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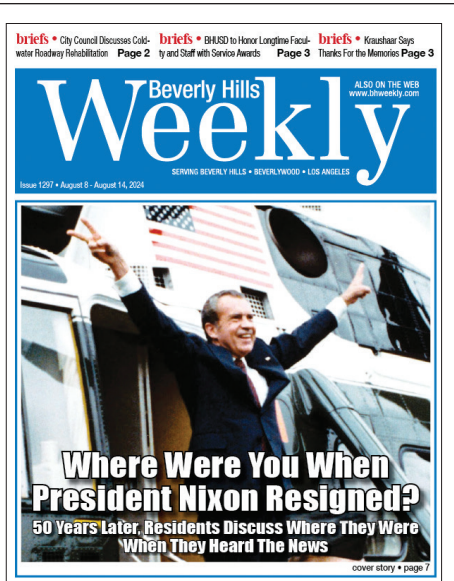
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Issue 1298 • August 15 - August 21, 2024



## Rodeo Drive Holiday Lighting Celebration Exceeds \$1 Million in Funding

**Holiday Programming to Take Place November 14**



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# Beverly Hills Weekly

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OUR DATA SPEAKS VOLUMES



# letters & email

## “Where Were You When President Nixon Resigned?” [Issue #1297]

I was in Disneyland that day and was aware that Nixon was going to speak from the Oval Office in the afternoon. Everyone knew he was going to resign. I brought a transistor radio with me, and at the appointed hour, sat with my friends in Tomorrowland to hear his speech. A crowd gathered around me and by the end, there were dozens of people listening to my little portable radio. Everyone was high-fiving and celebrating. It was an unreal way to be able to live through that moment in our history.

**Lori Greene Gordon**  
Beverly Hills

I was on my way to Folsom Lake with friends for a camping trip when Nixon resigned and Gerald Ford became president. I was 11 1/2 years old and I remembered being very scared that our country did not have a president. [I don't know why that was] so scary and I don't know why it held my attention that hard but I knew that all would be good when Gerald Ford told us that our long national nightmare was over. Two years later, I found myself as a volunteer at the Ford/Dole Campaign Headquarters in Beverly Hills volunteering in my first campaign.

**Alma Ordaz**  
Beverly Hills

## briefs

### October 7 Monument Ad Hoc Committee Holds First Meeting

The October 7 Monument Ad Hoc Committee held its first meeting on Monday and discussed a permanent memorial for the victims of the October 7 attack in Israel.

The committee has been tasked with exploring various ways to commemorate those lost in the attack. Public support with over 3,100 emails was previously received advocating for a memorial.

The Ad Hoc Committee will also be responsible for determining the permanent monument's location.

The council suggested that funding for the project should come through a community effort, possibly via a 501(c)(3) organization, with no donor names listed on the memorial. The committee will explore ways the memorial will be funded, with a potential budget of \$350,000 - \$550,000.

The Ad Hoc Committee will also explore safety and security concerns relat-



Councilmember John Mirisch at Center

### Mirisch and Baseball Fans Seek Answers Over Lack of Jewish Events

A group of Dodgers baseball fans voiced their concerns on Friday, criticizing the organization for not scheduling a Jewish community day, despite hosting events for other cultures, as they believe such an event could help bring people together. Councilmember John Mirisch was among those who expressed their frustration with the organization.

“You can have nothing in common with somebody and you can talk about Dodger baseball and find common ground. Excluding the Jewish community from the Dodgers celebration of the various communities is very hurtful,” Mirisch said. A Dodgers spokesperson did not respond to a request for comment.

ed to the location of the permanent memorial, possibly for the area in front of the library on Rexford Drive and Burton Way.

There was a consensus among the councilmembers for community in-

volvement in its design.

The city will possibly issue an RFQ to bring back several ideas, such as the use of an artifact. Liaisons will bring those options to a committee similar to one like the 9/11 committee.



## SUMMARY NOTICE

### AN ORDINANCE OF THE CITY OF BEVERLY HILLS AUTHORIZING THE BEVERLY HILLS POLICE DEPARTMENT'S MILITARY EQUIPMENT USE INVENTORY IN ACCORDANCE WITH GOVERNMENT CODE SECTION 7071.

The above-titled Ordinance of the City of Beverly Hills authorizes the Beverly Hills Police Department to acquire new types of military equipment and larger quantities of previously-approved equipment pursuant to Government Code section 7071. The Ordinance contains the requisite findings to approve the designated military equipment identified in the Military Equipment Inventory.

The Beverly Hills Police Department's Military Equipment Use Police (Policy 706), as well as the attached Inventory, are publicly available on the City's website pursuant to Government Code section 7071.

The Ordinance was unanimously approved and adopted on August 6, 2024, effective September 6, 2024. Those voting for or against adoption of Ordinance No. 24-O-2899 are as follows:

**AYES:** Mayor Lester Friedman, Vice Mayor Sharona Nazarian, Councilmember John Mirisch, Councilmember Craig Corman and Councilmember Mary Wells

**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

A certified copy of the entirety of the text of the Ordinance is available for public review in the office of the City Clerk, City Hall, 455 N. Rexford Drive, Beverly Hills, California 90210. Further information may be obtained by contacting Beverly Hills Police Department Sergeant Audra Alatorre at 310-288-2610.

HUMA AHMED  
City Clerk

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

## City Council Discusses Priorities Setting Process

The City Council discussed updating its Priority Setting process, at last Tuesday's meeting.

The City Council Priority Setting Sessions, which is part of the city's planning and budgeting process, have undergone changes over the years. Originally intended as a discussion on priorities and annual objectives to guide the budget and work, these sessions have shifted to a more informative process for the City Council.

While the city believes the sessions have been productive, there is room for improvement, particularly in making the process more transparent and accessible to residents.

One of the recommendations was to organize into priorities, with each priority encompassing specific goals.

Under the proposed structure, the city would identify six to seven strategic priorities, each accompanied by goals that the City Council aims to achieve.

For each goal, there would be a series of work plan items that are achievable within one to two years.

The City Council also recommended that the process for setting priorities should begin in October or November each year to better inform the city's budget process. It was also suggested that quarterly or biannual check-ins with the City Council, similar to budget updates, could help ensure the goals come to fruition.

Potential priorities include public safety, economic sustainability, environmental, and effective governance.

The Ad Hoc Committee will continue to work with city staff to draft specific goals and work plan items for each strategic priority. This is to create a more transparent and effective process that also adapts to community needs.

## New PTA Officers Announced

The PTA Officers for the next school year have been announced.

The El Rodeo Co-Presidents are Piya Tolani and Dadli Yashar. Beverly Vista Middle School Co-Presidents are Sophia Rumanes and Natalie Cohen. Horace Mann Co-Presidents are Aaron Anshin and Cindy Waterman. Beverly High are Nathan Kruger and Jennifer Pedersen.

PTA Council Co-Presidents are Kim Hartley and Lorraine Eastman.

## LAPD Seeks 50 Teens Who Trashed, Robbed 7-Eleven

At least 50 masked teens stormed into a 7-Eleven and ransacked the store before fleeing on bicycles last Friday.

The incident happened outside Beverly Hills, at Olympic and La Cienega Boulevards. During that period, clerks

pressed a panic alarm to notify LAPD about the crime.

Video surveillance footage shows the teens throwing items and pushing shelves to the floor, while some climbed on counters.



*Dozens of Teens Trash Convenience Store*

Suspects stole food, drink and cigarettes before fleeing.

Many teens concealed their faces with hoods or masks.

The suspects fled the scene before police arrived. LAPD is unsure if the group has connections to other robberies.

## Off-duty BHPD Officer Fatally Shoots Suspect After Trying to Break Up Fight

An off-duty Beverly Hills Police officer was involved in a fatal shooting while attempting to break up a fight in the North Hills neighborhood of Los Angeles on August 8.

The incident occurred near the 405 Freeway around 8:15 p.m. on Roscoe Boulevard.

According to LAPD Capt. Brian Wendling, the officer witnessed a fight where one man was armed with a pipe and the other with a handgun. Subsequently, he pulled over to intervene.

The man with the gun was shot and pronounced deceased at the scene. The other man fled but was later taken into custody.

The BHPD officer was not injured and authorities say he is cooperating with LAPD.

"The Beverly Hills Police Department (BHPD) is committed to upholding the highest standards of accountability and transparency in all matters involving Officer Involved Shootings. In accordance with our established policies and procedures, BHPD will conduct a thorough administrative investigation following the conclusion of the criminal investigation currently being conducted by the Los Angeles Police Department. This approach ensures that all aspects of the incident are carefully examined and that the integrity of both investigations is maintained, allowing for a comprehensive review of the circumstances and actions involved." BHPD Lieutenant Andrew Myers said.

## City Council Approves E-Waste Collection Event

The City Council approved an agreement with the City of Los Angeles



*Councilmember Craig Corman, Vice Mayor Sharona Nazarian, Mayor Les Friedman, and Councilmembers John Mirisch and Mary Wells*

## City Celebrates National Night Out

Last Tuesday the city celebrated National Night Out, which is a nationwide event held every August to promote various crime prevention programs and the development of safer communities.

to hold a Countywide Household Hazardous Waste (HHW) and Electronic Waste (E-waste) Event scheduled for Saturday, September 28.

The city and Los Angeles County have collaborated for over 20 years to promote and educate the public on the proper disposal of household hazardous waste (HHW) and electronic waste (E-waste).

This partnership includes an annual event in Beverly Hills, where residents can safely dispose of items such as motor oil, paint thinners, anti-freeze, pesticides, batteries, and E-waste like computer monitors, televisions, and cell phones.

This year's event is scheduled for Saturday, September 28, from 9:00 a.m. to 3:00 p.m.

It will be held on West 3rd Street between Civic Center Drive and Foothill Road, which will serve as the entry and exit point for vehicles dropping off waste.

All county residents are welcome to participate.

## State Closes Criminal Investigation into Former Supervisor Sheila Kuehl

California Attorney General Rob Bonta announced last Wednesday that the California Department of Justice will not pursue criminal charges against former Los Angeles Supervisor Sheila Kuehl and Peace Over Violence (POV) Director Patricia Giggans, concluding that there is insufficient evidence based on the Los Angeles County Metropolitan Transportation Authority's (MTA)



*Vice Mayor Sharona Nazarian and Cannes Vice Mayor Thomas de Pariente*

## Nazarian Meets with Vice Mayor of Cannes

Vice Mayor Sharona Nazarian met with Cannes Vice Mayor Thomas de Pariente to discuss reviving the sister city relationship, which included topics of student exchange programs and joint cultural festivals, aiming to boost tourism, business partnerships, education, and more.

"Revitalizing our connections with Cannes and Herzliya, our two Sister Cities, will not only enhance cultural awareness but also drive economic growth in Beverly Hills. By learning from Cannes' successful conference model and sharing best practices, we can tackle our financial challenges more effectively," Nazarian said.

awarding of a sole-source contract to POV, or on the campaign contributions received by Kuehl from persons affiliated with POV.

The investigation included looking into whether individuals had committed a crime in giving advance warning of the search warrants that were executed by Los Angeles Sheriff's Office on September 14, 2022 to Kuehl and Giggans, but insufficient evidence was found to charge anyone with a crime, according to Bonta.

On September 11, 2021, LASD opened

*briefs cont. on page 4*

an investigation to determine whether any crimes were committed in connection with certain contracts entered into between the MTA and POV concerning a sexual assault and harassment hotline operated by POV.

During the LASD investigation, LASD obtained three search warrants that pertained to the headquarters of the MTA, Kuehl's residence, Kuehl's office and other locations.

A further investigation began to determine



Sheila Kuehl

whether any alleged advance warning regarding one of the search warrants executed in that investigation was provided to any of the targets of that investigation.

After taking over the investigation, Bonta ordered the LASD to cease any investigative activities relating to the investigation and to transmit all evidence, reports, and information in the possession related to the LASD investigation to the DOJ.

The state has closed its investigation.

## City Council Approves Lead and Copper Rule Revisions

The City Council approved an amendment to an agreement with Hazen and Sawyer for assistance with the Lead and Copper Rule Revisions in the amount of \$342,100 for a total not-to-exceed amount of \$555,600, at last Tuesday's meeting.

The revisions, issued by the U.S. Environmental Protection Agency, took effect in December 2021, with a compliance deadline of October 16. Beverly Hills Water Utility must meet these new requirements, which involve identifying and replacing lead service lines in the city, according to a city staff report.

In August 2023, Beverly Hills hired Hazen and Sawyer to assist with Phase one of LCRR compliance, which included creating an inventory of service lines and developing a plan for lead line replacement. Phase one was completed successfully, according to the report.

Phase two will now focus on implementing the plan, verifying field data, coordinating with contractors, and ensuring full compliance with the LCRR by the deadline.



## El Rodeo Elementary School Officially Opens

The El Rodeo Elementary School campus in Beverly Hills officially opened its doors to the community this Sunday. The grand opening and ribbon cutting ceremony welcomed over 2,000 attendees, celebrating a new chapter for El Rodeo as an elementary school after it closed in 2019 to undergo a modernization.

The municipal code allows for the waiver of the bidding process for specialized professional services, like those provided by Hazen and Sawyer.

The additional \$342,100 needed for this phase is available in the Water Enterprise Fund's Capital budget. This amendment is designed to meet federal requirements efficiently and on time.

## David Gab to Perform Tonight

David Gab will be performing Thursday, from 6 - 8 p.m., as part of Concerts on Canon.

Born in Tbilisi, Georgia, David Gab has been performing music in front of audiences with his band, GT Batumi. Gab has participated in The Voice in Georgia. He lived in Sydney, Australia where he released two EP and LP albums.



David Gab

Gab collaborated with the New York Film Academy in Los Angeles and filmed his music video, "I Like it Up." Besides being the lead vocalist, he is also a multi-instrumentalist ranging from romantic love songs on the piano, to rock' out on the guitar and drums.

Pink Floyd, Led Zeppelin, Elvis Presley and Deep Purple inspired gab. He is currently working with musicians, Leland Sklar, Bassist with Toto, Phil

Collins and James Taylor; and, Steve Ferrone, drummer for the late Tom Petty and the Heartbreakers, and The Dire Straits.

The Tokens will perform next week's final concert on August 22.

## Fall Gardening Classes Begin September 8

The Community Services Department is offering a new four-part adult gardening series at Greystone Mansion & Gardens' Demonstration Garden, beginning Sunday, September 8.

The classes run through November 3, and are taught on Sundays, from 10am to 11:30pm.

Greystone Demonstration Garden is a dedicated outdoor area at Greystone



Mansion and Gardens where people can come together to learn about and promote the benefits of locally grown, organic food that is sustainable and cost effective.

The four-part gardening series for adults includes the following workshops:

- How to Grow a Winter Vegetable Garden - September 8
- How to Grow an Herb, Spice and Tea Garden - September 22
- Indoor Gardening – How to Take Care of Your Houseplants - October 27
- The Birds of Greystone - November 3

Those who sign up for the four-part series get four classes for the price of three. Individual classes are \$19 each,

or \$15 for Beverly Hills residents.

There is also room in the final summer gardening class, How to Grow a Pollination Garden, on August 25. Residents can meet others who have an interest in gardening.

For kids, there is a Children's Gardening Workshop on Sunday, October 6. Kids will learn basic gardening, including seasonal activities such as seed starting, soil prep, transplanting, and harvesting fresh produce.

The Saturday Morning Garden Club is also on November 2, at 8:30am. Volunteers will help with garden and grounds maintenance.

Registration is required to volunteer at the Demonstration Garden, and for all gardening classes.

Visit [beverlyhills.org/bhrec](http://beverlyhills.org/bhrec) and click the Greystone Park tab.

## Library to Host Author Talk with Irena Smith

The public library will be hosting a virtual author talk today, August 15, at 11:00 AM, with Irena Smith to discuss her memoir, *The Golden Ticket: A*

*Life in College Admissions Essays.*

Irena is a former Stanford Admissions Officer who has spent 18 years advising students in Palo Alto and around the world, seeing firsthand the measures parents take to help their children gain admission to highly selective colleges and the toll it took on families.

"At the same time, Irena's own children struggled with developmental delays, learning differences, severe depression, and anxiety. She kept her double life—successful college counselor at work, anxious mom at home—tightly under wraps for years until a stunning realization: she was exactly like the anxious parents of the students she worked with, all of whom were equally terrified about their children's future. Irena's memoir, *The Golden Ticket: A Life in College*

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Admissions Essays, which candidly explores her personal as well as professional life, was published in 2023, and she has since devoted her time to speaking out about hard things: the heavy burden of generational expectations, teen and young adult mental health, and the importance of embracing a broader, more generous vision of what it means to succeed,” according to the library description.



Irena Smith

Visit [https://libraryc.org/beverlyhillspubliclibrary/52788?fbclid=IwY2xjawEpGAFleHRu-A2F1bQIxMAABHeYKIF1MGG-DY8N737GfUZe-7gMep5TISLqITht-PmmbFMIDHcgzxsQkbpmA\\_aem\\_9T-KqcdPGNMnlqwj13kvaeg](https://libraryc.org/beverlyhillspubliclibrary/52788?fbclid=IwY2xjawEpGAFleHRu-A2F1bQIxMAABHeYKIF1MGG-DY8N737GfUZe-7gMep5TISLqITht-PmmbFMIDHcgzxsQkbpmA_aem_9T-KqcdPGNMnlqwj13kvaeg) to register.

## Gun Registered to Christopher Dorner Used in Robbery of \$1M Watch in Beverly Hills

Two South American nationals, allegedly part of a “crime tourism” group, were charged in a federal complaint for the armed robbery of a \$1 million watch. During a search of the crew’s Airbnb, officers also discovered a handgun registered to the notorious former Los Angeles Police Officer Christopher Dorner.

Jamer Mauricio Sepulveda Salazar, 21, of Colombia, is charged with one count of interference with commerce by robbery (Hobbs Act) and one count of possessing a firearm in furtherance of a crime of violence.



Christopher Dorner

Jesus Eduardo Padron Rojas, 19, of Venezuela, is charged with one count of conspiracy to commit Hobbs Act robbery.

Sepulveda and Padron are currently in custody and made their initial court appearances Tuesday. Sepulveda’s arraignment is scheduled for September 3, and Padron’s for September 19, both in the United States District Court in downtown Los Angeles.

According to the complaint affidavit, on August 7, the victim was sitting with his wife and two daughters on the patio of a restaurant at the Beverly Wilshire Hotel, when suspect one allegedly approached and pointed a black semi-automatic handgun at the victim. Suspect one reportedly pulled back the slide of the handgun, chambering a round. While suspect one held the victim at gunpoint, suspect two allegedly approached and



Chamber CEO Johnson, Mayor Les Friedman, Rodeo Drive Committee President Monica Kay Rose, Vice Mayor Sharona Nazarian, and Councilmembers Craig Corman and Mary Wells

## Richard Orlinski Public Exhibition Opens on Rodeo Drive

The Rodeo Drive Committee has announced its second annual Rodeo Drive Celebrates Fashion and this year’s activation entails a public exhibition featuring sculptures from French artist, Richard Orlinski. Among the sculptures is the artist’s iconic “Wild Kong,” “Standing Bear,” “Panda” and “Crocodile,” and a new work designed specifically for the city. This marks Orlinski’s first presence in Beverly Hills, and his work will be on display until November.

removed a silver Patek Philippe watch, which is estimated to be worth \$1 million, from the victim’s wrist. Both suspects then fled the scene and eventually entered a blue Toyota Corolla, where Sepulveda allegedly served as the getaway driver.

On August 10, law enforcement executed a search warrant at an Airbnb where the South American theft group had allegedly been staying. Security camera footage showed the group leaving the night before. During the search, officers found a handgun in a bedroom, which was registered to former LAPD officer Christopher Dorner, known for committing a series of murders before dying in a dramatic standoff in 2013.

Later that day, law enforcement conducted a traffic stop on a Chevrolet Equinox and reportedly identified Sepulveda and Padron inside the vehicle. The Equinox was allegedly linked to another armed robbery in Beverly Hills on August 5, during which a \$30,000 Rolex was stolen.

“We will not accept violent crime perpetrated by organized crime groups that exploit the freedoms of our country,” said United States Attorney Martin Estrada. “Our number one mission is to protect our community and those who undermine public safety will be held accountable. We should all be grateful for the swift actions of law enforcement in apprehending these suspects before they could cause more harm.”

If convicted on all counts, Sepulveda faces a statutory maximum sentence of life in federal prison, while Padron faces up to 20 years.

## Library to Host Author Talk with Novelist Shelby Van Pelt

The public library will be holding an author talk with *New York Times* best-selling author Shelby Van Pelt about her novel *Remarkably Bright Creatures*, on Wednesday, August 21 at 4pm.

“*Remarkably Bright Creatures* is a

luminous debut novel about a widow’s unlikely friendship with a giant Pacific octopus reluctantly residing at the local aquarium—and the truths she finally uncovers about her son’s disappearance 30 years ago,” according to the library description. “After Tova Sullivan’s husband died, she began working the



Shelby Van Pelt

night shift at the Sowell Bay Aquarium, mopping floors and tidying up. Keeping busy has always helped her cope, which she’s been doing since her eighteen-year-old son, Erik, mysteriously vanished on a boat in the Puget Sound over 30 years ago.”

The event will focus on a deep-dive exploration of friendship, reckoning, hope, and more.

“As she works, Tova becomes acquainted with curmudgeonly Marcellus, a giant Pacific octopus living at the aquarium. Marcellus knows more than anyone can imagine, but wouldn’t dream of lifting one of his eight tentacles for his human captors—until he forms an unlikely friendship with Tova,” according to the book description. “Ever the detective, Marcellus deduces what happened the night Tova’s son disappeared.



## Beverly Hills Resident Turns 100

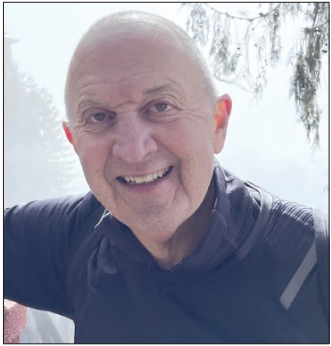
Masza Rosenroth celebrated her 100th birthday Monday. She has been a Beverly Hills resident for over 60 years and is also a Holocaust Survivor. Her two daughters, Sharon and Michele, joined in on the celebration.

As his affection for Tova grows, Marcellus must use every trick his old, invertebrate body can muster to unearth the truth for her before it’s too late.”

## Beverly Hills Real Estate Firm and West Coast Dental Settle False Claims Allegations Over PPP Loans for \$6.3 Million

A Beverly Hills-based real estate investment company, City Real Estate Holdings Inc., owned by Dr. Farhad Manavi, has agreed to pay \$35,149 to resolve allegations of improperly obtaining a Paycheck Protection Program (PPP) loan, according to a recent settlement.

briefs cont. on page 7



# threestar\*\*\* shorttakes

By Peter Ostroff

## An Old Lawyer's Mentors

I have been a practicing lawyer since 1967. While I am now retired from Sidley Austin, I still have an active law practice because I have a family that appreciates my services and billing rates.

Since 1967 I have done a lot of stuff. The best part is interacting with and learning from very talented people. This column is about them.

The primary reason that most are included is because of what they taught me. Another important consideration is how they made me feel about myself.

My mentor at my first law firm, Vedder Price Kaufman & Kammholz in Chicago was **Paul G. Gebhard** who, as outside counsel for the American College of Surgeons, coined the phrase "informed consent" to apply to the standard of care for physicians that required full disclosure to patients of all of the risks and benefits of a treatment or procedure. He sent me my first significant referral to represent a clinical laboratory accused by the City of Los Angeles of paying allegedly unlawful kickbacks to physicians. My opposing counsel was prominent Beverly Hills resident **Max Factor III**, then a Los Angeles Deputy City Attorney. But what I remember Paul for was his family. His wife was a prominent archeologist. He and his wife frequently took their very young children to her "digs" in places like Turkey and Iraq. It was a great example of how to raise young children (then a daunting prospect) and pursue one's career dreams at the same time. This was new to me.

I met then future **U.S. Secretary of State Warren Christopher** (who I observed when I was the youngest member of the Board of Trustees of the Los Angeles County Bar Association and he was President of the Association) and his Stanford Law classmate **Judge Shirley M. Hufstедler** (for whom I clerked in 1969-70) at around the same time. Watching Warren Christopher manage a meeting of prominent opinionated lawyers was like watching fine wine being poured. I learned to appreciate these skills. From Judge Hufstедler I learned the importance of questioning every assertion and giving great attention to detail.

I worked closely with **Dick Riordan** from 1969 to the early '70's long before he became Mayor of Los Angeles. He gave me my first job in Los Angeles with the Nossaman firm almost sight unseen and I have always admired and envied his action on instincts in personnel selection and management, politics ("tough enough to turn LA around") and, most significantly, in his spectacularly successful investments.

Next was the **Honorable Charles S. ("Chuck") Vogel**. I got to know Chuck when he was a young judge on the Los Angeles Superior Court. I was impressed by Chuck's insightful approach and courteous demeanor. We recruited Chuck to leave the bench and join the Nossaman firm. Subsequently, I joined Sidley Austin in 1980 and Chuck joined me in 1981. We worked closely together for around ten years. Everytime I went into Chuck's office, I learned something and, more importantly, I always left Chuck's presence feeling better about myself. Chuck's skill in raising the spirits of those around him is unique in my experience.

Today, Chuck is the most silver of all the silverbacks in the Mature Men's Book Discussion Group.

In 1981, I was selected as a member of the Council of the Litigation Section of the American Bar Association where I was exposed to some of the finest trial lawyers from around the country. I will mention only three standouts. First was **Phil Corboy**, a fabulously spell-binding plaintiffs' lawyer from Chicago. I was privileged to watch close up how he related to people. Then came two members of the Council who later became Presidents of the ABA, **Bob Raven** of San Francisco and **Jack Curtin** of Boston.

I was so impressed with both of these distinguished trial lawyers that asked them to help me with very difficult cases, Raven for one in San Francisco and Curtin for one in Boston. As we were trying to settle the San Francisco case, Raven taught me: "You can never get a good settlement unless you are prepared to lie a little." [He was using the term "lie" in its most benign sense.] We negotiated a good settlement. Jack Curtin and I traveled frequently to Japan for the Boston case. From Jack, I learned the importance of respecting hierarchy and seniority when dealing with Japanese executives and how to appreciate the varieties of scotch whisky available in the Highlander Bar of the Okura Hotel in Tokyo.

When I joined Sidley in the fall of 1980, the leadership of the firm was in the hands of giants, **Howard Trienens**, **Blair White** and **Newton Minow**. Howard was simultaneously the managing partner of Sidley, the General Counsel of AT&T, arguably then the most important US company and Chairman of the Board of Trustees of Northwestern University.

White was a great trial lawyer and trained many great lawyers. I benefited from his training and example.

Minow has been counsel to several Presidents of the United States. In the early 1960's He was JFK's chairman of

the FCC and had famously characterized television programming as a "vast wasteland".

At our partners' meetings, we received presentations from each of these leaders on the state of the world, the state of the US and our firm's strategy for the future.. Suffice it to say, the future was bright and successful and I was very privileged to be part of it.

In the early 1990's, my contemporary **Ted Miller** became managing partner of the Los Angeles office and a member of the firm's management committee. I learned a great deal from Ted about both strategic planning with metrics and also how to apply a light touch when dealing with the most difficult problems. In this regard, I benefited greatly when I was the cause of difficult problems.

This discussion of mentors would not be complete without reference to clients who were mentors but, more importantly, interesting characters.

First in time was **Joe Tushinsky**, who ran Superscope, Inc. From the 1950's to the early 1970's, Superscope was the exclusive U.S. distributor of all Sony products. Joe was a slightly larger version of **Danny Devito** who exploded everywhere he went. Superscope lost the Sony business. I spent nearly a month with Joe in Tokyo in 1977. From Joe, the importance of preserving one's mission critical business relationships was impressed upon me. Superscope in 1977 was a NYSE company. I don't think it exists today.

**Bob Brock** was a Topeka Kansas trial lawyer who had made a fortune developing large Holiday Inn resorts throughout the midwest. I helped him with a dispute with **Nolan Bushnell**, the founder of Atari and the father of electronic gaming.

Bob told me the following story about juries. A client of his was litigating the value of property that was being taken by eminent domain and asked Bob to be an expert valuation expert. Bob asked the client what he wanted for the property and the response was that he wanted \$50K. Bob said that he couldn't help because he would testify that the property was only worth \$10K. The client said that was fine because he would testify that the property was worth \$100,000 and the jury would split the difference. And that's exactly what the jury did. Sometimes cynicism has a basis in fact.

**Don King** was a flamboyant boxing/concert promoter.. Through Don, I got involved in the representation of **Mike Tyson** (actually a surprisingly interesting and bright man) and litigation over the 1984 Jackson "Victory" Tour.

My favorite Don King recollection involves a drive to a meeting. I went to pick him up.. He looked at my vehicle and he asked me to drive his I got in the driver's seat and he got in the back to make some calls. The car was a yellow Rolls Royce limousine. As we pulled out I started laughing. He asked what I was laughing at. I said I wished my mother and father could see me now as a chauffeur for a giant black guy with hair that looked like he

was being electrocuted. They would be so proud.

Early in his career Don was convicted of murder and did several years in state penitentiary. This taught a bit about "rehabilitation."

**Gavin Polone**, a graduate of BHHS, was and is a many-faceted man. Gavin is now a successful Hollywood producer (e.g. "Curb Your Enthusiasm") and manager. When he was a talent agent for stars, Variety ran a full page picture of Gavin attired in a black leather jacket wearing brass knuckles and described as something like "the toughest man in Hollywood." Gavin does not fear litigation and won't quit until his consistently high moral and ethical principles are vindicated. The word "settlement" is not in his vocabulary. Largely because of work for Gavin, Los Angeles Magazine featured me in a cover story entitled: "Los Angeles' Pit Bull Lawyers." Funny that – Gavin was the pit bull. Reflected glory is better than no glory at all.

**Willie Williams** was the LAPD chief who had replaced the controversial **Daryl Gates**. My former partner Mayor Dick Riordan wanted him out and refused to renew his contract when it expired in 1997. I tried to resist this but was outmaneuvered by a very savvy member of the Los Angeles City Council. I learned, too late for Chief Williams, the importance of dealing with the media when disputes arise in the public sector.

Finally, I want to talk about **Howard Marks** and **Bruce Karsh**, two of the most ethical, thoughtful and successful financial analysts and fund managers in the country.

Howard was with TCW Group he was responsible for investments in high yield debt and convertible securities and, with Bruce, created an early "distressed debt" fund. In 1995, Howard and Bruce decided to leave TCW to start their own firm. I helped in a minor way and they founded Oaktree Capital Management. Oaktree became a fantastic success in the fields of high yield and distressed debt and private equity.

Howard is a prolific writer and publishes his "memos" regularly. It has been reported that Warren Buffett is an admirer who said: "When I see memos from Howard Marks in my mail, they're the first thing I open and read. I always learn something, and that goes double for his book." I agree with Mr. Buffett.

I was privileged to invest with Oaktree in a minor way and can only say I wish I had done more. Live and learn.

This discussion has taken me through the first 35 years or so of law practice. Maybe later I will bring you up to date.

*Correction: Last week it was reported that "The most recent results show that 68% of our students meet state proficiency standards in reading, 48% in reading and 38% in science." However, it should have stated that students are meeting "48% in math and 38% in science."*

*Peter Ostroff is a retired attorney and former Beverly Hills Planning Commissioner.*

# coverstory

## RODEO DRIVE HOLIDAY LIGHTING CELEBRATION EXCEEDS \$1 MILLION IN FUNDING

Holiday Programming to Take Place November 14

By Danielle Berjikian

Rodeo Drive Committee liaisons Mayor Les Friedman and Councilmember Mary Wells discussed the proposed programming for the Holiday Lighting Celebration, set to take place on Thursday,

As proposed, the event will feature a single main stage located at Brighton and Rodeo, complete with an LED screen backdrop and two additional LED video walls at Rodeo and South Santa Monica Blvd., and Rodeo and Wilshire.

Elements of the celebration include vocal performances around the lighting ceremony, called “Comm’Unity,” featuring an a cappella group from UCLA and student groups from BHU-SD.

Throughout the event, attendees can view a variety of performances, includ-



November 14, from 5 p.m. to 8 p.m. on Rodeo Drive.



ing the “Red Hot Holiday Band,” NBC’s “Songland” winner Greg Scott, Holiday Harmony carolers, Blue Grass Strings, a Yuletide Irish Dance ensemble, a Holiday Trio with a Crooner, Holiday Ballroom Dancers, and a flash mob by the Candy Cane Street Sweepers.

Interactive performers, such as candy cane street sweepers, themed roller-skaters, and stilt performers, will roam the event. Photo backdrops featuring oversized inflatables, reindeer, and holiday helpers will be available for the public. The evening will end with a Santa and Fireworks finale.

Two Wine Gardens, in partnership with local businesses, are expected to be set up near the video walls, offering a space

to view the entertainment. Food trucks, including at least one kosher option, will be present. The Chamber of Commerce will promote local Beverly Hills restaurants through a BH Restaurant Guide to facilitate reservations.

This year’s event will see some changes, including the decision to have a single stage at Brighton, in an effort to provide more space at the intersection for viewing performances, and potentially forgoing a headliner this year. It was proposed to replace the headliner with a drone show but given that there will be a fireworks display, neither is expected.

However, Friedman suggested moving the stage as far up as possible, as it is no longer at the original location given the need for two wine gardens this year.

Street closures are planned from Wednesday, November 15 at 9 p.m. until Friday, November 17 at 6 a.m., including Rodeo Drive from South Santa Monica Boulevard to Wilshire, Dayton Way from Rodeo Drive to the alleys east and west, and Brighton Way from Rodeo Drive to the alleys east and west.

Proposed extended holiday programming includes a curated holiday-themed playlist by DJ Z, set to play on Rodeo Drive for eight weekends from November 14 to January 5. The playlist will include a mix of holiday classics, Hanukkah, and Christmas tunes, with music playing Thursdays and Fridays from 3 p.m. to 8 p.m., and Saturdays and Sundays from 11 a.m. to 7 p.m.

Including the Rodeo Drive holiday décor budget of \$524,502, the cost would total \$1,553,498 for the 2024 holidays.

### briefs cont. from page 5

This settlement is in addition to a larger \$6.3 million agreement involving West Coast Dental Administrative Services LLC and its founders, who were accused of violating the False Claims Act in connection with multiple PPP loans.

West Coast Dental, a Brentwood-based company which operates a network of dental offices in Southern California, and its founders and former owners, Drs. Soleyman Cohen-Sedgh, Farid Pakravan and Farhad Manavi, have paid \$6.3 million to resolve allegations that they knowingly violated the False Claims Act in connection with seven improper loans that they received under the Paycheck Protection Program (PPP).

“Companies such as these that depleted crucial pandemic-assistance funding will be held accountable under the False Claims Act,” said United States Attorney Martin Estrada. “This resolution evidences our office’s earnest commitment to ensure that companies act with the utmost integrity and compunction.”

The PPP, an emergency loan program established by Congress in March 2020 under the Coronavirus Aid, Relief, and Economic Security (CARES) Act and administered by the Small Business Administration, was intended to support small businesses struggling to pay

employees and other business expenses during the COVID-19 pandemic.

Whether an applicant qualified for a PPP loan as a small business depended on various factors, including the type of business operated by the borrower and the number of employees of both the borrower and its corporate affiliates. In 2021, Congress offered a second round of forgivable loans through the Economic Aid to Hard-Hit Small Businesses, Nonprofits and Venues Act. Under PPP rules, second draw loans were strictly limited to businesses with 300 employees or less. When applying for PPP loans and loan forgiveness, borrowers were required to certify the truthfulness and accuracy of all information provided in their loan applications.

The United States alleged that West Coast Dental and six of its affiliated dental practices received seven improper second draw PPP loans and subsequent forgiveness of these loans based on false certifications that the companies qualified for the loans even though they were ineligible because the dental practices collectively employed more than 300 individuals.

It is further alleged that West Coast Dental failed to disclose common ownership of the affiliated dental offices in their separate applications. Additionally, it is also alleged that City Real Estate Holdings Inc., which received a PPP

loan, was ineligible to receive the loan under PPP rules, because it is a passive business operated for investment purposes. City Real Estate Holdings Inc. sought and received forgiveness of its total loan amount.

“PPP loans were intended to support small businesses facing difficult economic times due to the COVID-19 pandemic,” said Principal Deputy Assistant Attorney General Brian M. Boynton, head of the Justice Department’s Civil Division. “The Justice Department will continue to hold borrowers who improperly received and sought forgiveness of PPP loans accountable for their actions.”

### Day of Wellness Booth Application Deadline Closes August 20

The city is finalizing its second annual Day of Wellness community event and is accepting applications from health and wellness practitioners and organizations who wish to participate until August 20.

The event will take place on Sunday,

September 22, from 10am to 2pm at Roxbury Park & Community Center and will focus on wellness, community, and mental health, and it’s free for the public. Attendees can expect information-



Yoga Class at Last Year’s Event

al booths, with wellness practitioners offering their expertise, activities, and giveaways.

The event is expected to consist of the following activities:

- Free Community Event with 40+ vendors
- Indoor and Outdoor Sessions
- Food Trucks
- Parking at Roxbury Park and Beverly Hills High School

Vendors will not be allowed to sell

briefs cont. on page 8

briefs cont. from page 7

anything. However, a QR Code may be shared.

To have a booth, organizers must provide free resources and giveaways to the community from 10am – 2pm.

Booths will be on the grass outside Roxbury Park. To have a session, organizers must provide information on what type of free workout class or educational presentation will be provided to individuals in the community regarding health and wellness. The session will be scheduled for 30 minutes.

This event is jointly organized by the Human Relations, Recreation and Parks, and Health and Safety.

Health and wellness practitioners and organizations who want to participate in the Beverly Hills Day of Wellness can apply at <https://forms.beverlyhills.org/240738081697870>.

### Beverly Hills Sees 4.1% Increase in Property Values

The Los Angeles County Assessor's Office announced the closure of the 2024 Assessment Roll, an annual process that determines property taxes funding public services such as health-care, law enforcement, education, and emergency services.

The 2024 Assessment Roll, finalized June 30, reveals growth across the county, including in Beverly Hills.

This year's Assessment Roll, which values more than 2.5 million real estate

parcels in Los Angeles County, reached a total net value of \$2.10 trillion, marking the 14th consecutive year of growth.

The roll grew by \$96.70 billion, a 4.8% increase over 2023, contributing approximately \$20 billion in tax revenue to support essential public services.

In Beverly Hills, the total taxable value for 2024 reached \$46.83 billion, reflecting a 4.1% increase from the previous year. This figure includes 8,232 single-family homes, 1,119 apartment complexes, and 833 commercial-industrial parcels, totaling 10,184 taxable properties in the city.

The countywide roll is intended to provide a comprehensive snapshot of the real estate market's health, driven largely by property sales, new construction, and the Consumer Price Index adjustment mandated by Proposition 13.

Real property sales alone added \$53 billion to the roll, while the CPI adjustment contributed \$39 billion, and new construction accounted for an additional \$9 billion.

"Finally, to say this has been a challenging couple of years is an understatement and the fact that property values continue to grow is certainly good news and testament to the viability of the region," Los Angeles County Assessor Jeff Prang said.

### Play Readings at Greystone Starts August 28

The city will be presenting a series of play readings at Greystone Theatre uti-

lizing actors and directors from Theatre 40, starting August 28.

All performances are Wednesdays at 6:30 p.m.

The scheduled readings are as follows:

- August 28 - *The Love List* by Norm Foster
- September 4 - *Argentia 1941* by Dan Greaney
- September 18 - *Sirens* by Deborah Zoe Laufer

Admission is \$10 for Beverly Hills residents, \$15 for non-residents. Tickets can be purchased at <https://beverlyhills.org/1422/Play-Readings---August-28-September-4-18>.

### Fine Arts Theatre to Present "Super 70MM Star Trek 60th Anniversary Series"

On Labor Day Weekend, Fine Arts Theatre celebrates the six-decades-long cultural impact of Star Trek with a "Super 70mm Star Trek 60th Anniversary Series" screening of the first six motion pictures featuring the Original Series cast members William Shatner, Leonard Nimoy, DeForest Kelley, James Doohan, Nichelle Nichols, George Takei and Walter Koenig.

Starting on Friday, August 30 through Sunday, September 1, the "Super 70mm Star Trek 60th Anniversary Series" marks the 1964 production of the original "Star Trek" pilot episode that eventually became known as The Original

Series.

In honor of this event, the Fine Arts Theater will screen ultra-rare 70mm prints of Star Trek II-VI, and present the restored "Star Trek: The Motion Picture The Director's Edition" in 4K Digital.

"The Fine Arts Theatre is all about preserving the grand tradition of motion picture exhibition for current and future patrons of the cinema," said Jerry A. Blackburn, Director of Public Programming. "I cannot think of a more perfect example of fulfilling our purpose than returning the cycle of Star Trek feature films between 1979 and 1991 back to the 70mm widescreen for which they were originally intended."

Visit <https://fineartstheatrebh.com/> for more information.

### Giving A Smile Foundation Presents 'Dancing Like A Star'

Giving a Smile Foundation will hold its upcoming fundraising event, Dancing Like A Star, on August 23 at the Saban Theatre.

Participants will compete for the title of Dancing Like A Star champion. Proceeds from ticket sales and donations will support the foundation's work to help provide free dental care to underprivileged youth in LA County.

Visit <https://events54.com/event/gasf> to make a donation or to purchase tickets.

--Briefs Compiled by Danielle Berjikian

# 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.

ESTRADA, ERICK, 42, arrested on 7/13/24 for possession of drug paraphernalia, and possession of meth/etc.

KIM, EDWARD YUN, 34, arrested on 7/14/24 for possession of drugs while armed, resisting or obstructing a public officer, undetectable firearm, carrying a concealed firearm - upon a person, loaded firearm in public person or vehicle, ex felon with a firearm, possession ammo by person prohibited from possessing a firearm, large capacity magazine, and petty theft - shoplifting.

SHARPE, ROBERTY DANIEL, 43, arrested on 7/14/24 for having an outside

felony warrant, and having an outside misdemeanor warrant.

DARDASHTI, MEHRDAD MIKE, 61, arrested on 7/15/24 for touching intimate parts of another against their will.

CARDENAS, EZEQUIEL JOSUE, 30, arrested on 7/15/24 for resisting, delaying or obstructing any public officer, peace officer, or emergency medical technician, and public intoxication.

CARDENAS, PABLO JEREMIAH, 30, arrested on 7/14/24 for DUI causing injury: driving under the influence of alcohol.

RODRIGUEZ, IGNACIO, 26, arrested

on 7/14/24 for driving while license is suspended for reckless driving, and having an outside misdemeanor warrant.

YOUNG, COLBY DELANO, 28, arrested on 7/15/24 for petty theft - shoplifting.

BROWN, ROBERT, 34, arrested on 7/15/24 for parole violation - remain under legal custody to return to prison, and have an outside felony warrant.

WILLIAMS, TERRY VON, 58, arrested on 7/15/24 for having an outside felony warrant.

MYERS, DANNY LEE, 28, arrested 7/16/24 for drug possession.

MARTINEZSILFA, KEVIN, 25, arrested on 7/16/24 for driving while license is suspended for recklessness, and possessing deceptive government identification.

SANTOVENACASTILLO, LUIS A, 23, arrested on 7/17/24 for driving under the influence with blood alcohol over .08.

LOPEZ, SEMAJ, 24, arrested on 7/17/24 for robbery.

SMITH, MICHAEL, 20, arrested on 7/17/24 for robbery.

HARDIN, JAYE DAMONE, 19, arrested on 7/17/24 for resisting or obstructing a public officer, hit and run - injury or fatal, hit and run MISD, robbery, evading a peace officer causing injury or death.

MIKAELIAN, ANNA, 51, arrested on 7/17/24 for having a BHPD misdemeanor arrest warrant.

LOPEZ, SEMAJ, 24, arrested on 7/17/24 for criminal conspiracy and robbery.

MCLENNON, KHALIDAH H, 33, arrested on 7/18/24 for forgery, grand theft - all other, and getting credit using other's ID.

MCLAREN, TATIYANA KARENA, 27, arrested on 7/18/24 for forgery, grand theft - all other, and getting credit using

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other's ID.

GUI TERREZ, VICENTE ANTONIO, 44, arrested on 7/18/24 for possession of drug paraphernalia, possession of meth/ etc, amount of defacement, damage or destruction is \$400 or more.

PEREZ MEJIA, JUNIOR, 42, arrested on 7/19/24 for driving while license is suspended for DUI, and driving under the influence of alcohol.

PEREZ, JOANCARLO, 31, arrested on 7/20/24 for public intoxication, and having an outside misdemeanor warrant.

JOHNSON, KEITH ANTHONY, 34, arrested on 7/20/24 for carrying a concealed firearm - vehicle driver, and loaded firearm in public person or vehicle.

STRILECKIS, RYAN DAVID, 33, arrested on 7/20/24 for drinking in public places, and having an outside misdemeanor warrant.

JARETT, CHARLES EDWARD, 35, arrested on 7/20/24 for possession of drug paraphernalia, possession of meth/etc, appropriating lost property for own use without making efforts to locate the owner and restore property to them.

CASILLAS, ELIAS, 44, arrested on 7/20/24 for public intoxication, and having an outside misdemeanor warrant.

LOPEZ DAVALOS, HECTOR ANTONIO, 27, arrested on 7/21/24 for having an outside felony warrant.

JOHNSON, ANGELICA, 50, arrested on 7/20/24 for resisting, or obstructing a public officer, and smoking prohibited in the public right-of-way.

WILLIAMS, VONTRELL, 27, arrested on 7/21/24 for criminal conspiracy, robbery, contributing to delinquency of a minor-encourage any person under 18 years to come within 300, 602, or 601, burglary - from auto, and having an outside felony warrant.

BALLARD MCCALEB, 25, arrested on 7/21/24 for criminal conspiracy, robbery, contributing to delinquency of a minor-encourage any person under 18 years to come within 300, 602, or 601, burglary - from auto.

BUCHANON, TRAVANA DENISE, 37, arrested on 7/21/24 for possession of a controlled substance, and having a BHPD misdemeanor arrest warrant.

MARGOLIS-DEVERMONT, SENNETT MILES, 36, arrested on 7/21/24 for malicious mischief to vehicle, and resisting or obstructing a public officer.

WASP, KENNETH STEVEN, 35, arrested on 7/21/24 for possession of drug paraphernalia, commercial burglary, acquiring or retaining an access card validly issued to another without owners consent.

DEYARMOND, DANIELLE CHRISTINE, 54, arrested on 7/22/24 for trespassing of real property.

BOVOLIN, RENAN FERNANDEZ, 35, arrested on 7/22/24 for tampering with a vehicle and showing false ID to a police officer.

PERKINS, CHRISTOPHER STEPHEN, 26, arrested on 7/22/24 for driving while license is suspended, and improper/no display of license plates.

WILLIAMS, JOHNNY, 62, arrested on 7/22/24 for possession of drug paraphernalia, resisting, delaying or obstructing any public officer, peace officer, or emergency medical technician, and battery - use of force or violence upon another.

FRANCO, RICHARD ANTHONY, 40,

arrested on 7/24/24 for petty theft - from building.

ESTRADA, ERICK, 42, arrested on 7/24/24 for resisting, delaying, or obstructing any public officer, peace officer, or emergency medical technician, and having an outside felony warrant.

AKALEWOLD, LIMENEW, 33, arrested on 7/24/24 for amount of defacement, damage, or destruction is \$400 or more, and having an outside felony warrant.

REYESPINEDA, OSCAR ALBERTO, 40, arrested on 7/24/24 for petty theft - shoplifting.

RANGEL, GENEVA MARIE, 41, arrested on 7/25/24 for driving while license is suspended, and no proof of insurance.

GALLARDO, JOEL, 38, arrested on 7/25/24 for possession of drug paraphernalia, and having an outside misdemeanor warrant.

GIRON, MATTHEW JOHN, 46, arrested on 7/25/24 for amount of defacement, damage, or destruction is \$400 or more, and having an outside misdemeanor warrant.

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

200 W Compton Bl Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Ernest Edward Alarcon Jr.
TO ALL INTERESTED PERSONS
Petitioner: Ernest Edward Alarcon Jr.
Present name: Ernest Edward Alarcon Jr.
Proposed name: Ernest Edward Alarcon III
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...

Section 14411, et seq., B&P) Published: 07/25/2024, 08/01/2024, 08/08/2024, 08/15/2024 TBS 10,233
FICTITIOUS BUSINESS NAME STATEMENT: 2024144693. The following person(s) is/ are doing business as: READY CLEANING SOLUTIONS. 4821 E COMPTON BLVD. APT D. COMPTON, CA 90221. JOSE A FLORES CANELA. 4821 E COMPTON BLVD. APT D. COMPTON, CA 90221. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: JOSE A FLORES CANELA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/09/2024. 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...

Signed: DANIEL KOOBIR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/16/2024. 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: 07/25/2024, 08/01/2024, 08/08/2024, 08/15/2024 TBS 10,240
FICTITIOUS BUSINESS NAME STATEMENT: 2024152433. The following person(s) is/ are doing business as: ELMS PROPERTIES, LLC; INKWAVE CONTENT CREATIONS. 3221 NORTH SAN FERNANDO RD. #A. LOS ANGELES, CA 90065. TRUE TEAL, INC. 3221 NORTH SAN FERNANDO RD. #A. LOS ANGELES, CA 90065. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: SERGEI TERTEROV, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 07/19/2024. 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: 07/25/2024, 08/01/2024, 08/08/2024, 08/15/2024 TBS 10,242

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tion is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA08001566-23-1 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 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. Date: July 26, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08001566-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 104133, Pub Dates: 08/01/2024, 08/08/2024, 08/15/2024, BEVERLY HILLS WEEKLY

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
IRVING ACKERMAN  
CASE NO. 24STPB01945**

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

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

THE PETITION FOR PROBATE requests that HERMAN FEUERSTEIN (NOMINEE) 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: 09/03/24 at 8:30AM in Dept. 29 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

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

Attorney for Petitioner  
LINDA GACH RAY, ESQ. - SBN 89530  
OWENS & GACH RAY  
269 S BEVERLY DR #1074  
BEVERLY HILLS CA 90212  
Telephone (310) 553-6611  
8/8, 8/15, 8/22/24  
CNS-3839674#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
RICHARD SHERMAN AKA RICHARD M. SHERMAN AKA RICHARD MORTON SHERMAN  
CASE NO. 24STPB08310**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RICHARD SHERMAN AKA RICHARD M. SHERMAN AKA RICHARD MORTON SHERMAN.

A PETITION FOR PROBATE has been filed by GREGORY SHERMAN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that GREGORY SHERMAN be appointed as personal representative to administer the estate of the decedent.

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

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: 08/30/24 at 8:30AM in Dept. 11 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  
PIERRE J. RODNUNSKY, ESQ. - SBN 182888

RODNUNSKY & ASSOCIATES  
5959 TOPANGA CANYON BOULEVARD, SUITE 200  
WOODLAND HILLS CA 91367  
Telephone (818) 737-1090  
8/8, 8/15, 8/22/24  
CNS-3839686#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF MARIA AUGUSTA FENOALTEA SCARDAMAGLIA aka MARIA AUGUSTA FENOALTEA**

Case No. 24STPB08286  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARIA AUGUSTA FENOALTEA SCARDAMAGLIA aka MARIA AUGUSTA FENOALTEA

A PETITION FOR PROBATE has been filed by Cynthia Catalino in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE re-

quests that Cynthia Catalino 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 on August 29, 2024 at 8:30 AM in Dept. No. 5 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.

**Petitioner: Cynthia Catalino  
CATALINO LAW**  
12121 WILSHIRE BLVD  
STE 1103  
LOS ANGELES CA 90025  
CN108904 SCARDAMAGLIA Aug 8,15,22, 2024

**SWINERTON**



**SWINERTON BUILDERS  
INVITATION TO BID**

**BHUSD Beverly Hill High School  
New Gymnasium – MAKE  
READY PACKAGE ONLY**

**Bids are due August 29th, 2024, at 2:00pm**

**Swinerton Builders is Seeking Qualified Subcontractors** to provide pricing (bids) for the Make Ready Package for the Beverly Hills High School Building C (Gym & Pool), Building D (Pumphouse) & Retaining Wall project located at 241 South Moreno Drive, Beverly Hills, CA 90212. The project will consist of a new 2-story gym building, pool, retaining wall, site development including utility relocation, new hardscape, softscape, and outdoor spaces with seating areas.

**Scope of work includes:** surveying, site demolition, earthwork (prep for Retaining Wall), and SWPPP in preparation for the gymnasium, pool, and pumphouse.

- **Job is Prevailing Wage.**
- Skilled & Trained Workforce
- No Project Labor or Service Agreement

**Bid Schedule Information:**

- **Invite to Bid** – 08/08/2024
- **Bid Due** – 08/29/2024 by 2 PM
- **Anticipated Construction Start Date** – mid-September 2024

**Interested Subcontractors should contact:** [EstimatingOC@Swinerton.com](mailto:EstimatingOC@Swinerton.com) or 949-622-7000, for access to bid documents.

**Subcontractors are also encouraged to begin the Swinerton Prequalification process at:** <http://www.swinerton.com/subcontractors/subcontractor-prequal>

At Swinerton's discretion, Swinerton may require a Payment and Performance bond and/or a letter of bondability from a qualified and accepted Treasury listed Surety within 48 hours of demand. **Please provide bond rate together with single project bond \$ limit for scope of work to be performed in your proposal.** List of certified companies: <https://fiscal.treasury.gov/files/surety-bonds/list-certified-companies.pdf>.

*Swinerton is an Equal Employment Opportunity, Minority, Women, Disability, and Veteran Employer.*

**NOTICE OF PUBLIC AUCTION**  
Notice is hereby given that **Saturday August 25 8am.**

Physical Location: 221 South Beverly Drive Beverly Hills, CA 90212  
South Beverly Drive Storage will sell the contents of

the following unpaid storage units using the Online auction website [www.Bid13.com](http://www.Bid13.com).

Unpaid units going to auction:  
**Piper Taylor Unit # 6H-1** - 6x6 Storage Unit  
**Taylor Tocchini Unit #509** - 7x9.5 Storage Unit  
Questions 424-365-1913 Email: [Sales@sbd-storage.com](mailto:Sales@sbd-storage.com)

Title Order No. : 2470461CAD Trustee Sale No. : 87210 Loan No. : 399441501 APN : 4383-025-024 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/6/2023 . 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 9/4/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 2/13/2023 as Instrument No. 20230089890 in book *////*, page *////* of official records in the Office of the Recorder of Los Angeles County, California, executed by: REEVESBURY DRIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY , as Trustor LBC CAPITAL INCOME FUND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: Lot 45 in Block 12 of Tract No. 4311. In the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 89 Page(s) 62 to 69 inclusive of Maps, in the office of the County recorder of said County. Except therefrom all Oil, Gas, Minerals and other Hydrocarbon Substances, lying below a Depth of 500 feet from the surface of said property, but with no Right of Surface Entry, where they have been previously reserved in Instruments of record. 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: 10040 REEVESBURY DRIVE 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: \$1,027,954.18 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale,

and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 8/9/2024 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](http://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 on 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 the outstanding lien that may exist on this property by contacting the county re-

cordor'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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 87210. 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](http://www.STOXPOSTING.com), using the file number assigned to this case 87210 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.

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, BINGHAM COUNTY; KAILEY GUYON, PLAINTIFF, v. IDAHO HOUSING AND FINANCE, an Idaho Corporation, HOMELOANSERV, an Idaho Corporation, SKINNER FAWCETT LLP, an Idaho Corporation,

and FIRST CHOICE GATEWAY, a California Corporation, Defendants. CASE No. CV10-24-2163 SUMMONS FOR SERVICE BY PUBLICATION TO: FIRST CHOICE GATEWAY. You have been sued by KAILEY GUYON in the District Court in and for Bingham County, Idaho, Case No. CV10-24-2163. The nature of the suit is a Civil Complaint for Breach of Contract, Wrongful Foreclosure and Slander of Title. Any time after 21 days following the last publication of this summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the Case Number, and paid any required filing fee to the Clerk of the Court at 605 N. Capital Ave. Idaho Falls, Idaho 83402, (208) 529-1350 and served a copy of your response on the Plaintiff's attorney Quentin W. Lackey, of Lackey Law Group, 921 7th St. S. Nampa, Idaho 83651, (208) 466-3753. A copy of the Summons and Civil Complaint for Breach of Contract, Wrongful Foreclosure and Slander of Title can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter. DATED 04/15/2024. BINGHAM COUNTY DISTRICT COURT, By Penny Manning Deputy Clerk. 8/15, 8/22, 8/29, 9/5/24 **CNS-3837112#**

# CLASSIFIEDS

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

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NO DOC 2nd Mortgage or HELOC.  
Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units.  
Contact (310) 737-8420.  
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The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (Cal-SCAN)

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FREON WANTED: We pay \$\$\$ for cylinders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call 312-291-9169 or visit [RefrigerantFinders.com](http://RefrigerantFinders.com) (Cal-SCAN)

115-CEMETERY  
Pacific View Memorial Park, Corona del Mar  
Meadowlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John

Wayne's yacht. \$16,000, (907) 903-5497 or [1bigdoggie@gmail.com](mailto:1bigdoggie@gmail.com).

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

205-ADOPTIONS  
ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. [www.adoptionfirst.com](http://www.adoptionfirst.com) (Cal-SCAN)  
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Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units. Contact (310) 737-8420. NMLS#469849 DRE#01105429 (Cal-SCAN)

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DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

WANTED! Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-965-9546. Email: [porschrestoration@yahoo.com](mailto:porschrestoration@yahoo.com) (Cal-SCAN)

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

# WELCOME BACK

Jennifer Okhovat

& ASSOCIATES



## BHUSD STUDENTS, FACULTY, AND PARENTS!

As the 2024-2025 school year kicks off, I want to extend a warm and heartfelt welcome back to the incredible students, faculty, and staff of Beverly Hills High School!

I hope you're as excited as I am for another fantastic year of learning, growth, and community spirit. Beverly Hills is a place where dreams take shape and futures are forged, and I am thrilled to be part of and to support such a vibrant and dynamic institution.

Here's to a successful school year filled with achievements, friendships, and inspiration! Let's make it the best one yet.



### FEATURED LISTINGS



1641 Tower Grove Drive  
Beverly Hills, CA 90210



509 Westmount Drive  
Los Angeles, CA 90048



JENNIFER OKHOVAT

#1 Agent Compass Sunset

Residential and Commercial Real Estate

310.435.7399

jennyohomes@gmail.com

DRE 01866951



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