below, then Developer shall have and is hereby vested with the rights, during the Term of this Agreement, to develop the Project as set forth in the Project Approvals, as they may be lawfully amended by Developer from time to time otherwise by initiative, all of which are hereby incorporated in this Agreement by

applied to the Project during the term of this Agreement unless such changes represent an exercise of the City's Reserved Powers. Notwithstanding the foregoing, if within six (6) years of the Effective Date the Developer has not obtained its first Building Permit and commenced construction of the Project, the Project shall be subject to all changes in Developer Fees adopted by the City between the Effective Date and the commencement of construction of the Project and six (6) year period for the commencement of construction shall be extended during the period of any "Permitted Delay" under Section 31 below which occurs after the issuance of the first Building Permit.

(b) **Changes in Uniform Codes.** Notwithstanding any provision of this Agreement to the contrary, development of the Project shall be subject to changes occurring from time to time in the provisions of the City's building, mechanical, plumbing, electrical regulations and similar regulations which are based on the recommendations of a multi-state professional organization and become applicable throughout the City, including, but not limited to, the California Building Code, and other similar or related uniform codes.

(c) **Changes Mandated by Federal or California Laws or Regulations.** Changes in, or additions to, the Applicable Rules adopted or made operative on or after the Effective Date shall apply to the Project, if the changes or additions are specifically mandated by federal laws or regulations such as the Project, irrespective of vested rights, by applicable California or federal laws or regulations. Where the City or Developer believes that such a change or addition exists, that Party shall provide the other Party hereto with a copy of such California or federal law or regulation and a statement of the nature of its conflict with the provisions of the Applicable Rules and/or of this Agreement. The City's determination as to the applicability of the change or addition to California or federal laws to the Project shall be final and conclusive. However, nothing in this Agreement shall deprive Developer of the rights possessed by any other property owner, absent vested rights, to challenge the appropriateness of the application to the Project of the change or addition.

(d) **Changes in Processing Fees and Taxes Under Applicable Rules.** The Project shall be subject to any increase in taxes and Processing Fees imposed by the City; provided that such a change is applied on a Citywide basis.

(e) **Waldorf-Astoria Beverly Hills.** Notwithstanding anything in the Agreement to the contrary, this Agreement shall not and does not change the rights, benefits, and obligations applicable to the Waldorf-Astoria Beverly Hills as set forth in the Hilton Development Agreement and does not apply to the Waldorf-Astoria Beverly Hills. For example, and in no way limiting the generality of the foregoing, the General EMS Fee and Residential EMS Fee and Municipal Surcharge provided by this Agreement shall not be applicable to any Sales Transaction of the Waldorf-Astoria Beverly Hills, but the Waldorf-Astoria Beverly Hills shall be subject to the EMS Fee and Municipal Surcharge set forth in the Hilton Development Agreement.

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10. **Developer's Obligations.**

(a) **Conditions of Approval.** Developer shall comply with the Conditions of Approval.

(b) **Reimbursement of Project Approval Costs.** No later than ninety (90) days after all parties have executed this Agreement, (the "Execution Date"), Developer shall reimburse the City for all of its costs to process the Project Approvals, including legal, economic consulting and environmental processing costs related to the Project Approvals and preparation of this Agreement, if any, provided, however, that the City's actual and reasonable costs for the City's outside negotiation, Greenberg Glusker shall not exceed six hundred dollars (\$600,000). No later than sixty (60) days after the Execution Date, City shall provide Developer with copies of all of Greenberg Glusker's detailed bills (from which any information subject to the attorney-client privilege may be redacted).

(c) **Processing Fees and Taxes.** Developer agrees to pay all taxes and Processing Fees, including City sales tax, building inspection fees, and permit fees at the rate and amount in effect at the time the Processing Fee or tax is required to be paid.

(d) **Public Benefit Contribution.** Developer shall pay to the City a Public Benefit Contribution of one hundred million dollars (\$100,000,000).

(e) **Timing of Payment.** Developer shall pay to the City five million dollars (\$5,000,000) of the Public Benefit Contribution no later than ninety (90) days after the Effective Date of this Agreement. Developer shall pay to the remaining ninety five million dollars (\$95,000,000) as follows: (1) ten million dollars (\$10,000,000) on second, third, and fourth anniversary of Effective Date; (2) fifteen million dollars (\$15,000,000) on the fifth, sixth, and seventh anniversary of the Effective Date; and (3) twenty million dollars (\$20,000,000) on the eighth anniversary of the Effective Date. Notwithstanding anything else in this Agreement, in the event either Developer, in its sole and absolute discretion, proceeds with the development of the Hilton Property or 9900 Wilshire Property pursuant to the Existing Specific Plans or otherwise terminates this Agreement, and either Developer has relinquished all rights under this Agreement and the Overlay Specific Plan in accordance with the applicable portions of section 8 hereof, then no Public Benefit Contribution payments becoming due thereafter shall be owed or payable pursuant to this Agreement.

(f) **Crediting of Public Contribution Payment.** In the event Developer proceeds to develop the Hilton Property pursuant to the Hilton Specific Plan and/or the 9900 Wilshire Property pursuant to the Amended and Restated 9900 Wilshire Specific Plan and Developer has relinquished all rights under this Agreement and the Overlay Specific Plan in accordance with the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(g) **Lien for Public Benefit Payment.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Public Benefit Payment and any other sums payable under clause (d)(iv) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(h) **Lien to Secure Municipal Surcharge.** Developer hereby grants to the City, with power of sale, a lien on the Property, or if the Property is subdivided, a lien solely on the lot or parcel that includes the hotel, to secure the payment of the Municipal Surcharge and any other sums payable under clause (g)(vi) below. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(i) **Liability for Public Benefit Payment.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Public Benefit Payment and any other sums payable under clause (d)(iv) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(j) **Late Charges, Interest.** If Developer fails to pay the Public Benefit Payment within ten (10) days after its due date, Developer shall pay a late charge in the amount equal to the lesser of (a) \$25,000, increased on the first day of each calendar year by the increase, if any, during the immediately preceding calendar year in the Consumer Price Index - All Urban Consumers for Los Angeles-Riverside-Orange County California as published by the U.S. Department of Labor, Bureau of Labor Statistics (or any successor thereto), or (b) one quarter of one percent (0.25%) of the Public Benefit Payment due but not paid. The Parties acknowledge and agree that the amount of the costs and expenses that City will incur in the event the Public Benefit Payment is not paid when due is extremely difficult to calculate, and that the late charge set forth in the immediately preceding sentence is a reasonable, good faith estimate of such costs and expenses, but payment of such late charge shall not limit the City's right to collect the actual and reasonable costs and expenses associated with any effort to enforce any such lien. Upon receipt of the full amount of the Public Benefit Payment due and payable, the City shall execute and deliver such documentation, in recordable form, as Developer may reasonably request to evidence the payment of the Public Benefit Payment and extinguishment of the City's lien rights with respect to subsequent Public Benefit Payments (a "Lien Release"). Such Lien Release shall also indicate that the City's lien rights with respect to subsequent Public Benefit Payments which otherwise may become due and payable in accordance with this Agreement.

(k) **Affordable Housing Contribution.** Developer's Public Benefit Contribution under this Agreement fully satisfies any and all affordable housing fees, or exactions, that are applicable to the Project during the Term.

(l) **Environmental Mitigation and Sustainability Fee.** Unless otherwise stated herein, the following EMS Fees shall apply to the Property, exclusive of the Waldorf-Astoria Beverly Hills, as follows:

(i) **Amount of Residential EMS Fee.** Concurrent with the close of each Sales Transaction of a residential condominium in the Project, the seller of such residential condominium shall pay or cause to be paid to City a Residential Environmental Mitigation and Sustainability Fee

(ii) **Amount of General EMS Fee.** Concurrent with the close of each Sales Transaction (other than completed residential condominiums), including, without limitation, non-residential condominiums, or air-space lots or parcels including any hotel or commercial buildings, in the Project, the seller of such shall pay or cause to be paid to City a General EMS Fee, as detailed herein. The amount of the General EMS Fee from the Effective Date through December 31, 2010 shall be \$20.00 for each \$1,000 of the consideration or value, whichever is higher, of the interest or property conveyed (without regard to the value of any lien or encumbrance remaining thereon at the time of sale). The amount of the EMS Fee for each subsequent Sales Transaction involving the sale of such individual condominium unit in the Project after the initial Sales Transaction shall be equal to \$30.00 for each \$1,000 of the consideration or value, whichever is higher, of the interest or property conveyed (without regard to the value of any lien or encumbrance remaining thereon at the time of sale). Notwithstanding the foregoing and pursuant to section 9(e) of this Agreement, the General EMS Fee shall not apply to a Sales Transaction involving the Waldorf Astoria Beverly Hills. In the event, Developer develops the Hilton Property pursuant to the Hilton Specific Plan and/or the 9900 Wilshire Property pursuant to the Amended 9900 Wilshire Specific Plan, the General EMS Fees shall not apply to sales on the Hilton Property or the 9900 Wilshire Property and those sales and any applicable environmental mitigation and sustainability fees shall be governed by the Hilton Development Agreement and the Amended 9900 Wilshire Development Agreement. As to fractional ownership interests in residential condominiums, to the extent that fractional ownership interests are permitted by the Overlay Specific Plan, the EMS Fee shall be imposed on the consideration or value, whichever is higher, of the fractional interest sold and the references to first sale and subsequent sale shall refer to the applicable fractional interest which is the subject of a Sales Transaction.

(iii) **Amount of General EMS Fee.** Concurrent with the close of each Sales Transaction (other than completed residential condominiums), including, without limitation, non-residential condominiums, or air-space lots or parcels including any hotel or commercial buildings, in the Project, the seller of such shall pay or cause to be paid to City a General EMS Fee, as detailed herein. The amount of the General EMS Fee from the Effective Date through December 31, 2010 shall be \$20.00 for each \$1,000 of the consideration or value, whichever is higher, of the interest or property conveyed (without regard to the value of any lien or encumbrance remaining thereon at the time of sale). The amount of the EMS Fee for each subsequent Sales Transaction involving the sale of such individual condominium unit in the Project after the initial Sales Transaction shall be equal to \$30.00 for each \$1,000 of the consideration or value, whichever is higher, of the interest or property conveyed (without regard to the value of any lien or encumbrance remaining thereon at the time of sale). Notwithstanding the foregoing and pursuant to section 9(e) of this Agreement, the General EMS Fee shall not apply to a Sales Transaction involving the Waldorf Astoria Beverly Hills. In the event, Developer develops the Hilton Property pursuant to the Hilton Specific Plan and/or the 9900 Wilshire Property pursuant to the Amended 9900 Wilshire Specific Plan, the General EMS Fees shall not apply to sales on the Hilton Property or the 9900 Wilshire Property and those sales and any applicable environmental mitigation and sustainability fees shall be governed by the Hilton Development Agreement and the Amended 9900 Wilshire Development Agreement.

(iv) **Exempt Sales Transactions.** Notwithstanding anything to the contrary in this Agreement and for the period commencing with the Effective Date and ending on the fourth anniversary of the Effective Date, the following transactions shall not be subject to a General EMS Fee whether they are deemed to be a Sales Transaction or not: (i) ownership structuring transactions, including transfers, issuances or redemptions of direct or indirect membership interests in Developer and by among any of Developer's existing direct or indirect members and/or Affiliates thereof; (ii) refinancing or modifications of an existing Mortgage encumbering the Property as of the Effective Date or disbursements or advances pursuant to such existing Mortgage encumbering the Property as of the Effective Date; or (iii) construction financing or permanent financing, in connection with

development and/or construction of the Project ("Exempt Sales Transactions"). An Exempt Sales Transaction may result in a Change of Control and no General EMS Fee (or Residential EMS Fee) shall be due and payable to the City. However, an otherwise Exempt Sales Transaction that results in the complete buy-out of the Alagem Group or the Cain Group, shall be a Sales Transaction for which a General EMS Fee shall then be due and payable and shall not be subject to section 10(i)(iv) below. For purposes hereof, "Alagem Group" shall mean Algem BH Land Holdings, LLC, a California limited liability company, Oasis Holdings, LLC, a California limited liability company, and Affiliates thereof and "Cain Group" shall mean CI BH Holdings LLC, a Delaware limited liability company, and CI BH Holdings II LLC, a Delaware limited liability company, and Affiliates thereof. For purposes of this clause (iii), "Affiliate" shall mean, with respect to any Person, any Person that controls, is controlled by or is under common control with such specified Person.

(v) **General EMS Fee Cap.** For the period commencing with the Effective Date and ending on the fourth anniversary of the Effective Date, the total aggregate cap of twenty million dollars (\$20,000,000) on the General EMS Fee for any and all Sales Transactions that are an integral part of development and/or construction financing for the project. Following the fourth anniversary of the Effective Date, there shall be no cap on the amount of General EMS Fee that may be due and payable to the City.

(vi) **Adjustment of Residential EMS Fee and General EMS Fee.** If, after the Effective Date of this Agreement, the City adopts or increases a real estate transfer tax or documentary transfer tax for Beverly Hills, so that the combined total of the City's taxes and the County of Los Angeles Documentary Transfer Tax exceeds the current \$1.10 per \$1,000 of City and County documentary transfer taxes, then the EMS Fee imposed upon all Sales Transactions shall be reduced by the amount of the combined taxes that exceeds \$1.10 per \$1,000.

(vii) **Termination of EMS Fee.** The obligation to pay the EMS Fee as provided for in this section 10(e) shall terminate and be of no further force or effect if with respect to any transaction occurring on or after the date (i) Developer, in its sole and absolute discretion, proceeds with the development of the Hilton Property or 9900 Wilshire Property pursuant to the Existing Specific Plans and/or the Hilton Property or 9900 Wilshire Property or (ii) the same are released by a recorded instrument executed by the City with respect to an applicable portion of the Project which has been demolished and which is not being replaced by a use which would be permitted under the Overlay Specific Plan in accordance with this Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(viii) **Lien for EMS Fee Payable Upon Sale.** Developer hereby grants to the City, with power of sale, a lien on the Property, each lot or parcel created by the tentative tract map for the Project, including without limitation, following the creation thereof, each condominium unit in the Project, to secure the payment of the EMS Fee payable upon each Sales Transaction. In the event that the EMS Fee secured by such lien is not paid concurrently with and as a condition to the closing of a Sales Transaction, then the City may enforce such lien by sale by the City, its attorney or any other person or entity authorized by the City Manager to conduct the sale. Any such sale shall be conducted in accordance with California Civil Code Sections 2924, 2924b, 2924c, 2924d, 2924e, and 2924f, and in any other manner permitted or provided by law. The City, through its agent authorized by the City Manager, shall have the power to bid on the encumbered property at the sale, using a credit bid the amounts secured by such lien, its own funds, or funds borrowed for such purpose, and to acquire the property as trustee for purposes of noticing and effecting any sale pursuant to the provisions of this section and is hereby expressly granted a "power of sale" in connection therewith. The City shall be entitled to collect its actual and reasonable out-of-pocket costs associated with any effort to enforce any such lien. Developer, or any subsequent owner of the Property or any portion thereof, shall provide notice to City, in a form satisfactory to the City, upon the occurrence of any such Sales Transaction, or any other conveyance of the Property or portion thereof. The notice shall include a declaration stating the amount of the EMS Fee due upon closing of any Sales Transaction, or in the case of a conveyance that is not a Sales Transaction, the reason that such conveyance is not a Sales Transaction and therefore not subject to the EMS Fee. Upon receipt of the full amount of the EMS Fee payable with respect to a Sales Transaction the City shall execute and deliver such documentation, in recordable form, as Developer, the buyer or the title company may reasonably request to evidence the payment of the EMS Fee and extinguishment of the City's lien rights with respect to such sale (a "Lien Release"). Such Lien Release shall also indicate that the payment of the EMS Fee shall not extinguish the City's lien rights with respect to subsequent Sales Transactions. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(ix) **Municipal Surcharge.** Upon the Election, Developer shall pay the Municipal Surcharge as follows:
(i) **Beverly Hilton.** The Municipal Surcharge shall apply to Beverly Hilton hotel rooms beginning on January 1, 2010.
(ii) **Wishire Building.** The Municipal Surcharge shall apply to all hotel rooms and residential condominium units rented on short-term basis (of not less than ten days) as permitted under the Overlay Specific Plan, upon the commencement of rental of hotel rooms and residential condominium units as short-term rentals.
(iii) **Timing of Payment.** The Municipal Surcharge shall be payable monthly, based on the actual Gross Room Revenue received during the month for each payment to be made at the same time and in the same manner as is required for payment of the City's transient occupancy tax imposed pursuant to Title 3, Chapter 1, Article 3 of the Beverly Hills Municipal Code, or its successor.
(iv) **Lien to Secure Municipal Surcharge.** Developer hereby grants to the City, with power of sale, a lien on the Property, or if the Property is subdivided, a lien solely on the lot or parcel that includes the hotel, to secure the payment of the Municipal Surcharge and any other sums payable under clause (g)(vi) below. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(x) **Liability for Municipal Surcharge.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Municipal Surcharge and any other sums payable under clause (g)(vi) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(xi) **Liability for Public Benefit Payment.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Public Benefit Payment and any other sums payable under clause (d)(iv) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

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(xiv) **Liability for Public Benefit Payment.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Public Benefit Payment and any other sums payable under clause (d)(iv) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(xv) **Liability for Public Benefit Payment.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Public Benefit Payment and any other sums payable under clause (d)(iv) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(xvi) **Liability for Public Benefit Payment.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Public Benefit Payment and any other sums payable under clause (d)(iv) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(xvii) **Liability for Public Benefit Payment.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Public Benefit Payment and any other sums payable under clause (d)(iv) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

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(xxiii) **Liability for Public Benefit Payment.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Public Benefit Payment and any other sums payable under clause (d)(iv) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(xxiv) **Liability for Public Benefit Payment.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Public Benefit Payment and any other sums payable under clause (d)(iv) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

(xxv) **Liability for Public Benefit Payment.** Developer hereby grants to the City, with power of sale, a lien on each non-residential lot or parcel of the Property to secure the payment of the Public Benefit Payment and any other sums payable under clause (d)(iv) below. The lien shall be the applicable portions of section 8 hereof, then all and all payments made by Developer pursuant to section 10(d)(1) of this Agreement shall be credited to the public contribution payments (aggregating \$65,200,000) under the Hilton Development Agreement and/or the 9900 Wilshire Amended Development Agreement. In the event that the City terminates this Agreement, the amount provided to the City, the lesser of five million two hundred thousand dollars (\$5,200,000) and eight percent (8%) of all payments made pursuant to section 10(d)(1) shall be credited to the Hilton Development Agreement and the balance of such funds credited to the 9900 Wilshire Amended Development Agreement. In no event, however, shall any sums paid under this Agreement be credited or applied to the Public Benefit Contribution.

Without limitation on section 11(a) or any other rights or remedies of the City, the City shall be under no obligation to issue any Certificate of Occupancy, if any portion of the Public Benefit Contribution that is then due and payable has not been paid. The foregoing shall apply notwithstanding any period of notice and/or cure which would be applicable to such failure of payment. The foregoing notwithstanding, if Developer disputes that such portion of the Public Benefit Contribution is then due and payable, Developer shall have the right to deposit such disputed portion of the Public Benefit Contribution in an escrow account mutually agreed to by City and Developer and submit the resolution of such dispute as to whether the portion of the Public Benefit Contribution which has been deposited into escrow is then due and payable to expedited binding arbitration in West Los Angeles, to be

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13. **Termination and Expiration.** As provided for in section 8 of this Agreement, each Developer shall have the right to terminate this Agreement in its sole and absolute discretion, which termination shall be effective upon the City's receipt of such written notice of termination. Upon the expiration of the Term or termination of this Agreement, this Agreement shall terminate and be of no further force or effect. Notwithstanding the foregoing, in the event the Election has been made pursuant to the Overlay Specific Plan prior to the expiration of the Term of this Agreement, such expiration shall not affect Developer's obligations under section 10, nor the obligation to pay any claim of any Party hereto arising out of the provisions of this Agreement prior to the effective date of such termination. The obligations under section 10, and the obligation to pay any claim arising before the effective date of termination shall continue after termination in perpetuity or until completed provided that the Election has been made prior to the Agreement's Term's expiration.

14. **Transfers of Interests in Property or Agreement.** In the event of a proposed transfer of interest in the Property or in this Agreement by Developer to a transferee other than a retail purchaser of an individual residential condominium unit or transfer of the Property or any direct or indirect interest in Owner by foreclosure or in lieu of foreclosure to a Mortgagee or a Mezzanine Lender, Developer agrees to provide the City at least thirty (30) days written notice of such proposed transfer and shall provide satisfactory evidence that the transferee will assume in writing through an assignment and assumption agreement all remaining obligations of Developer under this Agreement. The assignment and assumption agreement shall be in a form satisfactory to the City Attorney. However, Developer has no obligation to obtain the consent of the City to assign this Agreement to a transferee. Notwithstanding the foregoing: (i) the terms, covenants and conditions of this Agreement shall be binding upon any transferee whether or not such an assignment and assumption agreement is signed by the assignee upon acquiring the Property; and (ii) no such transfer shall relieve Developer (transferor of any obligations under this Agreement) of any of a residential condominium interest shall have any development rights under this Agreement by virtue of such ownership.

15. **Mortgage and Mezzanine Lender Protection.**
(a) **General.** The provisions of this Agreement shall not prevent or limit Developer's right to encumber the Property or any portion thereof by any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to such portion. The City acknowledges that Mortgagees, Mezzanine Lenders, and other financiers may require certain interpretations or modifications of this Agreement and agrees upon request, from time to time, to meet with Developer and representatives of such Mortgagees, Mezzanine Lenders, or other financiers to negotiate in good faith any such request for interpretation. The City shall not unreasonably withhold its consent to any such request for interpretation. The City's consent to any such request for interpretation or modification is consistent with the intent and purposes of this Agreement and does not, in the City's sole determination, diminish the City's benefits from this Agreement or increase the risk that the City will fail to receive the same. Any Mortgage and Mezzanine Lender shall be entitled to the rights and privileges set forth in this section.
(b) **Notice of Default to Mortgage and Mezzanine Lender.** If a Mortgagee or Mezzanine Lender has submitted a request in writing to City in the manner specified herein for giving

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(c) **Right of Mortgagee or Mezzanine Lender to Cure.** Any Mortgagee or Mezzanine Lender that has any obligation to the City to cure, such as by seeking the appointment of a receiver or other legal process. Any Mortgagee or Mezzanine Lender that undertakes to cure or attempt to cure any such failure or default shall provide written notice to the City that it is undertaking efforts of such a nature, provided that no initiation of any such efforts by a Mortgagee or Mezzanine Lender shall obligate such Mortgagee or Mezzanine Lender to complete or succeed in any such curative efforts.
(d) **Liability for Past Defaults or Obligations.** Subject to the foregoing, any Mortgagee, including the successful bidder at a foreclosure sale, who comes into possession of the Property or the Property or any portion thereof pursuant to a foreclosure, deed-in-lieu of foreclosure, eviction or otherwise, or any Mezzanine Lender, including the successful bidder at a foreclosure sale, who acquires any Mezzanine Debt Collateral or any part thereof pursuant to foreclosure or transfer-in-lieu of foreclosure, shall take such property subject to the terms of this Agreement, in no event shall such property be subject to any obligations or claims of Developer arising prior to its use and development under the provisions of this Agreement, including, without limitation, the payment of any sums due before or after any such actions. Nothing in this section shall prevent City from exercising any remedy it may have for a default under this Agreement, provided, however, that in no event shall such Mortgagee, Mezzanine Lender, or purchaser at a foreclosure sale be liable for any default or monetary obligations of Developer arising prior to acquisition of possession of such property by such Mortgagee or Mezzanine Lender, but any such defaulted obligations shall continue to run with the land except with respect to any Mortgage in effect as of the Effective Date.

16. **Binding Effect.** All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, reorganization, consolidation or otherwise) and assigns, devisees, administrators, representatives, les

Oasis West Realty LLC
a Delaware limited liability company

By: _____

Name _____

Its: _____

BH Luxury Residences, LLC
a Delaware limited liability company

By: _____

Name _____

Its: _____

9876-9850
Wilshire

Order No: 0997914-919-01-001

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1:
LOT(S) 1 THROUGH 12, INCLUSIVE, OF TRACT NO. 65688, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 40 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 2:
AN EASEMENT FOR PRIVATE ROAD PURPOSES OVER THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY.

THOSE PORTIONS OF LOTS 3, 4 AND 7 IN BLOCK 33 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 40 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 3, DISTANT NORTH 89° 59' 00" EAST 300 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID BLOCK 33 FROM THE NORTHERLY CORNER OF LOT 4 OF SAID BLOCK 33, THENCE SOUTH 0° 00' 00" EAST 177.00 FEET; THENCE SOUTHEASTERLY SOUTH 38° 46' 45" EAST 583.79 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 7 OF SAID BLOCK 33, DISTANT 431.22 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 6 OF SAID BLOCK 33.

PARCEL 3:
NON-EXCLUSIVE EASEMENTS FOR PARKING, ACCESS, DRAINAGE, ENCROACHMENT AND OTHER UTILITY EASEMENTS AS DISCLOSED IN THAT CERTAIN DOCUMENT ENTITLED "MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECREATIONAL PARKING AND ACCESS EASEMENTS AGREEMENT", EXECUTED BY AND BETWEEN OASIS WEST REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RECORDED DECEMBER 10, 2014, AS INSTRUMENT NO. 2014139252, OFFICIAL RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

APN: 4327-028-004 THRU 015

APPROVED AS TO FORM: _____

APPROVED AS TO CONTENT: _____

LAURENCE S. WIENER
City Attorney

GEORGE CHAVEZ
City Manager

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ACKNOWLEDGMENT

State of California)
County of _____)

On _____ before me, _____ (insert name and title of the officer)

personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Signature of Notary Public _____

9900-9988
Wilshire

Order No: 0917512-917-8LB-001

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1:
THAT PORTION OF BLOCK 30 OF BEVERLY, SHEET 2, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 23 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY CORNER OF LOT 4 OF SAID BLOCK 33, THENCE ALONG THE NORTHERLY LINE OF LOT 4 AND A PORTION OF LOT 3 OF SAID BLOCK 33, NORTH 89° 55' 00" EAST 304.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 33; THENCE SOUTH 0° 00' 00" EAST 177.00 FEET; THENCE SOUTH 38° 46' 45" EAST 583.79 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 7 OF SAID BLOCK 33, DISTANT 431.22 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 6 OF SAID BLOCK 33; THENCE SOUTH 59° 19' 15" WEST 431.22 FEET TO THE MOST SOUTHERLY CORNER OF LOT 4 OF SAID BLOCK 33; THENCE ALONG THE SOUTHWESTERLY LINES OF LOTS 6 AND 4 OF SAID BLOCK 33, NORTH 30° 58' 05" WEST 798.43 FEET TO THE MOST SOUTHERLY CORNER OF LOT 3 OF SAID BLOCK 33; THENCE ALONG THE SOUTHEASTERLY LINE OF LOT 3 NORTH 19° 43' 30" EAST 255.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
AN EASEMENT FOR PRIVATE ROAD PURPOSES OVER THE EASTERLY 20 FEET OF THOSE PORTIONS OF LOTS 3 AND 7 IN BLOCK 33 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 23 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND, 40 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 3, DISTANT NORTH 89° 55' 00" EAST 304 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID BLOCK 33 FROM THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 33; THENCE SOUTH 0° 00' 00" EAST 177.00 FEET; THENCE SOUTHEASTERLY SOUTH 38° 46' 45" EAST 583.79 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 7 OF SAID BLOCK 33, DISTANT 431.22 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 6 OF SAID BLOCK 33, AS GRANTED BY DEED AND AGREEMENT DATED DECEMBER 20, 1950, AND RECORDED DECEMBER 22, 1950, IN BOOK 3541, PAGE 33, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
LOTS 5 IN BLOCK 33 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 23 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 4327-028-016 (New) 4327-028-002 (Old) and 4327-028-003

EXHIBIT B
GENERAL PLAN CONSISTENCY ANALYSIS

General Plan Consistency Analysis

The One Beverly Hills Overlay Specific Plan Project proposes comprehensive redevelopment of the approximately 17.4-acre Project site and includes the properties addressed 9850, 9876, 9900, and 9988 Wilshire Boulevard. The Project is alternative development to that authorized for the Project site under the approved 9900 Wilshire and Beverly Hilton specific plans and allowable under the existing C-3 zoning. The Project proposes residential, hotel and retail, and open space uses, as further described in the One Beverly Hills Overlay Specific Plan.

The City of Beverly Hills City Council finds the requested General Plan Amendment, Zone Text Amendment, Zone Map Amendment, and Overlay Specific Plan consistent with the City of Beverly Hills General Plan based upon the analysis provided below and the General Plan consistency analysis provided in Table 4-7-2 of the One Beverly Hills Overlay Specific Plan Project Final Supplemental Environmental Impact Report (SEI) document # 2020090048, incorporated herein by reference.

GOALS AND POLICIES:

- LU 2 Community Character and Quality. A built environment that is distinguished by its high level of site planning, architecture, landscaping design and consistency to its natural setting and history.
- LU 2.4 Architectural and Site Design. Require that new construction and renovation of existing buildings and properties exhibit a high level of excellence in site planning, architectural design, building materials, use of sustainable design and construction practices, landscaping, and amenities that contribute to the City's distinctive image and complement existing development.
- LU 14.4 New Construction of Private Buildings. Require that new and substantially renovated buildings be designed and constructed in accordance with the City's sustainability program, such as the City's Green Building Ordinance or comparable criteria to reduce energy, water, and natural resource consumption, minimize construction wastes, use recycled materials, and avoid the use of toxics and hazardous materials.
- H 2.7 Environmentally Sustainable Housing. Promote conservation of water and energy, use of sustainable building materials and drought-resistant landscaping to reduce the operating costs and carbon emissions associated with housing.

The 17.4-acre Project site is a combination of several properties (9850, 9876, 9900, and 9988 Wilshire Boulevard) and provides a unique opportunity within the City in terms of site size and gateway location to contribute to the City's distinctive image. The Project exhibits a high level of excellence in site planning in that a contiguous block of open space is created at the center of the site through two site planning choices: a) locating floor area in high-rise structures on the west side of the site which reduces building footprints within the plan area; and b) covering an existing road (Merv Griffin Way), hotel vehicle circulation areas and an amenity structure with usable public and private open space. The Project exhibits a high level of excellence in architectural design in that the new Project buildings are integrated with the Project landscaping and exhibit a unique character. The proposed additions to the Beverly Hilton hotel maintain and complement the historic Welton Becket designed Wilshire Tower building. The Project will meet or exceed LEED Gold and WELL requirements, thus will require the use of sustainable design and constructions practices, the sourcing of sustainable construction materials, and promote the conservation of water and energy.

- LU 2.7 City Gateways. Explore opportunities for public improvements and private development to work together to enhance the sense of quality of entry at key gateways into the City.

The Project includes prominent structures at the key western gateways to the City on the Wilshire Boulevard and North Santa Monica Boulevard corridors. The Project includes new publicly accessible greenspace (sculpture garden) on the south side of the Wilshire Boulevard entry into the City, complementing the existing Beverly Gardens linear park in the north side of Wilshire Boulevard. The Project includes a new publicly accessible linear park (the North Gateways), providing a large new publicly accessible greenspace at the western gateway location to the City that includes walking trails, a collection of botanical gardens, decorative water features and other publicly accessible amenities.

- LU 7.2 Amenities. Encourage new multi-family development to provide amenities for residents such as on-site recreational facilities, community meeting spaces, and require usable private meeting open space, public open space, or both.

The Project area provides extensive amenities to plan area residents, who have access to a 3.5-acre private garden which includes two recreational pools, a 4.5-acre publicly accessible garden, and over 127,000 square-feet of shared amenities including a restaurant and other food and beverage venues, accessory spaces, spa, fitness and other resident serving support spaces.

- LU 9.1 Uses for Diverse Customers. Accommodate retail, office, entertainment, dining, hotel, and visitor-serving uses that support the needs of local residents, attract customers from the region, and provide a quality experience for national and international tourists.
- LU 15.2 Priority Businesses. Retain and build upon the key business sectors contributing to the City's identity, economy, and revenue for resident services, such as entertainment-related Class-A offices, high end retail and fashion, restaurant, hotel, technology, and supporting uses.
- ES 1.4 Retail Existing Industries. Consistent with future economic sustainability plans, encourage existing industries such as luxury retail, tourism, hoteling, finance, entertainment and media businesses and services to remain and expand within the City.

The Project updates and expands an existing major hotel in the City, a key business that has long been associated with the entertainment and hospitality identity of the City. The Project also includes a new luxury hotel, which builds upon the City's identity as a luxury accommodation destination. The new and replacement facilities at the Project site include uses for a diverse range of customers. The Project includes:

- Replacement Beverly Hilton conference center facilities that can serve the needs of local, regional, national and international visitors.
- New dining and retail uses for the Beverly Hilton Hotel that will be accessible to both visitors and local residents.
- Replacement hotel rooms in the Beverly Hilton Hotel and a new luxury hotel in the Wilshire Building that can provide a quality visitor experience for both national and international tourists.

- LU 9.3 Anchor Locations (as revised). It is also recommended that certain anchor locations be set aside to permit development of a higher intensity type of development which is not otherwise provided in the community. These areas should be located so as to be accessible from the City's major shopping areas and close to the City's major streets. These anchor locations should include those large parcels that are located at the gateways to the City, such as the site at 9850, 9876, 9900, and 9988 Wilshire Boulevard where additional building height is appropriate. A variety of land uses such as commercial, hotel, residential, and mixed use should be considered for the gateway locations. A change of use from commercial to residential, hotel or mixed use should be allowed only if such change provides an adequate transition to adjacent single family neighborhoods.

The Project is alternative development on the Project site with similar land uses and development intensity as the two approved specific plan projects that have already been found by the City to be appropriate higher intensity development at this anchor location. The Project site is located in close proximity and accessible to the City's business triangle area and is located on the City's two major streets. As amended, the entire Project site is specifically identified as an anchor location in City LU 9.3 and the mix of land uses of the Project match the list of land uses identified as appropriate for the gateway location. The Project includes taller structures than the two approved specific plans, however the taller structures are located at the southwestern portion of the site, a location with significant separation from the nearest residential neighborhoods located to both the north and the south. Lower height development and publicly accessible greenspace is located closer to the closest single-family residential neighborhood.

- LU 12.1 Functional and Operational Compatibility. Require that retail, office, entertainment, and other businesses abutting residential neighborhoods be managed to assure that businesses do not create an unreasonable and detrimental impact on neighborhoods with respect to safety, privacy, noise, and quality of life by regulating hours of operation, truck deliveries, internal noise, staff parking and on-site lotterting, trash storage and pick-up and other similar business activities.

The Overlay Specific Plan includes operational standards for the hotel, retail, residential and garden areas of the Project which help control unreasonable and detrimental impacts on near-by residential neighborhoods. These operational standards allow access to the publicly accessible gardens from dawn to dusk, discouraging on-site lotterting. The Overlay Specific Plan and the Project's conditions of approval limit the operating hours for open air dining areas located in the plan area. The conditions also require that any pre-recorded or live music/entertainment not be noticeably audible north of Wilshire Boulevard or south of South Santa Monica Boulevard. Truck deliveries, staff parking, trash storage, pick-up and other similar activities are completely screened from any adjacent uses, and are located beneath the visible surface of the Project.

- LU 13.10 Parks and Open Spaces. Seek to expand the City's parklands, greenways, and open spaces as land becomes available or as existing buildings are demolished. Consider alternative protocols and standards for park development in urban areas where available land is limited.
- LU 16.4 Public Places. Provide plazas, open spaces, and other outdoor improvements that are accessible to and used for public gatherings and activities, either through capital improvement or as a development requirement.
- OS 8.5 Urban Parks. Encourage and allow opportunities for new development to provide small pocket parks, squares, and other gathering places that are available to the public to help meet recreational demands.
- PS 3 Cultural Resources. The provision of cultural resources that meet the needs of the community.

4.5 acres of the Project site is proposed as publicly accessible open space and outdoor improvements that are accessible to the public and can be used for activities and/or gathering. The Overlay Specific Plan and Project conditions of approval require the developer to take responsibility for the capital improvement and continued maintenance of the publicly accessible open space. The publicly accessible open space expands the amount of open space in the City and creates a new venue and cultural resource to help meet the recreational demands of residents and visitors to the City. The newly publicly accessible open space component of the Project is a prototype in public-private cooperation that will create new publicly accessible greenspace in a highly urbanized portion of the City.

- LU 14.5 Heat Island Effect. Reduce "urban heat island" effect by requiring that new construction and substantial renovation of building use techniques to reduce the amount of heat that buildings, outdoor spaces, and parking lots absorb from sunlight.
- CON 1.2 Permeable Surfaces. Require the use of landscaping and permeable surface treatments in new developments as alternatives to non-permeable surfaces, and explore the feasibility of retrofitting existing large asphalt surfaces in the community such as alleys, parking lots, and driveways into more permeable alternatives.

The Project is designed to reduce the amount of the site devoted to paved roadways and vehicle circulation areas compared to both existing conditions and the previously approved entitlements. Paved vehicle circulation areas of the site will be covered with garden areas, which will reduce the amount of sunlight absorbed by the Project's outdoor spaces. The Beverly Hilton Enhancement Building and the Conference Center Building incorporate green-roofs, which will reduce the amount of sunlight these buildings absorb. The garden areas located over the Project's vehicle circulation areas are permeable surfaces that will capture and retain rainfall on-site.

- LU 16.10 Affordable Housing. Support the development of affordable housing as required by State law.
- H 2 Housing Supply and Diversity. Provide a variety of housing types and adequate affordable housing supply to meet the existing and future needs of the community.
- H 2.2 Inclusionary Housing. Pursue adoption of an inclusionary housing program to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community.

The development agreement for the Project will enhance the economic resources of Beverly Hills through a 100 million dollar public benefit contribution, an environmental mitigation and sustainability fee paid over the life of the Project, and a municipal surcharge paid over the life of the Project. With the inclusion of these public benefits, the Project provides substantial economic resources and allows the City to pursue its affordable housing objectives.

- CIR 1.2 Intersection Improvements. Study and implement opportunities for capacity improvements at City intersections, such as the intersection of Wilshire Boulevard and North Santa Monica Boulevard, to improve traffic flows along major roadways. Work collaboratively with regional agencies and adjacent jurisdictions to help improve the capacity at these intersections.

The Project includes installation of new traffic signals at Merv Griffin Way/North Santa Monica Boulevard and at the intersection of Wilshire Boulevard. The new site access points and traffic signals will ensure that the roadway circulation system adjacent to the Project site continues to operate in a safe manner. Vehicles entering and exiting the site will be able to safely move in and out of the traffic flow on the two major roadways adjacent to the site.

- CIR 4.1 Parking Provisions. Ensure that adequate parking is provided for existing and future uses while considering shared parking opportunities, Travel Demand Management (TDM) plans, and availability of alternate modes of travel, based on the site's proximity to transit.
- Transit-Oriented Housing. Promote access, where feasible, from residential neighborhoods and new residential development to existing transit stops and to the anticipated subway stations.

The Overlay Specific Plan parking requirements have been developed based on a shared parking analysis completed for this residential and commercial mixed-use project. Valet parking is provided for both the residential and commercial portions of the Project, maximizing opportunities to utilize shared parking. The hotels within the plan area are required to develop and maintain TDM programs for their employees. Project site residents, employees and visitors will be well-served by both existing and future mass transit. Specifically, the Project site is located on two existing Metro Rapid bus lines and is located within a 1/2 mile of two Metro Purple line subway stations (Century City and Rodeo Drive) that are currently under construction.

- CIR 7.7 Pedestrian Network-Private. Design access to new developments and buildings to encourage walking.

The Project design includes a contiguous central open space incorporating pedestrian paths. The Project's design encourages walking between the mix of residential, hotel, retail and restaurant uses located on the site. The retail component of the building is designed to provide pedestrian access from North Santa Monica Boulevard. The publicly accessible open space can be accessed from City sidewalks at three locations, including from a public sidewalk accessible open air path that begins at the Wilshire Boulevard/Merv Griffin Way intersection.

- CIR 6.7 Multi-Modal Design. Require proposed development projects to implement site designs and on-site amenities that support alternative modes of transportation, and consider TDM programs with activities that support the goal of partial mitigation for project traffic impacts.
- CIR 8 Bikeways. An integrated, complete, and safe bicycle system to encourage bicycling within the City.
- CIR 8.8 Bicycle Access. Require new development projects on existing and potential bicycle routes to facilitate bicycle and pedestrian access to and through the project, through designated pathways.

The Project includes improvements to North Santa Monica Boulevard that allow for the provision of a high quality bicycle facility along the Project's North Santa Monica Boulevard frontage. The North Santa Monica Boulevard lane configuration is consistent with the goals and policies of

the City's recently adopted Complete Streets Plan, in particular, it is consistent with policy guidance to:

- Prioritize the implementation of "low-stress" bikeways that provide a comfortable, less stressful experience and minimize conflicts between bicyclists and motorists.
- Provide a variety of bikeways that are attractive for all types of riders and minimize conflicts between bicyclists and motorists.
- Identify and implement high quality bikeways on primary east-west and north-south corridors in the short term.
- Adopt model bikeway/street design guidelines, such as those produced by the National Association of City Transportation Officials (NACTO), including installing buffered bike lanes anywhere a standard bike lane is being considered and on streets with high travel speeds and traffic volumes.

The Project's bike lanes on North Santa Monica Boulevard integrate an improved and safer segment into the City's existing bicycle route system. The Project also provides on-site improvements that facilitate bicycle access to and through the Project. First, multiple public, employee, and resident bicycle parking locations are provided on the Project site, as illustrated on Overlay Specific Plan Figure 9b and the Project conceptual plans. Second, the Project is conditioned to provide permanent bicycle access across the site on Merv Griffin Way, Merv Griffin Way, and the design of Merv Griffin Way includes permanent bicycle lanes. Pedestrian facilities are provided throughout the Project, including on all Project frontages, along Merv Griffin Way, and throughout the Project's publicly accessible open space.

- CON 3.9. Water-Efficient Landscaping. Encourage and promote drought-tolerant landscaping or water efficient irrigation systems for all private and city landscaping and parkways.

The Overlay Specific Plan requires the Project to include a water efficient irrigation system that uses reclaimed water system. This system will reduce and limit overall potable water demands through using both on-site greywater and storm-water capture. The Overlay Specific Plan identifies that a majority of the plant material used in plan area gardens will be water-smart species, and thus drought tolerant.

- N 1 Land Use Conflicts. Minimize land use conflicts between various noise sources and other human activities.

The Project's construction noise effects on the nearest sensitive receptors, which are El Rodeo school and the residential neighborhood to the north, will be mitigated through the measures included in MM NOISE-1, which includes avoiding construction activity generating high noise during El Rodeo school testing periods, placing materials and equipment on the Project site at locations furthest from the sensitive receptors, scheduling noise generating equipment operating to avoid simultaneous use, and requiring the use of vehicle mufflers and portable sound enclosures with measurable noise reduction properties. The Project's operational noise sources are limited. Vehicle parking and loading facilities are located under structures. Almost all outdoor dining areas are screened from sensitive receptors by Project buildings and other structures. Outdoor dining area noise is also subject to the City's noise ordinance and a Project specific condition limiting where noise can be audible.

- S 3.2 Impacts of New Development. Assess the impacts of significant increases in development density and intensity, and subsequent impacts on traffic congestion, water infrastructure capacity, fire hazards, and emergency response times.
- S 3.3 Fire Protection Services. Require that new development and re-development of structures provide adequate fire safety features and responder access so as not to cause a reduction of fire protection services below acceptable, safe levels.

The Beverly Hills Fire Department reviewed the proposed Project and determined that fire protection can be provided during both the construction and operation of the new development. SEIR mitigation measure MM-UTL-1 requires early evaluation of fire flow infrastructure design by the City and requires installation of waterlines for fire protection prior to project building construction, which will ensure that adequate fire protection water flow is available during both project construction and operation.

ORDINANCE NO. 21-O-2840

AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS REPEALING CERTAIN EMERGENCY REGULATIONS RELATED TO THE COVID-19 EMERGENCY AND DECLARING THE URGENCY THEREOF

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

WHEREAS, international, national, state, and local health and governmental authorities have responded to an outbreak of respiratory disease caused by a novel coronavirus named "SARSCoV-2," and the disease it causes has been named "coronavirus disease 2019," abbreviated COVID-19, ("COVID-19"); and

WHEREAS, on March 15, 2020, the City Manager, in his role as the Director of Emergency Services, proclaimed the existence of a local emergency pursuant to Section 2-4-107 of the Beverly Hills Municipal Code to ensure the availability of mutual aid and an effective City response to the novel coronavirus ("COVID-19") and that state of emergency was ratified by the City Council on March 16, 2020; and

WHEREAS, the City of Beverly Hills did redouble its efforts to maintain hand hygiene, respiratory etiquette, and social distancing. It was absolutely critical that the City did everything possible to slow the pace of community spread and avoid unnecessary strain on our medical system. To aid in these efforts, the City Council ordered a series of temporary restrictions be placed on certain establishments throughout the City in which large numbers of people tend to gather and remain in close proximity; and

WHEREAS, it was in the interest of public peace, health and safety for the City Council to exercise its authority to site access to COVID-19 in Beverly Hills and to issue to regulations related to the protection of the public peace, health or safety; and

WHEREAS, after more than a year of such regulations being in place, and with the proliferation of vaccine availability and with the decreasing rate of spread of the COVID-19 virus, the State of California has repealed many of its regulations that were enacted to the slow the spread of the virus; and

WHEREAS, the City of Beverly Hills believes that it would further the public health, safety, or peace if the City of Beverly Hills repealed certain of its emergency regulations that addressed the spread of the COVID-19 virus so that individuals would not be confused by differences between the State laws and local laws and thereby inadvertently violate local laws;

NOW THEREFORE, the City Council of the City of Beverly Hills does ordains as follows:

Section 1. The following sections of Beverly Hills Ordinance Number 20-O-2818 are hereby repealed:

(a) Section 3.a regarding a prohibition on self-service unwrapped food items; and

(b) Section 3.f regarding the suspension of the prohibition against using non-recyclable bags; and

(c) Section 5 regarding a prohibition on the increase in Internet access fees; and

(d) Section 6 requiring social distancing for patrons waiting in queues and special health and safety measures for employees and customers, including but not limited to appropriate gloves and masks.

Section 2. Severability. If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such provision shall be considered a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the other provisions of this Ordinance.

Section 3. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the city within fif-

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-29-

EXHIBIT A
Legal Description

Exhibit A – Page 1

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teen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance and shall cause this Ordinance and the City Clerk's certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 4. Effective Date. This Ordinance is adopted as an urgency ordinance for the immediate preservation of the public peace, health and safety within the meaning of Government Code Section 36937(b), and therefore shall be passed immediately upon its introduction and shall become effective at 12:01 a.m., June 25, 2021 upon its adoption by a minimum 4/5 vote of the City Council.

Section 5. Certification. The City Clerk shall certify to the adoption of this Ordinance.

Adopted: June 24, 2021

Effective: June 25, 2021

ROBERT WUNDERLICH
Mayor of the City of Beverly Hills

ATTEST:
HUMA AHMED
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

VOTE:
AYES: Councilmembers Friedman, Gold, Mirisch, Vice Mayor Bosse, and Mayor Wunderlich
NOES: None
CARRIED



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115-CEMETERY

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

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

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 Meadownlawn 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

Single man, 77, no children, is ready to get married. Let's talk. mullisen@sbcglobal.net

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data/ nearby pioneer town info. 1st United Realty 1-800-966-6690. (Cal-SCAN)

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Wanted: WWI & WWII German and Russian medals, daggers, uniforms, flags, silverware, and swords. One item or whole collection. Dominic Panzica 213-361-3935 or mainelineswitch@yahoo.com

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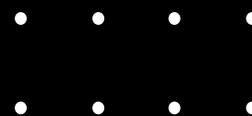
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