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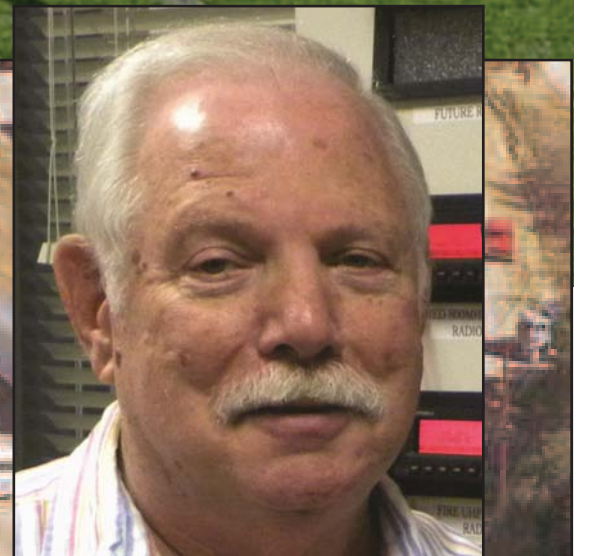
SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 572 • September 16 - September 22, 2010

Prepared for anything



Health and Safety Commission Chair Pete Landau discusses earthquake preparedness in the city and at home



cover story • pages 8-9



letters & email

“Was it good for Beverly Hills?” [Issue #571]

I have known and held in high esteem Mr. Rudy Cole for a long time, enjoyed his periodical commentaries, seen his enthusiastic participation in many Beverly Hills special events and drew inspiration from his community efforts like the Greystone Mansion.

Am I a bit surprised by Mr. Cole’s recent September 9th “Beverly Hills Weekly” newspaper “from the hills of beverly” column headlined “Was it good for Beverly Hills?” The answer is “yes” and “no.”

I attribute Mr. Cole’s tenor and melancholy emotion to relentless battle fatigue which over the years I have experienced myself, even in Aspen, Colorado.

Let’s face the facts Mr. Cole and citizens and friends of Beverly Hills. Ever since Mr. Fred Hayman and the Rodeo Drive Mercantile bunch crossed “The Rubicon” to challenge and surpass other long established upscale shopping district at home and abroad, the Rodeo Drive Committee, the Beverly Hills Chamber of Commerce and the Beverly Hills City Hall have been constantly in business battle mode for decades. And will remain so for decades to come.

The will to win, make big bucks and deliver the best quality in products, services, atmosphere and ideas is forever an economic imperative.

Carthage, Rome, and other great city-states prospered and had to constantly attack and defend their interests and territories at home and abroad. Beverly Hills is no different as I see things. I recall in 1986 I brought up the Beverly Hills city-state operational approach at a Beverly Hills City Council Study Session.

Mr. Cole, I am sure you remember that Honorable Robert K. Tanenbaum used to bring up “Robert’s Rules Of Order” and openly wave the book high in the air at Beverly Hills City Council Study Sessions and Official Meetings. He was told to get rid of the book and his insistence for parliamentary procedures.

I hope my open letter to Mr. Cole and folks in Beverly Hills has reach deep within their minds to reflect and spark their second wind to get back into their enthusiasm for the press, promotion, attention, cash money, new accomplishments and various forms of delayed residuals that Beverly Hills Mayor Jimmy Delshad brought to the City with “9.02.10 Day” zip code celebration.

Remember, as Mary Levin Cutler kept saying year after year, the television show “The Beverly Hillbillies” did much to bring good publicity, exposure, attention and more to Beverly Hills. She said Beverly Hills need more television and motion picture play. She was right.

Take a deep breath Mr. Cole. Old warriors like yourself must continue to do bat-

tle and rise like the legendary “Phoenix” throughout eternity.

Keep reaching for the stars and Greystone Mansion will become a Beverly Hills castle in the sky.

*Emzy Veazy III
Burbank*

“Residents speak out about Westside Subway Extension at Board of Education Meeting” [Issue #569]

Metro has always known about the Santa Monica Boulevard fault and has said in every public meeting that Southern California is “earthquake country” and that, “If we didn’t know how to deal with earthquakes, we couldn’t have a subway system.” Metro had planned the subway route along Santa Monica Boulevard for years until the Century City developers came on the scene. Furthermore, they have told us that they do not know exactly where the fault is or how wide it is. That’s because they don’t do extensive studies until they select the “locally preferred route” because it would be too expensive to do them on all the possible alternative routes. So if they pick the Linden or Lasky route, they won’t even know the full extent of the fault. Santa Monica Boulevard is very wide, so that it is possible the tunnel could be adjusted or even moved a few feet north to the unoccupied golf course to avoid tunneling along the fault. And if they build under one of the “alternative routes,” they still have to cross the Santa

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WHAT’S ON YOUR MIND?

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You can fax us at:
310.887.0789

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editor@bhweekly.com



SNAPSHOT



YOUNG NORMANS
MORENO DRIVE

(L to R clockwise from back) Horace Mann students Ryan Biehl, Sophia Goldberg, Eli Biehl and Esther Goldberg at the Beverly High first football game of the season, September 10. Beverly High beat Santa Barbara High School, with a score of 29-7. (See brief on page 7.)

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OUR DATA SPEAKS VOLUMES



briefs

Two-hour free parking compromise declined by city council; headed to ballot

The Beverly Hills City Council decided not to move forward on a proposed parking initiative, Tuesday at a special City Council meeting. The proposed parking initiative would have provide for some two-hour free parking and would have added a parking tax to provide additional funding resources for the city parking enterprise fund.

Proponents advocating two-hour free parking submitted their petition Tuesday. The city will have 30 business days to validate the signatures. Having turned in 3,607 signatures, they need approximately 2,090 valid signatures for their initiative to qualify for the March ballot. Traditionally, petitions are submitted with more signatures than needed to compensate for the ones that will be invalidated.

The lead proponent, G&L Realty, owns medical office buildings throughout southern California, including facilities on North Bedford Drive. Bedford Drive is home to a parking lot whose two-hour free parking is currently threatened due to suspected "abuse" by surrounding businesses. The parking lot is often full before 10:30 a.m. and is full two to four times a day, said the Traffic and Parking Commission's staff report from their July 1 meeting.

Beverly Hills Western Triangle Merchants Association consultant Susan Berk presented a separate petition to the council with signatures from 120 retail merchants on North Bedford Drive in support of retaining the current one-hour free parking. In July, the Traffic and Parking Commission forwarded the City Council a motion to end one-hour free parking at the North Bedford Drive lot.

Although Berk never talked specifically to the merchants about it, she said she assumed they weren't interested in validation.

"Validations would never really work with merchants, because they didn't know whether or not validations were going to be paid for," Berk said. "So I never discussed it with them because we never had any information on it."

Berk also did not know whether any of the merchants in the Western Triangle offered free parking in the lots that are currently available.

"I have no knowledge whether they have any validated parking," Berk said.

Councilmember Willie Brien said he felt the privately-owned parking lots on North Bedford drive should offer what the merchants are asking the city for, if they do not already, and by not knowing this information, Berk came to the meeting unprepared.

"These are merchants in privately owned space, not all city owned space, and they have parking in some of those buildings," Brien said. "You don't know representing them, which I find it hard to believe, whether they have a validation

program in the existing lots or whether those private lots offer any free parking. It seems to me that if you are an 'association' who represents those merchants, you'd have some of that information before you come to us and specifically ask the city provide free parking."

Councilmember Nancy Krasne said that after speaking to merchants on Bedford Drive, the Western Triangle Merchants Association does not adequately represent them.

"You are representing one specific group and it's not the merchants," Krasne said. "Calling yourself a merchants association is disrespectful to the merchants. I think that is unfair and disrespectful to the people. I talked to the merchants and they feel it's wrong."

Berk declined to give any additional comment.

At this point in time, Councilmember John Mirisch said the Beverly Hills parking enterprise fund could not support permanent two-hour free parking.

"Our parking enterprise fund is hemorrhaging money right now," Mirisch said. "Imposing free parking by municipal code would only worsen that situation, so this might be a creative solution to help us to have a parking enterprise fund that would allow us to offer free parking"

Mayor Jimmy Delshad directed City Attorney Larry Wiener to check into the legality of the initiative that G&L is proposing, which will take place after it is determined whether the petition's signatures are valid.

Beverly Hills resident and political consultant Harvey Englander declined to comment on the council action or what G&L was going to do next, but said G&L is looking forward to campaigning on the issue of two-hour free parking.

"My clients are prepared to run a very robust campaign on behalf of the measure," Englander said.

Growth API scores released, BHUSD steadily improving

Although the overall BHUSD Academic Performance Index (API) score went down by one point, Beverly Vista, Hawthorne and Horace Mann improved their scores.

The API score is made up of the Standardized Testing and Reporting (STAR) program and the California High School Exit Exam (CAHSEE). The STAR program consists of the California Standards Tests (CSTs) and California Modified Assessment (CMA) for students with special needs.

This year, the BHUSD achieved an overall API score of 871, one point less from the 2009 score of 872. The 2009/2010 scores reflect a 66 percent proficiency of all students in mathematics with a 3 percent growth over the last three years and a 78 percent proficiency in English / Language Arts with a 4 percent increase over the last three years.

"When you're a high performing district like we are, growing another point or two or three is harder than when you're a low performing district," Assistant Superintendent of Educational Services Ilene Straus said.

Beverly High's API score was 838, eight less from last year. Beverly High Social Studies teacher Stewart Horowitz said as long it doesn't become a downward trend, the lower score isn't that significant.

"[The score's are] good but not great," Horowitz said. "There's always going to be variation from one year to the next, if there's a trend that they keep going down that's a problem. I think it's fairly normal and statistically not very significant. But if there was a downward trend over three or four years that would be something to be concerned about."

The California Department of Education sets a target API score of 800, a score they hope that every school in the state of California will reach. Although the BHUSD has reached the target score, the district will continue to aid the schools in improving their testing scores.



Ilene Straus

"We score statewide and countywide very high," Straus said. "We want to keep [scoring] higher and we're now going to be targeting the students who aren't high performing. They get specific intervention so they can make the right growth. Students who aren't at the proficient level or aren't advanced proficient, we're targeting those students to make sure they get extra support."

This extra support will come from the teachers in the form interventions in the subject areas where they need help.

"We are focusing on those students who are not proficient, below basic or far

below basic and we're looking to make sure they are getting intervention help and support," Straus said. "We're [going to be] working very closely in the classrooms to make sure they are making the progress we want them to make."

Comparatively, the Las Virgenes Unified School District scored 882, the Palos Verdes Unified School District score 912, the San Marino Unified School District scored 929 and the Santa Monica-Malibu Unified School District score 844. The similar school rankings, on a scale of one to 10, will come out in the spring of 2011, Straus said, but the BHUSD's API and Adequate Yearly Progress scores will be discussed at the next Board of Education meeting on Tuesday, September 28.

Lexus Project plans to be discussed by Planning Commission

The Jim Falk Lexus Dealership plans for renovation and expansion will be discussed at the next Planning Commission meeting, tonight.

The proposed, estimated \$14 million project would bring all of the aspects of the Lexus "under one roof," said one of two attorneys of the Jim Falk Lexus Dealership Mitch Dawson. Also representing Lexus is former Mayor Tom Levyn. Presently, the dealership's satellite service area and inventory area are located apart from the dealership and this expansion would allow them to be in the same location, on the southwest corner of Maple Drive and Wilshire where the current dealership resides.

The current building is two stories tall with very little parking for employees. The proposed building would be four sto-

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NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, September 21, 2010, at 7:00 p.m.**, in the Council Chambers of the City Hall, 455 N. Rexford Drive, Beverly Hills, California, will hold a public hearing to consider adoption of:

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES, FEES & SERVICE CHARGES FOR THE FISCAL YEAR 2010/2011.

The proposed resolution will amend the fees and service charges schedule to include a new fee for the tobacco retailer permit. The new fee would become effective upon adoption.

Copies of the proposed Resolution are available for review or purchase in the Office of the City Clerk, Room 290, 455 N. Rexford Drive, and in the Finance Department, 9357 West Third Street, Beverly Hills, California. Any interested person may attend the meeting and be heard. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, California, 90210. The comments should be received prior to the hearing date. If you need more information, please contact Lucy Gonzalez at (310) 285-2413.

Please note that if you challenge the Council's action in regard to this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

BYRON POPE, CMC
City Clerk

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ries tall with a one-level subterranean parking structure with 250 spots. Additional parking spaces will be created in the R-4 parcel, located south of the building, which due to restrictions in zoning will be no higher than 35 ft.

After reading the draft Environmental Impact Report (EIR), Former Mayor and attorney for the nearby Nessah Synagogue Steve Webb said he believes the plan for parking to be insufficient. The plan is 100 parking spaces short and the proposed mitigation is for 100 percent of the Lexus dealership's employees to park in an office building that is six blocks away.

"The first problem is you have to assume that all of its employees will park six blocks away and walk and I'm fairly confident that there will be several [female] employees who will not feel comfortable walking at night or when it rains," Webb said. "But most importantly, it assumes that parking in that office building will remain available for as long as the service facility exists. That simply is not the case. If the landlord, three or four years from now, says, 'I don't want you there anymore,' there is no assurance that Lexus will be able to find parking elsewhere."

Overall, Webb said he thinks they are trying to do too much with the proposed project.

"It's large, massive and quite frankly poor architecture," Webb said. "The requirement that a portion of the alley be eliminated is fraught with congestion and traffic impacts. I just think they're trying to put too much on too little a space. Possibly by doing what other developers have done by constructing parking on a second and third level below rather than simply the one level that they are proposing could result in eliminating most of the issues."

Right now the Jim Falk Lexus Dealership is one of the top five revenue producing businesses in the city of Beverly Hills as per city records, Dawson said. With a

larger dealership and service center, the city will be able to gain more revenue through taxes.

The permit fees are estimated at \$1.6 million, with a \$756,000 Recreation and Parks construction tax and a \$33,840 school development fee.

"I've always been of the opinion, how much money the city makes is important but you still have to have a good project," Dawson said. "You can't just approve a project because it makes money for the city. It's a benefit you have to consider but it has to be a good project."

The draft EIR for the project was released last week and was favorable towards the project. Most of the results were less than significant or can be mitigated. The biggest concern in the EIR are ground vibrations during construction and traffic noise.

"This noise level increase due to cumulative traffic increases is considered a significant cumulative impact. However, project-generated traffic would not measurably contribute to this significant cumulative impact. Therefore, the project's impact would not be cumulatively considerable," said the draft EIR in the section on the impact of traffic noise.

South Maple Drive resident Joe Safier declined to comment, saying he would prefer to wait until after the first public hearing to make any statements.

First day of school smooth in the BHUSD

Classes started Monday at the BHUSD, with all five schools reporting began with no major problems.

The general consensus among all four principals at Beverly Vista, El Rodeo, Hawthorne and Horace Mann was that the first day started off with good energy that will hopefully last throughout the year.

"First day went fine, it was hectic but everyone seemed to be excited and happy," said Beverly Hills Principal Irene Stern. "Opening days are always hectic. It's a positive energy that you see and

that's what people notice. I think what we had was a great opening day so we're very excited, our teachers may be exhausted but they really had a good day. That's good for us."

Horace Mann had events over the weekend to welcome back students and parents. Their new families orientation was held on Saturday with over 100 families present and a welcome back pancake breakfast was held on Sunday with over 500 families in attendance. Horace Mann Principal Steve Kessler said it was a wonderful community moment.

"And then [Monday] I continued the really good feelings, I met everyone outside the gate just about everyone of them had come to one of the events," Kessler said. "I was rekindling new friendships and everything thus far has been great."

Beverly High enrollment higher than anticipated

Despite the Board phasing out over 200 non-resident opportunity permits, district-wide enrollment is higher than expected. With anticipated enrollment for Beverly High at approximately 2,000 and attendance on the first day at 2,140, the school is 140 students over the projected number for the year.

"It's always an evolving picture with enrollment so there are always changes throughout the summer and as we open the school year," Director of Human Resources Dawnalyn Murakawa-Leopard said. "The administrators, who are in charge of the master schedule at each school, are continually looking at the overall picture of enrollment to see if there are classes that maybe are no longer needed as well as classes that need to be added."

High school staffing is based on a department wide average of 29 to 1. One class may be overenrolled but if the department as a whole does not exceed the average additional sections will not be needed. As of now, Murakawa-Leopard said no new sections will be added to

Beverly High. This might change once enrollment has settled at the school.

"If we know before school starts that we're going to need to hire a teacher then we create the classes for the teacher ahead of time and if we weren't able to finish the hiring process, we have a sub come in until we finish," Murakawa-Leopard said. "If the need comes up after the school year starts, we assess the situation to see whether we can wait until a teacher is hired to create the classes or if we need to create the classes immediately and get a sub in right away."

Once a position becomes available, there is little doubt it will be able to be filled due to the amount of applications submitted for other open positions in the BHUSD. There were several hundred applicants to the open 4th grade position at positions in the BHUSD

"It takes much more time to go through that volume of applications but it does indicate that there are really good quality candidates out there looking for jobs," Murakawa-Leopard said. "We're hoping to have all of our teachers in place very quickly, if not by the start of school."

Former Beverly Hills Mayor pleads not guilty to misdemeanor charges

Former Beverly Hills Mayor Charlotte



Charlotte Spadaro

Spadaro pled not guilty to 16 misdemeanor counts of animal cruelty, Thursday August 19. Her arraignment will be followed by a trial-readiness conference set for

Wednesday, September 29.

These charges are from April 23, when the Riverside County Department of Ani-

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Monica Boulevard fault to get to Westwood and also have to cross another fault right near the High School.

Cal Trans recently completed a major transportation project on Santa Monica Boulevard costing taxpayers vast sums of money; and very experienced, sophisticated property owners have built and plan to build

huge projects (approved by the city of Los Angeles Building and Safety Dept.). Subway tunnels are often no deeper than subterranean parking levels as we all know. The professional city building experts have obviously concluded that with proper engineering, these projects may go forward - though they may cost somewhat more. Indeed, if the Santa Monica Boulevard fault

is that much of a problem, why would they build the tunnel only a block away? And if the Santa Monica Boulevard fault is so dangerous to build on, why did the City of LA just approve a new 35-story building at the very intersection of Santa Monica Boulevard and Avenue of the Stars? And why are there 5 other major high-rise buildings in Century City built right along Santa Monica

Boulevard right along that same fault?

And note that the Metro representative spoke longer at the Board of Education meeting than any other person. Yet he never once mentioned the fault.

Ken Goldman
Beverly Hills



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Mayor Jimmy Delshad and Vogue's West Coast Editor Lisa Love

Fashion Night Out celebrates fashion in style

All of the fashionistas came out to celebrate Fashion Night Friday, September 10 on Rodeo Drive, Wilshire Blvd., Beverly and Canon Drives, and Brighton Way. The celebration had a four-story Ferris Wheel on the 200 block of Rodeo Drive, which offered complimentary rides for two when guests showed their receipt of purchases from participating stores. The night also featured a variety of events including celebrity appearances, DJs, art installations, new product introductions, charitable shopping, anniversary events, complimentary manicures, gifts with purchase, and a variety of carnival-themed fashion events. In addition, seven gourmet food trucks, including The Grilled Cheese Truck and SprinklesMobile, lined the 300 and 400 blocks of Rodeo Drive.

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mal Services rescued 24 dogs, a cat and four kittens from Spadaro's property on Myers Street in Riverside.

If found guilty of the misdemeanor charges Spadaro faces one year in jail and a \$20,000 fine per count, although the punishments could potentially be served concurrently, said Riverside District Attorney Public Information Officer John Hall.

Spadaro is also on trial for 30 violations of Riverside's municipal code, which requires dogs more than four months old to be licensed and have had rabies vaccinations.

As reported in the Weekly, issue #568, Spadaro testified about the 30 violations of municipal code on Wednesday, August 11 saying while she did not have licenses for the dogs, they were being rescued and some were "bound for foster care."

Superior Court Judge Michele Levine heard Spadaro's case and will be making a decision after the prosecution and defense submit their closing statements in writing September 21.

Spadaro's misdemeanor case does not currently have a prosecutor but a Riverside County prosecutor will be assigned as the trial readiness conference gets closer.

Brady Bunch creator and producer to release tell-all book

Lloyd and Sherwood Schwartz, producer and the creator/executive producer of the Brady Bunch, released a book September 1. Their book, called "Brady Brady Brady: The Complete Story of the Brady Bunch as Told by the Father/Son Team Who Really Know," shares with fans their experience behind the scenes on the Brady Bunch.

"I wrote the first half, which tells the story of how I got the idea and cast the show and sold the show and so forth," Sherwood said. "Then Lloyd took over and was on stage with the performers and producers for the next 116 episodes. I just did the pilot film."

The two decided to write a book about the Brady Bunch from their perspective to supplement the fan books already in existence.

"There have been about six or seven books written about the Brady Bunch but none of them by the guys who created it and wrote it and directed it and produced it," Sherwood said. "It's fans who take it upon themselves to write books about how much they loved it and they will have synopses of all the episodes and big fans who write books and they have no insight into anything."

While there are many important stories to tell, Sherwood said his favorite stories have to do with the cast.

"My favorite story of all is putting up with an egocentric nut who was Mr. Brady and how we dealt with him for five or six years is unbelievable," Sherwood said. "He was quite impossible he made himself less and less important as the show went on."

Sherwood and Lloyd will be signing their book at the Barnes and Noble in The Grove Farmers Market on Tuesday, September 21, at 7 p.m.

Beverly Hills Resident to speak at real estate training



Sam Freshman

Sam Freshman, Beverly Hills resident and Los Angeles real estate industry veteran, will be speaking at the Real Estate Financial modeling Project-Specific Financial

Modeling for Partnership-Based Investments Training at the Westin Bonaventure in downtown Los Angeles on Saturday, September 25.

"I'm going to be talking about the current real estate market and the opportunities for investors," Freshman said. "I'm

usually a speaker, but I'm not often the keynote speaker. That's the one they consider the most important out of 10 or 12 speakers. It's nice to be the keynote speaker."

Freshman is the president of Standard Management Company and founder of the law firm of Freshman, Marantz, Orlanski and Klein of Beverly Hills, now the Century City offices of K and L Gates.

For more information on the limited seating event, visit www.getrefm.com.

"Pint for a pint," blood needed for blood drive

BridgePoint of Beverly Hills is hosting a blood drive on Tuesday, September 21 from noon until 5 p.m. at 220 North Clark Drive. The blood drive is in connection with Cedar-Sinai Medical Center Blood Services. Those who participate will receive a coupon for a pint of Baskin Robbins Ice Cream. To RSVP call Ann Siegel, Marketing director, at (310) 860-9234 or e mail her at bridgepointmkg@islllc.com. For more information contact BridgePoint or visit www.cedars-sinai.edu/bloo.

Celebrity photography exhibit opened at Paley Media Center

Photographer and Producer Stephen Verona opened his show, "Rock Pop Fame," at the Paley Media Center, September 8.

The exhibit features actors Verona helped get their start, such as Henry Win-

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from the hills of beverly



Furie will not run

And notes on an event

By Rudy Cole

Planning Commissioner **Noah Furie** will not be a candidate for city council in the March, 2011 election according to some of his colleagues and friends.

When contacted, Furie's only comment was that he would make an announcement about his plans in a letter to friends and supporters this week, but would neither deny or confirm rumors circulating in the Beverly Hills political world. He said the letter was intended to respond to questions he had been asked in recent weeks.

However, people close to Furie told us the veteran civic leader and member of two city commissions feels he would not have sufficient time to tackle the serious budget problems facing the city and still deal with demands of his financial institution's business.

"Noah is a workaholic," one friend said. "He would not want to serve on the council unless he felt he could give it the time and energy it required."

The same close friend said he was certain Furie would run for city council in some future election. "He loves serving in government, is a student of the process and has earned real respect in the community. I think he would have easily won election, so that was not what concerned him."

If Furie drops out as expected, and because of his early strong showing, his endorsement could make the difference in a tight race.

Before this surprising development, the council election seemed almost lacking in drama. With few major issues such as the Hilton or Montage battles, the contest was likely to be one of personalities and past performance. Furie and fellow planning commissioner **Lili Bosse**, an announced candidate, although certainly not running as a team, had very similar positions on issues, and usually voted the same on planning matters.

Neither Furie or Bosse had many negatives. Both have strong ties to community groups, aside from commission work. Bosse has been an effective leader in numerous of civic and education organizations and, of course, she and husband Jon are major donors to a host of charities without ever doing that in an ostentatious manner.

Which brings us to the two incumbents up for re-election: Councilmember **Nancy Krasne** for a second, and Mayor **Jimmy Delshad** for a third term.

Of the two, Krasne is the most likely to run. In recent weeks, she has consistently said she would run for another four years despite earlier reports that she would not seek re-election.

Although he would not be the first politician to change his mind on running for re-election, Delshad did tell a candidates forum four years ago that he would not seek a third term. Best guess: Delshad will not run.

Furie's expected withdrawal from the race could open up a small avalanche of other possible candidates. With two strong, well financed and viable candidates, it had discouraged others from running. Now that all changes.

Some of those who had expressed interest and who had either considered or been talked about as candidates include:

Steven Fenton: current president of the Board of Education, family are long-time community activists, father served as councilmember, city treasurer, commissioner and also president of the Board of Education. Would have to leave the school board to run and, considering all the problems facing the schools, is not likely to risk being criticized for leaving when the district has yet to pick a permanent school superintendent and continues to have internal board conflicts. But is a formidable campaigner with mother Judie providing highly skilled backup. Best guess: Not this election, but probably will rethink his options.

Myra Lurie, member and former president of the Board of Education. Saw her board majority disappear when one incumbent decided not to run and another ran a very weak campaign. Without much real effort, easily won second term despite anti-incumbency drive. If elected to the council, she would become the first lawyer-member in years. Would be very effective in forums, strong family base in community – her mother in law is **Sooky Goldman** – and is popular with PTA members. Problem: Dissension on the board has hurt all five members. One other positive, although a lawyer, she is not likely to come back to the council representing developers once her term ends.

Brian Rosenstein: Although he was just recently named to the Planning Commission, ironically to replace Noah Furie when his term ends in December, after just over a year on Parking and Traffic, he

was very impressive during the intense commission selection process beating out a very formidable field of applicants. Even those who were not sure where Rosenstein stood on development issues have praised his studious approach to the planning process. He is a fourth generation Beverly Hills resident, active in many civic groups and could attract a broad cross-section of voters.

Kathy Reims: The former planning commissioner has been active in civic affairs for many years. Although very low key, Reims has won high praise from her commission colleagues and city staff for her careful attention to complicated zoning matters. Extremely bright and personable, Reims could appeal to many voters throughout the city, but her strongest base would be in the southwest.

John Millan: Former Board of Education president and member whose departure after only one term opened the way for a drastic change in board leadership. Ran effective and successful campaign his first try, has backing from family with good ties to long time residents.

AJ Willmer: If the city has a technocrat, it is Willmer. He has served on city information development committees, has remained very active in both civic and school activities, but lost a highly contentious reelection effort in 1997. Mixed record on development issues, although active proponent of Hilton project. Doctor wife Debra has good involvement in medical community.

Dr. Sharona R. Nazarian: Currently vice chair of the city's Human Relations Commission, psychologist, very active in Maple Counseling Center – one of the city's most powerful service groups, articulate and a consensus builder, would have to be considered a major contender, especially if Delshad opts not to run.

Linda Briskman: Narrowly losing a bid for a third term, in 2009, even one time political adversary Krasne has said, publicly, that she "misses" Linda's enormous expertise. Good name recognition, still very active, she would be expected to mount a more effective campaign than her last effort. She would not be the first councilmember to return after leaving.

And there could be many more, some with good credentials and others who are just learning where the council meets. Much more next week.

Great event on a sad occasion: The City commemoration of 9/11 and ground breaking for the Remembrance. This was Beverly Hills at its best.

Held last Saturday at the civic center, it was an impressive showing of our city's finest. Congratulations to Fire Chief **Tim Scranton** for his leadership.

Among those participating included featured speakers State Senator **Fran Pavley** (D-Santa Monica) and Assembly-member **Mike Feuer** (D-Los Angeles). Mayor **Jimmy Delshad** did the introductions. The invocation was delivered by Msgr. **Thomas Wellers** of Good Shepherd,

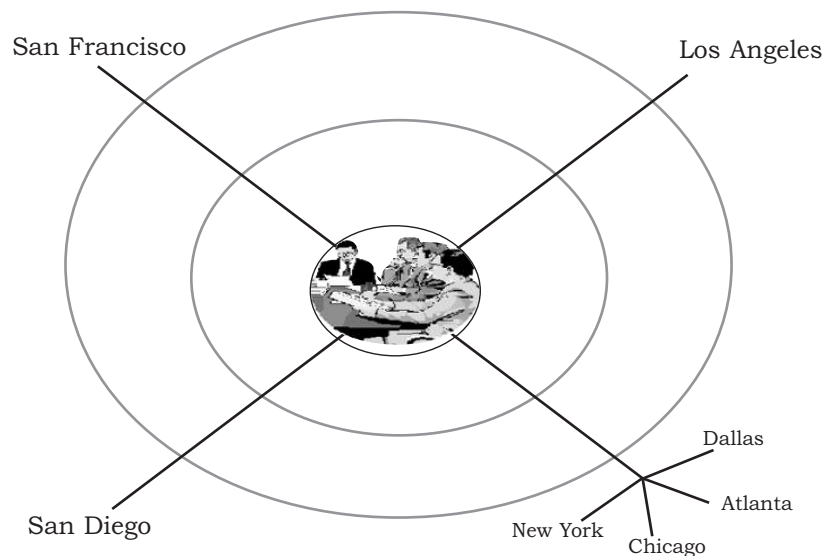
rudy cont. on page 7

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rudy cont. from page 6

City Manger **Jeff Kolin** made welcoming remarks and the national anthem was presented by the high school's Madrigal Singers under the direction of **Joel Pressman**. Ringing of the bells was by Chief Scranton and Engineer **Joe Matsch**.

It all began when the New York Port Authority contacted **Anne Kellogg** at the Maple Counseling Center hoping to include our community in a nationwide drive to display World Trade Center Artifacts across the country. Scranton then asked for volunteers to form the memorial committee. Members included Engi-

neer **John Eccles**, Firefighter **Manny Rosales**, Paramedic **Dave Perusse**, BHPD officer **Jim Ply** and Matsch, who coordinated. A crane was donated by Mc Coy construction, **Terry Wagner** and a crew from Public Works set up the chairs, stage and sound equipment, **Cathy Cassells**, city graphics department, designed the flyers and trifold and **Michael Liongson** and Chief Scranton helped process the information to the Port Authority. Culver City contributed a front line and rig and sent four representatives. Beverly Hills Rotary contributed to the costs.

More people helping: Police Officers

Honor Guard: Sgt. **Brian Weir**, Sgt. **Richard Ceja**, Officer **Blake Nance**, Officer **John Chavez**, Officer **Andrew Myers**, Officer **Kevin Burger** and Officer **Christian Bond**, always an inspiring presentation and the pledge of allegiance was made by Capt. **Dennis Andrews**.

The event made most local television programs. Public relations was handled by **Cheryl Friedling** and **Cheryl Burnett**. The entire program had the assistance of the good people at FTA and our special thanks to Engineer Matsch for coordinating and so generously helping this column with names. If there are omissions,

it is my fault, not his.

Most useful sign of the year award: Cedars-Sinai garage – "Please Wait For Gate to Open." Probably does save lumber expenses.

Rudy Cole served for eight years as a member and chair of the city's Recreation & Parks Commission. He was also President of the Greystone Foundation and served on three other city committees. Rudy can be reached at: Rudy@bhweekly.com.

briefs cont. from page 5

kler and Sylvester Stallone, and popular music icons such as Mick Fleetwood and Johnny Cash.

"The Paley Center is radio and television, it's the Paley Media Center," Verona said. "So to show my art and photographs was not something that I thought they would be interested in but they would be interested in celebrities. Warhol was a great media icon. As well as Streisand. All these musicians and actors fit into their program. That's how it came about."

Verona's exhibit will be open until October 3 at the Paley Media Center on 465 N Beverly Drive.

Musicians wanted: Jr. Philharmonic holding auditions

The Jr. Philharmonic launches its 74th Season looking for advanced musicians ages 12 to 25.

Under the baton of Gary S. Greene, the orchestra continues its tradition of training and providing young people with outstanding performance opportunities. Alumni of the Jr. Phil are members of symphony orchestras around the world.

The orchestra rehearses Wednesday evenings at Horace Mann School. Those who play violin, viola, cello, string bass, oboe, English horn, clarinet, bassoon, alto sax, trumpet, French horn, tympani and percussion and are interested in a tryout should call (310) 275-7511 or send an e-mail to Auditions@JrPhil.org. There are no audition fees and no membership charges. The Jr. Phil performs on a professional level in venues including the Walt Disney Concert Hall, Dorothy Chandler Pavilion and Shrine Auditorium. For more information, visit www.JrPhil.org

Beverly Hills "Casino" at Roxbury Community Center

The City of Beverly Hills in collaboration with the Beverly Hills Active Adult Club will be hosting a Casino Party. Adults 21 and over are welcome as Vegas will be recreated at the Roxbury Community Center. Tables for Craps, Roulette and Black Jack as well as Bingo will be offered. All proceeds from the event assist the Beverly Hills Active Adult Club to offer programs, classes and services to the senior adult Community. The event will be held Sunday, September 26 from 1 p.m. to 4 p.m. at The Roxbury Park Community Center on 471 S. Roxbury Drive. Admission is \$20. For more information, call (310) 285-6840 or visit [\[lyhills.org\]\(http://lyhills.org\)](http://www.bever-</p></div><div data-bbox=)

BHHS Football Team Wins Season Opener

A strong defense for all four quarters, a more productive offense in the second half and a key special teams play Friday night gave the Beverly High football team its first victory in a season opener since 2006.

Frank Brown returned a punt 73 yards for a third-quarter touchdown and ran 21 yards for a touchdown midway through the fourth quarter as the Normans scored the final 22 points in a 29-7 victory over Santa Barbara in a nonleague game at Nickoll Field.

Beverly Hills took a 13-7 lead on quarterback Josh Newman's one-yard run in the third quarter.

Between Brown's touchdowns, Norman defensive lineman Greg Townsend sacked Dons quarterback Shawn Ramos in the end zone for a safety in the fourth quarter. Beverly Hills took a 7-0 lead in the first quarter on Newman's 51-yard touchdown pass to Daniel Jack.

Santa Barbara (1-1) tied the score in the second quarter on Ramos' two-yard run.

Both Newman and Brown accounted for more offense than the Dons. Newman completed seven of 14 passes for 151 yards while Brown rushed for 142 yards on 16 carries.

Santa Barbara rushed for 78 yards on 32 carries and completed five of 13 passes for 34 yards for 112 yards of total offense. The Norman defense limited the Dons to five first downs.

Matt Spector led Beverly Hills with nine tackles and recovered a fumble. Terrence Lewis was second in tackles with six and also recovered a fumble.

The Normans are scheduled to play at Santa Barbara San Marcos (0-2) tonight at 7 p.m. in a nonleague game.

BHHS Girls' Volleyball Team Sweeps Crescenta Valley in Opener

Ore Ezer had six kills, Emily Rosen 16 digs and Halle Beesen five service aces as



City Manager Jeff Kolin, Councilmember Nancy Krasne, Councilmember John Mirisch, State Assemblymember Mike Feuer (D-Los Angeles), State Senator Fran Pavley (D-Santa Monica), Mayor Jimmy Delshad, Vice Mayor Barry Brucker and Fire Chief Tim Scranton.

Beverly Hills breaks ground on memorial

The City Council broke ground on a 9/11 remembrance memorial on Saturday September 11 at the Beverly Hills Fire Department Headquarters on 455 N Rexford Drive. This memorial, located at the corner of Rexford and Santa Monica adjacent to the fire department headquarters, will include a large piece of steel from the World Trade Center towers.

the Beverly High girls' volleyball team opened its season with a 25-22, 25-21, 26-24 victory over Crescenta Valley in a nonleague match at the Swim-Gym Tuesday.

"We were scrappier than Crescenta Valley," Norman coach Marla Weiss said. "I thought we were more consistent than Crescenta Valley. I think our defense was a little stronger."

When asked if she was satisfied with her team's play, Weiss responded, "I was satisfied with the win. I think that we have a long way to go as a team to say I was satisfied with the play of my team."

Beverly Hills returns just two starters from last season's team — opposite hitter Michelle Wolff, and Rosen, a libero.

"We lost a tremendous amount of offensive players," Weiss said. "We're a smaller in stature team. We're not going to have huge offensive numbers.

"One of the things that this particular team is going to do this year is win on

defense and perseverance. We are a very strong defensive and scrappy team that can possibly frustrate others."

The Normans are scheduled to play host to Los Angeles Windward today and at Torrance Tuesday in nonleague matches both beginning at 3:15 p.m.

BHHS Runner Finishes Fifth in Fastback Shootout Race

Brianna Simmons was the top Beverly High female finisher at Saturday's Fastback Shootout at Mt. San Antonio College, completing the 1.92 mile course in 12 minutes, 31.7 seconds to finish fifth in the junior girls' race.

Josh Galen was the top Norman male finisher, finishing 11th in the boys' junior race in 10:49.2.

Beverly Hills' next meet is an Ocean League meet Sept. 23 at Kenneth Hahn State Recreation Area in Baldwin Hills beginning at 2:30 p.m.

coverstory

PREPARED FOR ANYTHING

Health and Safety Commission Chair Pete Landau discusses earthquake preparedness in the city and at home.

By Marla Schevker

So tell us about yourself?

I moved to Beverly Hills in 1979; my wife and I moved here for the schools. We bought a house that had been built around 1913 and took it apart and rebuilt it and doubled the size of it and kept it looking exactly the same, so from the outside it looks exactly how it looked in 1913 because all of the expansion was in the back. From the front it looks pretty much the same. I have always been interested in helping the community, one way or another. I started early on, after a year or two and became a member of the Maple Center Men's Guild, in somewhere around, say 1982. I was eventually the treasurer and then the group sort of disbanded for a while and I moved over to the Beverly Hills Education Foundation about 1985. And was there for about nine years. I eventually was their treasurer.

Then after my two girls graduated from high school, I thought I'd done enough at the BHEF. After the [1994] Northridge earthquake I heard about the Disaster Communications System (DCS), which is the police departments volunteer radio group. I joined them in

1995 and I have been a member ever since. I am now on the staff that runs the DCS, which is a group of ham radio operators who are available to the city during an emergency. As a result of my years in the DCS, I became interested when I heard that a Health and Safety Commission was being formed in 2007.

Tell us about your family.

I am married to Marilyn and have two daughters, Gabrielle, 38, and Jillian, 32. We came here when Gabrielle was a little girl, for the schools, and of course now she's long grown up. My wife just retired after 20 some odd years of teaching. Gabrielle is a teacher in the school district now. Jillian is a social worker in New York City. She moved to New York in 2000 and refused to come home. They both graduated from Beverly High, both were in Madrigals, and also in the [Performing Arts] department. Gabrielle got her degree and came back to Beverly Hills and is teaching second grade at Beverly Vista. I have one son-in-law, Kevin Painter, who is the assistant principal at El Rodeo, so we're very involved in the schools. I also have two grandchil-

dren, Isabela, 5, and Jesse, 2.5. I would say as a family we're very close. My wife tries to make it a point to see them every day. I may not see them every day, but I see them pretty often.

As you mentioned, your family is very involved in public education. How did that happen?

I think they're all into education. I'm less involved than when I was a member of the BHEF, but how could I not be involved with a wife who was a teacher and talked about it every day? But I certainly followed whatever's happening in the school district over the years. I continue to follow, but I'm not giving you any comments on what's going on in the school district at this time.

One of the ways you got involved in the city is you were involved in the DCS group, tell us about that?

The DCS was formed after the Northridge earthquake by a couple of Beverly Hills police officers who were also ham radio operators. Disaster communications, by ham radio operators, occurs

throughout the country. They are either affiliated with police departments or fire departments. We formed one and have about 110 members, 40 of which are active members and the balance are standby members either in the police department, some in the school district, others are city workers who all have ham licenses. Ham Radio Operators, amateur radio operators, started in the 1900s. A series of radio bands were made available to amateurs for broadcasting. If one looks at major disasters, i.e. Hurricane Katrina, often when the power goes out and there is no way to communicate, people communicate over the ham radio bands and that may be the only way one gets information. That's what our DCS has as its primary purpose, which is supplementing the city's ability to communicate. If you think back to Northridge earthquake, right after the earthquake the power was out, phones were either out or overloaded and it was difficult to communicate. Our DCS group is designed to form up at the police department and be assigned as needed to help when there is a disaster and a shortage of communications.

How do you operate a ham radio?

It effectively is a walkie talkie, it just uses different frequencies. We are blessed with having our own dedicated frequency and a "repeater" on top of a hill in Beverly Hills so that somebody can get on their little walkie talkie with very low power and be able to talk throughout the entire city on this frequency. The way radio works is it's line of site and if you're on top of a hill with a tall antenna, the antenna can see just about anything in the city and it will pick up your signal and re-broadcast it at a higher power so that you have enough power to hear it no matter where you are in the city or throughout the surrounding

police blotter

Beverly Hills Weekly receives 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 any errors or omissions in the Crime Summary.

Burglary occurred between 10:20 a.m. on 8/13/2010 and 2:45 p.m. on 8/13/2010 in the 400 block of S Maple Drive. No suspect information available. Unknown suspect entered the victims resident through an unlocked window, removed property and fled in an unknown direction. Loss: \$146,000.

Burglary occurred between 5:30 p.m. on 8/13/2010 and 8:30 a.m. on 8/14/2010 in the 700 block of N Canon Drive. Suspect is a Hispanic Male. Suspect enters resident through an unlocked kitchen door and takes the victims purse, removing the cash. The purse was left on the patio. Loss: \$230.

Burglary occurred between 9 a.m. on 8/14/2010 and 9:30 on 8/15/2010 in the 400 block of N Doheny Drive. No suspect information available. Unknown suspect(s) entered unlocked window of first floor apartment, removed property and fled in an unknown direction. Loss: \$7,090.

Burglary occurred between 2 p.m. on 7/22/2010 and 12 p.m. on 7/30/2010 in the 9500 block of Wilshire Boulevard. Suspect is a white, 38-year-old female, 125 lbs, brown hair and brown eyes. Suspect removes merchandise from a location and flees. Loss: \$9,469.

Assault occurred at 9:50 a.m. on 8/11/2010 in the area of N Robertson Boulevard and Wilshire Boulevard. The suspect is a Hispanic, 25-year-old male, 140 lbs, black hair and black eyes. The suspect slapped and grabbed the victim and fled.

Identity theft occurred between 12:01 a.m. on 7/27/2010 and 11:59 p.m. on 8/05/2010 in the 400 block of S Camden Drive. No suspect information available. Unknown suspect forged Victim 1 and Victim 2's checks. Suspect then cashed the checks.

Identity theft occurred between 12:01 a.m. on 8/04/2010 and 11:59 on 8/09/2010 in the 9400 block of Wilshire Boulevard. Suspect is Male. The suspect used the victim's identity and credit card to purchase theme park and movie tickets over the internet.

Identity theft occurred between 12:01 a.m. on 4/15/2009 and 2:59 p.m. on 8/12/2010 in the 100 block of N Almont Drive. No suspect information available. The suspect obtained the victims personal information and opened an out of state account without the victims permission.

Identity theft occurred between 12:01 a.m. on 7/26/2010 and 11:59 p.m. on 7/26/2010 in the 1100 block of Summit Drive. No suspect information available. Unknown suspect(s) created a fraudulent

check with the victim's information. Suspect(s) signed check with victims name and used it to purchase merchandise from victim 2.

Identity theft occurred between 12:01 a.m. on 4/01/2010 and 5:09 p.m. on 8/12/2010 in the 400 block of N Maple Drive. No suspect information available. Unknown suspect(s) used the victims personal information to open a cell phone account.

Identity theft occurred between 12:01 a.m. on 7/01/2010 and 5:48 p.m. on 8/12/2010 in the 200 block of S Reeves Drive. No suspect information available. Unknown suspect(s) utilized victims personal information to open an account with an out of state company.

Identity theft occurred between 12:01 a.m. on 7/20/2010 and 11:59 p.m. on 7/30/2010 in the 1200 block of Loma Vista Drive. Suspect is male. Unknown suspect deposits money into the victims account. The suspect then writes fraudulent checks in the victim's name.

area.

What do you do professionally?

Professionally, I currently am retired. By training I'm a CPA. I started out as being a CPA but eventually I became a real estate developer and I built condominiums and apartments.

So what do you do with your time?

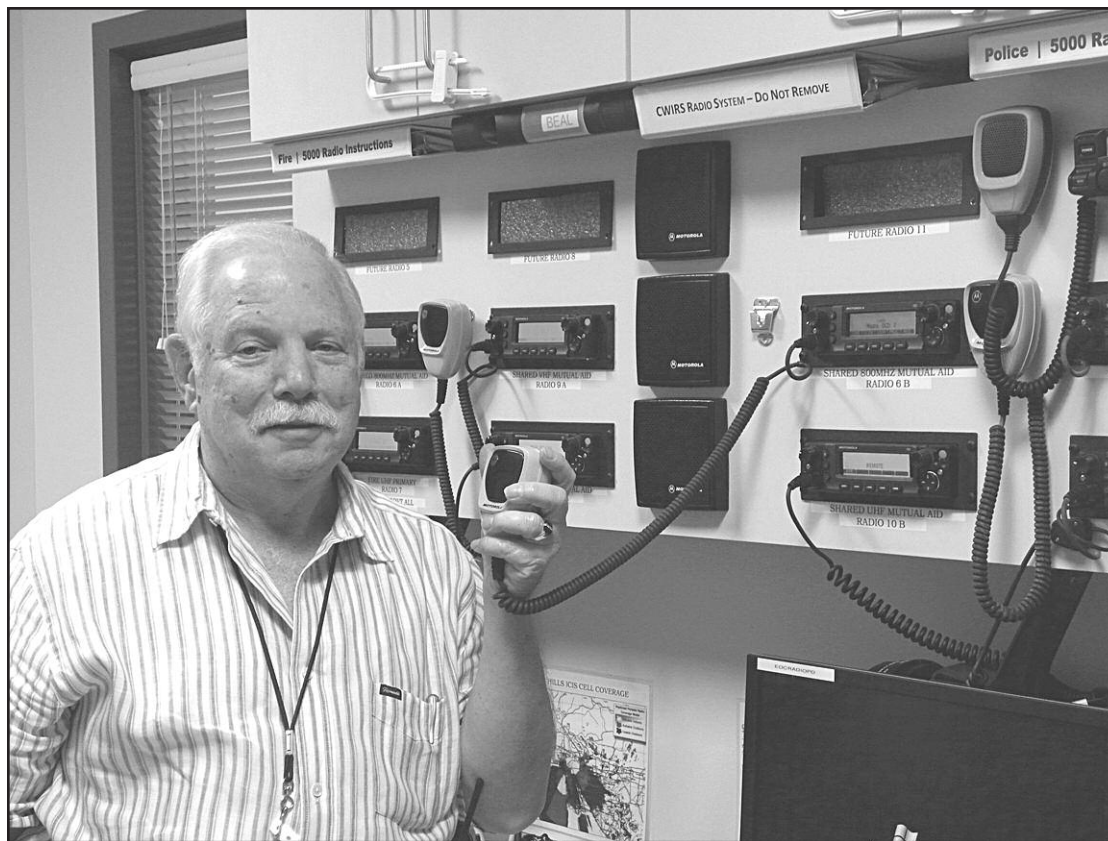
Between DCS and the Health and Safety Commission, those manage to take a bit of time. I still have one [accounting] client that I spend time on.

What is the Health and Safety Commission?

The Health and Safety Commission was formed to maintain and improve the health and safety of our whole community. We also wanted to provide greater citizen participation and awareness of health and safety issues and serve as a link between our citizens and city government. To that end, we're an advisory commission. So when we hear things, we can make recommendations to the city council but we don't have any actual legislative authority. Our meetings are open and we invite people who have health and safety issues to come and speak in front of us. If they have a problem, we'll take it up further along. One thing that we recently worked on was a tobacco issue, the sale of tobacco to minors. The city council asked us to study that issue and to make a recommendation about an ordinance to regulate the sale of tobacco to minors. The reason for that was while there are state laws about that, there really was no specific enforcement and our city council wanted something a little bit more personal so that we would ensure that our retailers aren't selling tobacco to minors and we did. We had hearings and helped develop an ordinance which has now been passed.

What is the Commission working on?

We have two things. One is we're working on health and safety awards right now. Nominations are open until the end of September and if we haven't publicized it enough, we might extend it a little bit. We have two types of awards, the Beverly Hills community leadership award, which is to recognize an individual, business or group who has taken some kind of a leadership role that helps promote health and safety. The second award is the Beverly Hills heroic individual award, which is given to an individual who has performed some act of a heroic nature that would enhance health and safety in Beverly Hills. The person doesn't have to live in Beverly Hills, but he does have to have done something heroic related to somebody in Beverly Hills. This is the first year of these awards so we've left the definitions sort of wide open and we'll see what comes in and then better define what it means to have



done something heroic. Does that mean pulling someone out of a fire or does it mean promoting flu vaccine? That perhaps is too general but something that doesn't require you to endanger your life.

The second thing is close to me. On our commission we have seven different commissioners and each of us was sort of invited to join the commission with a little different background. My background is safety, from the DCS. There are a couple of others that are interested in safety. We also have two doctors and a nurse who are particularly interested in health. So now that I'm the chairman, coincidentally our work plan has chosen as its primary topic of interest expanding neighborhood watch. Neighborhood watch has been around for many years and been a police department endeavor. Way back when, it used to be neighbors looking out for neighbors and reporting suspicious cars in the neighborhood or if someone pulled into a driveway with a big truck and you knew your neighbor was out of town and if you were properly indoctrinated in the neighborhood watch, you'd know to call the police department. What we're hoping to do this year is broaden it so it promotes the broad spectrum of health and safety in Beverly Hills. That's our work plan for this year and it's up to our commissioners in our meetings throughout the year to develop a plan that helps to broaden neighborhood watch. It's really too soon to give you an idea because hopefully the police department and fire departments will help us flesh this out so the idea of neighborhood watch will be an all encompassing way to communicate with the citizenry on all sorts of topics that are safety and health oriented.

What are some challenges to serving on a new commission?

The initial challenge was to determine what topics we wanted to go ahead and

engage in. We looked at over 100 different kinds of things that are health and safety issues before reducing it down to which ones did we think were the most important. Just spouting out different kinds of things, noise, lighting, pollution, domestic violence, identity theft, bicycle safety, wearing seatbelts, drinking and driving, obesity and senior health. I'm just pulling some of the 100 things we looked at and sent out among ourselves until we developed those that we thought were the most important. The most important was emergency preparedness. And that's the subject we're working on this year with the neighborhood watch.

What does it mean to be prepared for an emergency?

[It depends] upon what you consider is a likely emergency. For us the most likely emergency is an earthquake. To be prepared for something like an earthquake, you should have an earthquake kit with stuff that you can grab and run out of the house with and it will sustain you for a while. Clothing and toothbrushes and medicines if they don't need to be refrigerated. You should have one of those kits in your car in case the earthquake occurs and you're away from home. You should have a plan for how you get out of your house and a plan for how you're going to communicate with your family if you're separated. Normally in an earthquake, that means some out of state contact that you can call. The reason for that is often the local phone lines are all tied up but you can make a long distance call even if you can't call across the street.

I have a generator. Meaning if we have a big earthquake and we're not going to have electricity for a while, I at least have the ability to have enough electricity to keep one refrigerator going. Everybody should have a three days' supply of water because that's the most important thing

you can have and most people will have enough canned goods to get them through a few days but water is important.

How is the city prepared for an emergency?

The city has promoted emergency preparedness for a long time. As a matter of fact we just recently finished our new Emergency Operations Center. Which is a state-of-the-art place where in an emergency, city government would retreat to handle the emergency. Each department has selected people who are assigned to the emergency operations center. The center itself is a big room with tables. Within that, there's a smaller radio room and a smaller department head room so

the city manager and his department heads would be separate from the people who are running the emergency out of the emergency center. It provides a place for the departments to talk while the people out in the field are working on whatever the problem may be. They report back to their commanders in the Emergency Operations Center and because all of city government is in one room, if something else is needed there's a way to communicate across the table. From a selfish point of view, one of the nice things in the Emergency Operations Center is, it has own separate radio room where the DCS people will be running radios for the city in an emergency.

Other things the city has always done is run health and safety fairs, where in among the various vendors are the people that sell earthquake supplies. The city has always offered building and safety inspections if you have a problem. So the city has always been involved in being prepared.

What is in your emergency preparedness kit?

Mostly those things that I talked about. I've got a big box with clothes, I have in my basement canned goods. I keep six five gallon bottles of water so I've got my supply of water. I have cooki equipment, propane camp stove, I have a bunch of florescent, battery - operated lanterns, so I have light. I must have 20 flashlights around. I have lots of batteries. I fully expect during an emergency I'll be spending my time in the radio room at the emergency operations center.

So do you think you're prepared for an earthquake?

One could always be better prepared, but I am pretty well prepared.

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NOTICE OF PETITION TO ADMINISTER ESTATE OF MARCIA B. SMALL

Case No. BP124155

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARCIA B. SMALL

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

THE PETITION FOR PROBATE requests that Clifford Eidelman 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 on Sept. 20, 2010 at 8:30 AM in Dept. No. 9 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 deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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:
ALEXANDER FRIED ESQ
SBN 093943
ALEXANDER FRIED APC
15303 VENTURA BLVD
STE 1650
SHERMAN OAKS CA 91403

NOTICE OF TRUSTEE'S SALE TS # CA-10-364800-CL Order # 100332607-CA-LPI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/24/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): SELENA ROJHANI , A MARRIED MAN, AS HER SOLE AND SEPARATE PROPERTY Recorded: 12/11/2006 as Instrument No. 06 2736674 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 9/22/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$815,242.49 The purported property address is: 137 SOUTH SPALDING DR 105 BEVERLY HILLS, CA 90212 Assessors Parcel No. 4328-008-033 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Aurora Loan Services LLC 10350 Park Meadows Dr. Littleton CO 80124 Pursuant to California Civil Code 2923.54 the

undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 . If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: 8/30/2010 Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3683493 09/02/2010, 09/09/2010, 09/16/2010

NOTICE OF TRUSTEE'S SALE TS # CA-10-365193-AL Order # 476060 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/19/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): BRIAN S. JENNINGS AND PHILIP F. SMITH, JR., DOMESTIC PARTNERS, AS TENANTS IN COMMON Recorded: 11/6/2007 as Instrument No. 20072488975 in book XXX, page XXX of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 9/22/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$415,228.86 The purported property address is: 911 N KINGS RD #212 WEST HOLLYWOOD, CA 90069 Assessors Parcel No. 5529-005-164 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to JPMorgan Chase Bank, N.A. 7301 Baymeadows Way Jacksonville FL 32256 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 . If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: 9/2/2010 Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE

USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3688926 09/02/2010, 09/09/2010, 09/16/2010

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 443703CA Loan No. 3010760803 Title Order No. 472740 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-10-2006. 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 09-23-2010 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-18-2006, Book , Page , Instrument 06 2311985, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: DANIEL V O'DONOVAN AND CAROL M. O'DONOVAN AS TRUSTEES OF THE O'DONOVAN FAMILY TRUST, JULY 11, 2005, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The 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 the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BOULEVARD, 12720 NORWALK BLVD., NORWALK, CA Legal Description: LOT 38, OF TRACT NO. 5571, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107 PAGE(S) 72 TO 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$2,149,867.78 (estimated) Street address and other common designation of the real property: 13360 JAVA DRIVE BEVERLY HILLS, CA 90210 APN Number: 4385-004-005 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagor, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55. DATE: 08-30-2010 CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3706144 09/02/2010, 09/09/2010, 09/16/2010

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 20100169806893 Title Order No.: 100353639 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/25/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 02/29/2008 as Instrument No. 20080354480 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: DAVID L. MCFARLAND, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 10/06/2010 TIME OF SALE: 10:30 AM PLACE OF SALE: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BLVD., NORWALK, CA. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 8787 SHOREHAM DRIVE #207, WEST HOLLYWOOD, CALIFORNIA 90069 APN#: 5559-006-034 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common design-

nation, 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$447,634.82. 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 to Sell to be recorded in the county where the real property is located. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 www.Ipsasap.com NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. as Trustee Dated: 09/10/2010 NDEX West, L.L.C. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 ASAP# 3711284 09/16/2010, 09/23/2010, 09/30/2010

NOTICE OF TRUSTEE'S SALE TS # CA-10-359270-CL Order # 100272368-CA-LPI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/5/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): DONNY SUH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Recorded: 8/16/2005 as Instrument No. 05 1960048 in book -, page - of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 9/30/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$1,051,252.88 The purported property address is: 441N OAKHURST DR 205 BEVERLY HILLS, CA 90210 Assessors Parcel No. 4342-034-039 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Aurora Loan Services LLC 10350 Park Meadows Dr. Littleton CO 80124 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 . If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: 9/1/2010 Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3718491 09/09/2010, 09/16/2010, 09/23/2010

NOTICE OF TRUSTEE'S SALE Trustee Sale No. :

20100169806893 Title Order No.: 100353639 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/25/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 02/29/2008 as Instrument No. 20080354480 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: DAVID L. MCFARLAND, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 10/06/2010 TIME OF SALE: 10:30 AM PLACE OF SALE: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BLVD., NORWALK, CA. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 8787 SHOREHAM DRIVE #207, WEST HOLLYWOOD, CALIFORNIA 90069 APN#: 5559-006-034 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$447,634.82. 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 to Sell to be recorded in the county where the real property is located. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 www.lpsasap.com NDEx West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEx West, L.L.C. as Trustee Dated: 09/10/2010 NDEx West, L.L.C. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 ASAP# 3711284 09/16/2010, 09/23/2010, 09/30/2010

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. 05-FWA-96682 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/6/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 7, 2010, at 10:30 AM, AT WEST SIDE TO THE LOS ANGELES COUNTY COURTHOUSE DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BOULEVARD, in the City of NORWALK, County of LOS ANGELES, State of CALIFORNIA, REGIONAL SERVICE CORPORATION, a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by IGOR ZAGRUZNY, AN UNMARRIED MAN, as Trustors, recorded on 7/12/2007, as Instrument No. 20071651723, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, or cashier's check (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit: TAX PARCEL NO. 5555-006-114 From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 1155 NORTH LA CIENEGA BOULEVARD APARTMENT 711, WEST HOLLYWOOD, CA 90069. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$511,942.79. In compliance with California Civil Code 2923.5(c), the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one or more of the following methods: by telephone, by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting or the borrower has surrendered the property to the mortgagee, trustee, beneficiary, or authorized agent and that the compliance with Civil Code Section 2923.5 was made at least thirty (30) days prior to the date of this Notice of Sale. The mortgagee, trustee, beneficiary, or authorized agent declares: it has obtained a final or temporary order of exemption and said order is current and valid as of the date of the Notice and the time frame set forth in California Civil Code 2923.54 does not apply or California Civil Code 2923.54 does not cover this loan. Dated: 9/12/2010 REGIONAL SERVICE CORPORA-

TION, Trustee By JEAN GREAGOR, AUTHORIZED AGENT Agent for Trustee: AGENCY SALES AND POSTING 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 Telephone Number (800) 542-2550 Sale Information: (714) 730-2727 or http://www.rtrustee.com ASAP# 3702270 09/16/2010, 09/23/2010, 09/30/2010

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARVIN DEANE CASE NO. BP124450

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

A PETITION FOR PROBATE has been filed by KATHE BRENNER DEANE in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that KATHE BRENNER DEANE 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: 10/07/10 at 8:30AM in Dept. 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 four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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
LESLIE E. CHAYO, ESQ. - SBN 65432
9401 WILSHIRE BLVD #1250
BEVERLY HILLS CA 90212
9/16, 9/23, 9/30/10
CNS-1942157#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 2629-40 Loan No. 469934-59 Title Order No. 920000490-T01 APN 4348-001-023 TRA No. 0002410 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/26/2001 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 10/07/2010 at 10:30 a.m. , CHICAGO TITLE COMPANY, a California corporation as the duly appointed Trustee under and pursuant to Deed of Trust recorded on 10/03/2001 as Document No. 01-1874028 of official records in the Office of the Recorder of Los Angeles County, California, executed by: LEONARD M. ROSS, AS TRUSTEE OF THE LEONARD M. ROSS REVOCABLE TRUST (U/D/T 12-20-85), as Trustor, BANK OF AMERICA, N.A., a national banking association, 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: the West side of the Los Angeles County Courthouse directly facing Norwalk Blvd. 12720 Norwalk Blvd. Norwalk, CA 90650 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: PARCEL 1: THAT PORTION OF LOT A OF A PORTION OF THE RANCHO DE LAS AGUAS, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107 PAGES 210 THROUGH 212 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 2 OF TRACT NO. 9229, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133 PAGE 78 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT, THROUGH THE VARIOUS COURSES AND DISTANCES TO THE MOST NORTHERLY CORNER OF LOT 5 OF SAID TRACT; THENCE ALONG THE WESTERLY BOUNDARY OF SAID RANCHO RODEO DE LAS AGUAS, NORTH 48 DEGREES 34 MINUTES 22 SECONDS EAST, A DISTANCE OF 412.85 FEET MORE OR LESS TO THE WEST LINE OF FRACTIONAL SECTION 13, TOWNSHIP 1 SOUTH, RANGE 15 WEST S. B. B. & M. THENCE SOUTHERLY AND EASTERLY ALONG THE

WESTERLY AND SOUTHERLY BOUNDARY OF TRACT NO. 13250, AS PER MAP RECORDED IN BOOK 266 PAGE 41 OF SAID MAP RECORDS TO THE SOUTHEAST CORNER OF LOT I OF SAID TRACT NO. 13250, SAID CORNER BEING IN THE WESTERLY LINE OF BEVERLY DRIVE 60 FEET WIDE; THENCE RADIALY SOUTH 75 DEGREES 48 MINUTES 42 SECONDS EAST 10 FEET TO THE WESTERLY LINE OF BEVERLY DRIVE 50 FEET WIDE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE ALONG A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 400 FEET A DISTANCE OF 91.69 FEET; THENCE NORTH 77 DEGREES 36 MINUTES 30 SECONDS WEST 10.20 FEET TO THE POINT OF BEGINNING. PARCEL 2: THAT PORTION OF LOT 3 TRACT NO. 13250, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 266 PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT; THENCE SOUTH 34 DEGREES 10 MINUTES 00 SECONDS EAST 59.30 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 75.28 FEET A RADIAL LINE OF SAID CURVE AT SAID POINT BEARING SOUTH 15 DEGREES 13 MINUTES 55 SECONDS EAST; THENCE NORTHERLY ALONG SAID CURVE, 48.80 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE NORTH 86 DEGREES 18 MINUTES 37 SECONDS WEST 46.76 FEET TO THE POINT OF BEGINNING. Beneficiary Phone: (310) 788-4523 Beneficiary: BANK OF AMERICA, N.A., c/o KATTEN MUCHIN ROSENMAN LLP, ATTN: JORDAN SCOTT DEMBO, ESQ., 2029 CENTURY PARK EAST, SUITE 2600, LOS ANGELES, CA 90067-3012 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: 1011 N. Beverly 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 the trusts created by said Deed of Trust, to-wit: \$22,750,502.13 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than their full credit bid. 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 to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. SALE LINE PHONE NUMBER: (714) 259-7850 or (714) 730-2727 DATE: 9/8/10 CHICAGO TITLE COMPANY FORECLOSURE DEPARTMENT 560 E. HOSPITALITY LANE SAN BERNARDINO, CA 92408 (909) 884-0448 Teresa M. Drake, Asst. Vice President ASAP# 3730135 09/16/2010, 09/23/2010, 09/30/2010

BID PACKAGE NO. 11-09

**CITY OF BEVERLY HILLS
PROJECT ADMINISTRATION – PUBLIC
WORKS & TRANSPORTATION DEPARTMENT
345 FOOTHILL ROAD
BEVERLY HILLS, CALIFORNIA 90210**

LEGAL NOTICE - BIDS WANTED

BEVERLY HILLS RESERVOIR IRRIGATION PROJECT

SECTION 1: NOTICE INVITING BIDS

1. Notice Inviting Bids

a. **Date of Request:** September 10, 2010

b. **Bid Number:** 11-09

c. **Item Description:** Installation of irrigation equipment as listed at five (5) reservoir sites and one (1) park site, located at various locations in Beverly Hills, California 90210.

d. **Obtaining Bid Documents:** A copy of the Bid Package may be obtained by mail or in person from Project Administration Division of Public Works & Transportation Department, 345 Foothill Road, Beverly Hills, CA 90201, telephone number 310-285-2823.

e. **Bid Opening:** Wednesday – October 13, 2010 at 2:00 P.M.

f. **Due Date and Location for Submittals:** Sealed bids will be received at all times during normal business hours prior to the Bid Opening, at the City Clerks Office, 455 N. Rexford Drive, Room 290, Beverly Hills, CA 90210. All bids must be in writing and must contain an original signa-

ture by an authorized officer of the firm. Electronic bids (i.e., telephonic, FAX, etc.) are **NOT** acceptable. All bids shall clearly contain on the outside of the sealed envelope in which they are submitted: **BID PACKAGE 11-09: BEVERLY HILLS RESERVOIR IRRIGATION PROJECT.**

g. **Contractor's License:** In accordance with provisions of Section 3300 of the California Public Contract Code, the City has determined that the Contractor shall possess a valid California Contractor's License Class BI or other appropriate license classification under the State Contracting Code at the time the contract is bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.

h. **Liquidated Damages:** There shall be a \$500.00 assessment for each and every calendar day work remains undone after date fixed for completion.

i. **Prevailing Wages:** In accordance with the provisions of Sections 1770 et seq., of the Labor Code, the Director of the Industrial Relations of the State of California has determined the general prevailing rate of wages applicable to the work to be done. The Contractor will be required to pay to all persons employed on the project by the Contractor sums not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1." These documents can be reviewed in the office of the City Clerk or may be obtained from the State.

j. **Prebid Conference Date and Location:** A mandatory pre-bid conference will be held on Monday September 27, 2010 at 11:00 a.m. at 345 Foothill Road Beverly Hills, California 90210.

k. **Bid Security:** Each bid shall be accompanied by bid security in the form of a cashier's check, certified check or bid bond in the amount of 10% of the total bid amount. All cashier's checks or certified checks must be drawn on a responsible bank doing business in the United States and shall be made payable to THE CITY OF BEVERLY HILLS. Bid bonds must be issued by a bonding company licensed to do business in the State of California. Bids not accompanied by the required bid security shall be rejected. Cash and personal or company checks are **NOT** acceptable. The City shall return the bid security checks of unsuccessful bidders to them when the successful bidder ("Contractor") enters into the Contract with the City.

l. **Payment Bond and Performance Bond:** A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the Contractor.

m. **Insurance:** Upon award of contract, contractor will be obligated to file certificates of insurance evidencing coverage as specified in the bid documents and in a form acceptable to the City. The certificates shall be on the City's standard proof of insurance form.

n. **Time of Completion:** The contractual completion time shall be 60 days from the date of Notice To Proceed.

o. **Retention:** In accordance with the contract, ten percent (10%) of any progress payment will be withheld as a retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

p. **Contact Person:** A bidder or potential bidder who has a procedural question may call Julio Guerrero at telephone number 310-288-2823. A substantive question must be submitted in writing, and a copy of that question plus a written response to it will be faxed, emailed or mailed to all parties who have obtained a bid package.

THE CITY OF BEVERLY HILLS RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.

CLASSIFIEDS

To place your ad, call
310-887-0788

100-199 Announcements

105-General Services
110-Funeral Directors
115-Cemetery/Mausoleums
120-Clubs/Meetings
125-Personals
130-Legal Notices
135-Beauty Aids
140-Health Aids
145-Lost Items
150-Found Items
155-School and Classes
160-Adult Entertainment
161-Escort
165-Massage
170-Caregiver

200-299 Services

201-Accounting
202-Acoustics
204-Additions
206-Appliance Repair
208-Asphalt Paving
210-Bath Tub Repair/Reglazing
212-Bookkeeping Services
214-Brush Clearing

215-Building
216-Car Alarms
217-Culinary Service
218-Carpentry
220-Cleaning
222-Carpet Installation
224-Computer Repair
225-Computer Tech Support
226-Concrete
227-Construction
228-Contractors
230-Counseling
232-Decking
234-Drywall
236-Electrical
237-Entertainment
238-Exterminators
240-Fencing
242-Garage Doors
244-Handyman
246-Hauling
248-Internet Services
250-Iron Work
252-Janitorial
254-Landscaping
255-Legal Services

LEGEND

256-Locksmith
258-Moving/Storage
260-Music Instruction
262-Painting
264-Pet Sitting
265-Photography
266-Plumbing
267-Piano Tuning
268-Roofing
270-Sandblasting
272-Security Services
274-Stained Glass
276-Tile
278-Tree Service
280-Tutoring
282-TV/VCR/DVD Repair
284-Video Systems
286-Windows
288-Word Processing
289-Lessons
290-Trainer
302-House Unfurnished
304-Apartments Furnished
306-For Rent
308-Condominiums
309-Recreational For Rent
310-Rooms
312-Rentals to Share
314-Hotels/Motels
316-Garages Storage
318-Office Space
320-Commercial
322-Resort Property
325-For Lease
400-499 Real Estate
400-Homes For Sale
401-Real Estate
402-Condominiums
404-Commercial/Industrial
406-Mobile Homes
408-Income Property
410-Lots For Sale
412-Farms/Ranches
414-Resort Property

416-Lakeshore Property
418-Oceanfront Property
420-Out-of-State Property
422-Real Estate Exchange
424-Real Estate Wanted
500-599 Employment
500-Employment Opportunities
501-Help Wanted
505-Work at Home
510-Employment Agencies
515-Business Services
516-Business Opportunities
520-Jobs Wanted
521-Personal Shopper
522-Drivers

600-799 Merchandise

600-Garage Sales
610-For Sale
615-Business For Sale
700-Antiques
705-Appliances
710-Medical Supplies
715-Coins & Stamps
720-Computers
725-Furniture

726-Miscellaneous
730-Musical Instruments
735-Office Furniture
740-Television/Radio

800-899 Financial

800-Real Estate Loans
801-Financial Services
802-Money to Loan
804-Money Wanted
806-Mortgage & Trust
808-Escrows

900-999 Transportation

900-Autos For Sale
905-Trucks & Vans
910-Motorhomes/Campers
915-Motorcycles
920-Trailers
925-Classics
930-Auto Leasing
935-Aircraft
940-Boats
945-Personal Watercraft
950-Marine Supplies
955-Autos Wanted

100-ANNOUNCEMENTS

Very youthful, educated, elegant, attractive, warm, fit African American female. Age: 49. 135 lbs. Seeking a friend/loved one. Interest in an honest, serious minded, older Caucasian male. Your health, weight not an issue. Interests: museum, outdoors, animals, garden, comedy. Email profile to swanlake35@yahoo.com.

SEEKING TO RENT ROOM IN LARGE HOUSE. Responsible British Intelligent 35- year old. Will help w/ errands, housesitting, cooking, etc. FrancescaLeigh.com. Excellent references. (310) 593- 3607.

ATTENTION ANIMAL WORKERS - Do you work with swine, turkeys, geese, or ducks? Are you age 18 or over? If so, you may be eligible to enroll in the University of Florida's Prospective Study of US Animal Agricultural Workers for Emerging Influenza Virus Infections. The purpose of the research study is to follow ag workers and their household members for influenza (flu) infections from both animal and humans. Compensation available. For more information, view our study website at <http://gpl.php.ufl.edu/AgWorker> or contact Whitney Baker at 352-273-9569 email: wsbak-er@php.ufl.edu (Cal-SCAN)

HIGH SCHOOL DIPLOMA! Graduate in 4 weeks! FREE Brochure. Call Now! 1-866-562-3650 ext. 60 www.SouthEasternHS.com (Cal-SCAN)

AFFORDABLE FAMILY HEALTH Insurance Now Available in California. Health and Dental Insurance Starting at \$139. Call 800-571-3165 x108 for a quick quote or go to www.AgentBenefitTeam.com. (Cal-SCAN)

If you used Type 2 Diabetes Drug AVANDIA and SUFFERED a STROKE or HEART ATTACK. You may be entitled to compensation. Call Attorney Charles Johnson 1-800-535-5727. (Cal-SCAN)

115-CEMETERY

Fairhaven Memorial Park and Mortuary. Beautiful Lawn. Located at Lawn H. Please Call Darthy at (951) 845-6905

Prestige Great Mausoleum Niche for 6, Forest Lawn Glendale \$50 k (310) 721-8424 pp. Be Michael Jackson's neighbor!

FOREST LAWN HOLLYWOOD HILLS: single plot in sheltering hills sec. (805) 373-2599 pp

Cemetery plot for sale: Forest Lawn, Hollywood Hills, Eternal Love Section 1 plot \$5800 (323)654-7706 pp

FOREST LAWN HOLLYWOOD HILLS- Double Lot, Great Location near chapel. "Loving Kindness" Lot # 3760 Spaced 3&4. \$14,000 OBO. (805) 760-3021

FOREST LAWN HOLLYWOOD HILLS- single space 4, lot 8015, "Morning Light" section \$2,400 (805) 300-6461

FOREST LAWN HOLLYWOOD HILLS 1 plot in Loving Kindness \$ 4000. (562) 923-5958

Forest Lawn in Hollywood Hills. Beautiful lot by the front gate. Overlooks fountain. "Sheltering Hills" section. Valued for \$7,000, will sell for \$4,500. (503) 786-4826

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