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Issue 615 • July 14- July 20, 2011

Checking in with the Chamber

The Weekly's interview
with new Executive Director
Alex Stettinski



cover story • pages 8-9



letters & email

Residents call for united effort to oppose proposed subway tunnel under Beverly High [Issue #613]

A proposed subway route following Santa Monica Boulevard, a very straight line, through Beverly Hills, which we all, including the City officials, assumed was what the City approved, versus a \$60-million detour subway under existing Beverly Hills homes, under the Beverly Hills 84-year-old high-school building plus an existing oil field plus the unpredictable risk of an earthquake in that area, to accommodate the Century City landlords sounds like an easy decision for Metro to make ... 999 times out of 1,000.

Has Metro come up with any person who is a recognized expert in this type of situation and quoted that person's recommendation of the Century City route as being of no more risk to Beverly Hills citizens, young and old, than the Santa Monica route? We all know the answer ... and Metro is going to ignore the question ... not even acknowledging that it needs to be answered. I feel safe in assuming that no Metro official is going to step up and offer that opinion in writing.

Unless the Beverly Hills officials take a

much stronger position than anything I've heard so far I think we can all make the prediction of the final decision Metro will make on Oct. 28, 2011 ... and it won't be what we need to hear.

*Herb Wallerstein
Beverly Hills*

A Proposition 65 Public Notice

The California Safe Drinking Water and Toxic Enforcement Act requires California businesses to advise employees and neighbors of any potential exposure to chemicals considered by the state to cause cancer, birth defects, or other reproductive harm.

Veolia Energy Los Angeles, Inc. wants you to know that detectable amounts of some of these substances may be found in and around its facility located at 2052 Century Park East, Los Angeles, CA. Potential sources of these substances can include common products such as gasoline, oil, natural gas, paint.

briefs

City Council to pay off 2011 Rose Parade float debt; rejects plans for smaller float in 2012

The Beverly Hills City Council voted 5-0 to authorize up to \$70,000 to cover debt related to the 2011 Tournament of Roses float, even though the City is under no legal obligation to do so. The July 7 authorization brought the City's total financial contribution to the float up to \$120,000.

The Beverly Hills Tournament of Roses committee apparently owes \$60,000 to Fiesta Parade Floats for construction of its 2011 float, which won the Mayor's Trophy for most outstanding City entry. The contract, which the City has not yet seen, is between the Committee and Fiesta Parade Floats.

The Committee also failed to repay a \$10,000 loan it received from the City in November. The City initially authorized a \$50,000 loan, but Tournament of Roses Committee Director and *Courier* Publisher Clif Smith later sent a letter to the City requesting \$40,000 of the loan be converted to a grant, which was approved by the City Council last December. Repayment of the \$10,000 interest-free loan was due on Jan. 31.

"There was no contract between Fiesta [Parade Floats] and Beverly Hills," Mayor Barry Brucker said on Friday. "We were not involved in any negotiations for the contract.

WHAT'S ON YOUR MIND?

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SNAPSHOT



THE AIR UP THERE

GRAND CANYON NATIONAL PARK, ARIZONA

Sophia (left), Esther (center) and Ari Goldberg (right) visited the Grand Canyon last week with their father, Board of Education Vice President Brian Goldberg.

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OUR DATA SPEAKS VOLUMES





Left to right, Recreation Services Manager Teri Angel, Mayor Barry Brucker, Councilmember Julian Gold and Recreation and Parks Commission Chair Alan Robert Block.

July is Parks and Recreation Month in Beverly Hills

The City of Beverly Hills announced July as Parks and Recreation Month in Beverly Hills at the City Council meeting on July 7. Through July 16, the Department of Community Services is offering a “Try it, You’ll Like It” program, allowing residents to try one adult or adult senior class offered by the Department of Community Services for free. For more information, visit beverlyhills.org.

However, because the float committee was unable to pay its debt, the Council felt we had a moral and ethical obligation to pay it. The lesson learned is to make it crystal clear and completely unambiguous to any future committee that there cannot be an inference that the city bears any responsibility to any contracts that they are not a party to.”

Then-Mayor Nancy Krasne and Councilmember John Mirisch sent a letter to Pasadena Tournament of Roses Chair and Director Pam McNeely on Feb. 25, 2010 to convey the City Council’s unanimous support of the Committee to enter a float in the 2011 parade. “The matter was brought before our City Council in a public session and received our endorsement and our promise of full assistance,” the letter states. City Attorney Larry Wiener told the Council on June 7 that the letter does not obligate the Council to pay for the debt.

During last week’s meeting, Deputy City Manager Cheryl Friedling told the Council the City had not received any documentation or invoicing as to what the float cost and the precise amount of the debt.

Julie Steinberg, who coordinated volunteers for the committee, told the Council on June 21 that the budget she presented for a 2012 float was based on 2011 costs, which she said was \$7,000 for the entry fee, \$250,000 for the float, and \$12,000 to \$14,000 in “extras” that included transportation, T-shirts, pins and a VIP lunch for volunteers. When Mirisch asked if she knew how much the Committee raised for the 2011 float, she shook her head no.

In a phone call Monday, Steinberg said she could not comment on the total cost of the float because she became involved coordinating volunteers for the committee late in the effort, after Thanksgiving 2010.

As of press time, the Beverly Hills Tournament of Roses Committee’s IRS Form 990, an annual reporting return that certain tax-exempt organizations are required to file with the IRS, had not been filed on guidestar.org, a database that gathers tax information and data from the IRS about non-profits. The Committee was not listed under the IRS’s online tax statistics for charitable and tax-exempt organizations, or the IRS’s Publication

78, a database of organizations eligible to receive tax-deductible charitable donations. IRS Los Angeles County spokesperson Anabel Marquez said that organizations appear on the lists if they have filed. Organizations that make under \$25,000 a year and religious organizations are not required to file the Form 990.

The Form 990 is due on the 15th day of the fifth month after the close of an organization’s tax year. According to the Office of the California Secretary of State, the Committee filed as business on Feb. 3, 2010. If the Committee’s tax year closed Feb. 3, 2011, the Form 990 would be due July 18. Marquez said she could not confirm if the Committee had filed or reveal its filing deadline, because she was not permitted under IRS Code to confirm or deny any specific taxpayer information.

On Tuesday, Brucker said the City had not yet obtained any documents from the Committee, but City Manager Jeff Kolin has contacted Smith about setting up a meeting to go over documentation. Brucker said the City would request documents including receipts of payment, chart of accounts, invoice bills, and “details of exactly what was spent on the float and how it was charged out.”

“One reason why the proposed motion is structured rather loosely is that we don’t know yet exactly what form those documents would take because we don’t know in what form the arrearages are owed,” Wiener said. “The direction would be to authorize the city manager to execute documents as appropriate to take care of those arrearages with assistance of the city attorney.”

Vice Mayor Willie Brien said he never supported using City funds for the float. He pointed out that the Conference & Visitors Bureau also allocated \$10,000 for the 2011 float.

“All monies needed to be raised for the float and on Jan. 12, 2010 [when the float was first proposed], I said it would need to be revenue neutral to the City and on that basis, I supported the concept of moving forward with the float,” Brien said. “Members of the community even commented at that meeting they would hate to see the City out of pocket for this.”

Brien acknowledged the float brought the

community together as well as branding benefits to the City.

“I also hope this will be a learning experience—it is for me—regarding the need to provide absolutely clear expectations and directions for any future activities of this type,” Brien said. “While it pains me to have to allocate 70,000 more dollars of taxpayer monies for the float, which will bring the total to about \$120,000 of direct City allocated funds, I will because of the respect I have for residents who live in the City and because [we] need to move on to important issues that directly affect the benefit of the city.”

At the July 7 study session, the City Council approved the reappropriation of \$350,000 from the budget to fund consulting services for the City’s effort to prevent the subway tunneling under Beverly High. The City has identified the tourism and marketing budget as one possible funding source.

Mirisch said he supported paying the debt in order to protect the reputation of the City.

“I think perhaps we were a little over optimistic about how we could raise money, or the Committee could,” Mirisch said. “Also, there was the issue of the 9/02/10 event last year, [which] took a lot of energy from potential fundraising efforts. That being said, while there has been some disagreement on the Council about the best use of marketing dollars, I wouldn’t look at this as a divisive issue. In fact, I think the float was one of the few events in recent memory that I can think of that actually united the business and residential communities.”

Earlier in the day, the City Council considered the possibility of entering a float in the 2012 parade for the fourth time since April. Although Steinberg presented plans for a smaller and less expensive float than previously discussed, the Council decided not to move forward with a float in 2012. Mirisch and Councilmember Lili Bosse supported the float because of the international exposure it would give the City.

Steinberg said a smaller 35-foot float would cost \$155,000, including the \$5,000 entry fee and the City could choose to allocate up to an additional \$22,000 for marketing efforts and transportation and amenities for volunteers.

Steinberg said donors had pledged \$40,000 if the City approved funding for the float and potential donors had been identified who may contribute up to \$80,000 if the City committed to the float.

Previously, the Council discussed the possibility of allocating up to \$345,000 from the tourism and marketing budget to cover a \$275,000 float and \$70,000 debt from the 2011 float.

Mirisch and Bosse both mentioned that a photograph of the float was featured in the City’s sustainability plan document. “[The caption] says, ‘The City’s 2011 Rose Parade float won the Mayor’s trophy for most outstanding city entry and heightened awareness of the Beverly Hills brand,’” Bosse said. “I think that’s what we’re trying to do.”

Brucker, Brien and Councilmember Julian Gold did not support the float partly because of the results of a poll of the Chamber of Commerce, Conference & Visitors Bureau, and the Rodeo Drive Committee about the float.

“The message from the business partners was, ‘We are comfortable with the existing

[tourism and marketing budget] allocations and programs that they are set to fund and we do not believe that the float has a higher priority than any of them,’ and therefore they were unwilling to change their allotted dollars,” Gold said.

The CVB and RDC identified the \$250,000 budget for the 2014 Centennial celebration as one potential funding source, and the RDC suggested \$110,000 in allocated transient occupancy tax revenue as another potential source.

Bosse pointed out that the Council had previously agreed not to reallocate money from the organizations’ existing budgets.

“Even amongst the dollars we had sort of put a box around [as potential funding sources], collectively they could not come up with \$350,000. I took that as a message,” Gold said.

Gold added, “Emotionally I’m having a hard time with Beverly Hills and a smaller float. It still seems that a float is not the best use of marketing money at this time, especially since we face a new challenge. We must now set aside significant amounts of money to fight the subway.”

Mirisch and Bosse requested that staff look for sources other than the tourism and marketing budget to fund the City’s efforts related to the Westside Subway Extension, but Bosse said, “We’ll take whatever funds, whatever we have to do, to make sure it doesn’t go under the high school.”

Fiesta Parade Floats President Tim Estes did not return phone calls from the *Weekly*.

What happens if nobody files for the Board of Education election?

When the filing period for BHUSD Board of Education candidates opens next week, candidates have the opportunity to vie for three open seats. Since two incumbents have indicated they don’t plan to run for re-election, and few high-profile candidates have announced so far, what happens if nobody files?

In 2005, the Board of Education election was canceled because there were only two candidates for two open seats. As a result, Myra Demeter was automatically re-elected and Nooshin Meshkaty was appointed to the Board of Education. But what happens if there are more open seats than candidates?

In the event that there are fewer candidates than open seats, Matt Spies, Assistant Director of the Division of Business Advisory Services in the Los Angeles County Office of Education, said the candidate(s) who filed would be seated in lieu of an election and serve a four-year term. The remaining open seat(s) would be appointed by the “pre-election” Board, prior to the day fixed for the election, according to Education Code 5328.

According to Alex Olvera, elections manager in the Office of the Los Angeles County Registrar-Recorder/County Clerk, all appointees, including those who did not originally file as candidates, are appointed for four-year terms.

A calendar provided by the Los Angeles County Registrar-Recorder/County Clerk designated Aug. 17 as the date that the Board is to publish a notice announcing its intent to appoint and the procedures for applying for the open position, if no one has been nominated to the office by that date.

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briefs cont. from page 3

In the event that someone files for candidacy and the community objects, voters have until Aug. 17, five days after the close of candidacy filing, to file a petition with valid signatures from 50 voters or 10 percent of voters, whichever is smaller in number, requesting that an election be held if nominees do not exceed the number of open seats.

"If somebody opposes the process of appointing somebody to the office and would rather have that be done by an election, then they would need to circulate a petition in order for an election to be held," said Marcia Ventura, spokesperson for the Los Angeles County Registrar-Recorder/County Clerk.

The law appears to be different regarding filling vacancies caused by resignations. In the event that a seat opens up due to resignation, the Board can appoint a replacement for a term extending to the next election cycle, which is what occurred when Peggy Goldwyn resigned shortly after her re-election to the BHUSD school board in 1991. AJ Willmer, who had placed fourth in that year's election, was appointed by the Board for a two-year term.

Once an appointment is made, education code allows the community to circulate a petition to challenge the appointment, which requires valid signatures from 1.5 percent of registered voters within 30 days (in Beverly Hills roughly 300 valid signatures). In 1997, a petition was circulated by the late former Board of Education member Jerry Weinstein to cancel the provisional appointment of Alissa Roston. The petition was successful, though Roston was later elected in 1999. If the petition is valid, the County superinten-

dent contacts the school district to inform that the appointment is rescinded and an election would be ordered to fill the vacancy, Spies said.

The filing period for BHUSD Board of Education candidates to file declarations of candidacy and candidate statements with Los Angeles County Registrar-Recorder/County Clerk opens on July 18 and closes Aug. 12. For filing information, call (562) 462-2748 or visit www.lavote.net.

Jana Lean, Chief of the Elections Division in the California Secretary of State's Office, and elections attorney Fred Woocher did not return phone calls from the *Weekly*.

Board of Education and City Council still not in agreement regarding Metro subway fight

The City Council has discussed the possibility of meeting with the Board of Education to share information regarding the Metro Westside Extension, but no meeting has yet been scheduled. At the July 7 Council meeting, City Manager Jeff Kolin said the school district had not yet responded to the City's request for City and district staff to meet.

"When we did ask for copies of the district's studies so that we can commence our analysis of those, there were some legal concerns that were communicated back to us through the district's counsel," Kolin said.

Board of Education President Lisa Korbatov said Kevin Brogan, the school district's attorney, sent a letter July 5 to Kolin with City Attorney Larry Wiener copied offering to share information if the City entered into a joint defense agreement with the school dis-



Third grader Emily Gilberg harvests Swiss chard from the El Rodeo Green Community Garden

El Rodeo Green Community Garden cultivates environmental responsibility

The El Rodeo Green Community Garden may be quieter than usual since it is summer time, but it is bursting with strawberries, tomatoes, herbs and lettuce.

Jackie Kassorla, Chair of the El Rodeo Garden Committee, said she comes with her son, fourth-grader Matthew Kassorla, and his friends about once a week to harvest the remaining fruits and vegetables from the spring planting season. By August, the last of the produce will be harvested and the annual side of the garden will be shut down to conserve water. The other side of the garden will continue to be irrigated, because it is perennial, consisting of herbs and flowers including roses, rosemary, artichokes, mint, and lavender.

"[Students are] learning first and foremost the principles of environmental education—we call it eco education—growing fruits and vegetables organically," Kassorla said.

Kassorla has her own landscape garden design firm in Beverly Hills called Eden Green Living and a background hosting Home & Garden Television shows *Way to Grow* and *American Eden*, "but my passion is volunteering and designing and implementing green gardens for schools and charities and I lecture about green gardening and green agriculture," she said.

Since 2010, Kassorla has brought students into the El Rodeo Green Community Garden to teach them about gardening, nutrition, recycling and environmental responsibility. The PTA funds the garden and BHEF sponsors third-grade teacher Tracey MacGregor as a garden liaison. Each K-4 class visits the garden, which is adjacent to the school's computer lab, about six times a year to tend to two 3'-by-3' plots, and the students witness the growth of plants from seed to flower, fruit, vegetable or herb.

Kassorla provides baskets for harvesting, and students enjoy eating the produce on site in the garden. "Since it's organic, they can eat off the vine," she said. Kassorla brings ranch dressing for salads, and flat bread and butter to make pinwheel sandwiches. Last year, fourth graders made pasta sauce from the tomato harvest.

"We're hoping that when [students are] involved in gardening and introduced to tasting new vegetables, they'll be more invested in trying healthy choices in their diet," Kassorla said.

Kassorla said special education classes eat lunch in the garden, second grade classes come to the garden to write in their journals and third graders come to read. In a productive garden like the one at El Rodeo, students have the opportunity to bring goodies home, like cards made with pressed pansies, and herbs and lettuce to share with their families.

"There are many different ways [students] can enjoy the experience," Kassorla said.

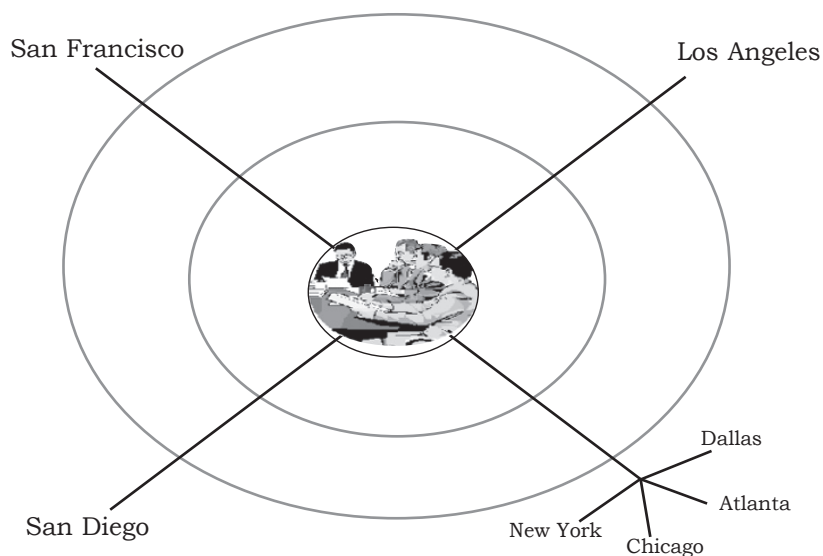
Future plans for the garden include the founding this fall of a new garden with an eco-friendly irrigation system in the kindergarten yard for both the kindergarten and first grade classes. When it comes time for El Rodeo's Measure E improvements, Kassorla said the PTA has plans to double the size of the garden, and provide more seating and fruit trees.

"A lot of kids think produce comes from the supermarket," Kassorla said. "[Going from] seed to harvest to table is quite an amazing experience for them. It gives them a real sense of success and pride and accomplishment when they have planted a seed or small plant and tend to it and come back and harvest it."

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trict, which Korbato said would be “mutually agreeable [and] mutually enforceable whereby with them we could in some fashion partner up and figure out as one city how to combat this effort to tunnel under the high school.”

Korbato said she was told the City verbally declined the offer.

“My fiduciary responsibility is to take the best advice from the people we’ve hired, our experts, who absolutely do not see the benefit and in fact see a detriment for the 10 of us getting in a room together with our experts and our data and sharing it in the open,” Korbato said on Monday. “That would violate attorney-client privilege and probably destroy our strategy. We also would ultimately waive privilege. I cannot even remotely take that risk and I would ask the City Council that if they really want to have a meaningful and significant partnership with us they need to do it with deeds not just words.”

Kolin said on Tuesday afternoon that the City had not yet responded to the school district’s offer, verbally or in writing. “We’re still talking with our own attorney about what options might be available,” Kolin said.

Tuesday morning, Mayor Barry Brucker said he had not seen the letter and was not aware of the request so he could not comment.

“It was addressed to me, and I think it was in response to the letter I had sent to the district and I’m reviewing it with our city attorney,” Kolin said. “Once we have recommendations, if they involve consideration of an agreement such as what is requested in the letter, yes the council would be informed.”

When Board member Steven Fenton was Board President, he approached Brucker about

forming a joint task force to fight the tunnel under the high school, but Brucker said he wanted to take an approach that involved meeting with as many Metro Board members and senior staff as possible.

In preparation of the release of the final environmental impact report and statement (EIR/EIS) for the Metro Westside Subway Extension, the City Council provided consensus July 7 to reallocate \$350,000 from the budget for technical, public relations and legal services to assist the City’s effort in support of the Santa Monica Boulevard alignment and opposition to the Constellation Boulevard station in Century City, which would require tunneling under Beverly High.

Vice Mayor Willie Brien and Council member John Mirisch, who are on the legislative committee that recommended the reallocation of funds, emphasized this was seed money, and that the Council could consider reallocating additional funds later in the year.

“I commend [the City] for setting aside the money,” Korbato said. “It would seem to me the most logical thing is to have economy of scale and to work with us. The work may be duplicative and redundant, unless they are working on other parts of the alignment and that may be so. In reference to the work tunneling under the high school, it would seem sort of counterintuitive to me that they’re going to start from scratch.”

The City Council also decided to send a letter to Metro requesting at least a 60-day period between the release of the final EIR/EIS and Metro’s vote on the subway alignment, to give the City adequate time to review the document. Wiener said that as far as he knew, only a 10-day period was required before Metro



Shannon Rosen (left), 5, and her newborn sister Megan Rosen

Recent arrivals

1991 Beverly High graduate Scott Rosen and former Beverly Vista teacher Maureen Rosen welcomed Megan Patricia Rosen into the world at Cedars-Sinai Hospital on June 25, 2011, at 7 pounds, 13 ounces and 20.4 inches long. Proud grandparents are Stuart and Joan Rosen of Beverly Hills and Patrick and Patricia Quinn of New Hyde Park, New York.


could certify the document.

According to Metro’s Web site, the final EIR/EIS, which is expected to be released in the fall or winter, will “help determine remaining station locations and alignments, identify construction procedures, further assess impacts during both construction and operations, recommend mitigation measures, and may lead to alignment adjustments.”

The Beverly Hills City Council, Board of Education and many residents oppose the

proposed station at Constellation Boulevard because it would require tunneling under Beverly High. The Century City Chamber of Commerce promotes the proposed Constellation Boulevard station as one that is more central to Century City businesses, and the Century City Homeowners Alliance supports the station for that reason, as well as convenience for residents to travel downtown.

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from the hills of beverly



From "Curb" to politics

And a positive act on subway

By Rudy Cole

In a week filled with ominous warnings about the likely impact of failing to reach agreement on raising the debt limit, a near hysterical, apocalyptic story on methane gas hazards if a tunnel is dug for the subway, we could only hope that the new season of **Larry David's** *Curb Your Enthusiasm* would provide a welcome distraction.

Unfortunately, didn't happen. The most applicable historic review would have to be the one written by a New York drama critic when **John Barrymore** appeared on Broadway in a Shakespeare play:

"Last night John Barrymore played Hamlet. Hamlet lost," was the one-line review.

Now, David has had some moments of pure comic genius in the award winning HBO series, but this week's show was, in no particular order, unfunny, in poor taste and totally lacking in energy.

If he wanted to end the run, that could explain this week's premiere, but David has had sufficient winners to warrant giving the series another look next week. A half-hour of silence on a blank screen would be an improvement.

Speaking of long-running shows, try watching an entire meeting of our Board of Education. You notice I avoided the obvious pun of bored of education.

Incredibly, meetings that begin with "closed session" items in the afternoon frequently run until 1:30 a.m. Certainly, there is some justification for lengthy, exhausting meetings when crisis deadlines, including teacher contracts, are on the agenda, but few of the overly long meetings are that important.

The meetings simply begin in too leisurely a manner with overly long board discussions on matters that should be moved quickly. Too often, purely ceremonial items or board recognitions plod along without any sense of timing. Frequently, school

staff reports have kept administrators waiting until well past midnight before they are heard.

This might not be the best moment then to remind possible board candidates that the filing period is about to begin. So far, the list of not-going-to-runs is larger than the brave few who may want to serve. Hopefully, that will all change and some exciting, viable education leaders will emerge to give the district some viable choices.

Three offices or slots will be on the ballot with only one out of three incumbents seeking reelection: **Brian Goldberg**. Incumbents **Myra Lurie** and **Steven Fenton** have indicated they will not run - Lurie for a third and Fenton for a second. However, Lurie has been under considerable pressure from parent activists - her strong base, to give it four more years.

Goldberg could have some problems, but is certain to run a vigorous campaign. Aside from some education issues, Goldberg also faces a recent voter revolt against incumbents. In most recent school board and city council elections, at least one incumbent has gone down, and most often when only one seeks reelection.

So far, there is only one announced challenger: **Damien Bean** and several others "thinking" about a race, including city commissioner and school activist **Andy Licht**. Bean will have the support of **Linda Brown**, wife of former mayor **Ed**, who has had considerable experience running local election drives and brings with her a good list of campaign helpers. But Damien, very new to the community, will have to define himself on key education issues such as parent access to test scores, budget restraints, improving relations with the city council and finally moving forward on school construction improvements.

All of this as the district office welcomes a new school superintendent, **Gary Woods**.

Woods has reportedly been given a list of 100 people he "must" meet if he wants to be an effective communicator and school leader.

Fortunately for Woods, he will inherit some top assistant superintendents who know their jobs and our district, plus some very able school principals. But his biggest challenge will be to help redefine the roles of the superintendent and the school board. Clearer lines between administration and policy making need to be adopted, and now would be the right time to make that happen.

As for organizing a more smooth running, efficient meeting, with members moving and understanding their agendas, that too will be an imperative first step.

This may surprise those not directly involved in our school governance, but school boards actually have more direct responsibility than city councils. In our city manager form of government, councils have no statutory ability to hire and fire city administrators except the city manager, city clerk and city attorney. They have no legal ability to direct or instruct heads of various divisions and departments, all the purview of the city manager.

The school board hires and fires all kinds of staff people, including site principals. But there are lines the board too often crosses - something Woods will have to address, and that may be as important as meeting the top 100.

If he simply makes the board adjourn before midnight, he will earn a vote of appreciation.

Side note, a good one: Congrats to media instructor **Romeo Carey** and the student station KBEV for its quickie interviews with students about what they like about the high school. These positive messages of appreciation and recognition should set an example for the rest of us who too often focus only on what is not working. This remains one of the best school districts in the nation, something we need to remember as we try to make it even better, and find leadership more interested in seeking consensus than perpetuating personal wars and petty disagreements. The kids are setting a great example for their adult leaders.

We have urged a more collegial approach to the real decision makers on the proposed subway route, but the same kind of tolerance might be suggested for the proponents of the Century City route plan.

The too often sardonic attacks on our city, by those who argue that only tunneling under our high school so that a station can be created in the middle of Century City, is becoming tiring. One of the more hysterical bloggers supporting this scheme sees us only as a community of privilege too selfish to recognize the economic and traffic reduction benefits of the Century City instead of Santa Monica Boulevard route plan. No, we care about the kids.

At the same time, overly hysterical fear spreading by those supposedly on our side

of trying to avoid tunneling under the school, does us a disservice by exaggerating fears and making this a personal attack on Beverly Hills elected officials.

Last week's report on the dangers of hitting methane gas while tunneling is an unfortunate example of overstating. Well intentioned, possibly, but lacking in scientific facts and reality.

The report quoted a so-called expert on methane as predicting that a life threatening explosion at the high school was inevitable during subway construction. Even reasonable people, reading this warning, could conclude that the MTA has no concern about the safety of our children.

While the report cited the explosion on Third Street caused by methane gas, it failed to consider what followed.

First, the years long plan for a Wilshire area subway came to a halt after the Third street disaster. Rep. **Henry Waxman** said he would block any further funding for the then "subway to the sea" plan because of safety concerns.

However, Waxman withdrew his objections following a very thorough and scientific study of safety hazards. A panel of top experts was named, with Waxman suggesting two members of the five member group.

What did the panel find? By unanimous vote it held that improvements in safety in tunneling construction made it possible to tunnel with little or no hazards. Following this report, made in 2005, Waxman withdrew his objections and federal funding appeared likely.

Reporting this does not mean I support tunneling. On the contrary, even a slight risk makes this an unwise route choice. However, fear tactics and hysterical appeals to emotion, not based on scientific facts, detracts from our more responsible opposition. Even reporting on methane risks without mentioning the early study is counterproductive and leads to overly charged fears.

More important, the Santa Monica route is best for all kinds of reasons, including safety. It will be far less costly. It will end years of legal battles and political divisiveness and it will be only one real block from the Constellation choice.

However, our tactics need sharpening. Instead of spending outrageous sums on lawyer lobbyists, the city and district need to focus on two needs: the best and most rational scientific data available and an outreach effort to our neighbors. There is an urgent need for a broadly based community organization that can unite the community in this battle. Now, even the business group, the Rodeo Drive Committee, has weighed in with a side issue: location of a station on Wilshire. We can and must also work to find allies in the communities around Beverly Hills. We need their numbers on our side, not as opponents of our honest concerns.

On a far more positive note, great outreach by Mayor **Barry Brucker**, Vice Mayor **Willie Brien** and City Manager **Jeff Kolin**, who had very productive meetings with Los Angeles Mayor and Metro Board Chair **Antonio Villaraigosa**, Metro Board Member and former state legislator **Richard Katz** and Deputy Metro CEO

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Paul Taylor. They had separate sessions with Metro Board Member, Supervisor **Don Knabe.**

What was brought to the discussions was a viable alternative to the Century City route including a park and ride option for 520 cars and a much needed safe construction staging area. According to our sources, the LA mayor liked the parking options, a unique traffic control, passenger friendly choice that would both reduce surface traffic and increase ridership.

More important, the talks made reasoning instead of political posturing a more productive tool in preventing a subway under our high school. The future safety of the children and staff at our school is far more important than winning a war of words or making political capital out of a contentious

public debate.

Congratulations to Brucker, Dr. Brien and Kolin for a major step in restoring reason. No question, if the Los Angeles mayor understands our needs, this being his legacy program, we might yet win the battle. Clearly, worth the effort.

Just maybe, this column has some clout. Last year we doubted the wisdom of giving the professional staff at the Chamber the title of President and Vice President(s) and naming the volunteer, elected officers chair and vice chair.

Now, the Chamber has gone back to early titles and the new top professional, **Alex Stettinski** (see cover story on page 8) will be executive director and the highly talented **Anita Eddy** will be "director" of economic

development. The elected leadership of the organization will again be president.

The real challenge the Chamber faces in bringing back into active leadership the top people in our major department stores, once the core of the organization's activists. The other need will be to more effectively communicate the often outstanding work of the organization. Good programs have to be publicized - not only to keep members involved, but to bring more support in the community to the organization.

Finally, the predicted disaster for this weekend with the closing of the 405 may turn out to be more fear than reality. The big loss may be stores, shops and theatres with patrons afraid to move out of their homes. We had the same kind of anticipation for the Los Angeles Olympics, but never hap-

pened. Nevertheless, we will not head for the beach Sunday and going to the Valley is seldom an option. After all, they tried to secede.

Where did the Royal Couple attend an event: Of course, the Beverly Hilton. Take that Century City and LA Live.

And for all those who found my goof on the location of the Friar's club, yes it is on the south not north side of Santa Monica Blvd., thanks. Glad to give so many people pleasure in correcting me.

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.

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"[By setting aside the money, we can] immediately be prepared to analyze and determine any and all data and impacts the subway will bring," Brien said. "When the EIR is released, this will include continued work by [geotechnical engineering firm] Shannon and Wilson and Arnie Berghoff & Associates for governmental activities and the PR component."

The City retained Shannon and Wilson in September 2010 to assist with the draft EIR/EIS, and Deputy Director of Transportation Aaron Kunz said the firm would perform a peer review of Metro's geotechnical, seismic and tunneling data, expected to be released in August or September. The City retained Arnie Berghoff & Associates in April for a six-month, \$45,000 contract for public affairs efforts in promoting the City's preferred alignment.

Brien said some work has already started, and listed items the City would need to look into, including seismology, ridership, failures analysis, issues around the school site, Department of the State Architect's standards for construction, gas and oil drilling impacts on tunneling, and urban planning issues that affect the City.

Staff initially identified \$561,000 from the tourism and marketing budget, an amount to be determined from the unallocated citywide year-end fund, and over \$8,000 from the city's non-legal advertising budget as potential funding sources for the Metro effort. Mirisch and Councilmember Lili Bosse requested that staff look for funding sources in addition to the tourism and marketing budget.

Mirisch expressed concern after Kunz

explained the City would have the opportunity to comment on the final EIR/EIS, but the comments would not be included in the final document.

"It sounds like they are able to include new information that no one else can rebut or respond to, and basically whatever last thing they put in the final EIR, that's what stands without any other factors or comments from other people, which you do have in the draft EIR," Mirisch said.

According to Wiener, the final EIR/EIS is just one aspect Metro will consider in deciding station locations. The City's comments on the final EIR, as well as non-environmental aspects such as ridership and the alignment going under a high school may also influence Metro's decision, Wiener said.

"Perhaps more fundamental to your point is that if there are changes to the project which create potentially new or different environmental impacts, that would trigger a requirement to recirculate the draft and therefore accept new comments and then the requirement to respond," Wiener said.

Brucker, Brien discuss Westside Subway Extension with Villaraigosa, Knabe

Mayor Barry Brucker, Vice Mayor Willie Brien and City Manager Jeff Kolin met with Metro Board members and high-ranking Los Angeles government officials last week to discuss the Metro Westside Extension. The trio met with Los Angeles Mayor Antonio Villaraigosa, who is Chair of the Metro Board, on July 5 and Board member and Los Angeles County Supervisor Don Knabe on July 6.

"We had a very candid and productive meeting with the mayor," Brucker said. "[Villaraigosa] is keenly aware of the chal-

lenges and the concerns relating to the alignment [from Beverly Hills to Century City]."



Antonio Villaraigosa

Leon came as a result of Brucker's meeting with Villaraigosa at the U.S. Conference of Mayors in Baltimore in mid June.

At both meetings, the City had a two-pronged message for Villaraigosa and Knabe.

"No. 1 was to express our opposition and reasons why tunneling under the high school would be potentially disastrous, with respect to current building plans and future building plans for that campus," Brucker said. "In addition, we wanted to articulate the alternate route that Dr. Brien and I had previously proposed on the eastern portion of Santa Monica Boulevard near the City's border."

According to Brucker, a station on Santa Monica Boulevard near Century Park East "would provide equal to or greater ridership, a park and ride, and staging area and be at least \$60 million less costly and reduce transit time than the Constellation route that others are proposing."

Brucker said that Villaraigosa and Knabe seemed not to be aware of this option in addition to proposed stations in Century City at Santa Monica Boulevard and Avenue of the Stars, and Constellation Boulevard and

Avenue of the Stars.

"[Villaraigosa] assured us that this will be given tremendous consideration and attention, and that we will continue the dialogue," Brucker said. "[Knabe was] very receptive to our discussion points and gave us a tremendous amount of time to articulate challenges that the City faces."

The Century City Chamber of Commerce and some nearby homeowners associations favor a station at Constellation Boulevard. The Chamber of Commerce promotes the proposed station as one that is more central to Century City businesses, and the Century City Homeowners Alliance supports the station for that reason, as well as convenience for residents to travel downtown.

Senators Barbara Boxer and Dianne Feinstein announced on July 6 that the Metro Westside Subway Extension was one of eight projects nation-wide to move into the final approval phase for a federal loan of up to \$641 million. The loan would be repaid with funds collected under Measure R, a half-cent sales tax approved by Los Angeles voters in 2008.

On Wednesday, Knabe's Communications Director Cheryl Burnett said Knabe was out of town, but she said prior to the meeting, he was not aware of the third option for a Century City station. Rachel Krueger in Villaraigosa's communications office did not return phone calls from the *Weekly*.

City Council and Board of Education to discuss proposed oil well drilling ban at public meeting

Responding to a request from the Board of Education, the City Council expressed unani-

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CHECKING IN WITH THE CHAMBER

The Weekly's interview with new Executive Director Alex Stettinski

By Melanie Anderson



Stettinski took over as Chamber of Commerce executive director on June 20.

Tell us about your first weeks on the job.

The Chamber is a very complex organization and the City of Beverly Hills is a very complex city. There's a lot to absorb, a lot to take in, a lot to learn, and a lot to address, all at the same time. It was a whirlwind the first week; it was definitely an intense week for me.

Has it gotten better?

Oh yes, I think it's getting better every week. I'm still learning the lay of the land. In some regard, it has gotten much better since I understand the basics and [have] a better idea of what I need to focus on first and focus on second and kind of prioritize different things I need to take care of and learn about. That's gotten better for sure, [but] it's a full program. Don't get me wrong, it's still not easy. It's still a very complex job.

What are your priorities for the Chamber?

The first thing that I'm doing and I actually scheduled two focus groups for this week, one on Tuesday and one on Wednesday, is to interview our members to see what programs are really strong, what programs are working really well, what programs could be enhanced and what programs could be added to the mix of programs so we service our businesses to the fullest extent. I want to make sure we meet the needs of the business community as much as we can and be as beneficial and supportive of them as we can be. So that's an assessment for me, trying to assess the business community.

I'm also putting together a focus group of nonmembers, where I'd like to understand what would it take so that the Chamber's

benefits are so strong that it's a no-brainer for anybody to join the Chamber of Beverly Hills. I've strongly believed that the Chamber is the strongest voice for the Beverly Hills business community there is and I think every business should be a part of this. So that's my first priority, assessing our programs to make sure that we are as relevant, as strong and as supportive as we can be as the voice for our business community.

The other things I have to do are more managerial, organizational things within the organization to make sure they're structured so that every job is set up and executed in the most efficient manner possible. We're operating on a fairly tight budget and I want to make sure that we maximize it.

The third thing is Board relations, to make sure that we have a wonderful board. We have a very supportive Board of Directors. They were one of the reasons I accepted this position because I felt that they are influential people that are so passionate and committed to the mission of the Chamber. That makes me feel really good. I want to make sure that the Board is utilized to its maximum potential to make sure this Chamber stays as strong as it can be.

Finally, it's to make sure that we are operating on a budget that is reasonable. Sponsorship development is an important aspect of my job. Also, make sure we have strong sponsorship partners for our signature events throughout the year. Last but not least, a strong relationship and partnership with the City to make sure that we communicate properly the business needs to the City and vice versa, [that] we communicate the City's programs and the City's support for our business community back to our businesses.

How are you getting to know the businesses in Beverly Hills?

Visiting businesses individually, introducing myself to them, touching base with them, making sure that they're happy with the performance of the Chamber and they are actively involved in the Chamber as they choose to do so. I will be attending many Chamber events, networking events, signature events and other events throughout the year as much as I can. I've already met a number of businesses that way.

How has your work for the Downtown Center Business Improvement District and your marketing background prepared you for your work at the Chamber?

I want to go back a little bit further if I can

and tell you about the job I had prior to that. I was executive director of the Avenues of Art & Design Business Improvement District in West Hollywood. There I basically strengthened the business community, which consisted of almost 400 businesses in the areas of fashion, art and design, mostly through a cohesive marketing program, through community outreach, through getting businesses actively involved in a united effort to market and promote this area, and we were very successful in doing that. I was able to triple our operating budget within I think about four years through sponsorship outreach, through marketing partners, and through active involvement of the community. That's one part of what I have to do here.

My job that I had after that as director of marketing communications for the Downtown Center Business Improvement District prepared me in other areas, budget management for example. I operated a large budget, a budget that was past a million dollars and I had a staff total of 10, including downtown guides, concierges on the street, and then five staff members in the office that I managed. That responsibility combined with the outreach, almost the grassroots marketing outreach I had to do on the Avenues of Art & Design, prepared me for this job. This job in some ways combines the two.

After beginning your career in education, how did you get into marketing?

Let me start from the very beginning. I was born in Switzerland, in Geneva. I was raised in Germany and I did most of my education in Germany. I came to the U.S. to do a marketing internship in New York City, and then went to Berkeley, finished my Master's there and after I finished, I took on a teaching assignment here at Pilgrim School, which is a private K-12 just east of Vermont [Avenue] on Commonwealth [Avenue in Los Angeles]. I stayed there for about five years teaching seventh, eighth and ninth grade, and I actually really enjoyed it. I really liked being in the classroom. I really like teaching kids life skills more than anything else. I didn't want to leave education right away but I wanted to work again in marketing related things, so I became a fundraiser for Crossroads School in Santa Monica, [where I] worked on a \$17 million capital campaign to get their sports center at the elementary school built. After that I took on an assignment as an account executive at public relations firm Hill and Knowlton dealing with high-tech and lifestyle related consumer products. After that, I started

to manage the business improvement district in West Hollywood.

Have you always been interested in marketing?

Absolutely. Teaching I kind of fell into. That was never a calling. That was just an opportunity that presented itself to me after I graduated. Back then, it was a great opportunity for me to stay in the U.S. longer until I got a green card and then later citizenship.

Did you plan to stay in the U.S.?

I did not. It just all kind of happened; it fell into place. I enjoy this country very much. There are many things in the U.S. I appreciate and one thing just led to another. I got this teaching assignment after I graduated [so I] stayed in the country another five years. In the meantime I got my green card and I was applying for citizenship later. It just became my home. I've lived in Beverly Hills for 16 years. This area in particular became my home that I'm very fond of. I go back to Germany frequently to visit my family. Half of my family is in Italy and half is in Germany [since] my dad is Italian and my mom is German. I've very much enjoyed seeing my family and friends in Germany but at the same time I very much enjoy coming back to the U.S., which I consider my home today.

What is your strategy for retaining and attracting business in Beverly Hills?

I think the focus group is the beginning of the strategy. It's to assess clearly what is needed, what does our business community need to find proper support in all kinds of areas. These areas could be advocacy, could be networking, mixers, connecting businesses with each other. It could also be outreach to consumers. Perhaps the Chamber can find a way to develop a strong marketing program that helps and supports businesses with outreach to consumers, especially on the local level. Once I have assessed the need of the business community I then will go back internally and assess how much do we meet what they need, and how much do we need to change and adjust to stay as relevant as the Chamber can be, and that really in a nutshell is my strategy.

I would like for the programs that the Chamber offers to be more visible. I want to market them stronger because I'm not sure all businesses are actually aware of the amount of benefits that you as a business [can] reap with a membership that in my opinion is very reasonable. But you know, you can always do better. This has been my principle, my concept

for everything. You can always find ways to improve even if you think you're as good as it gets.

Dan Walsh, the previous executive director, left abruptly. What's your comment on his departure?

I do not know Dan. I have never met him and I think it would be very assuming to make a statement without having [had] personal experiences with him.

The City Council recently authorized interim funding for the Chamber's participation in the New York Trade Mission because the scope of work is not yet ready. Is it typical to be working on the scope of work at this time of year?

Yes, and for me as a new director, I think, they basically gave me a grace period because again, there's so much to learn and understand before I [can] come up with a strong work plan. My plan is to submit in September. The interim funding was granted because we are in the middle of planning our New York trip and the funding is necessary to make sure everything goes seamless in the meantime.

What is the Chamber of Commerce's role in the New York Trade Mission?

The Chamber is basically contracted by the City to plan and execute this New York Trade Mission that is an annual trip to promote business retention and business recruitment. New York is chosen because a lot of the bigger businesses and their decision makers are headquartered in New York City. It's a good way for us to reach them directly, communicate with them and share ideas and recommendations, and make sure that they understand what Beverly Hills is doing to ensure that their business is going just as well as it can in Beverly Hills and also to touch base with new prospective businesses who may

want to consider Beverly Hills as a location to do business because it could be a good match. That's what this New York mission is always trying to gauge and find out, [would it be a] good match for you and what do we have to offer if you came to Beverly Hills?

When we asked CVB Chair Bill Wiley [Issue #610] about the CVB's split from the Chamber of Commerce, he said, "I can tell you we're just looking forward now, we're not looking back at whether it was better." What do you think about the Chamber's split from the CVB?

I would also say I want to look forward, I don't want to look backwards. I have never experienced the Chamber and the CVB working together, so it's hard for me to judge. What I can say is I've already developed relations with the CVB and I'm sure that we'll be working closely together in many ways and I think we will complement our efforts for the Beverly Hills community.

Regarding the relationship between the Chamber of Commerce and the CVB, Wiley said, "With the Chamber of Commerce there's tie-ins where we want to attract and retain businesses in the city. One of our big strategies is supporting signature events and developing events and supporting City funded events." What's your take on the Chamber's working relationship with the CVB and the Rodeo Drive Committee?

These are all things I'm still trying to assess how we will work together in more detail. I am in close communication with [CVB Executive Director] Julie [Wagner] and we have not started to work on specific programs together but I know that we will, especially when it comes to local marketing and local outreach to consumers. The Chamber and CVB reach a similar audience and we need to make sure we

do it in sync and in synergy with each other when it comes to marketing. The Rodeo Drive Committee, same thing. They are wonderful people, very ambitious, very involved, very passionate about the association and I definitely will work with them. How exactly the partnership will be developed I don't know yet [since] this is a little too early.

How does the Chamber interact with City Council and City staff?

Again, we came in very strong when I started my job. We have a monthly meeting set up with the mayor. We communicate with City Hall all of the time. The City has a great liaison, [Deputy City Manager] Cheryl [Friedling], who I have worked with now several times. She's very supportive, very helpful and at this point I can say that the relationship between the City and the Chamber is very amicable and very supportive of each other. Again, how will the details look, that remains to be seen. I have a very good feeling for a solid, strong partnership with the City and Chamber.

What is the status of the new Chamber of Commerce office at 9400 Santa Monica Boulevard?

So exciting. We anticipate the building to be finished by the end of this year and the build-out of our floor to be finished by around June of 2012.

What are some of the features of the new Chamber office building?

Beautiful conference room that holds a lot of space so we can have full Board meetings in our own facility, which is currently not possible. [There's] a lot of glass, a lot of light, which is very important to me, [and] a decent size office space that really accommodates Chamber staff and possible interns and everyone.

Tell us about your family.

I have a brother, [who lives in Hamburg] and two sisters [who live near Nuremberg]. I'm the oldest. My brother works in marketing communications. He is a journalist and public relations specialist focusing on the media landscape in Germany. My oldest sister is getting her MBA and my younger sister is a gynecologist. We talk on the phone all the time. My siblings and I are very close. We lost our mother about seven years ago from stomach cancer. That was very sudden and unexpected. She was only 61 years old when she passed away, but we remain very close to each other. Mother used to be the binding force, especially because everyone sort of spread out in different places. We would always come gather at [Mother's] house for holidays and special events. We actually managed pretty well to stay together on our own.

I have family in the U.S., removed family in Kansas City. I'm fairly close with them as well. I visit them perhaps once or twice a year. I call them Aunt and Uncle but they're really my second cousins.

Where do you see yourself in five years?

In five years I can see myself running the Beverly Hills Chamber of Commerce, having brought the Chamber to yet a new level of relevance and success. Here's the thing, Beverly Hills Chamber of Commerce is an iconic institution. It has been around forever. I think the Chamber will always be necessary. There will always be a need for this organization. It's just a matter of how it needs to adjust to stay relevant and I find this task and this challenge to be very intriguing. I love Beverly Hills. I can see myself being at the same position in five years, maybe with a bigger chamber, maybe be able to add a couple of staff members depending on the level of success we may achieve.

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mous interest in meeting with the Board to discuss the City's proposed permanent ordinance prohibiting drilling and extraction of oil, gas and other hydrocarbon substances in the City of Beverly Hills.

At the July 7 study session, City Manager Jeff Kolin reported to the City Council on a discussion he and City Attorney Larry Wiener had with the Board of Education the previous week regarding the school district's and City's lease with Venoco, and the City's proposed permanent ordinance. At the conclusion of the June 28 discussion, the Board requested a joint meeting with the City Council to discuss the ordinance before the City Council votes on it.

The Beverly Hills City Council unanimously passed an interim ordinance on Jan. 25 prohibiting future oil well drilling in Beverly Hills, and voted unanimously on March 1 to extend the ordinance until Jan. 25, 2012.

Kolin explained to Councilmember Lili Bosse, who had asked about the impetus of the ordinance because she and Councilmember Julian Gold were not on the Council when votes took place on the interim ordinance, "We were contacted and informed that Venoco was interested in extending the lease and that actually were contacting, our understanding was, both the district and the City. We also heard from citizens who were concerned about the

oil operation and urged the council to consider adopting an interim ordinance."

Kolin told Bosse that cities have land-use authority over activities on district-owned property that are not related to public education.

"If the school district wanted to consider using a surplus site for a shopping center or in this case, oil well activity, the local land-use authority, the City, has purview over those land use activities," Kolin said.

Mayor Barry Brucker pointed out that the high school is the last remaining site in Beverly Hills where oil well drilling is permitted.

"The City's municipal code already prohibits any oil extraction opportunities anywhere within our city limits except at the high school, which sounds a little odd and counterintuitive, but the reason why it excludes the high school is because they have a contract until 2016," Brucker said. "By passage of this ordinance, it would simply close the loop citywide for any pieces of property anywhere in the city, school or no school, would prohibit this type of industrial activity."

Board President Lisa Korbatov said on June 28 the district has not engaged in any discussions or negotiations with Venoco. The district would likely be able to negotiate better terms if the lease is renewed. Korbatov said the oil well generates approximately \$1 million each year

for the school district.

At the June 28 meeting, Board members expressed concern about how to make up the revenue from the oil well if it is shut down. The lease with Venoco, which was negotiated in 1978, is set to expire on Dec. 31, 2016.

Code enforcement aspect of Trousdale View Ordinance moves forward

The City Council provided direction on July 7 for Planning Division staff to move forward with the code enforcement aspect of the Trousdale Estates view restoration ordinance, as recommended by the Planning Commission on June 23. The Council will officially vote on this part of the ordinance at an upcoming meeting.

"This is a day I have been waiting for," said Councilmember Lili Bosse, who was Chair of the Planning Commission prior to her election to the Council. "I have had the honor of being involved with this from day one. [It has] come to the point where you are about there. [I have] three words: full speed ahead."

The code enforcement solution provides clear standards that the City's Code Enforcement Division can enforce to increase the number of view obstruction situations that can be resolved without proceeding to the ordinance's proposed three-step view restoration permit process, which may include neighbor outreach,

mediation and a hearing before the Planning Commission, if necessary.

The code enforcement solution addresses the height of fences and hedges, and limits the height of fences located on the slope of a down-slope property to no more than 36 inches above the immediately adjacent, up-slope property's level pad; limits the height of hedges on the slope of a down-slope property to the higher of the finished grade of the level pad on the immediately adjacent up-slope property, or 14 feet as measured from the down-slope property's level pad; and modifies the definition of hedge so that three or more individual plants, including trees, that are cultivated or maintained in a manner to produce a barrier to inhibit passage or obscure a view, constitute a hedge.

Residents who spoke at the study session, as well as members of the City Council, expressed concern about a suggestion in the staff report to wait 12 to 24 months after the implementation of the code enforcement solution to see if the second, more comprehensive part of the view restoration ordinance is warranted. The staff report also states that the code enforcement solution is not intended to address all obstructed views.

"If the council felt the ordinance being discussed today was going to be a very effective tool in addressing the majority of issues in the

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Trousdale area, you could say, 'Let's wait 12 months to see how effective this first step is,' before considering taking the next step forward with potentially a process that is pretty complex, pretty staff-intensive and has some potentially significant cost considerations for the City," City Manager Jeff Kolin said.

The City Council directed staff to move forward with consideration of the second part of the ordinance, to look into cost recovery proposals, and to revisit the language that defines hedges as three or more plants growing closely together.

"Mr. [Shahram] Melamed brings up a very valid point that struck a chord with me on the canopy of two big ficus trees versus three scrawnyish trees that would be considered a hedge [and the two ficus trees wouldn't]," Brucker said. "I would like us to maybe explore that just so that this issue isn't some sort of a loophole that slips by."

Mirisch suggested waiting on the vote until the full view ordinance is proposed, so that all issues could be addressed at once. Senior Planner Michele McGrath told the Council the second part of the view restoration ordinance could be ready in September. Mirisch recommended the Planning Commission take concerns into account that residents Michael Rosen and Tina Sinatra expressed at the meeting about potential loss of shade and privacy.

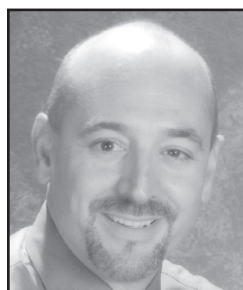
"We want to be able to protect views but also be able to protect privacy and protect shade," Mirisch said. "Now having reconfirmed what the timeline is, I'm not sure what the benefits are of bifurcating [the ordinance]. I do see a danger if we adopt this now, that the next part of it, which can be equally important, and we want to integrate policy, could sort of be pushed down the line."

Board of Education approves agreement with teachers union on second vote

A little more than a week after the Board of Education voted 4-1 not to approve the tentative agreement with the teachers union, Beverly Hills Education Association, the Board unanimously approved the agreement on July 7.

The contract was initially rejected on June 28 because of Board members' concerns about language in the agreement that could allow up to 22 students in K-3 classes, instead of 20 students. Board member Myra Lurie did not support the agreement because she said district parents should have been consulted about changes to the academic calendar, which moves the start of the school year up to mid August by Fall 2013. Board member Steven Fenton supported the agreement.

At a special Board of Education meeting on July 7, the Board voted a second time on the tentative agreement after approving a policy capping K-3 classes at 20 students, and voting to hire an additional three or four teachers to maintain a maximum class size of 20 students.



Mark Frenn

If enrollment increases during the summer, additional teachers may need to be hired.

"I believe BHEA is satisfied with this outcome. We were pretty disappointed when the

Board voted down the tentative agreement," BHEA President Mark Frenn said. "I was very pleased that the school board realized the importance of approving the tentative agreement and looked for ways to revisit this and find a way to allow both sides to go through with its passage. They came up with a way to address their concerns, which don't negatively impact the [tentative agreement]."

The Board voted a second time on the same tentative agreement because its language cannot be changed without renegotiating the agreement. After the Board rejected the agreement, Chris Bushée of BHEA explained that options were to re-vote on the agreement, to walk away and make no changes to the agreement, or renegotiate the agreement. Bushée said renegotiation would be like starting the negotiation process over.

"This is what I had hoped for and we were able to accomplish our goal of returning our class sizes to a 20 to 1 ratio, which we had three years ago, which means in essence we're looking at [K-3] class sizes across the district on average at 18 to 1," Vice President Brian Goldberg said. "The reality for me is simple, less students per teacher means more time for each teacher to spend with each student."

The calendar was not addressed on the agenda of the special meeting, and an earlier calendar will be implemented beginning in Fall 2012. For students, the 2012-13 school year would begin Aug. 27 and end on June 13. For 2013-14, school would begin on Aug. 14 and end on May 29.

"I'm still not happy that district families were not consulted for input prior to finalizing the calendar, nor am I happy with the short eight-week summer vacation in 2013," Lurie said.

Lurie said she recognized that the early start would benefit AP students in terms of having more time for exam preparation, and acknowledged that other districts in Los Angeles and throughout the state are also implementing earlier calendars. LAUSD will implement an earlier calendar in Fall 2012.

"I would expect that this will result in camps and summer programs starting earlier and we would want to align with those schedules," Lurie said. "Finally, the tentative agreement has contractual features which benefit the district in other ways and I would not want to lose those benefits."

Although Frenn said he was pleased with the outcome, he said he wanted to make sure the district was being mindful about personnel decisions.

"If you think about this, the district was saying in February that they needed to lay off teachers in order to keep us from going into the red in the budget," Frenn said. "So if we're going to start hiring more teachers, every time we do that, we need to make sure that it is absolutely necessary to do this because we don't want to repeat the same cycle of hiring and laying off and hiring and laying off."

Mills Act, movie theater and Avalon Hotel on today's Planning Commission agenda

The Planning Commission will discuss a proposed iPic movie theater at 257 North Canon Drive for the first time at the Commission meeting today at 1:30 p.m. in Council Chambers 280-A at City Hall.

As proposed, there would be two floors of movie screens with ground-floor retail, three floors of subterranean parking, and a rooftop



Left to right, Dr. Jennifer Hsieh, Dr. Kit Shaw, Dr. Tracy Blois, and Beverly High students Taylor Shaw and Elizabeth Brajevich

Female scientists inspire Beverly High students

Three members of the Association for Women in Science spoke to Beverly High students at the first annual Beverly High Science Showcase Night on June 16. AWIS Los Angeles/Ventura County Chapter President Dr. Tracy Blois, a licensing associate in Amgen's external research and development program; Dr. Jennifer Hsieh, a visiting professor of biology and chemistry at Loyola Marymount University; and Dr. Kit Shaw, a UCLA scientist and researcher, provided students insights into careers in science.

with a bar and other facilities for occasional events.

"It definitely has the potential of being a destination business within our city," Planning Commission Chair Dan Yukelson said. Yukelson described iPic Theaters as a high-end movie theater chain, where patrons are served dinner at their seats, which are comparable to first-class airline seating.

After an introductory presentation of the project, which has an application on file, the Planning Commission will have the chance to provide preliminary feedback.

Following the iPic presentation, the Commission will consider the Mills Act pilot program for Beverly Hills, which City Council directed staff to prepare in April.

"Staff has made a proposal to implement a Mills Act temporarily for the next two years and limit the number of applicants we'd accept under the Mills Act to five per year just to get the idea, to study the process and really understand the impacts from a revenue standpoint," Yukelson said. "Under the Mills Act, property owners can reduce their property tax by agreeing to maintain registered properties of historical significance."

The Mills Act was enacted by the State of California in 1972 and grants local governments the authority to enter into contractual agreements with owners of qualified historical properties that would offer tax incentives for actively participating in the restoration and maintenance of the properties. To qualify for the Mills Act, a structure must be on a local, state or national historic register.

First on the agenda, the Planning Commission expects to vote on the extension of the Avalon Hotel's conditional use permit. On June 23, the Commission provided consensus for staff to draft a resolution for a three-year extension, and allow the hotel to charge \$5 for valet parking for a six-month trial period. Previously, the hotel was not permitted to charge for valet parking. Vice Chair Craig Corman and Commissioner Brian Rosenstein did not support the charge for valet parking.

The applicant, represented by attorney Mitchell Dawson, requested the issue of the valet fee be continued to a later date to allow

for public outreach and for the application for a permit parking zone on the east side of Canon Drive to be considered by the City.

Due to concerns that charging for valet parking might impact the parking situation on nearby streets, Pamela Meadows, who lives within 500 feet of the Avalon Hotel, circulated a petition against the hotel charging for valet parking and received 40 signatures from 100 percent of the residents she contacted.

City Council announces 16th class of Team Beverly Hills

The City Council announced the 2011-12 Team Beverly Hills members at its formal meeting on July 7. Thirty-seven participants were selected out of a pool of more than 80 applicants. The City Council selected 20 members, Beverly High selected two student members, and 15 members were selected by lottery with City Clerk Byron Pope's assistance.

The student members are Samantha Galen and Andrew Redston. Also participating in Team Beverly Hills' 16th class are Joel Aronowitz, MD, Cathy Barry, Michael Barry, Joey Behrstock, Fiona Chalom, Trey Doheny, Nellie Emrani, Raymond Flade, Jon Gluck, Nancy Goldman, Natalie Gordon, Bonnie Gottlieb, Steve Hendry, Jennifer Hughes, John Jameson, Kristin Jameson, Omark Kulkarni, Kerstin Leavitt, Nancy Markoff, Ariel Mossazadeh, Laurie Okum, Joe Patel, Thomas Pease, Chloe Popescu, Shervin Rashti, Gregory Restum, MD, Rikki Rosen, Max Rubins, Joan Sanders, Lisa Kay Schwartz, Rhoda Sherman, Andrea Spatz, Josh Tucker, AJ Willmer and Jeffrey Wolf.

The Team Beverly Hills program gives Beverly Hills residents an inside look at local government and is designed to create an environment that develops and encourages leadership, participation and responsibility in the City's residents. Over a five-month period, members meet 10 times and participate in tours, presentations and demonstrations, which may include lectures, informal gatherings and open dialogue with representatives from various City departments. The cost of the program is \$50.

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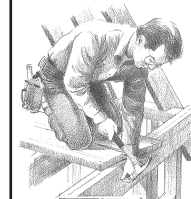
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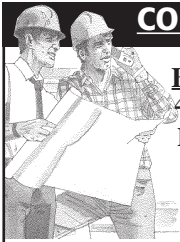


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FICTITIOUS BUSINESS NAME STATEMENT: 2011044787 The following person(s) is/are doing business as: SAFEWAY NON-EMERGENCY MEDICAL TRANSPORTATION, 12322 Keswick St, North Hollywood, CA 91605. ARTHUR GROGRIAN, 12322 Keswick St, North Hollywood, CA 91605. SHAKE THUMRYAN, 12322 Keswick St, North Hollywood, CA 91605. The business is conducted by: Husband and Wife. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Arthur Grogriyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11887

FICTITIOUS BUSINESS NAME STATEMENT: 2011043768 The following person(s) is/are doing business as: DEEDS POOL SERVICE, 7456 Radford Ave, North Hollywood, CA 91605. DEMESIO LOPEZ, 7456 Radford Ave, North Hollywood, CA 91605. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Demesio Lopez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11888

FICTITIOUS BUSINESS NAME STATEMENT: 2011047618 The following person(s) is/are doing business as: LITTLE MISS ESQUIRE, 1131 Alta Loma Road, Suite 513 West Hollywood, CA 90069. KIMBERLY WRIGHT 1131 Alta Loma Road, # 513. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/31/11. Signed: Kimberly Wright, Owner/Attorney at Law. This statement is filed with the County Clerk of Los Angeles County on: 6/4/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11889

FICTITIOUS BUSINESS NAME STATEMENT: 2011043708 The following person(s) is/are doing business as: SG MOTOR SPORTS INC, 6965 Canoga Ave Canoga Park, CA 91303. SG MOTORSPORT, INC, 6965 Canoga Ave Canoga Park, CA 91303. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Shaumyan Sure, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11890

Public Notices

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

FICTITIOUS BUSINESS NAME STATEMENT: 2011040938 The following person(s) is/are doing business as: SPECIAL ART COLLECTION, 1538 N. Marle Ave. #401 Los Angeles, CA 90006. SUNARFEL INC, 1538 N. Marle Ave. #401 Los Angeles, CA 90006. The business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/10/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11862

FICTITIOUS BUSINESS NAME STATEMENT: 2011045777 The following person(s) is/are doing business as: TIE IN LIGHTING, 1817 11th Street Apt A, Manhattan Beach, CA 90266. JEFF S CASSIER, 1817 11th Street Apt A Manhattan Beach, CA 90266. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/10/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11863

FICTITIOUS BUSINESS NAME STATEMENT: 2011042944 The following person(s) is/are doing business as: WEST PROLINE LOGISTICS, 1907 Talmadge St Los Angeles, CA 90027. KEVORK GARABETIAN, 1907 Talmadge St Los Angeles, CA 90027. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/20/2011. Signed: Jeff S. Cassier, CEO. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11864

FICTITIOUS BUSINESS NAME STATEMENT: 2011048422 The following person(s) is/are doing business as: ALL-STAR AUTO WHOLESALES, 7739 Janss St, Tujunga, CA 91042. SEVAK ALRABEDIAN, 7739 Janss St, Tujunga, CA 91042. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Sevak Alrabedian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/15/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11865

FICTITIOUS BUSINESS NAME STATEMENT: 2011044326 The following person(s) is/are doing business as: WORKING DREAMS, 119 S. Beverly Drive # 222 Beverly Hills, CA 90211. LOLA LEVY, 10550 Wilshire Blvd, # 307 Los Angeles, CA 90024. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/15/2011. Signed: Lola Levy This statement is filed with the County Clerk of Los Angeles County on: 6/15/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11866

FICTITIOUS BUSINESS NAME STATEMENT: 2011044326 The following person(s) is/are doing business as: GOLDMAN CRR, 1204 Pine Ave, Manhattan Beach, CA 90266. JOSIANE GOLDMAN, 1204 Pine Ave Manhattan Beach, CA 90266. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Josiane Goldman, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11867

FICTITIOUS BUSINESS NAME STATEMENT: 2011044326 The following person(s) is/are doing business as: WORKING DREAMS, 119 S. Beverly Drive # 222 Beverly Hills, CA 90211. LOLA LEVY, 10550 Wilshire Blvd, # 307 Los Angeles, CA 90024. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/15/2011. Signed: Lola Levy This statement is filed with the County Clerk of Los Angeles County on: 6/15/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11868

FICTITIOUS BUSINESS NAME STATEMENT: 2011044326 The following person(s) is/are doing business as: GOLDMAN CRR, 1204 Pine Ave, Manhattan Beach, CA 90266. JOSIANE GOLDMAN, 1204 Pine Ave Manhattan Beach, CA 90266. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Josiane Goldman, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11869

FICTITIOUS BUSINESS NAME STATEMENT: 2011044326 The following person(s) is/are doing business as: GOLDMAN CRR, 1204 Pine Ave, Manhattan Beach, CA 90266. JOSIANE GOLDMAN, 1204 Pine Ave Manhattan Beach, CA 90266. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Josiane Goldman, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11870

FICTITIOUS BUSINESS NAME STATEMENT: 2011044328 The following person(s) is/are doing business as: GLOBAL VISION, 21785 Ventura Blvd, Woodland Hills, CA 91364. DISTRIBUTION INC 21785 Ventura Blvd, Woodland Hills, CA 91364. The business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: June, 15, 2011. Signed: American Public Health Consortium, Treasurer. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11869

FICTITIOUS BUSINESS NAME STATEMENT: 2011044332 The following person(s) is/are doing business as: EL FUGGO FUSION, 21785 Ventura Blvd, Woodland Hills, CA 91364. DISTRIBUTION INC 21785 Ventura Blvd, Woodland Hills, CA 91364. The business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/01/11. Signed: Avella Topalakaradhya, President. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11870

FICTITIOUS BUSINESS NAME STATEMENT: 2011044440 The following person(s) is/are doing business as: AFFORDABLE CABINETS AND VANITIES, 1829 Patricia Ave. # 5, Simi Valley, CA 93065. FRANCISCO GONZALEZ, 1829 Patricia Ave # 5, Simi Valley, CA 93065. The business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Francisco Gonzalez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/13/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11872

FICTITIOUS BUSINESS NAME STATEMENT: 2011046450 The following person(s) is/are doing business as: TOP NOTCH DENTAL STUDIO, 820 Thompson Ave., Suite 34 Glendale, CA 91201. MERUZHAN M. PASHABAYEVAN 820 Thompson Ave., Suite 34 Glendale, CA 91201. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Meruzhan M. Pashabayeva, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/13/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11873

FICTITIOUS BUSINESS NAME STATEMENT: 2011044546 The following person(s) is/are doing business as: WEKAR PARTNERSHIP, 3921 Kingsworth Rd, Sherman Oaks, CA 91361. RICHARD W. LEE, 3921 Kingsworth Rd, Sherman Oaks, CA 91361. The business is conducted by: a Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/19/2009. Signed: Richard W. Lee, Partner. This statement is filed with the County Clerk of Los Angeles County on: 6/13/2011. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11874

FICTITIOUS BUSINESS NAME STATEMENT: 2011044797 The following person(s) is/are doing business as: COSTAL WOOD FLOORING & SUPPLIES, 4242 Carnelia Ave, Studio City, CA 91604. The business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/01/05. Signed: Richard W. Lee, Partner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11875

FICTITIOUS BUSINESS NAME STATEMENT: 2011044752 The following person(s) is/are doing business as: DOUBLE S PROPERTIES.COM, 21182 Ventura St, Covitan Park, Apt # 301 Los Angeles, CA 91403. CARLOS TABI, 1315 S. Cochran Ave. Apt # 301 Los Angeles, CA 90019. The business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Nicholas Wilson, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11879

FICTITIOUS BUSINESS NAME STATEMENT: 2011044620 The following person(s) is/are doing business as: RECYCLE FOR FAMILIES.COM, 21182 Ventura St, Covitan Park, Apt # 301 Los Angeles, CA 91403. CARLOS TABI, 1315 S. Cochran Ave. Apt # 301 Los Angeles, CA 90019. The business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Carlos Tabi, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11880

FICTITIOUS BUSINESS NAME STATEMENT: 2011044430 The following person(s) is/are doing business as: KATHY AND KIKO'S COLLECTION, 5302 Bellingham Ave # 5, Valley Village, CA 91607. KATHY WOODS, 5302 Bellingham Ave # 5 Valley Village, CA 91607. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Kathy Woods, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11881

FICTITIOUS BUSINESS NAME STATEMENT: 2011044348 The following person(s) is/are doing business as: M & O ABHAMMANS, 1448 S Woods Ave Apt F Los Angeles, CA. ROSE ESPINOSA, 1448 S. Woods Ave Apt F Los Angeles, CA 90004. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Rose Espinosa, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11882

FICTITIOUS BUSINESS NAME STATEMENT: 2011044364 The following person(s) is/are doing business as: HARY'S AUTO REPAIR, 11308 Vanowen St, North Hollywood, CA 91605. ARJUN TRATTIYAN, 11308 Vanowen St # 4 Glendale, CA 91205. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Arjun Trattiyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11883

FICTITIOUS BUSINESS NAME STATEMENT: 2011043707 The following person(s) is/are doing business as: SIAM HOUSE THAI RESTAURANT, 16045 Sherman Way Ste D, Van Nuys, CA 91406. KITTHICHAI WIRASAKULMAMP, 12801 Bythe St, North Hollywood, CA 91605. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Kitthichai Wirasakulmamp, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11884

FICTITIOUS BUSINESS NAME STATEMENT: 2011044793 The following person(s) is/are doing business as: DAZZLE HAIR AND NAIL SPA, 6752 Sepulveda Blvd, Van Nuys, CA 91411. THI NGUOGUAI K HO, 22654 Gilmore St West Hills, CA 91307. The business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Thi Ngouguai K Ho, Partner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11885

FICTITIOUS BUSINESS NAME STATEMENT: 2011043707 The following person(s) is/are doing business as: POSTAL NET SERVICES, 6433 Topanga Canyon Blvd # 120 Canoga Park, CA 91304. ALLA KOZLOBAEVA, 6433 Topanga Canyon Blvd # 170 Canoga Park, CA 91303. The business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Alla Kozlobaeva, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11886

FICTITIOUS BUSINESS NAME STATEMENT: 2011044787 The following person(s) is/are doing business as: SAFEWAY NON-EMERGENCY MEDICAL TRANSPORTATION, 12322 Keswick St, North Hollywood, CA 91605. ARTHUR GROGRIAN, 12322 Keswick St, North Hollywood, CA 91605. SHAKE THUMRYAN, 12322 Keswick St, North Hollywood, CA 91605. The business is conducted by: Husband and Wife. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Arthur Grogriyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/11. NOTICE - This fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code) 6/23/11, 6/30/11, 7/7/11, 7/14/11887

FICTITIOUS BUSINESS NAME STATEMENT: 2011043768 The following person(s) is/are doing business as: DEEDS POOL SERVICE, 7456 Radford Ave, North Hollywood, CA 91605.

FICTITIOUS BUSINESS NAME STATEMENT: 2011058771. The following person(s) is/are doing business as: HIGH TECH REGULATION, 3969 Rogers St. Los Angeles, CA 90003. BUILDING & REMODELING INC. 1246 N. Edgemoor St #12. Los Angeles, CA 90023. The business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Michael Durm. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058771. The following person(s) is/are doing business as: OPTIMUM HEALTH ENTERPRISES, 7855 Santa Monica Blvd, West Hollywood, CA 90069. The business is conducted by: N/A Signed: Michael Durm. This statement is filed with the County Clerk of Los Angeles County on: 06/29/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058771. The following person(s) is/are doing business as: GARCOA LABORATORIES, 26135 Mureno Rd, Calabasas, CA 91302. GARCOA INC, 26135 Mureno Rd, Calabasas, CA 91302. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Garcoia Inc. This statement is filed with the County Clerk of Los Angeles County on: 06/28/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2011047346
Date Filed: 6/14/2011
Name of Business: UNIQUE JUMPERS, 8731 N Lankershim Blvd, Sun Valley, CA 91352
Registered Owner: BORIS AVETISYAN, 600 Fischer St #A, Glendale, CA 91205
Current File #0200907835
Date: 01/20/2009
Published: 7/17/11, 7/14/11, 7/21/11, 7/28/11

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 201054761
Date Filed: 7/28/2011
Name of Business: RATESH SATHI SPA, 8000 Tamps Ave, Northridge, CA 91324
Registered Owner: TADDOSI TRIPITON, 8904 Noxar Ave, North Hills, CA 91343
Current File #0210072036
Date: 5/7/2009
Published: 6/30/11, 7/17/11, 7/14/11, 7/21/11

FICTITIOUS BUSINESS NAME STATEMENT: 2011058048. The following person(s) is/are doing business as: THE BEST HAIR TECHNOLOGIES, 10000 Wilshire Blvd, Beverly Hills, CA 90210. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Michael Durm. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058048. The following person(s) is/are doing business as: SERENDIPITY OPTOMETRY • EYEWEAR STUDIO, 1106 N. La Cienega Blvd #205, West Hollywood, CA 90069. SERENDIPITY EYEWEAR STUDIO OPTOMETRY INC, 1141 Hacienda Pl #8, West Hollywood, CA 90068. The business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Serendipity Optometry Inc. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058055. The following person(s) is/are doing business as: AQUIS POOL SERVICE AND REPAIR, 9225 Topanga Canyon Blvd #15, Chatsworth, CA 91311. MICHAEL GROSSMAN, 9225 Topanga Canyon Blvd #15, Los Angeles, CA 91311. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Michael Grossman. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058982. The following person(s) is/are doing business as: COMPUCTION, 6700 Tampa Ave, Reseda, CA 91335. GILBERTO AQUINO, 6700 Tampa Ave, Reseda, CA 91335. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Gilberto Aquino. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058986. The following person(s) is/are doing business as: PICK UP 240 S California Ave, West Covina, CA 91791. THE PICK UP SERVICE, 240 S California Ave, West Covina, CA 91791. The business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Safe Ride Transportation. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058945. The following person(s) is/are doing business as: GENTS, 111 1/2 N. Kings Rd, Los Angeles, CA 90048. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Michael Durm. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058757. The following person(s) is/are doing business as: K.D.S DISK DRIVES, INC, 8824 Shirley Ave #10, Northridge, CA 91324. K.D.S DISK DRIVES, INC, 8824 Shirley Ave #10, Northridge, CA 91324. The business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: K.D.S DISK DRIVES, INC. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058711. The following person(s) is/are doing business as: CATER TO STYLE, 4423 1/2 Wilshire Blvd, Beverly Hills, CA 90210. THE CATER TO STYLE GROUP, 4423 1/2 Wilshire Blvd, Beverly Hills, CA 90210. The business is conducted by: Copartners. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Lauren Rodgers. This statement is filed with the County Clerk of Los Angeles County on: 07/02/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058953. The following person(s) is/are doing business as: BODYS-CRUBMSSAGE.COM, BODYS-CRUBMSSAGE.COM, 3747 Culverwood Blvd West, Studio City, CA 91604. BODYS-CRUBMSSAGE.COM, 3747 Culverwood Blvd West, Studio City, CA 91604. The business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Bodys-crubmassage.com Inc. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058787. The following person(s) is/are doing business as: ANTONOFF INTERIOR ARCHITECTURE, 13431 Riverside Dr #A, Sherman Oaks, CA 91426. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Brooke Antonoff. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058910. The following person(s) is/are doing business as: KRB CONSTRUCTION INC, KARL RED BROOK CONSTRUCTION, 2774 Sawville Blvd, Los Angeles, CA 90064. KARL, REX BROOK, 2774 Sawville Blvd, Los Angeles, CA 90064. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Karl, Rex Brook. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058910. The following person(s) is/are doing business as: CON-STRUCTION PROTECTIVE SERVICES, 6628 Sepulveda Blvd #326, Van Nuys, CA 91411. BALBIR GILL, 6628 Sepulveda Blvd #326, Van Nuys, CA 91411. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Balbir Gill. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058912. The following person(s) is/are doing business as: LA SECURITY SERVICES, 6628 Sepulveda Blvd #326, Van Nuys, CA 91411. THE SECURITY SERVICES, 6628 Sepulveda Blvd #326, Van Nuys, CA 91411. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Babir Gill. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058910. The following person(s) is/are doing business as: LA CAR5 BODY & PAINT, 9000 Norris Ave #4, Los Angeles, CA 91325. LA CAR5 REPO INC, 7625 Sepulveda Blvd, Van Nuys, CA 91411. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: LA CAR5 REPO INC. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058237. The following person(s) is/are doing business as: BEVERLY-WOOD BEAUTY SUPPLY, BEVERLYWOOD BEAUTY SUPPLY SALON AND MORE, BEVERLYWOOD BEAUTY SUPPLY AND MORE, BEVERLYWOOD BEAUTY SUPPLY AND SALON, AFFORDABLE BEAUTY SUPPLY, WOW BEAUTY SUPPLY, MY BEAUTY SUPPLY AND SALON, MY GREAT ELECTRIC, MYGUY, MY BEAUTY NATURE MADE ME, NATURE MADE ME, MY NATURE MADE ME, SOYJAWI MAKE ME, I HAVE MY BOSS, MY COMPUTER TUTOR, Y LANE BEAUTY SUPPLY, LANE BEAUTY SUPPLY, LANE BEAUTY SUPPLY AND MORE, LANE BEAUTY TUTOR, Y LANE BEAUTY SUPPLY, BEAUTIFUL YOU!, MY BEAUTIFUL SUPPLY, MY CH MY BEAUTY SUPPLY, BEVERLYWOOD BEAUTY, 2865 S. Robertson Blvd, Los Angeles, CA 90027. TONI LANE, 4641 Frank- In Ave, Los Angeles, CA 90027. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Toni Lane. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058237. The following person(s) is/are doing business as: SIGNATURE PHOTO GALLERY, 4646 Vista St, Van Nuys, CA 91410. THE SIGNATURE PHOTO GALLERY, 4646 Vista St, Van Nuys, CA 91410. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Gevork Avakian. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058284. The following person(s) is/are doing business as: JVL PROPERTY INVESTMENT, 10730 Wistone Ave, Northridge, CA 91326. CHUN KUM SAEED, 10730 Wistone Ave, Northridge, CA 91326. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Chun Kum Saeed. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058589. The following person(s) is/are doing business as: PRIORITY MESSENGER & COURIER SERVICE, 7304 Beverly Blvd #102, Los Angeles, CA 90068. DAVID CRUZ PINA, 7304 Beverly Blvd #102, Los Angeles, CA 90068. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: David Cruz Pina. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058735. The following person(s) is/are doing business as: DURAN BROTHERS, 6659 Elmer Ave #2, North Hollywood, CA 91606. CARLOS BENJAMIN DURAN, 6659 Elmer Ave #2, North Hollywood, CA 91606. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Carlos Benjamin Duran. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058757. The following person(s) is/are doing business as: HIGH TECH REGULATION, 3969 Rogers St. Los Angeles, CA 90003. BUILDING & REMODELING INC. 1246 N. Edgemoor St #12. Los Angeles, CA 90023. The business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Carlos Benjamin Duran. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058911. The following person(s) is/are doing business as: BRIDAL FOREVER AND MORE, 1014 San Fernando Rd, San Fernando, CA 91344. MARIA DEL CARMEN LOPEZ, 16716 Broadway, Los Angeles, CA 90044. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Maria Del Carmen Lopez. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058887. The following person(s) is/are doing business as: CM AMUSEMENT, 382 N. Lemon Ave #410, Walnut, CA 91789. MICHAEL GARCIA, 382N. Lemon Ave #410, Walnut, CA 91789. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Michael Garcia. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011058559. The following person(s) is/are doing business as: SUCCESS BLVD ENTERTAINMENT, SUCCESS BLVD, 10970 Ashton Ave #101, Los Angeles, CA 90024. JOSE JOAQUIN OCHOA SOJORJUE, 10970 Ashton Ave #101, Los Angeles, CA 90024. The business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Jose Joaquin Ochoa Sojorjue. This statement is filed with the County Clerk of Los Angeles County on: 07/06/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) 7/14/11, 7/21/11, 7/28/11, 8/04/11 999

FICTITIOUS BUSINESS NAME STATEMENT: 2011042283. The following person(s) is/are doing business as: A & J ACU-PUNCTURE CENTER, 16453 WHITTIER BLVD, #10933, LOS ANGELES, CA 90033. SHENGBIN YANG, 10536 1/2 E LIVE OAK AVE, ARCADIA CA 91007. The business is conducted by: an individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here on: Signed: MATHEW E. KPA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/17/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/14/2011, 7/21/2011, 7/28/2011, 8/4/2011 20835

FICTITIOUS BUSINESS NAME STATEMENT: 2011 049275. The following person(s) is/are doing business as: G AND G JEWELRY DESIGN, 550 S HILL ST, 55, LOS ANGELES, CA 90013. JORGE O GAMBARD, 735 CLEARGROVE DR, DOWNEY CA 90240. The business is conducted by: an individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here on: Signed: JORGE O GAMBARD. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/17/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/14/2011, 7/21/2011, 7/28/2011, 8/4/2011 20836

FICTITIOUS BUSINESS NAME STATEMENT: 2011 049433. The following person(s) is/are doing business as: JENNESTER ENTERPRISES, 9863 CEDAR STREET APT 111, BELLFLOWER, CA 90706. MATHEW E. KPA, 9863 CEDAR STREET APT 111, BELLFLOWER CA 90706. The business is conducted by: an individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here on: Signed: MATHEW E. KPA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/17/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/14/2011, 7/21/2011, 7/28/2011, 8/4/2011 20850

FICTITIOUS BUSINESS NAME STATEMENT: 2011 060826. The following person(s) is/are doing business as: TONY'S MOBILE GROOMING, 10300 NORWICH AVE, MISSION HILLS, CA 91345. SONIA ARGENTINA MARTINEZ, 10300 NORWICH AVE MISSION HILLS CA 91345. The business is conducted by: an individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here on: Signed: SONIA ARGENTINA MARTINEZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/12/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/14/2011, 7/21/2011, 7/28/2011, 8/4/2011 20850

FICTITIOUS BUSINESS NAME STATEMENT: 2011 060826. The following person(s) is/are doing business as: TONY'S MOBILE GROOMING, 10300 NORWICH AVE, MISSION HILLS, CA 91345. SONIA ARGENTINA MARTINEZ, 10300 NORWICH AVE MISSION HILLS CA 91345. The business is conducted by: an individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here on: Signed: SONIA ARGENTINA MARTINEZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/12/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/14/2011, 7/21/2011, 7/28/2011, 8/4/2011 20850

FICTITIOUS BUSINESS NAME STATEMENT: 2011 065884. The following person(s) is/are doing business as: ETC INTERNATIONAL, FREIGHT SYSTEM, 21038 S. FIGUEROA ST, STE 101, CARSON, CA 90745. P. MALINBAUM COMPANY, 21038 S. FIGUEROA ST, STE 101, CARSON CA 90745. The business is conducted by: a General Partnership. Registrant has not yet begun to transact business under the fictitious business name or names listed here on: Signed: REID MALINBAUM. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 7/14/2011, 7/21/2011, 7/28/2011, 8/4/2011 20856

Department of Alcoholic Beverage Control
888 S. Figueroa St., #329
Los Angeles, CA 90017
213-833-6043

NOTICE OF APPLICATION FOR CHANGE IN OWNERSHIP OF ALCOHOLIC BEVERAGE LICENSE
Date of Filing Application: June 21, 2011
To Whom It May Concern:

The Name of the Applicant Is/are:
BEVERLY BLVD LEASECO LLC, ATTER MIDNIGHT LOS ANGELES LLC.

THE APPLICANTS LISTED ABOVE ARE APPLYING TO THE DEPARTMENT OF ALCOHOLIC BEVERAGES CONTROL TO SELL ALCOHOLIC BEVERAGES AT: 8555 BEVERLY BLVD, Los Angeles, CA 90048-3303

Type of license(s) applied for:
47-On-Sale General Eating Place

NOTICE TO CREDITORS OF BULK SALE
(Section 6104 of the U.C.C.)
Escrow No. 52964-3C

NOTICE: THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411, ET SEQ., BUSINESS AND PROFESSIONS CODE).
L1A1028284 BW WEEKLY 7/14, 21, 28, 2011

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES
Date of Filing Application: June 30, 2011
To Whom It May Concern:

The Name(s) of the Applicant(s) is/are: GLOBAL ALLIANCE NETWORKING GROUP LLC
The applicants listed above are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at:
8410 SUNSET BLVD
WEST HOLLYWOOD, CA 90069-1910

Type of License(s) Applied for: 47 - ON-SALE GENERAL EATING PLACE
Department of Alcoholic Beverage Control 888 S. FIGUEROA ST, STE 320, LOS ANGELES, CA 90017 (213) 833-6043
L1A1028284 BW WEEKLY 7/14, 21, 28, 2011

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES
Date of Filing Application: June 27, 2011
To Whom It May Concern:

The Name(s) of the Applicant(s) is/are: NATIVE FOODS CALIFORNIA LLC
The applicants listed above are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at:
11600 VAN ANNE
LOS ANGELES, CA 90044-3441

Type of License(s) Applied for: 47 - ON-SALE BEER AND WINE - EATING PLACE
Department of Alcoholic Beverage Control 888 S. FIGUEROA ST, STE 320, LOS ANGELES, CA 90017 (213) 833-6043
L1A1028284 BW WEEKLY 7/14, 21, 28

said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 06/10/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:-- Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4029498 06/30/2011, 07/07/2011, 07/14/2011

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 721652CA Loan No. 0729368894 Title Order No. M711404 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07-26-2006. 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 07-21-2011 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 08-03-2006, Book , Page , Instrument 06 1722608 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: HAN JIUN SHIN, A SINGLE WOMAN, as Trustor, WASHINGTON MUTUAL BANK, 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: PARCEL 1 AN UNDIVIDED 1/32 INTEREST IN LOT 1 OF TRACT NO 31602, AS PER MAP RECORDED IN BOOK 844, PAGE(S) 87 AND 88, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 101 TO 108, 201 TO 208, 301 TO 308 AND 401 TO 408 INCLUSIVE AS SHOWN AND DEFINED UPON THE CONDOMINIUM PLAN RECORDED AUGUST 22, 1974 AS INSTRUMENT NO 3262 PARCEL 2 UNIT 307 AS SHOWN AND DEFINED UPON THE CONDOMINIUM PLAN ABOVE REFERRED TO PARCEL 3 AN EXCLUSIVE EASEMENT FOR PARKING SPACES, APPURTENANT TO PARCEL 1 AND 2 ABOVE OVER THAT PORTION OF LOT 1 DESIGNATED ON THE CONDOMINIUM PLAN ABOVE REFERRED AS RESTRICTED COMMON AREA(S) G-27 AND G-28 Amount of unpaid balance and other charges: \$911,821.75(estimated) Street address and other common designation of the real property: 221 SOUTH GALE DRIVE 307 BEVERLY HILLS, CA 90211 APN Number: 4333-029-055 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 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 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. DATE: 06-30-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee ELVIA CASTANEDA, ASSISTANT SECRETARY California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4031029 06/30/2011, 07/07/2011, 07/14/2011

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 11008185 Loan No. 0156839789 Title Order No. 110128367CABFI APN 4339007088 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 21, 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 July 20, 2011, at 10:30 AM, at the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA, FIDELITY NATIONAL TITLE INSURANCE COMPANY, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on November 29, 2006, as Instrument No. 20062638123 of Official Records in the office of the Recorder of Los Angeles County, CA, executed by: TRACEY STERN, A SINGLE WOMAN AND JULIA SALAZAR, A SINGLE WOMAN, as Trustor, in favor of Wells Fargo Bank, N.A., as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE

FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8722 WEST KNOLL DRIVE #104, WEST HOLLYWOOD, CA 90069 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$681,870.44 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. DATE: 06/21/2011 FIDELITY NATIONAL TITLE INSURANCE COMPANY, TRUSTEE 3075 Prospect Park Dr., Ste 100 Rancho Cordova, CA 95670 916-636-0114 John Catching Authorized Signature SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-730-2727 ASAP# 4031131 06/30/2011, 07/07/2011, 07/14/2011

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 11011155 Loan No. 0062537659 Title Order No. 110153281CABFI APN 4334017040 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED March 2, 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 July 20, 2011, at 10:30 AM, at the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA, FIDELITY NATIONAL TITLE INSURANCE COMPANY, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on March 10, 2006, as Instrument No. 06 0515133 of Official Records in the office of the Recorder of Los Angeles County, CA, executed by: GILBERT GEILIM AND CASSIA GEILIM, HUSBAND AND WIFE, as Trustor, in favor of WELLS FARGO BANK, N.A., as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 130 NORTH STANLEY DRIVE , BEVERLY HILLS, CA 90211 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$578,888.72 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. DATE: 06/26/2011 FIDELITY NATIONAL TITLE INSURANCE COMPANY, TRUSTEE 3075 Prospect Park Dr., Ste 100 Rancho Cordova, CA 95670 916-636-0114 John Catching Authorized Signature SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-730- 2727 ASAP# 4031134 06/30/2011, 07/07/2011, 07/14/2011

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 449856CA Loan No. 3010548174 Title Order No. 788589 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07-27-2006. 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 07-28-

2011 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 08-02-2006, Book , Page , Instrument 06 1710830, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: HOMAYOON RAFAILZADEH AND, MEHRANGIZ RAFAILZADEH, HUSBAND AND WIFE AS COMMUNITY PROPERTY, 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: THAT PORTION OF LOT 26 OF TRACT NO. 6073, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 12 AND 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE ALONG THE SOUTHEASTERLY LINE THEREOF, NORTH 45° 36' 10" EAST 239.69 FEET; THENCE NORTH 33° 37' 00" WEST 38.89 FEET; THENCE NORTH 4° 14' 30" WEST 42.85 FEET; THENCE NORTH 20° 58' 00" WEST 28.15 FEET; THENCE NORTH 37° 51' 30" WEST 27.56 FEET; THENCE NORTH 42° 29' 30" WEST 60.53 FEET; THENCE NORTH 43° 01' 30" WEST 43.63 FEET; THENCE SOUTH 19° 38' 00" WEST 44.35 FEET; THENCE SOUTH 22° 24' 00" EAST 79.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 3° 27' 20" WEST 43.47 FEET; THENCE SOUTH 61° 35' 00" WEST 26.36 FEET; THENCE SOUTH 28° 25' 00" EAST 30.60 FEET; THENCE SOUTH 39° 00' 22" WEST 19.45 FEET; THENCE SOUTH 61° 35' 00" WEST 77 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG THE SAID WESTERLY LINE OF THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE THEREIN CONCAVE EASTERLY, HAVING A RADIUS OF 730 FEET A DISTANCE OF 26.94 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 5° 56' 00" WEST 54.04 FEET TO A LINE WHICH BEARS SOUTH 61° 35' 00" WEST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG THE LAST MENTIONED LINE NORTH 61° 35' 00" EAST 114.05 FEET TO THE TRUE POINT OF BEGINNING. Amount of unpaid balance and other charges: \$1,107,415.67 (estimated) Street address and other common designation of the real property: 1340 BENEDICT CANYON DR BEVERLY HILLS, CA 90210 APN Number: 4356-011-004 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 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 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. DATE: 07-07-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee CASEY KEALOHA, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4028465 07/07/2011, 07/14/2011, 07/21/2011

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 448129CA Loan No. 3061353359 Title Order No. 723563 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-03-2006. 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 07-28-2011 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 01-12-2006, Book N/A, Page N/A, Instrument 06 0079357, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: JOSEPH KHANIAN AND NAZI EBRAHIMZADEH, HUSBAND AND WIFE AS JOINT TENANTS, 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 busi-

ness 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 21 OF TRACT NO. 20002, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 597 PAGES 23 TO 25 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AS GRANTED TO 2025 NORTH ANGLE AVENUE, A CORPORATION, BY DEED RECORDED MAY 12, 1958 IN BOOK D97 PAGE 465 OFFICIAL RECORDS, WITHOUT RIGHT OF SURFACE ENTRY. Amount of unpaid balance and other charges: \$954,618.85 (estimated) Street address and other common designation of the real property: 9816 MILLBORO PLACE BEVERLY HILLS, CA 90210 APN Number: 4384-025-010 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 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 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. DATE: 07-05-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee ISAAC PACHECO, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4025442 07/07/2011, 07/14/2011, 07/21/2011

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 249825CA Loan No. 3011377169 Title Order No. 788592 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11-01-2006. 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 07-28-2011 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 11-07-2006, Book , Page , Instrument 06 2471353 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MARTY TRUGMAN AND, RONNIE TRUGMAN, HUSBAND AND WIFE AS JOINT TENANTS, 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: A CONDOMINIUM COMPOSED OF: PARCEL 1: (A) AN UNDIVIDED 1/15 INTEREST IN LOT 1 OF TRACT NO. 41317, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 986 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 1 TO 15 INCLUSIVE, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED MARCH 29, 1983, AS INSTRUMENT NO. 83-340933, IN OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (B) UNIT 7 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE. PARCEL 2: AN EXCLUSIVE EASEMENT TO AND THE EXCLUSIVE RIGHT TO USE FOR BALCONY PURPOSES, WITHOUT LIMITATION AS TO TIME THAT AREA BEARING THE LETTER DESIGNATION "B", "B1" AND "B2" AND PRECEDED BY THE SAME NUMBER DESIGNATION AS THE UNIT REFERRED TO HEREIN ABOVE IN ARCEL 1 (B), ALL AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED

TO ABOVE. PARCEL 3: AN EXCLUSIVE EASEMENT TO AND THE EXCLUSIVE RIGHT TO USE FOR GARAGE PURPOSES WITHOUT THE LIMITATION AS TO THE GARAGE SPACES NUMBERED 27G AND 28G AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE. Amount of unpaid balance and other charges: \$1,007,945.52(estimated) Street address and other common designation of the real property: 268 SOUTH LASKY DRIVE #201 BEVERLY HILLS, CA 90212 APN Number: 4328-006-055 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 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 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. DATE: 07-07-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priority-posting.com ASAP# 4029683 07/07/2011, 07/14/2011, 07/21/2011

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 442722CA Loan No. 1596871197 Title Order No. 427010 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12-08-2006. 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 07-28-2011 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 12-21-2006, Book , Page , Instrument 06-2842493, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: ESHAGH TIARRAZ AND FARRIDEH TIARRAZ HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, JPMORGAN CHASE BANK, NA, 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 6 IN BLOCK 8 OF TRACT NO. 4579, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48 PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$850,000.03 (estimated) Street address and other common designation of the real property: 210 N. OAKHURST DR BEVERLY HILLS, CA 90210 APN Number: 4335-025-006 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 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 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. DATE: 07-07-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee CASEY KEALOHA, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4030994 07/07/2011, 07/14/2011, 07/21/2011

NOTICE OF TRUSTEE'S SALE TS No. 11-0016882 Title Order No. 11-0012826 Investor/Insurer No. 141030236 APN No. 4334-001-079 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/02/2006. 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." Notice is hereby given that RECONTRUST COMPANY,

N.A., as duly appointed trustee pursuant to the Deed of Trust executed by RACHEL LEVY, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, dated 08/02/2006 and recorded 08/11/06, as Instrument No. 06 1790666, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/28/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 118 SOUTH CLARK DRIVE, #104, WEST HOLLYWOOD, CA, 90048. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,082,781.62. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on 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. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 07/01/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4019346 07/07/2011, 07/14/2011, 07/21/2011

NOTICE OF TRUSTEE'S SALE TS No. 11-0028238 Title Order No. 11-0021647 Investor/Insurer No. 128864297 APN No. 4331-027-018 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/19/2006. 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." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by BAHRAM NAVABIAN AND MARJAN MESHGINZAD, HUSBAND AND WIFE AS JOINT TENANTS, dated 06/19/2006 and recorded 06/29/06, as Instrument No. 06 1436184, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/28/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 269 SOUTH ALMONT DRIVE, BEVERLY HILLS, CA, 90211. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,767,681.94. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on 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. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 07/05/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4021200 07/07/2011, 07/14/2011, 07/21/2011

NOTICE OF TRUSTEE'S SALE TS No. 11-0028115 Title Order No. 11-0021541 Investor/Insurer No. 103198755 APN No. 4336-016-023 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/21/2005. 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." Notice is hereby given that RECONTRUST COMPANY,

N.A., as duly appointed trustee pursuant to the Deed of Trust executed by FUMIE NISHIMURA ENGLAND, AN UNMARRIED WOMAN, dated 07/21/2005 and recorded 07/27/05, as Instrument No. 05-1773463, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/28/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 8937 ROSEWOOD AVENUE, WEST HOLLYWOOD, CA, 90048. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$718,447.87. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on 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. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 07/05/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4021466 07/07/2011, 07/14/2011, 07/21/2011

NOTICE OF TRUSTEE'S SALE TS No. 08-0078905 Title Order No. 08-8-294396 Investor/Insurer No. 134999739 APN No. 5531-007-061 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/20/2006. 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." Notice is hereby given that RECONTRUST COMPANY, as duly appointed trustee pursuant to the Deed of Trust executed by LINDA HAMM, A SINGLE WOMAN, dated 04/20/2006 and recorded 04/28/06, as Instrument No. 06 0938383, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/21/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1153 NORTH FORMOSA AVENUE #101, WEST HOLLYWOOD, CA, 900465808. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,160,869.46. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on 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. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/01/2008 RECONTRUST COMPANY 1800 Tapo Canyon Rd., SV2-202 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:-- Trustee's Sale Officer RECONTRUST COMPANY is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4029848 06/30/2011, 07/07/2011, 07/14/2011

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 440025CA Loan No. 0701952699 Title Order No. 3206-278337 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09-16-2005. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 08-04-2011 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY

as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 09-23-2005, Book , Page , Instrument 05 2302477, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: THE BN FAMILY TRUST DATED JUNE 5, 2000, 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: A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/22ND INTEREST IN AND TO LOT 1 OF TRACT NO. 52564, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1279 PAGES 24 THROUGH 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 101 THROUGH 107, 201 THROUGH 208, 301 THROUGH 307, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED APRIL 1, 2004 AS INSTRUMENT NO. 04-772057, OFFICIAL RECORDS OF SAID COUNTY. ALSO EXCEPTING THEREFROM ANY RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN OIL AND GAS LEASES, ALL DATED MAY 15, 1964, EXECUTED BY MIRIAM HUNTER, AS LESSOR, AND BY STANDARD OIL EXECUTED BY MIRIAM HUNTER, ANNE C. ROUSSO, ALBERT C. ALLARD AND CLARA ALLARD, AS LESSORS, AND BY STANDARD OIL COMPANY OF CALIFORNIA, AS LESSEE, RECORDED JULY 8, 1964, IN BOOK M-1563, PAGE 797; RECORDED JANUARY 7, 1965 IN BOOK M-1724, PAGE 526 AND RECORDED OCTOBER 18, 1967 IN BOOK M-2684, PAGE 385, ALL OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM; ALL MINERAL, ORES, PRECIOUS OR USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING IN PART, PETROLEUM, OIL, GAS, ASPHALTUM AND TAR, IN OR UNDER SAID LAND, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, IN AND TO THE ABOVE DESCRIBED PROPERTY, AS RESERVED IN THE DEED EXECUTED BY FRED J. RUSSELL, TRUSTEE FOR THE RUSSELL FAMILY TRUST U/D/T OF SEPTEMBER 30, 1981, AS AMENDED, AND RECORDED AUGUST 28, 1986 AS INSTRUMENT NO. 86-1111250, OF OFFICIAL RECORDS. PARCEL 2: UNIT 302 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE. PARCEL 3: AN EXCLUSIVE USE COMMON AREA EASEMENT FOR PARKING SPACES TO BE APPURTENANT TO PARCELS 1 AND 2 ABOVE, IN, OVER, ACROSS AND THROUGH THAT PORTION OF THE COMMON AREA CONSISTING OF P7, P8 AND P9 AS SHOWN AND DEFINED ON SAID CONDOMINIUM PLAN. Amount of unpaid balance and other charges: \$1,036,174.89 (estimated) Street address and other common designation of the real property: 143 N ARNAZ DRIVE UNIT 302 BEVERLY HILLS, CA 90211 APN Number: 4334-008-054 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 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 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. DATE: 07-08-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee REGINA CANTRELL, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4040247 07/14/2011, 07/21/2011, 07/28/2011

NOTICE OF PUBLIC SALE

The mini storage facility, according to the provisions of Division 8 of the Business and Professions Code, Chapter 10, Section 21707(a), hereby gives NOTICE OF PUBLIC SALE.

Culver City Self Storage L.L.C. d.b.a. Storage Solutions, will conduct a public sale of the contents of the storage space(s) named below, with the contents being sold to the highest bidder, for lawful money of the United States of America (cash).

The sale is being held to satisfy a landlord's lien and will be held at:

Storage Solutions
9930 W. Jefferson Blvd.
Culver City, CA 90232
on Saturday July 30th, 2011 at 11:00am

Auctioneer's Name: The Auction Service, Phone# (909) 731-9340
Address: P.O. Box 825, Rialto, CA 92377 Bond# 7234119

The Public is invited to attend. Terms are cash only. Owner reserves the right to bid.

A general description of the property being sold, along with the identity of the Occupant renting the space are as follows:

Space No.	Occupant	Property Description
A165	Diane Price	Boxes & misc household items
A180	Mary Bryant	Boxes & misc household items
A204	Kid Gloves Music	Boxes & misc household items
A283	Alfred E. Bennett	Boxes & misc household items
C218	Tony A. Hadley	Boxes & misc household items
C252	Linda Lewis	Boxes & misc household items
D282	Alfred E. Bennett	Boxes & misc household items
D301	Monque Rock	Boxes & misc household items
E112	Christine Taylor	Boxes & misc household items
E122	Lisa Posey	Boxes & misc household items
E201	Dana Duffner	Boxes & misc household items
E206	Dana Duffner	Boxes & misc household items
E211	Carey B. Piper	Boxes & misc household items
E215	Margaret P. Haywood	Boxes & misc household items
E234	Michele Kebede	Boxes & misc household items
E235	Matt S. Phillips	Boxes & misc household items
F225	Edward A. Alexander	Boxes & misc household items
F238	Stephen Watson	Boxes & misc household items
F289	Anne E. Wilkerson	Boxes & misc household items
F348	Roseland Lewis	Boxes & misc household items
Vehicle	Tania Erica Cox	1975 BMW 2002

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 11-516992 INC Title Order No. 110013068-CA-BFI APN 4388-002-040 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/15/07. 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 08/03/11 at 10:30 a.m.. Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/22/07 in Instrument No. 20072391337 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by Maria Conchita Alonso, a Single Woman, as Trustor, OneWest Bank, FSB, 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, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 9455 EDEN DRIVE, BEVERLY HILLS, CA 90210 The property heretofore described is being sold "as is". LOT 18 OF TRACT NO. 21031, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 607 PAGES 29 TO 31 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM SAID LAND, THE MINERAL AND OIL RIGHTS UNDERLYING OR APPURTENANT TO SAID LAND, AS EXCEPTED IN THE DEED FROM WALBERG DOZIER LAND COMPANY, A CORPORATION, RECORDED OCTOBER 30, 1946 IN BOOK 23853 PAGE 373, OFFICIAL RECORDS. 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: \$1,679,334.15 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Requirements of SB1137 have been met pursuant to the Notice of Sale Declaration of record. DATE: 6/22/11 Robbie Weaver Assistant Secretary & Assistant Vice President Aztec Foreclosure Corporation c/o 4665 MacArthur Court, Suite 250 Newport Beach, CA 92660 Phone: (800) 731-0850 or (602) 222-5711 Fax: (847)627-8803 www.aztectrustee.com For Trustee's Sale Information Call 714-730-2727 http://www.lpsasap.com ASAP# 4041024 07/14/2011, 07/21/2011, 07/28/2011

ORDINANCE NO. 11-O-2610

AN ORDINANCE OF THE CITY OF BEVERLY HILLS CLARIFYING TERMS OF VALIDITY FOR DEVELOPMENT AND SUBDIVISION MAP APPROVALS AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

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

Section 1. The City Council hereby amends Subsection (C) of Section 10-2-206 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"C. Time Limits On Extensions: Extensions of a tentative map approval or conditional approval shall not exceed an aggregate of six (6) years."

Section 2. The City Council hereby amends Section 10-3-207 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-207: TIME OF EXERCISE OF RIGHTS:

A. Time of exercise of rights for projects that consist solely of approvals granted pursuant to this Chapter.

Unless otherwise provided in this chapter or a resolution, development agreement or other action granting any discretionary approval authorized by this Chapter, the exercise of rights granted in such approval shall be commenced within three (3) years after the date of approval.

Unless otherwise provided in a resolution, development agreement or other action granting any discretionary approval authorized by this Chapter, the reviewing authority may grant up to two (2) 1-year extensions of the time limit contained in this section if an application therefor is made at least thirty (30) days prior to the expiration of the time limit, or any extension thereof. Such extension may be granted after a duly noticed public hearing held pursuant to the same procedures applicable to the approval of the original application, if the reviewing authority determines that conditions and regulations affecting development in the city have not changed in a manner that would warrant reconsideration of the findings and decision made at the time of original approval and the extension of the approval will not unreasonably delay efforts to advance the objectives of the zone.

The reviewing authority may impose conditions on an extension to ensure that the extension will not be contrary to the findings made at the time of original approval.

Except as otherwise provided in this chapter, no time limit imposed pursuant to this subsection may be extended beyond five (5) years after the initial action granting the original approval. Any decision regarding an extension pursuant to this subsection may be appealed in the same manner and to the same appellate body as an appeal of the approval of the original application or, if no appeal procedures are specified, to the city council in the manner provided by Title 1, Chapter 4, Article 1 of this Code.

The failure to exercise any right granted by the original approval within the time limit provided, or any extension thereof, shall constitute an abandonment of the original approval and all rights conveyed by the approval shall lapse and expire.

The procurement of a building permit for or the commencement of any use authorized by a discretionary permit or approval shall constitute the exercise of the rights granted by such approval. However, all rights conveyed by the approval shall lapse and expire upon expiration of such building permit unless such building permit is extended pursuant to Title 9 of this code.

B. Time of exercise of rights for projects that include a tentative subdivision map pursuant to Chapter 2 of this Title.

Unless otherwise provided in this Chapter or a resolution, development agreement or other action granting any discretionary approval authorized by this Chapter, the exercise of rights granted in such approval shall be commenced within two (2) years from the date of approval if the approval is granted in conjunction with a tentative subdivision map approved pursuant to Chapter 2 of this Title.

The reviewing authority may grant extensions of the time limit contained in this subsection such that the time in which to exercise the discretionary approval rights is the same as the time in which to

exercise the rights of the tentative map approval. In addition to the granting of extensions pursuant to the foregoing sentence, the reviewing authority may also grant an extension of the time limit in which to exercise the discretionary approval rights granted pursuant to this Chapter by one year from the date of final map approval.

Extensions of the time limit provided in this subsection may be granted if an application therefor is made at least thirty (30) days prior to the expiration of the time limit, or any extension thereof. Such extension may be granted after a duly noticed public hearing held pursuant to the same procedures applicable to the approval of the original application, if the reviewing authority determines that conditions and regulations affecting development in the city have not changed in a manner that would warrant reconsideration of the findings and decision made at the time of original approval and the extension of the approval will not unreasonably delay efforts to advance the objectives of the zone.

The reviewing authority may impose conditions on an extension of the approvals granted pursuant to this Chapter to ensure that the extension will not be contrary to the findings made at the time of original approval.

Any decision regarding an extension pursuant to this section may be appealed in the same manner and to the same appellate body as an appeal of the approval of the original application or, if no appeal procedures are specified, to the city council in the manner provided by Title 1, Chapter 4, Article 1 of this Code.

The failure to exercise any right granted by the original approval within the time limit provided, or any extension thereof, shall constitute an abandonment of the original approval and all rights conveyed by the approval shall lapse and expire.

The procurement of a building permit for or the commencement of any use authorized by a discretionary permit or approval granted pursuant to this Chapter shall constitute the exercise of the rights granted by such approval. However, all rights conveyed by the approval shall lapse and expire upon expiration of such building permit unless such building permit is extended pursuant to Title 9 of this code.

C. Extension of time to exercise rights when a related tentative map is extended by State law.

Unless otherwise provided in this Chapter or a resolution, development agreement or other action granting any discretionary approval authorized by this Chapter, if the State adopts legislation automatically extending the term of any valid tentative tract map approval, the Director shall have the authority to grant extensions of related valid City's approvals granted pursuant to this Chapter for the same period of time as set forth in the State legislation. If changes in city policies have occurred between the later of the date of project approval, or the most recent extension thereof, and the effective date of the State legislation, and the related subdivision map is not a vesting map, the Director shall have the authority to refer extension requests to the reviewing authority."

Section 3. The City Council hereby amends Section 10-3-1844 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to delete existing Subsections A and B, and re-letter the remaining Subsections to read as follows:

"10-3-1844: APPROVALS:

The planning commission may approve a planned development if the commission finds that the proposal will meet the requirements of this code and will advance objectives of the zone in which it is located. The planning commission may impose such conditions and restrictions on the approval as are necessary to ensure that the planned development will advance objectives of the zone.

A. Vested Rights: The approval of a planned development shall not create any right to an extension of such approval or any vested right to develop the subject property in a manner that does not comply with the laws and regulations in effect at the time that the applicant obtains a building permit.

B. Notice Of Decision: Notice of the decision of the planning commission shall be provided to the applicant in the manner specified for notice of a hearing pursuant to section 10-3-1843 of this article.

C. Traffic Monitoring After Development Approval: The planning commission shall require as a condition of a planned development approval that the traffic generated by the development be periodically monitored, at the expense of the applicant, to ensure that the actual levels of traffic do not significantly exceed the levels of traffic anticipated by the environmental review of the development when it was approved. In the event that such monitoring shows there has been a significant increase in the anticipated traffic generation, the planning commission may impose additional traffic mitigation measures on the development that are reasonably necessary to mitigate the traffic to the anticipated levels."

Section 4. The City Council hereby amends Section 10-3-1847 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows: "10-3-1847: TIME FOR EXERCISE OF RIGHTS; Unless otherwise provided in a resolution, development agreement, or other City approval granting a planned development approval, the exercise of rights granted in such approval shall be commenced in accordance with the time limits imposed by section 10-3-207 of this Chapter."

Section 5. CEQA Findings.

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of the proposed Ordinance may have a significant effect on the environment. The Ordinance merely clarifies the Municipal Code to set the expiration date of subdivision map approvals and of planned development approvals. This Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section 6. Severability.

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

Section 7. Publication.

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

Section 8. Application to Existing Entitlements.

The provisions of this Ordinance shall not be applied in a manner that would cause an existing entitlement to expire at a date earlier than the expiration date applicable to such existing entitlement on the day that this Ordinance takes effect.

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

ADOPTED: July 7, 2011

BARRY BRUCKER
Mayor of the City of Beverly Hills, California

ATTEST:
BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
JEFFREY KOLIN
City Manager

SUSAN HEALY KEENE, AICP
Director of Community Development

AYES: Councilmembers Gold, Bosse, Mirisch, Brien, and Mayor Brucker
NOES: None
ABSENT: None
CARRIED

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140-Health Aids
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150-Found Items
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161-Escort
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300-399 Rentals
300-House Furnished
302-House Unfurnished
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308-Condominiums
309-Recreational For Rent
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312-Rentals to Share
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322-Resort Property
325-For Lease

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