

**briefs** • Beverly Hills-Metro hearing  
this afternoon **Page 3**

**briefs** • Council considers new, smaller-  
scale Roxbury community center **Page 3**

**rudy cole** • Skimming  
the news **Page 6**

# Beverly Hills Weekly

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Issue 659 • May 17 - May 23, 2012



## Red Alert

The Weekly's exclusive  
interview with Beverly Hills  
Firemen's Association President  
Capt. Dennis Andrews

cover story • pages 8-9



# letters & email

## “Preliminary Beverly High construction plans; planetarium and Salter Theatre could be demolished” [Issue #658]

The Beverly Hills Board of Education’s proposal to accelerate Measure E taxes continues to trouble me on so many levels, despite the recent conciliatory tone coming from board members. The Board claims the public needs to be “educated” on why we need a massive tax rate increase, and that they are willing to listen to community input, but they have yet to elucidate the objective criterion for deciding whether to proceed with an increase and by how much, if any. The most objective criterion would be a public vote, but apparently that has been taken off the table. Unfortunately, this very important issue has been buried in local news by the battle with the MTA.

I do not question this board’s good intentions, but I am questioning the advice they are receiving, and who is giving it to them. Given the sordid history of Measure E in the four short years of its existence, i.e., Karen Christiansen’s

felony conviction and the huge miscalculations involved in setting tax rates, the burden is on the school board to prove their case. Among the questions that must be addressed are why they even need \$334 million (when that amount is enough to demolish the schools completely and rebuild them from scratch) and why they feel the need to raise most of that money now, placing a heavy burden on current property owners, when it will not be spent for years. That huge dollar figure alone tells me that the school board could certainly use some “education” on how to make the necessary improvements in a fiscally responsible manner, and in a way that does not hurt the many middle-class homeowners in this district.

*Mark A. Mendlovitz  
Beverly Hills*

## Obama’s position on gay marriage

The West Hollywood Democratic Club/Beverly Hills Democratic Club congratulate and applaud President Obama for his historic and brave statement that gay and lesbian Americans deserve nothing less than the equal respect and recognition that comes through marriage.

His support of marriage equality, along with the rolling back of Don’t Ask, Don’t Tell and no longer defending the Defense of Marriage Act, sends a message of hope to all that seek equality as citizens of this great country.

We thank President Obama for his

unparalleled leadership. We stand with you.

*Lillian Raffel  
President, West Hollywood Democratic Club/Beverly Hills Democratic Club*

## “Metro-Beverly Hills hearing set for May 17 at Metro HQ” [Issue #658]

We must stop Metro and [its] plans for a tunnel under Beverly High. Metro’s interests are moneymaking interests and they will go to great lengths to not only protect those interests, but to “rape” whatever they think will benefit them.

We will not stand for this. We are on to what Metro’s real interests are. Those interests are property interests with friends such as JMB Realty among others. Their tunnel plan is a route to what makes them the most money. It is not about seismic studies, but the size of the payoff.

*George Vreeland Hill  
Beverly Hills*

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310.887.0789

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editor@bhweekly.com



## SNAPSHOT



Photo: Edmond Bina and Charlene Amin

## LEV IT UP! HILLCREST ROAD

LEV Generation hosted a comedy night May 10. The event, which was sponsored by the Lili and Jon Bosse family, was hosted by Fariborz Davoodian and featured Amir K and Ben Gleib. LEV Generation is a new branch of the LEV Foundation geared toward college-age youth dedicated to promoting productive, balanced lifestyles, safe driving, and responsible celebrations.

Left to right: LEV Generation board members Doreen Benyamini, Dior Dokhanian, Negin Elazari, Brandon Cupingood, Shannon Hakakeyan, Sheerly Akaks, Delilah Bakhaj

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OUR DATA SPEAKS VOLUMES



# briefs

## Beverly Hills-Metro hearing this afternoon

Today the City of Beverly Hills will get at least one more chance to voice its concerns about the proposed Metro Westside Subway Extension prior to the board's final vote on the project.

At the April 26 Metro board meeting, the board approved the first phase of the project, but postponed voting on the second and third phases until after this afternoon's public hearing with Beverly Hills at Metro Headquarters in downtown Los Angeles at 1:30 p.m.

This afternoon's hearing will focus on the proposed station in Century City that would require tunneling under Beverly High. City Attorney Larry Wiener said the hearing would provide the City of Beverly Hills with the opportunity to present information to the Metro board, present expert witnesses and cross-examine any other witnesses.

"We're going to hopefully have a robust questioning of the experts," Mayor Willie Brien said Monday by phone. "We're trying to get the facts about the science out and where there's discrepancies [between Beverly Hills and Metro], understand better why."

The Metro board will not take any action at today's hearing but could vote on approving the remainder of the project at its next regular board meeting on May 24.

## Council considers new, smaller-scale Roxbury community center



When plans for the new Roxbury Park community center come back before the city council, they will be on a smaller scale than the plans that went out to bid—and were rejected—last year.

Based on direction from the council at Tuesday's study session, the city will contract an architect to create a concept for a new one-story Roxbury Park community center and the field restroom on the west side of the park.

Over the last few months, the Recreation and Parks liaison committee, which consists of Mayor Willie Brien and Councilmember Julian Gold, came up with a revised estimate of 20,895 square feet to cover programming needs at the park. That is larger than the existing community center—including the courtyard—which is approximately 17,700 square feet, but a decrease from the previously proposed two-story, 25,500-square foot community center.

"Some of the needs we believe we might need from a programmatic standpoint require some additional room space," Brien said after the meeting. "Right now some of the computer rooms for seniors are intermixed with other functional use in those spaces. We wanted to have a better delineated, dedicated space. But to be clear, 20,800 square feet is not our proposal. That's just rough [square footage in terms of] programmatic drawings and design."

Brien said total square footage could be reduced by creating modular, flexible rooms with movable walls, a concept first proposed by former Board of Education member Gerald Lunn in a series of guest columns in the *Weekly*. Brien explained the building's footprint could be reduced by placing elements such as mechanical, electrical and storage spaces in the basement.

The council was unanimous in its direction in some areas, like the need to maximize green space at the park, but not in total agreement in other areas, like including a middle-school-size gymnasium.

Vice Mayor John Mirisch and Councilmember Lili Bosse were not interested in including a middle school gym instead of a multipurpose room, but Brien, Gold, and Councilmember Barry Brucker wanted to continue studying both options. Brucker said whatever the city council decides, he was in favor of including a stage in the space.

Bosse said she was interested in a new concept that is similar in size and scope to the existing community center, in order to compare it to contractor C.W. Driver's estimate of approximately \$6.1 million to bring the existing community center up to code. Bosse pointed out the school district plans to build indoor basketball courts as part of Measure E.

"Whatever we build I want to make sure that we don't create any traffic or circulation issues to the area," Bosse said.

Although Mirisch said his gut feeling told him a new building would be the way to go, he requested from staff an estimate of what kind of additional repairs might be needed in subsequent years if the city council decides to rehabilitate the community center.

"I understand the reasoning that if you build

something new, in theory you should have less maintenance and you should ultimately save money, but I would love to see those figures on paper," Mirisch said.

The city council unanimously supported prioritizing addressing the park grounds' irrigation and drainage issues. The project may still be phased so irrigation is addressed at a time when youth sports will be least impacted, which likely will be summer.

"We'll make sure that as we go forward, we'll have commitments on the next phase of the plan [factored in]," Brien said.

Bosse said she also wants to look into the life of the City's storm drain, which is located under the existing community center. Current code does not allow structures to be built over storm drains. Bosse said if it turns out the drain, which was installed in the 1920s, needs to be replaced, a new drain could be installed in a new location and not dictate the location of a new building.

Bosse said Wednesday morning she feels the city is moving in the right direction.

"I feel that we're on the same page with the community and on the same page with each

other, so I feel very optimistic," Bosse said.

Assistant Director of Community Services Nancy Hunt-Coffey said a contract with architectural firm RTK, which was identified because it performed a peer review of previous designs by Hirsch and Associates, would come up for the City Council's approval on June 7.

"Nothing's going to bid, nothing's going to be decided," Brien said. "It's all going to come back to council again and the community through meetings."

## Commission chairs oppose DRC/AC merger

A recommendation to merge the Architectural and Design Review commissions in the interest of efficiency seems likely to face opposition from city commissioners when it returns for the City Council's consideration after the approval of the 2012/2013 budget.

Architectural Commission Chair Allen Rennett said Tuesday morning he does not think the recommendation, which the Mayor's

*briefs cont. on page 4*



## NOTICE OF PUBLIC HEARING

**DATE:** May 24, 2012  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Commission Meeting Room 280A  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on **Thursday, May 24, 2012**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A request to renew and modify an existing Conditional Use Permit (CUP) for a hotel restaurant located at **403 North Crescent Drive** (Crescent Hotel). The request would renew a previously approved CUP, which allows the hotel's restaurant to be open to the general public. In addition to renewal of the CUP, the applicant has requested that the CUP be amended to allow a fabric canopy to be installed over the outdoor dining area along North Crescent Drive.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a Class 1 Categorical Exemption for minor changes to an existing commercial facility, and the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

Any interested person may attend the meeting and be heard or present written comments to the Commission.

According to Government Code Section 65009, if you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Ryan Gohlich, Associate Planner** in the Planning Division at 310.285.1194, or by email at [rgohlich@beverlyhills.org](mailto:rgohlich@beverlyhills.org). Copies of the applications, plans, and Categorical Exemption are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,  
Ryan Gohlich, Associate Planner



## NOTICE OF COMMISSION VACANCY

### DESIGN REVIEW COMMISSION – deadline to apply June 8, 2012

The Beverly Hills City Council is seeking qualified residents to fill one vacancy on the Design Review Commission.

For more information on this Commission position, please visit the City's website at [www.beverlyhills.org](http://www.beverlyhills.org) or call the City Clerk's Office at (310) 285-2400.

BYRON POPE, CMC  
City Clerk

briefs cont. from page 3

Government Efficiency Task Force made in December 2011 along with other suggestions for streamlining the city's development review process, is a good idea.

"We're doing two different things [on each commission] and I think it would be a prob-

lem with getting qualified architects to serve if they had to give up two days a month to attend meetings," Rennett said.

Each commission is required to have a licensed architect among its members.

In an interview with the *Weekly* last month in Issue #654, Design Review Commission

Chair Arline Pepp said she thought the recommendation posed "many difficulties," including that it would limit the number of participating commissioners from 10 to five and it would increase the required time commitment by holding two monthly meetings instead of one.

Pepp said Tuesday she believes there's an emotional aspect the Design Review Commission experiences with applicants that the Architectural Commission may not experience.

"I think when you're involved with a single homeowner, a man's home is his castle and there's an emotional attachment," Pepp said. "You have to be very diplomatic in getting the best job for the city. I think it's a different kind of challenge."

Mayor Willie Brien said the city council will not re-visit this particular recommendation until after the City Council approves the budget for fiscal year 2012/2013, which begins July 1.

That's because the recommendation is linked with hiring an urban designer that will work with the City's new Cultural Heritage Commission on historical issues, as well as the two design review commissions. Brien said the urban designer would also be involved with the City's review of R-1 residential zone development standards.

"[The urban designer is] one of the key things that tie the program together," said Brien, who chairs the task force. "That's my intent to bring [the recommendation] back if we get approval for an urban designer. There's



## NOTICE OF PUBLIC HEARING

**DATE:** May 24, 2012  
**TIME:** 7:00 p.m., or as soon thereafter as the matter may be heard  
**LOCATION:** Council Chambers  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its regular meeting on **Thursday, May 24, 2012**, will hold a public hearing beginning at **7:00 p.m.**, or as soon thereafter as the matter may be heard, to consider the project described below:

A proposed overlay zone for three parcels of former railroad right-of-way property located at 9900 Santa Monica Boulevard, 9848 Wilshire Boulevard and 9817 Wilshire Boulevard currently zoned Transportation (T-1) and all immediately adjacent parcels currently zoned Commercial (C-3) and General Plan land use amendment for future commercial or mixed use developments of these parcels. Development under the proposed overlay zone would be consistent with the objectives and development standards associated with the proposed overlay zone.

A Final Environmental Impact Report including the Draft Environmental Impact Report and Comments and Responses has been prepared for the Gateway project. The Final EIR also includes updated technical studies that have also been prepared to document the changes in impacts associated with the proposed Overlay zone for the three parcels at 9900 Santa Monica Boulevard, 9844 Wilshire Boulevard and 9817 Wilshire Boulevard and the immediate commercially zoned properties. The Planning Commission has directed staff to prepare a resolution for the Planning Commission consideration and recommendation to the City Council.

The properties, which together total approximately 4.6 acres in size, are located along Santa Monica Boulevard, between the north roadway of Santa Monica Boulevard and the parcels fronting onto the south roadway of Santa Monica Boulevard, on either side of the intersection of Santa Monica and Wilshire Boulevards.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City, and an Environmental Impact Report has been prepared.

Copies of all relevant material, including the project specifications, the environmental initial study and all documents referenced in the EIR are available for review in the offices of the Community Development Department of the City of Beverly Hills.

If you challenge the Commission's final action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Rita Naziri, Senior Planner** in the Community Development Department, Planning Division at 310.285.1136 or by email at [rnaziri@beverlyhills.org](mailto:rnaziri@beverlyhills.org). Copies of the applications, plans, and all environmental documents are on file in the Planning Department, and can be reviewed by any interested person at 455 N. Rexford Drive, Suite 100, Beverly Hills, CA. 90210. Please note that the Planning Commission meeting on May 24, 2012 at 7:00 p.m. will be televised. Beverly Hills residents will be able to view the Planning Commission meeting live on Channel 10 and 35 on Time Warner cable.

Jonathan Lait, AICP, City Planner



## NOTICE OF PUBLIC HEARING

**DATE:** May 24, 2012  
**TIME:** 1:30 p.m., or as soon thereafter as the matter may be heard  
**LOCATION:** Commission Meeting Room 280A  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its regular meeting on **Thursday, May 24, 2012**, will hold a public hearing beginning at **1:30 p.m.**, or as soon thereafter as the matter may be heard, to consider the project described below:

A Resolution of the Planning Commission of the City of Beverly Hills recommending that the City Council adopt an ordinance establishing definitions and adopting local approval requirements for emergency shelters, transitional and supportive housing, community care facilities and single room occupancy units and amending the Beverly Hills Municipal Code.

The proposed Ordinance would amend the City of Beverly Hills Municipal Code adding definitions for emergency shelters, transitional and supportive housing types, community care facilities, and single room occupancy units. The proposed amendments would also establish local approval requirements for such uses as required by State law.

This Ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It can be seen with certainty that there is no possibility that the adoption and implementation of the Ordinance may have a significant effect on the environment. The Ordinance does not authorize construction. This Ordinance is exempt from the environmental review requirements of CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

All interested persons are invited to attend and speak on this matter. Written comments may be submitted, c/o Planning Services, 455 N. Rexford Drive, 1st Floor, Beverly Hills, CA 90210 and should be received prior to 5:00 p.m. on May 16, 2012 to be included with the Planning Commission's agenda packet. Written materials may be submitted during the public hearing.

Please note that if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at a public hearing or in written correspondence delivered to the City, either at or prior to the end of the public comment period.

If there are any questions regarding this notice, please contact **Peter Noonan, AICP CEP, Associate Planner**, Community Development Department, at 310.285.1127 or [pnoonan@beverlyhills.org](mailto:pnoonan@beverlyhills.org). The case file, including a copy of the proposed ordinance, is available for review in the Community Development Department/Planning Services Section, 1st Floor, 455 N. Rexford Drive, Beverly Hills, California.

Jonathan Lait, AICP, City Planner

a linkage between all of what we're doing and trying to make this more efficient."

Director of Community Development Susan Healy Keene told the City Council at the study session in December that the urban designer could help reduce the workload of the commissions.

At that meeting, Pepp, then-Design Review Commission Chair Howard Szabo and Commissioner Zale Richard Rubins expressed concerns about merging the commissions. The City Council agreed it would like to discuss the recommendation again before voting on it.

Pepp said she did not see how combining the commissions would reduce staff time since staff would still have to prepare for the same number of projects.

"The number of meetings would not necessarily change, but the efficiency of staffing them would be improved," Brien said. "The efficiency of calendaring items for meetings would be improved and the prioritization of items would be improved because sometimes one commission may have a busy schedule while another commission has a very light schedule and yet during a light schedule, the staff has to prepare for that commission meeting."

Brien said if the City Council approves the recommendation, there would be a transition period for merging the commissions, based on the expiration dates of commissioners' terms.

"I don't think it will adversely impact people serving now because we will transition over a period of time," Brien said.

Rennett and Pepp said their commissions had not yet been consulted on the recommendation, but Brien said the city council would be seeking feedback from commissioners before making a decision.

The Government Efficiency Task Force was established by Barry Brucker when he began his term as mayor in March 2011.

The City has already implemented some of the task force's recommendations, including streamlining the restaurant review process so new restaurants receive approval from the Architectural Commission in 70 days or less, and initiating an electronic plan check process at beverlyhills.org.

Rennett said he was unsure how merging the commissions would work with the 70-day restaurant review process, which often requires Architectural Commission subcommittees to meet in between commission meetings to help move restaurant applications forward.

"I'm not sure how the pieces would fit together," Rennett said. "Certainly you couldn't have the commissioners doing both subcommittees and meeting twice a month."

During the budget process, the City Council will also be considering hiring an additional clerk to help expedite the building permit process, Brien said.

## Public Works Commission assigned to look for savings

Having proved itself as an effective negotiating body in the past, the Public Works Commission has been tapped to become more involved in fiscal aspects of capital improvement projects.

Based on direction from the City Council, a subcommittee of Vice Chair Joe Shooshani and Commissioner Barry Pressman met with staff to discuss how the commission could

help the Public Works Department save money. The subcommittee came up with a set of recommendations, which the Commission approved at its meeting on May 10.

"Going forward, the commission will be working more closely with staff in matters involving capital improvement projects in enumerated general categories [including] involvement at the conceptualization stage, involvement in selection of consultants, possible involvement in major purchases such as vehicles and involvement with negotiations for service contracts whenever possible and appropriate," Commission Chair Peter Foldvary said.

Foldvary said as CIP projects come up, they will come before the Commission for consideration.

"When staff comes up with the need for

certain capital improvement projects in these categories then they will first present it to the commission at a very early stage and then there will be ongoing discussions as the project goes forward," Foldvary said.

In Issue #586, the *Weekly* reported that the Public Works Commission's involvement in negotiations of a six-year no-bid contract with Crown Disposal in December 2010 led to a savings of approximately \$3.9 million over the life of the contract.

## Fine Art Commission aims to make public art ordinance more user friendly

The public art ordinance guides the Fine Art Commission in its decision-making process, but it also guides developers as to what their



Terri Smooke

obligation is for installing public art on their properties or donating to the fine art fund.

The commission held a special meeting May 4 to consider revisions to the ordinance with the goal of clarifying language to make

expectations clearer to developers in terms of providing public art to the City. Commission Chair Terri Smooke said the commission is going through the ordinance line by line.

*briefs cont. on page 6*







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# from the hills of beverly



## Skimming the news

And notes about our village

By Rudy Cole

We may have creamed the opposition, or just maybe missed the story, but it seems local grocers will have one less dairy to help milk profits. (How many atrocious puns do you want in the lead?)

Apparently, one of the last remaining milk labels, Knudsen, will no longer be available to area markets. A call to the corporate headquarters of the company that owns Knudsen, Dean Foods in Dallas, said we could still buy the milk, if we lived in or near Bakersfield.

Dean is also the parent company of Altadena Dairies, and their milk products are being distributed to former Knudsen clients.

Hopefully, there will be alternatives. Altadena milk simply does not taste as good, to me, as Knudsen. Maybe this has an historical reason. For many years, Altadena was the maverick in the Southern California dairy industry, with the then-majors insisting the Pasadena area farms were not complying with trade standards.

In any case, gone are the many options we once had: Carnation, Adhor, Lucerne and more. All those lactose free foodies may have made cows obsolete.

More on this later.

\*\*\*

Two additions to last week's Local Hero item. Of course, the Career Day event we recognized was held at Beverly High, something we neglected to mention, and thanks to Board of Education vice president **Jake Manaster** for pointing out that **Lisa Licht** did an incredible job in helping secure the top keynote speakers for the two assemblies. She was a volunteer and, according to Manaster, "did an amazing job with very little time and resources."

We are pleased to add her to Local Heroes teachers Rappaport and Hayne, as a fine example of volunteerism at work.

\*\*\*

Thanks to Southwest Homeowner President **Ken Goldman** for informing the council of the sound dead zone in the council chambers.

Actually, the area where you can hardly hear is in the first few rows, especially at the press table where Goldman was seated Tuesday. No, this is probably not a conspiratorial move to shut out newspapers, but an original failure

when the remodeling took place and the new sound system installed.

Hope it can be fixed. There are times when I actually do want to hear what councilmembers are saying.

Speaking of Goldman, one of the early leaders in the fight to oppose a subway route under the high school, MTA will hold a hearing today that was made possible by the legal work of our city attorney, **Larry Wiener**.

However, don't expect an early decision. The MTA board is likely to hold off a finding until the end of the month.

\*\*\*

It may not be as politically sexy as the subway route battle, but the debate on the roles of the city manager and city council could have a very lasting impact on city government and our insistence on excellence in services.

This could well be the dominating issue in the next city council election, and much is at stake.

We are the envy of cities around the world. Prudent financial management, total integrity in municipal government and incredible services by and from every city department are products of good council leadership decisions and top professional management.

People who visit us feel the differences we take for granted. City employees actually make "customers" feel welcome when they come to city hall. Our staff loves working here and feel very much a part of our community, even if they live in other cities.

Making power plays to remove administration from staff, and the city manager form of government, could damage morale and politicize city government where it least needs change. Real reformers worked for generations to make our present and very open system work.

As just one example of good government and excellent community relations: We are so well protected because our police know we have a strong history of supporting police professionalism.

Some years back, when our police were under some very exaggerated attacks, the community rallied to the defense of our department. Considering our historical sensitivity to civil liberties and civil rights, this backing was

even more significant and meaningful.

Because we supported our police, they are even more sensitive to our standards and values. This mutual respect and understanding is a continuing and interrelated benefit.

Our firefighters have exactly the same culture. It is not surprising to hear men and women in both departments, and other city agencies, explain that although they live somewhere else, they consider Beverly Hills their home.

So, be careful in how we consider options that would give mayors, vice mayors and councilmembers political power over city departments. The council now has sufficient authority—it controls the budgets and adopts ordinances and, most important, can hire and fire any city manager they feel is not following council direction.

As for there being an anti-majority solid two-person coalition on the council, something subtly mentioned in a recent response to this column, it's not all that laid in concrete.

The council had to bite a hard political bullet Tuesday: Making some adjustments for higher water rates. Councilmember **Lili Bosse** did not vote with vice mayor **John Mirisch** in opposition.

It would be a serious mistake to ever try to assume the very independent Bosse would act for purely political advantage. Despite what was implied in the rebuttal to this column, Bosse will make up her own mind and I am just as certain we will not always agree.

What was government really like before real reform councils became advocates of open government and a city manager system?

Quite inadvertently, longtime resident **Robbie Anderson** explained it all.

During a wonderful tribute to **Warren Ackerman** by the city council Tuesday, Anderson mentioned his father who owned the large Gourmet restaurant on Little Santa Monica near city hall.

"That's where the council used to meet to make decisions," Robbie said.

Yes, some members did meet for lunch in a private room on the second floor, along with our two municipal judges.

Variances from the height limit and even city contracts were "discussed," clearly without public awareness or involvement. What was city government really like then? When activist and later mayor **George Slaff** appeared at a council meeting to protest a zoning variance with a clear conflict of interest by the then-mayor, this is what the mayor, **George Davis**, told him: "We know what you want to say, and we have no interest in hearing it. Sit down."

The election of a whole group of true reformers and the installation of a city manager form of government changed all of that, as did Slaff's eventual campaign victory.

One more sidebar: If city staffers have to worry about their jobs based on the likes or dislikes of any one member of the council, morale at city hall could change overnight.

\*\*\*

May still be time, but a small army of retiring police officers will be honored tomorrow and you may be able to attend by calling (310) 550-4551 and the \$85 donation may be one of the best event bargains of the year. If you have a res, attend.

\*\*\*

The restaurant we could not remember is called Delfini Citta at 8635 Wilshire, once the home of the great family eatery, Andre's. A large number of restaurants have come and gone since the successful Andre's, including a very popular steak house. This is a good addition to an area quite short on dining options.

However, there is a long running option just down the street, and the prices for a luncheon buffet are very low: Bombay Palace. Costs aside, this is probably the best Indian food available outside Bombay.

\*\*\*

Not funny, not remotely responsible: *Newsweek* cover (Is Obama "The First Gay president?") This demeans our profession. Weak explanation by one of their editors: "You have to read the whole story." Sorry I don't have a subscription to cancel.

\*\*\*

Ever wonder about the historical roots of the chant, "Beat LA"? It was, honestly, an effort at good sportsmanship.

When Philadelphia was trouncing the Boston Celtics in an eastern NBA semi-finals in 1982, the Garden fans began shouting "Beat LA" because Philly would now face the Lakers in the finals.

However, when I hear the same shout out from San Francisco fans, I am willing to reconsider allowing them to have their own state. Let's see how well they do without our tax dollars.

How the world has changed, civility department. Today's franchises pass out tools to detract foul, penalty shooters by the opponents. When I was a kid in Ohio, when a visiting team had a free throw, we were taught it was in very bad taste to even say out loud, "miss." Total silence was the unwritten rule.

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

*briefs cont. from page 5*

"The purpose of it is to put things in a more cohesive order, to make more sense for developers who need to read the ordinance so they know what their obligation is," Smooke said. "We want to make it more user friendly."

Smooke said a subcommittee of Vice Chair Fiona Chalom and Commissioner Sandy Pressman met to brainstorm potential revisions. One thing the subcommittee considered

was whether or not to change the amount developers are required to contribute toward fine art when constructing commercial buildings in the city.

Currently, developers of commercial buildings valued between \$500,000 and \$1 million are required to install public art worth 1 percent of total construction cost and developers of commercial buildings valued over \$1 million are required to install public art worth 1.5 percent of total construction cost. In lieu

of installing public art, developers can donate 90 percent of the value based on the previously stated percentages to the City's public art fund.

Smooke said based on Chalom and Pressman's research, the contribution the City of Beverly Hills requires of developers is in line with other cities. Currently the Commission is recommending keeping the existing percentages in place.

The Commission is also working on adding

a deaccession policy to the ordinance to provide guidelines on selling or donating existing public art pieces. About 10 years ago, Guy Dill's *Egalma: The Great Palace*, a massive concrete piece, was donated to the City. The piece has never been displayed because the City has been unable to find a suitable location for the piece. The City has explored donating or selling it, but there is no existing policy that would allow that.

*briefs cont. on page 7*



Karen Paysinger, Carter Paysinger, Brian Goldberg, Dave Hoffman, Norma Spencer



Pam and Steve Hendry



Darnell Cox, Jonathan Prince



Chuck Kloes, Gene Michelman



Todd Okum, Andy Licht, Manuel Bergher

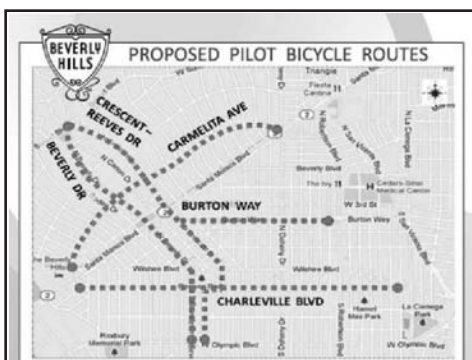


Jeff Kolin, Gary Woods, Irene Stern

briefs cont. from page 6

Once the Commission finishes its revisions to the ordinance, Smooke said the Commission would present it to City Council liaisons Barry Brucker and Lili Bosse. Eventually the document will be presented for the full city council's consideration.

### Pilot bike route program passes commission checkpoint; on to City Council



The Traffic and Parking Commission voted to recommend three out of the five proposed pilot bike routes

The City of Beverly Hills is proceeding with plans to become a more bike-friendly city.

Following months of study and review by the Traffic & Parking Commission's bicycle ad hoc committee, the full commission met May 9 to consider five proposed pilot bike routes and voted to recommend three for the city council's review.

Commissioner Jeff Levine, who spearheaded the subcommittee with Vice Chair Alan Grushcow and Ira Friedman until Friedman's retirement earlier this month, said the subcommittee supported recommending all five routes to the City Council.

"Alan Grushcow [and I] thought it would be in the best interest of the commission to recommend as many routes as possible given the prior process and all of the work that took place to get to the point we were at last [week]," Levine said. "We felt by presenting to them anything less than or different could be selling ourselves short."

Only Levine and Grushcow voted to recommend all five routes. The commission recommended three routes: North Crescent-South Reeves, Carmelita Avenue, and Burton Way.

The Burton Way route was recommended unanimously. Crescent Drive was recommended with a 3-2 vote with Chair Julie Steinberg and Commissioner Andy Licht voting no, and Carmelita was recommended with a 3-1-1 vote, with Commissioner Lester Friedman voting no and Licht abstaining because he lives nearby the proposed route.

Proposed routes on Beverly Drive and Charleville Boulevard were only supported by Levine and Grushcow and were not recommended by the commission.

Steinberg, who said her two main criteria in evaluating the route choices were safety and traffic flow, only supported the Carmelita Avenue and Burton Way routes.

"Burton Way is the ideal street in the city, in my opinion, for a two-way bicycle lane,"

Steinberg said, pointing out Burton Way is wide enough to accommodate parked cars, and automobile and bicycle traffic.

The Burton Way route would also connect with a proposed Los Angeles bicycle system on San Vicente. On Carmelita, Steinberg said she supported a sharrow, painted markings indicating the road is to be shared by automobiles and bicycles, because it is not a heavily trafficked street.

Steinberg said the Charleville Boulevard route concerned her because it is a busy street with street parking that does not leave a lot of room for two-way traffic and bicycles. On South Beverly Drive, Steinberg said cars backing out of the angled parking spaces could pose a threat to cyclists.

Steinberg said a sharrow on Crescent Drive presented traffic flow concerns since the route would direct cyclists heading south to turn onto Charleville before continuing south on Reeves. The staff report says this route provides "alternative access to South Beverly Drive business corridor."

Licht, who supports the Burton route, shared some of the same concerns Steinberg expressed.

"I'm all for biking and my kids and my family all bike, [but] I'm not convinced how the sharrows make anything safer," Licht said. "I'm a little worried on [some of] these very narrow streets that it's a false sense of security for the bikers."

Better Bike organizer Mark Elliot said he thought the commission recommended the easiest routes for the city to implement.

"From my perspective as a cyclist, they passed on recommending the two routes I think are most important for bike safety today and that's Beverly Drive because it goes through the heart of the north and south business districts and Charleville because it's the best cross-town cut-through connecting mid-city to bike lanes in Century City," Elliot said. "We conceded those routes are already heavily used by cyclists."

Elliot said he was frustrated commissioners talked about safety concerns on those routes, but did not discuss how they could be made safer.

If approved by the City Council, the pilot program will be reviewed after six to 12 months.

### Police Department honors employees, volunteers

The Beverly Hills Police Department announced its 2011 award winners earlier this month.

Sgt. Brian Weir will be honored with the Clinton H. Anderson Award in recognition of his outstanding work as the Canine Supervisor, SWAT Supervisor, his role in the burglary task force, and for formalizing and reenergizing the Honor Guard.

Officer Jennifer Ayre will be honored with the Felix Rothschild Award in recognition of her dedication to the department and the law enforcement community.

Officer Gary Castaldo and Officer Andrew

briefs cont.on page 9

# coverstory

## RED ALERT

### The Weekly's exclusive interview with Beverly Hills Firemen's Association President Capt. Dennis Andrews

By Melanie Anderson

#### What is the Beverly Hills Firemen's Association?

The Association represents our 77 full-time professional firefighters, paramedics, engineers, captains and battalion chiefs. BHFA represents members as far as wages, hours and working conditions. The organization has evolved into an active part of Beverly Hills and the surrounding communities.

#### How is BHFA involved in the community?

A lot of it came about with the advent of the first chili booth, which was a [plywood booth] that was painted to look like a fire engine. We took that to some chili cook-offs. That expanded into a [trailer] we would take on site. That opened up a lot of opportunities for us to assist organizations like BHEF and Beverly Hills Little League. We assist with their fundraising by cooking hotdogs and hamburgers. Most of the support is from our members who volunteer their time to come back to Beverly Hills off-duty to help out those organizations.

[Last Saturday, we had] Fire Service Day, [which is] a way for us to give back to the community by offering hotdogs and sodas, and educating the public as to what the department's abilities are. We support other organizations [including] The Maple Counseling Center, Every 15 Minutes, Beverly Hills CPR, Friends of Greystone and [the American Cancer Society's Relay for Life in Beverly Hills]. We have a scholarship for Beverly High and [host a] Thanksgiving luncheon [for Beverly Hills seniors]. It's our way to give back to the community and be part of the community.

#### How did you become involved with the association?

Everybody is a member of the association from the time they're hired on. I would say everybody is an active member. There is no way we could staff all these events without the involvement from all of our members. We donate around 5,000 hours a year amongst everybody to all of these things. The board has a little bit different role in that we're in charge of organizing. We're also involved with negotiations. We're the folks out in front but the entire membership is what makes the [organization] run.

I've been president for five years and I've been on the board once before for approximately four years. With any organization you want to get involved. You want to be part of the make-up that helps make the decisions

and the direction of the organization. [I got involved] to be part of that and I would say to a large extent it was to continue a legacy that I saw in board members from the time that I got on, people like Art Davis, Harvey Adair, Sandy Patrizio, and Stan Speth. The rest of the board members from then until today have committed to that.

Art and Harvey were on the board when I got hired, which was going on 29 years ago. I would say [Art has] always been one of the people I've looked up to most in the fire department. His knowledge [of the] history of the department and the vision that both he and Harvey had, as well as people that followed them, to maintain that and to stay an active part of the community, that was huge for me to see that.

#### Tell us about the changes you've seen in the department during your career.

The changes in the department are about the services that the fire department provides. We've always been an all-risk emergency service [department] because of federal- and state-mandated training. The advances in medicine and what paramedics were doing 30 years ago and what they're doing now and basically what emergency medical services have evolved to, it's so much more technical and involved. The folks we've hired have had to take a step up and become more technical, more proficient and more well-rounded in more areas. While we do a lot of the same things [as we did 30 years ago] we're responsible for so much

more.

Because of the quality of people that work here I would say morale has always been good. Once you go outside of Beverly Hills and you see what other departments are like, we realize how good we have it. The quality of people and quality of service we provide [have] always been great and I think that it's even gotten better over the last few years under the administration that we have now.

#### Tell us about some of your goals as president.

I would say the main one [is] continuing the legacy. We're putting an outline together that's going to help direct and guide the board members into the future. That's something we've been working on the last six months with a management analyst. I think it's something that's going to be very beneficial for the board members in the future.

#### What is the status of contract negotiations with the City?

It's ongoing. I would say we're very close to being done. We're working on language with [Peter Brown in the City Attorney's office] and Sandra [Olivencia-Curtis] from human resources. I'm hopeful that in the next few weeks that we'll be done with it.

#### How do you respond to the City's need to make pensions more sustainable?

With the financial crisis that everybody has been through and municipalities especially, it was not a surprise to us that that was going to be one of the things that they were looking to change. We've hopefully established a history of being one of the first to step up to either help in the city or help our fellow employees. [In April 2011] we gave money back to eliminate three of the furlough days for the rest of our employees. It's not new to us to give back and to make changes when necessary.

The City's big issue was what they saw as liabilities in the future they were not going to be able to fund. We have good relationships with council and city staff. We don't want to be part of the problem. We want to be part of the solution. I think they knew that we would do what was necessary.

#### The police recently concluded their negotiations and have agreed to contribute to their pensions for the first time. Is this

#### something your association is considering?

That was one of the things that was on the table. Because we're still in the middle of it I don't want to go into any detail but I'm sure that neither of our contracts are going to be too far apart. I think they're probably both going to be similar.

#### Prior to the conclusion of the police negotiations, an unprecedented number of police officers retired. Why do you think that has not happened with the fire department?

I think with the police, they have their individual issues and fire has its own individual issues. The BHFA board was not recommending to any of its members that there was going to be a necessity to retire due to a drastic change in benefits in the foreseeable future.

#### How do you respond to people who feel public safety employees are overpaid for their jobs?

One of the things that I do is I break it down to how much we make per hour. We make less than most contractors, plumbers, those types of folks, but the way that some of that is made up is because we work so many hours. Most employees that work a 40-hour work week work in areas of about 2,000 hours a year. Our standard annual working hours are closer to 3,000 with a 56-hour work week. It is an apples and oranges situation because of the amount of hours that we work. You have to go back to what the hourly rate is and look at that.

The other thing is it's a 24-hour-a-day, 365-day-a-year proposition that we basically run with three platoons. We have 25 people there every day, 365 days a year. There are a lot of ways that costs can be cut. I don't think that public safety, neither police or fire, is one that the citizens are looking to cut because they want the level of service that they are currently getting. We hear a lot from citizens [that] say, "Boy, you got here in a hurry" and "It didn't take long for you to get here." After the fact we always get thank-you cards and letters talking about the service that was provided and how professional it was. It's a priority in the city, it's always been a priority and I still think it's a priority. We've made some cuts during negotiations. I think maintaining the service as close to what we have as possible is going to be key.

You mentioned the changes in the fire department from when I came on to now. I would say the number of calls has increased dramatically from 29 years ago. The level of unit responses that we have is probably double what we had back then [because of] the development in the city, the complexity of buildings that are being built, and the number of folks that are in town. Beverly Hills is unique. When you look at what the fire and police are protecting, the Los Angeles County Assessor's office says it's about \$3.74 billion a square mile. You can't go anywhere else that is going to match that value, so it's important that you have the number of folks there and the quick response in order to mitigate emergencies.

#### What's your comment about pensions firefighters receive?

With the pensions, I know there has been some discussion about the age that police and



Left to right: Dustin, Jill, Dennis, Tyler and Caleb Andrews eat Thanksgiving dinner at the BHFD



fire can retire. Unfortunately this is a young person's job. This isn't something that you want to have—not that it can't happen—a 60- to 65-year-old person doing, because the level of injuries is going to increase fourfold. This happens to be a young person's job. Coming on at 23 and now being 53 I realize how true that is. You have to maintain yourself in the best possible shape that you can in order to avoid injury on a day-to-day basis.

**Tell us about how you got your job with the BHFD.**

After I started going to college I got into the construction industry and was a carpenter. We built custom houses, condominiums, apartment buildings all over Southern California and a lot of the work that I did was in Beverly Hills and the surrounding area. Driving over the hill on Coldwater I saw the Beverly Hills fire station, and once I got interested in the fire service, that was one of the departments I tested for. There were only a few and I was lucky enough to get on Beverly Hills.

I was also testing for Burbank Fire Department at the same time, which is where I grew up. That was where I thought I wanted to go because I was familiar with it. It wasn't long after I started working in Beverly Hills and working with the community I realized Beverly Hills is a unique place. The relation-

ships the fire department and association has with the citizens is not something that you see very many places.

**How did you know you wanted to be a firefighter?**

I got into the construction business with the thought of being a contractor but at the time, work was really sketchy off and on. It was tough to maintain full-time [work]. A friend of mine that I worked with was testing to get on the fire department and got on the fire department. I didn't see him until one day coming home from a construction job off of Topanga in the Valley. I was heading east on the Ventura freeway and I saw a pickup truck swerving in the No. 1 lane. [Then] it hit two Caltrans trucks. It pushed a safety vehicle into a street sweeper.

When I drove past I saw there was somebody pinned between a lighting vehicle and a street sweeper. You have it in your head right away: Do I keep driving or do I stop? I stopped. A nurse happened to have stopped as well. She said to pull the street sweeper forward. I had to figure out how to pull the street sweeper forward and fortunately I did. They got him out and then we found there was another guy pinned in between the safety vehicle and center divider. Somebody grabbed a chain, wrapped it around the truck and I pulled the truck away

from the wall with the street sweeper. I got on the radio, called Caltrans, and said they had some injured folks. As it happens, the guy I used to work construction with responded to that call on the freeway. I got a chance to talk to him and see what they did right there on the emergency scene. I knew that that was what I wanted to do. I got to meet those folks [we rescued] about a year later. It added to the fact that's what I wanted to do. While many people drove past [the scene], that wasn't my nature. I wanted to stop and help. I think that's the nature of all the folks that are on the department now.

**Tell us about your family.**

I've been married for 32 years to Jill and we have three boys, one of whom works on the fire department. There's another way to have a legacy. [Dustin] came on as a cadet [about three years ago], and really took to the fire environment and the service aspect and has done really well. He was recently recognized as a paramedic for the department. [My son] Tyler has gone back to school and wants to be a physician's assistant. He graduated from Cal State Fullerton with a kinesiology degree and played four years of soccer. My youngest son Caleb is a sophomore [at Temescal Canyon High in Lake Elsinore].

**Tell us about the upcoming Backdraft Ball on June 5.**

The Backdraft Ball is a celebration and a fundraiser for the fire association. It was something that Sooky Goldman got together with Stan Speth and the board of directors at the time and said you need to change up the format of our firefighters ball. It was her idea to turn it into what it is now. With the vision of Judie [Fenton] and the dinner committee, it's turned into a huge celebration with 500 to 600 people. It's a big deal and for it to have gone for 20 years is pretty amazing. Again, it shows not only the commitment of the association to the citizens, but the commitment of the citizens back to the association and the department.

The history of the ball is a bunch of long-term relationships with a lot of the folks that live in town [including dinner committee members] Mike and Linda Roberts, Bernie and Nancy Nebenzahl, Gary and Linda Briskman, Frank and Judie Fenton, Don and Jeanne Reynolds, and Alan and Michelle Kaye. Going back the beginning of the ball, Jay Leno was there. He's going to come back and be part of the 20th anniversary.

*The 20th Annual Backdraft Ball will take place at the Beverly Hilton on June 5. For more information or to purchase tickets, call (310) 288-1755.*

*briefs cont. from page 7*

Myers will be honored with the Rotary Club Officer of the Year Award, in recognition of the dedication and leadership Castaldo brought to the Patrol

Bureau and Myers' contributions to the burglary task force.

Personnel and Training Specialist Helen Elliot will be honored with the Distinguished Service Award in recognition of her dedication and commitment to the department.

Esther Mazo and Brian Rosenstein will be honored with the Lawrence I. Shapiro Memorial Award in recognition of Mazo's dedication to the Detective Bureau's Pawn Shop Detail and Rosenstein's professionalism and participation in the Disaster Community Services group.

Officer Kevin Orth will be honored with the Allen H. Karlin Memorial Award for exemplary police work.

**Third annual BHAAA Alumni Day coming June 10**

Calling all former Beverly High athletes: The Beverly Hills Athletic Alumni Association is hosting its third annual Alumni Day at Beverly High on June 10.

Alumni of all ages will have the opportunity to participate in football, tennis, co-ed softball, soccer, basketball, lacrosse and baseball.

To register, visit bhaaa.org and click the "Alumni Day" tab. For more information, contact Julie Steinberg at bhathleticalumni@pacbell.net or (310) 385-0679.

*--Briefs compiled by Melanie Anderson*

**Seven BHHS Athletes Win Championships at League Track Meet**

Beverly High junior Sydney Segal won the girls' 800 and 1,600 meters, ran a leg on the Normans' victorious 1,600 relay team and was

third in the 3,200 at the Ocean League finals May 3 at Nickoll Field.

Segal won the 800 in two minutes, 17.21 seconds and the 1,600 in 4:57.91. She was third in the 3,200, an event she had won at the league finals each of the previous two years. Her time of 12:06.56 surpassed the standard to qualify for the Southern Section Division III prelims.

Senior Ashley Bootesaz was the only other member of the Beverly Hills girls' track team to win an individual league championship, winning the 3,200 in 11:58.41.

The girls' 1,600 relay team of Segal, Lily Ting, Vanessa Torres and Allison Wolff won in 4:01.50.

Norman senior Brianna Simmons qualified for the Southern Section Division III prelims with second-place finishes in the 800 (2:20.21), 1,600 (5:05.10) and 3,200 (12:06.50).

Qualifying with third-place finishes were the Beverly Hills 400 relay team of Asia Meadow, Wolff, Torres and Kayla Countryman (51.54); Torres in the 200 (26.25) and 400 (59.23) and Ting in the 800 (2:20.39).

Two Normans won two events in the boys' meet, junior Chanan Batra the 800 in 1:58.36 and 1,600 in 4:28.85, and senior Julian Jackson the shot put (53 feet, 9 inches) and discus throw (125-0).

Beverly Hills' other boys' individual event winners were senior Eli Flesch in the 3,200 (9:57.51), senior Willie Green in the high jump (5-10) and junior Alex Rohani in the 400 (47.74).

Norman individual-event competitors qualifying for the Southern Section Division III prelims with second-place finishes were senior Joshua Galen in the 1,600 (4:31.40) and 3,200 (10:07.00) and junior Alex Rohani in the 200 (21.94).

Beverly Hills senior Jeraud Williams advanced to prelims with third-place finishes in the shot put (45-1 1/2) and discus throw (121-6)

Both Norman boys' relay teams qualified

for the prelims with second-place finishes. The 400 relay team of Ariel Nassib, Rohani, Joel Steinberg and Andrew Redston was timed in 44.98 and the 1,600 relay team of Joel Steinberg, Batra, Rohani and Redston ran

3:20.98.

League champions automatically qualify for the prelims, as do second- and third-place finishers who meet designated standards.

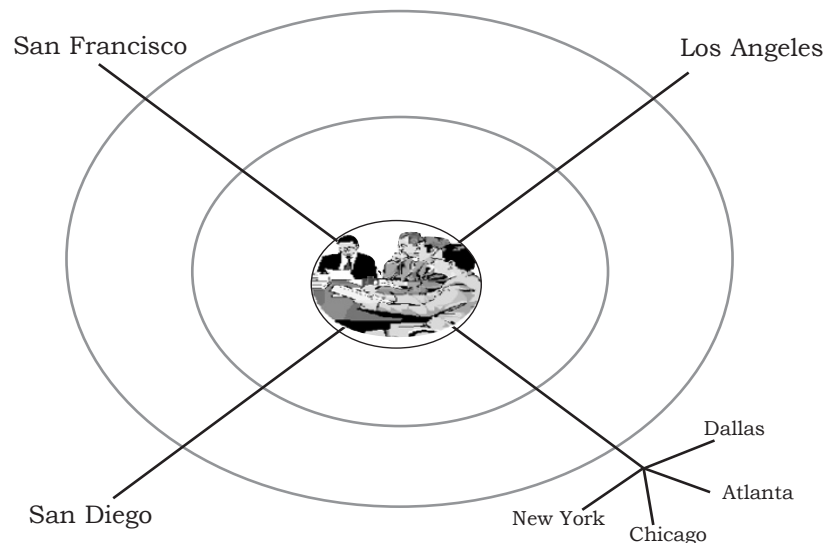
*--Steven Herbert*

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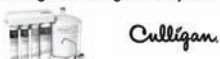
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AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: THOSE PORTIONS OF LOTS 83 TO 85 INCLUSIVE OF TRACT NO. 6601, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 93 PAGE(S) 97 AND 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 10 TOWNSHIP 1 SOUTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF CLEAR VIEW DRIVE (42 FEET WIDE) AS SHOWN ON MAP OF TRACT NO. 17875 RECORDED IN BOOK 654 PAGES 62 TO 66 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING DISTANT NORTH 25 DEGREES 56 MINUTES 52 SECONDS WEST 4.85 FEET FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN ON SAID MAP OF TRACT NO. 17875 AS NORTH 25 DEGREES 56 MINUTES 52 SECONDS WEST, 51.43 FEET; THENCE LEAVING SAID LINE OF CLEAR VIEW DRIVE, SOUTH 60 DEGREES 46 MINUTES 32 SECONDS WEST 149.46 FEET TO A POINT IN THE NORTHEASTERLY BOUNDARY OF TRACT NO. 9249, AS RECORDED IN BOOK 120 PAGES 51 AND 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID TRACT BOUNDARY NORTH 29 DEGREES 13 MINUTES 28 SECONDS WEST 150.39 FEET; THENCE LEAVING SAID TRACT BOUNDARY NORTH 60 DEGREES 46 MINUTES 32 SECONDS EAST 162.00 FEET TO THE MOST WESTERLY CORNER OF LOT 2 OF SAID TRACT NO. 17875; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, SOUTH 74 DEGREES 14 MINUTES 55 SECONDS EAST 35.78 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 2 AND A POINT IN SAID WESTERLY LINE OF CLEAR VIEW DRIVE; THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING. A PORTION OF SAID LAND IS SHOWN AS A PORTION OF LOT 39 OF TRACT NO. 17875 ON THE MAP RECORDED IN BOOK 654 PAGES 62 TO 66 INCLUSIVE OF MAPS. Amount of unpaid balance and other charges: \$1,506,177.13 (estimated) Street address and other common designation of the real property: 1643 CLEAR VIEW DRIVE BEVERLY HILLS, CA 90210 APN Number: 4356-007-044 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; or e-mail; by face to face meeting. DATE: 05-03-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee BRENDA BATTEN, 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 THE FOLLOWING NOTICES APPLY TO PROPERTIES CONTAINING ONE TO FOUR SINGLE-FAMILY RESIDENCES ONLY. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4234199 05/03/2012, 05/10/2012, 05/17/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 12000255 Loan No: 0060691128 APN 4341002022 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 7, 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 May 23, 2012, at 11:00 AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, 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 22, 2005, as Instrument No. 05 2841051 of Official Records in the office of the Recorder of Los Angeles County, CA, executed by: PARVIZ M. HARIRI, TRUSTEE OF THE P.M HARIRI TRUST, DATED JUNE 20, 1990, as Trustor, in favor of Wells Fargo Bank, NA, 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: 627 NORTH SIERRA DRIVE, BEVERLY HILLS, CA 90210 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made 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). NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714.730.2727 or visit this Internet Web site www.lpsasap.com, using the file number assigned to this case 12000255. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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 \$2,535,676.88 (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: 04/30/2012 FIDELITY NATIONAL TITLE INSURANCE COMPANY, TRUSTEE 11000 Olson Drive Ste 101 Rancho Cordova, CA 95670 9166360114 Tracye Prescott Authorized Signature SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714.730.2727 A-4237192 05/03/2012, 05/10/2012, 05/17/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 20120015000558 Title Order No.: 120037256 FHA/VA/ PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/21/2006. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 01/02/2007 as Instrument No. 20070001718 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: L WALLACE PATE, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (pay-

able at time of sale in lawful money of the United States). DATE OF SALE: 05/23/2012 TIME OF SALE: 11:00 AM PLACE OF SALE: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 930 N WETHERLY DR #304, WEST HOLLYWOOD, CALIFORNIA 90069 APN#: 4340-023-053 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any , shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$772,870.62. 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. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site www.lpsasap.com for information regarding the sale of this property, using the file number assigned to this case 20120015000558. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 2 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 www.lpsasap.com NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. as Trustee Dated: 04/27/2012 A-4237306 05/03/2012, 05/10/2012, 05/17/2012

T.S. # 09-1210 A.P.N. # 4342-001-084 NOTICE OF TRUSTEE'S SALE Important Notice to Property Owner YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN DATED APRIL 7, 2009. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 5/24/2012, at 09:00 AM, Residential Enforcement Agency as duly appointed trustee and pursuant to the notice of Delinquent Assessment and Claim of Lien recorded on 4/29/2009, as Instrument No. 09-627364, in the Official Records of the Office of the County Recorder of Los Angeles County, State of California, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH property owned by Nikki Tesfai, 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, state or federal credit union, a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to be business in this state behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza Pomona, CA., all right, title and interest under said notice of Delinquent Assessment and Claim of Lien in the property situated in said County and State describing the land therein: AN UNDIVIDED 1/15TH INTEREST IN AND TO LOT 1 OF TRACT NO. 29354, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 835 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. UNIT 14 AS SHOWN ON THE CONDOMINIUM PLAN RECORDED ON MARCH 29, 1974 AS INSTRUMENT NO. 4547, OFFICIAL RECORDS. 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: 403 North Oakhurst Drive #303 Beverly Hills, CA 90210. The undersigned trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be

made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment and Claim of Lien, with interest thereon, as provided in said Notice of Delinquent Assessment and Claim of Lien, advances, if any, under the terms of the Notice of Delinquent Assessment and Claim of Lien, estimated fees, charges and expenses of the trustee, to wit: \$16,002.11 (estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Claimant, Villa Oakhurst Homeowners Association under said Notice of Delinquent Assessment and Claim of Lien 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 recorded on October 20, 2009 as Instrument 09-1683638. 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. SECTION 1692(E) THIS COMMUNICATION IS WITH A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: 4/18/2012 Residential Enforcement Agency 1124 North Brand Boulevard, #A-3 Glendale, CA 91202 (818) 956-6008 Sale Line: 714-573-1965 Erik Strom Authorized Signature P942476 5/3, 5/10, 05/17/2012

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES  
Date of Filing Application: APRIL 27, 2012  
To Whom It May Concern:  
The Name(s) of the Applicant(s) is/are: GORDON JAMES RAMSAY  
ANDREA VAN WILLIGAN  
The applicants listed above are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at:  
189 THE GROVE DR  
O-10  
LOS ANGELES CA 90036-6222  
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  
LA1178925 BH WEEKLY 5/3, 10, 17, 2012

FILE NO. 2012 077703  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SUSHI Q, 6660 W. SUNSET #M, LOS ANGELES, CA 90028 county of: LOS ANGELES. The full name of registrant(s) is/are: KEVIN J. YIM, 6660 W. SUNSET #M, LOS ANGELES, CA 90028. This Business is being conducted by a/an: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name/names listed above on: N/A.  
I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime).  
/s/ KEVIN J. YIM, OWNER  
This statement was filed with the County Clerk of LOS ANGELES County on APR 26 2012 indicated by file stamp above.

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 statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).  
LA1176933 BH WEEKLY 5/3, 10, 17, 24, 2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 750732CA Loan No. 5302401541 Title Order No. 110325641-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-27-2003. 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 05-31-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 02-06-2003, Book NA, Page NA, Instrument 03-0362249, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: FARHOUSH GHODSIAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS), SOLELY AS NOMINEE FOR LENDER, ALLIANCE MORTGAGE COMPANY DBA BNY MORTGAGE, IT'S SUCCESSORS AND ASSIGNS, 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: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: A CONDOMINIUM COMPRISED OF: PARCEL 1: UNIT NO. 302, AS SHOWN AND DEFINED IN THE CONDOMINIUM PLAN RECORDED ON OCTOBER 9, 1980 AS INSTRUMENT NO. 80-997697, OFFICIAL RECORDS, OF THE COUNTY OF LOS ANGELES, CALIFORNIA. PARCEL 2: AN UNDIVIDED 2.63 PERCENT INTEREST AS A TENANT IN COMMON IN AND TO LOT 1 OF TRACT NO. 35779, IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 952 PAGES 4 AND 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT UNITS 1 TO 9 INCLUSIVE, 101 TO 104 INCLUSIVE, 201 TO 211 INCLUSIVE, 301 TO 311 INCLUSIVE AND 401 TO 406 INCLUSIVE AS SHOWN AND DEFINED IN THE CONDOMINIUM PLAN ABOVE MENTIONED. ALSO EXCEPT ALL RIGHT, TITLE AND INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER SAID LAND, AS RESERVED BY ROYALCO, A PARTNERSHIP, BY DEED RECORDED OCTOBER 18, 1984 AS INSTRUMENT NO. 84-1245679 OFFICIAL RECORDS. PARCEL 3: AN EXCLUSVE EASEMENT AND RIGHT TO USE APPURTENANT TO PARCELS 1 AND 2, FOR STORAGE PURPOSES, OVER STORAGE SPACE(S) N/A AS SHOWN AND DEFINED IN THE CONDOMINIUM PLAN ABOVE MENTIONED. Amount of unpaid balance and other charges: \$254,521.11 (estimated) Street address and other common designation of the real property: 1221 NORTH KINGS ROAD #302 WEST HOLLYWOOD, CA 90069 APN Number: 5554-026-121 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: 05-07-2012 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 THE FOLLOWING NOTICES APPLY TO PROPERTIES CONTAINING ONE TO FOUR SINGLE-FAMILY RESIDENCES ONLY. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4237837 05/10/2012, 05/17/2012, 05/24/2012

NOTICE OF TRUSTEE'S SALE TS No. 10-0139651 Doc ID #0008726805062005N Title Order No. 10-8-499943 Investor/Insurer No. 6931711334 APN No. 4336-016-016 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/24/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that RECONTRUST COMPANY, N.A., as duly ap-

pointed trustee pursuant to the Deed of Trust executed by SEN HO CHU, A SINGLE MAN, dated 01/24/2007 and recorded 1/31/2007, as Instrument No. 20070203032, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 06/04/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 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: 8909 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 \$1,057,641.39. 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. If required by the provisions of section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the duly recorded with the appropriate County Recorder's Office. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.reconstrustco.com, using the file number assigned to this case NOTICE OF TRUSTEE'S SALE TS No. 10-0139651. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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. A-4241111 05/10/2012, 05/17/2012, 05/24/2012

Trustee Sale No. 455363CA Loan No. 0083177212 Title Order No. 1048079 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-22-2004. 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 05-31-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 04-01-2004, Book N/A, Page N/A, Instrument 04-0772241, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: ISAAC ARIANPOUR AND PARVANEH ARIANPOUR AS TRUSTEES OF THE ARIANPOUR FAMILY TRUST, DATED AUGUST 8, 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: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$1,916,739.04 (estimated) Street address and other common designation of the real property: 504 NORTH MAPLE DRIVE BEVERLY HILLS, CA 90210 APN Number: 4341-015-003 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: 05-03-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee DEREK WEAR-RENEE, 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 THE FOLLOWING NOTICES APPLY TO PROPERTIES CONTAINING ONE TO FOUR SINGLE-FAMILY RESIDENCES ONLY. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. P944652 5/10, 5/17, 05/24/2012

Title No. 914283 ALS No. 2009-5962 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT OF A LIEN, DATED 5/5/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT: On 5/31/2012, at 09:00 AM, ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and pursuant to a certain lien, recorded on May 7, 2008, as instrument number 20080804792, of the official records of Los Angeles County, California. WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK AT: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766. The street address and other common designations, if any, of the real property described above is purported to be: 1100 Alta Loma RD.#602, West Hollywood, California 90069 a.k.a., 1100 N. Alta Loma #602, West Hollywood, CA 90069 Assessor's Parcel No. 5555-005-059 The owner(s) of the real property is purported to be: Michael Dekhtyar and Julie Dekhtyar Trustees of the Dekhtyar Family Trust dated May 1, 2003 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, 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 a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein: plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and trust created by said lien. The total amount of the unpaid balance of the obligation secured by the property to be sold and

reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$44,729.12. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 days after the sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may contact Priority Posting & Publishing for information regarding the trustee's sale or visit its website www.priorityposting.com for information regarding the sale of this property. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the website. The best way to verify postponement information is to attend the scheduled sale. The beneficiary of said Lien hereto 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. Date: 5/4/2012 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: Blake Robin, Trustee Officer P947534 5/10, 5/17, 05/24/2012

Trustee Sale No. 450697CA Loan No. 3013673516 Title Order No. 841161 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05-18-2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 06-07-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 05-30-2007, Book NA, Page NA, Instrument 20071296374, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: SHAHROKH JAVIDZAD AND LALEH JAVIDZAD 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: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$6,214,742.31 (estimated) Street address and other common designation of the real property: 1002 NORTH BEVERLY DRIVE BEVERLY HILLS, CA 90210 APN Number: 4350-010-013 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: 05-09-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee FRED RESTREPO, 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 THE FOLLOWING NOTICES APPLY TO PROPERTIES CONTAINING ONE TO FOUR SINGLE-FAMILY RESIDENCES ONLY. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. P948289 5/17, 5/24, 05/31/2012

Trustee Sale No. 12-00092-2 Loan No. 0262228314 APN 5554-013-023 & 5554-013-024 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 11, 2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 7, 2012, at 09:00 AM, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza Pomona, CA, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on June 17, 2008, as Instrument No. 20081069925 of Official Records in the office of the Recorder of Los Angeles County, CA, executed by: 10PD, INC., as Trustor, in favor of Wachovia Commercial Mortgage, Inc., 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: Parcel 1: Lot 9, Block "O" of Crescent Heights Tract, in the City of West Hollywood, County of Los Angeles, State of California, as per Map recorded in Book 6 Pages 92 and 93 of Maps, in the Office of the County Recorder of said County. Parcel 2: Lot 10 and the Easterly Five (5) feet of Lot Eleven (11), Block "O" of Crescent Heights Tract, in the City of West Hollywood, County of Los Angeles, State of California, as per Map recorded in Book 6 Pages 92 and 93 of Maps, in the Office of the County Recorder of said County. APN: 5554-013-023, 5554-013-024 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-573-1965 or visit this Internet Web site www.priorityposting.com, using the file number assigned to this case

12-00092-2. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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: 7961-7969 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 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 \$2,349,364.60 (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: May 10, 2012 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 12-00092-2JV 11000 Olson Drive Ste 101 Rancho Cordova, CA 95670 916-636-0114 Rachel Cissney, Authorized Signature SALE INFORMATION CAN BE OBTAINED ON LINE AT www.priorityposting.com AUTOMATED SALES INFORMATION PLEASE CALL 714-573-1965 P949876 5/17, 5/24, 05/31/2012



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

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

**NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY**  
Made pursuant to Section 3361, Revenue and Taxation Code

Notice is hereby given that real property taxes and assessments on the parcels described below will have been defaulted five or more years, or, in the case of nonresidential commercial property, property on which a nuisance abatement lien has been recorded or that can serve the public benefit by providing housing or services directly related to low-income persons when three or more years have elapsed and a request has been made by a city, county, city and county, or nonprofit organization that property will become subject to the Tax Collector's power to sell.

The parcels listed will become subject to the Tax Collector's power to sell on July 1, 2012, at 12:01 a.m., by operation of law. The Tax Collector's power to sell will arise unless the property is either redeemed or made subject to an installment plan of redemption initiated as provided by law prior to 5:00 p.m., on June 29, 2012. The right to an installment plan terminates on June 29, 2012, and after that date the entire balance due must be paid in full to prevent sale of the property at public auction.

The right of redemption survives the property becoming subject to the power to sell, but it terminates at 5:00 p.m. on the last business day before actual sale of the property by the Tax Collector.

All information concerning redemption or the initiation of an installment plan of redemption will be furnished, upon request, by Mark J. Saladino, Los Angeles County Treasurer and Tax Collector, 225 North Hill Street, First Floor, Los Angeles, California 90012.

The amount to redeem, in dollars and cents, is set forth opposite its parcel number. This amount includes all defaulted taxes, penalties, and fees that have accrued from the date of tax-default to the date of June 29, 2012.

I certify, under penalty of perjury, that the foregoing is true and correct. Dated this 2nd day of May, 2012.

MARK J. SALADINO  
TREASURER AND TAX COLLECTOR  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

**PARCEL NUMBERING SYSTEM EXPLANATION**

The Assessor's Identification Number (AIN), when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available in the Assessor's Office, 500 West Temple Street, Room 225, Los Angeles, California 90012.

The real property that is the subject of this notice is situated in the County of Los Angeles, State of California, and is described as follows:  
PROPERTY TAX DEFAULTED IN YEAR 2009 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2008-2009  
3107 \$43,412.70  
MARMAR REXFORD LLC SITUS:340 S REXFORD DR BEVERLY HILLS CA 90212-4608 AIN: 4331-015-023  
3117 \$1,799.06  
CHAPLAN,SCOTT A AIN: 4348-014-005  
3118 \$385.56  
EFROS,DIMA AIN: 4355-004-032  
3119 \$5,909.88  
CLEARVIEW ESTATES 90210 LLC C/O C/O BRIAN HANSEN AIN: 4356-001-008  
3120 \$7,175.42  
CLEARVIEW ESTATES 90210 LLC C/O C/O BRIAN HANSEN AIN: 4356-001-011  
3121 \$36,421.28  
CLEARVIEW ESTATES 90210 LLC C/O C/O BRIAN HANSEN AIN: 4356-002-005  
3122 \$2,616.68  
CLEARVIEW ESTATES 90210 LLC C/O C/O BRIAN HANSEN AIN: 4356-002-006  
3123 \$17,174.40  
1679 CLEAR VIEW DRIVE LLC C/O LUCIAN SEIFERT AIN: 4356-003-015

3124 \$6,813.87  
E S G HOLDING INC AIN: 4357-015-052  
3157 \$7,849.13  
CAMELOT OVERSEAS TRADERS AIN: 4382-022-012  
3159 \$7,571.03  
RIPPETOE,JAMES A AIN: 4383-007-020  
3160 \$15,370.28  
CLEARVIEW ESTATES 90210 LLC C/O C/O BRIAN HANSEN AIN: 4383-011-003  
3164 \$21,402.21  
WILDASIN,TOSHIA AIN: 4388-005-016  
3165 \$21,713.90  
WILDASIN,TOSHIA AIN: 4388-005-027  
3166 \$43,975.37  
BEAUDRY,MICHAEL G AND LAURA AIN: 4388-010-026  
PROPERTY TAX DEFAULTED IN YEAR 2007 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2006-2007  
3105 \$1,849.33  
HAMIDI,HOMEILA SITUS:1223 ROXBURY DR NO 203 LOS ANGELES CA 90035-1042 AIN: 4330-006-063  
3106 \$48,248.05  
SHERMAN,ILONA SITUS:442 S CRESCENT DR BEVERLY HILLS CA 90212-4506 AIN: 4330-030-021  
3158 \$11,800.30  
FISHER,GRETCHEN A SITUS:9839 PORTOLA DR LOS ANGELES CA 90210-1421 AIN: 4383-006-020  
3161 \$60,375.12  
WHITE,DARRYL C SITUS:9768 OAK PASS RD LOS ANGELES CA 90210-1223 AIN: 4384-005-013  
3162 \$899,220.52  
TBN HOLDINGS INC SITUS:73 BEVERLY PARK LN LOS ANGELES CA 90210-1572 AIN: 4386-008-013  
3163 \$741,384.71  
TBN HOLDINGS INC SITUS:74 BEVERLY PL LOS ANGELES CA 94513-5700 AIN: 4386-008-014

**Invitation to Bid**

Project: **City of Beverly Hills Public Works Warehouse and Shops**  
Due Date/Bid Opening: **Thursday, June 7, 2012 @ 2:00 PM**  
Project Location: Beverly Hills, CA  
Estimator: Sam Huleis, [shuleis@cwdriver.com](mailto:shuleis@cwdriver.com) 626.351.8800  
Prevailing Wage: Yes

The **City of Beverly Hills** invites the submission of sealed bids for the award of contracts for the construction of the new Public Works Warehouse and Shops in strict accordance with the specifications and drawings, including the furnishing of all materials, equipment, tools, labor and incidentals required for the construction.

Management and coordination for this project is the responsibility of the City's Construction Manager, **C.W. Driver**, 468 N. Rosemead Blvd, Pasadena, CA 91107, **Phone (626) 351-8800, Fax (626) 351-8880**.

Sealed bids will be received at all times during normal business hours prior to the Bid Opening, at the City Clerk's Office, 455 North Rexford Drive, Room 290, Beverly Hills, CA 90210. All bids must be in writing and must contain an original signature by an authorized officer of the firm. Electronic bids (i.e., telephonic, FAX, etc.) are **NOT** acceptable. All bids shall clearly contain on the outside of the sealed envelope in which they are submitted: **BID PACKAGE 12-08: PUBLIC WORKS WAREHOUSE AND SHOPS**.

Bid Category	General Description	License Requirements
A.	Demolition, Earthwork, Shoring and SWPPP	Class A, C12 or C21
B.	AC Paving	Class C12
C.	Landscape and Irrigation	Class C27
D.	Structural Concrete, Shotcrete, Site Concrete, Reinforcing Steel	Class A, or C8
E.	Masonry	Class C29
F.	Structural Steel, Miscellaneous Steel and Metal Decking	Class C23 or C51
G.	Architectural Millwork and Wood Paneling	Class C6
H.	Roofing and Waterproofing	Class C39
I.	Flashing and Sheet Metal	Class C43
J.	Storefront, Windows and Glazing	Class C17
K.	Framing, Drywall, Plaster, Insulation, Doors, Frames & Hardware	Class C9 or C35
L.	Flooring and Tile	Class C15 or C54
M.	Acoustical Ceilings	Class C2
N.	Painting	Class C33
O.	Miscellaneous Specialties	Class B
P.	Elevators	Class C11
Q.	Fire Protection	Class C16
R.	Plumbing and Underground Utilities	Class C36
S.	HVAC	Class C20
T.	Electrical, Fire Alarm, Communications and Solar Panels	Class C10

**PREQUALIFIED CONTRACTORS**

The City is accepting bids from Contractors that have been prequalified. The prequalification procedure is now closed.

**PROJECT SCHEDULE:**

- Construction to start June 2012

**JOB WALK INFORMATION:**

A non-mandatory but highly recommended Job Walk will be conducted at 9:00am on May 24, 2012. Contractors are to meet at the Public Works Building, 345 Foothill Road, Beverly Hills, 90210. Check in at the front desk.

**BID RFIS:** Due Wednesday, May 30, 2012

**PLANS/BID DOCUMENTS**

You may obtain drawings by the following options:

- CWD BOX ACCESS  
Click on the link below to download your drawings from Box:  
o <https://cwdriver.box.com/s/813dce5620aef1baa92e>
- View and/or Download from [www.BidMail.com](http://www.BidMail.com)
- Download from the City of Beverly Hills Website



\* Please note that we will **not** be providing paper plans for this project.

Please FAX this back immediately to (626) 351-8880. Thank you.

From: Trade: Estimator Working on the Bid: \_\_\_\_\_  
Phone: \_\_\_\_\_

<input type="checkbox"/> <b>Yes, we will bid the City of Beverly Hills Public Works Warehouse and Shops</b>  <input type="checkbox"/> Will view plans online at www.BidMail.com <input type="checkbox"/> Will download plans from the CWD Box Account <input type="checkbox"/> Will download plans from the City of Beverly Hills website  <input type="checkbox"/> <b>No, we will not bid the City of Beverly Hills Public Works Warehouse and Shops</b>
---

Section 3-3.2.2 shall be changed as follows:

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

The following will revise Section 3-3.2.3 of the Greenbook:

(a) Work by Contractor. An allowance for overhead and profit shall be added to the Contractor's cost as determined under 3-3.2.2 and shall constitute the full and complete markup for all overhead and profit on extra work performed by the Contractor. The Contractor shall be compensated for the actual increase in the Contractor's bond premium caused by the extra work. For costs determined under each subsection in 3-3.2.2, the markup shall be:

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

(b) Work by Subcontractor. When any of the extra work is performed by a Subcontractor, the markup established in 3-3.2.3(a) shall be applied to the Subcontractor's costs as determined under 3-3.2.2. An allowance for the Contractor's overhead and profit shall be added to the sum of the Subcontractor's costs and markup and shall constitute the full and complete markup for all overhead and profit for the Contractor on work by the Subcontractor. For Contractor markup of Subcontractor's costs, the allowance shall be 10% on the first \$2,000 or portion thereof, and 5% on costs in excess of \$2,000.

**LIQUIDATED DAMAGES** - There will be a Thousand Dollar (\$1000.00) assessment for each calendar day that work remains incomplete.

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

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

A copy of said documents is on file and may be inspected in the office of Samer Elayyan, located at 345 North Foothill Rd., Beverly Hills, California 90210.

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

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

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

**PRE-BID MEETING AND SITE VISIT** - A **mandatory** pre-bid conference will be held on **Tuesday, May 22, 2012, at 10:00AM** in Conference Room 217 of the City of Beverly Hills Public Works Building located at 345 North Foothill Road, Beverly Hills, California, 90210.

Every bidder is required to attend the pre-bid conference and site visit. Failure by the Bidder to attend will eliminate the Bidder from the bid process. Furthermore, no allowances for cost adjustments will be made if Bidders fail to adequately examine the premises before submitting a proposal.

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

**PAYMENT AND PERFORMANCE BOND REQUIREMENTS** - Bonds must be furnished to guarantee the faithful performance of the contract and the payment of all labor and materials furnished. The bonds must be for an amount equal to 100% of the total amount of the contract price. All bonds must be issued by a California admitted surety insurer. Failure to enter into a valid contract, including the submission of all bonds and insurance coverages required by the Contract Documents, with the City within ten (10) days after the date of the submission of the contract forms to bidder, shall constitute a material breach and subject the bid security to forfeiture to the extent provided by law. The Contractor's sureties for the "Performance Bond" shall be liable for any work that the Contractor fails to replace within a specified time.

**LICENSE** - In accordance with the provisions of California Public Contract Code Section 3300, the City has determined that Contractor shall possess a valid Class A Contractor's License.

**RETENTION** - Five percent (5%) of any progress payment will be held as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent.

**GENERAL INSTRUCTIONS** - Bids must be submitted on the Proposal Form prepared for this project and shall be delivered at the office of the City Clerk within a sealed envelope supplied by the City and marked on the outside as follows:

**" SEWER PIPELINE AND MANHOLE REHABILITATION FOR VARIOUS LOCATIONS WITHIN THE CITY OF BEVERLY HILLS, CALIFORNIA "**

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

**NOTICE TO BIDDERS FOR SEWER PIPELINE AND MANHOLE REHABILITATION FOR VARIOUS LOCATIONS WITHIN THE CITY OF BEVERLY HILLS, CALIFORNIA**

**BIDS** - Sealed proposals for the SEWER PIPELINE AND MANHOLE REHABILITATION FOR VARIOUS LOCATIONS within the City of Beverly Hills, California, will be received up to the hour of 2:00 p.m. on **Friday, June 8, 2012** at the office of the City Clerk of said City, located in Room 290 of City Hall at 455 North Rexford Drive, Beverly Hills, California. Bids will be publicly opened at 2:00 p.m. on the above mentioned date in the office of the City Clerk of said City Hall.

**SCOPE OF THE WORK** - The work to be done shall consist of furnishing all the required labor, materials, equipment, parts, implements and supplies necessary for, or appurtenant, to the construction and completion of the sanitary sewer improvement project in accordance with these Specifications prepared for this project. **The known locations of sewer rehabilitation work are tabulated in Appendix C and graphically shown in Appendix D of these specifications. Rehabilitation locations provided in this document are approximate and based on record data that may or may not be accurate. Additional locations for repair may be designated after the sewer line cleaning and videoing operations are complete. The Contractor shall verify location of the damaged points in the sewer pipes prior to implementing point repairs or trenchless lining. Verification may be made by CCTV inspection by the Contractor, potholing, or surface measurement in conjunction with viewing existing videotapes and reports previously prepared by the City of Beverly Hills.**

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

**SEWER SYSTEM IMPROVEMENTS**

ITEM NO.	ESTIMATED QUANTITY		DESCRIPTION
1	7,000	Linear Feet	Clean and CCTV sewer lines ranging in diameter from 6" to 30" and associated manholes
2	18,500	Linear Feet	Furnish and Install 6" sewer lining
3	103,300	Linear Feet	Furnish and Install 8" sewer lining
4	5,800	Linear Feet	Furnish and Install 10" sewer lining
5	5,900	Linear Feet	Furnish and Install 12" sewer lining
6	2,000	Linear Feet	Furnish and Install 15" sewer lining
7	250	Linear Feet	Furnish and Install 24" sewer lining
8	420	Linear Feet	Sewer line spot repair (R&R) - 6" line (different locations)
9	610	Linear Feet	Sewer line spot repair (R&R) - 8" line (different locations)
10	30	Linear Feet	Sewer line spot repair (R&R) - 10" line (different locations)
11	20	Linear Feet	Sewer line spot repair (R&R) - 12" line (different locations)
12	10	Linear Feet	Sewer line spot repair (R&R) - 15" line (different locations)
13	563	Each	Rehabilitate brick manholes

ENGINEER'S ESTIMATE: \$5,000,000

Electronic copies of the Plans, Specifications and Proposal Form may be inspected and obtained at the office of the Civil Engineer, Samer Elayyan in Room 232 at the Dept. of Public Works and Transportation at 345 North Foothill Road, Beverly Hills, California, 90210. There is no charge or deposit required for this material; therefore, they are not to be returned to the City for refund. Each bidder shall furnish the City the name, address, and telephone number of the firm requesting specifications.

References in the project specifications to specific sections of the Standard Specifications refer to the book of "Standard Specifications for Public Works Construction", Latest Edition, written by a Joint Cooperative Committee of the Southern California Chapter of the American Public Works Association and Southern California District of the Associated General Contractors of California. Contractors wishing to obtain this book may purchase copies directly from the publisher, Building News, Inc., 1612 South Clementine Street, Anaheim, California, 92802; (888) 264-2665.

**AMENDMENTS** - The following is in addition to the provisions of Section 2-9.1 of the Greenbook:

The Contractor is required to locate and tie out survey monuments in the project area prior to construction involving street and highways, and to file with the County Surveyor a Corner Record of any such work. Prior to the issuance of a completion certificate, the Contractor is required to file a Corner Record for survey monumentation that is replaced. All such survey work shall be performed under the supervision of a California licensed Land Surveyor or a Civil Engineer authorized to perform such work.

The Contractor shall provide the City a copy of the office calculations and documents submitted to the County for filing in connection with the aforementioned work.

The payment for surveying, related professional services, office calculation, and furnishing all labor, materials, equipment, tools and incidentals, and for doing work involved shall be considered as included in the various items of work, and no additional compensation will be allowed therefore.

# CLASSIFIEDS

To place your ad, call  
310-887-0788

## 100-199 Announcements

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

## 200-299 Services

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

## 215-Building

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

## LEGEND

258-Moving/Storage  
260-Music Instruction  
262-Painting  
264-Pet Sitting  
265-Photography  
266-Plumbing  
267-Piano Tuning  
268-Roofing  
270-Sandblasting  
272-Security Services  
274-Stained Glass  
276-Tile  
278-Tree Service  
280-Tutoring  
282-TV/VCR/DVD Repair  
284-Video Systems  
286-Windows  
288-Word Processing  
289-Lessons  
290-Trainer

## 300-399 Rentals

300-House Furnished  
302-House Unfurnished

304-Apartments Furnished  
306-For Rent  
308-Condominiums  
309-Recreational For Rent  
310-Rooms  
312-Rentals to Share  
314-Hotels/Motels  
316-Garages Storage  
318-Office Space  
320-Commercial  
322-Resort Property  
325-For Lease

## 400-499 Real Estate

400-Homes For Sale  
401-Real Estate  
402-Condominiums  
404-Commercial/Industrial  
406-Mobile Homes  
408-Income Property  
410-Lots For Sale  
412-Farms/Ranches  
414-Resort Property  
416-Lakeshore Property

418-Oceanfront Property  
420-Out-of-State Property  
422-Real Estate Exchange  
424-Real Estate Wanted

## 500-599 Employment

500-Employment Opportunities  
501-Help Wanted  
505-Work at Home  
510-Employment Agencies  
515-Business Services  
516-Business Opportunities  
520-Jobs Wanted  
521-Personal Shopper  
522-Drivers

## 600-799 Merchandise

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

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

## 800-899 Financial

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

## 900-999 Transportation

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

ATTENTION DIABETICS with Medicare. Get a FREE Talking Meter and diabetic testing supplies at No Cost, plus FREE home delivery! Best of all, this meter eliminates painful finger pricking! Call 888-781-9376. (Cal-SCAN)

WANTED - UNEXPIRED DIABETIC TEST STRIPS. Up to \$26/Box. Prepaid Shipping Labels. Hablamos Espanol! 1-800-266-0702. www.SellDiabeticStrips.com. (Cal-SCAN)

## 155-SCHOOL & CLASSES

EARN COLLEGE DEGREE ONLINE. \*Medical, \*Business, \*Criminal Justice. Job placement assistance. Computer available. Financial Aid if qualified. SCHEV certified. Call 888-210-5162 www.CenturaOnline.com (Cal-SCAN)

## 170-CAREGIVER

I am a caregiver seeking work. Live-in. 15 Years experience. I also do facials, massages, and natural healing. (213)281-8443. I am a certified nursing assistant/caregiver. Experienced, Great References. (323)-812-4230

Caregiver. Looking for work. Experienced. Good References. Respectful and honest. Drives, cooks, and light housekeeping. Full time. (310)936-3145

## 172-BABYSITTER/NANNY

Nanny Extraordinaire: Reliable, kind, and capable, with lifetime experience taking care of families. Can drive, organize schedules, and household. Great with kids. Call Nancy (818) 209-6024.

## 175-PSYCHIC

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## 201-CREDIT/DEBT SERVICES

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## 206-APPLIANCE REPAIR

Colombo Air Conditioning & Heating Co. Heating/air condition repair services & new installations. Free estimates. Call (800) 400-9952 (323) 683-9338

## 224-COMPUTER REPAIR

MY COMPUTER WORKS. Computer problems? Viruses, spyware, email, printer issues, bad internet connections - FIX IT NOW! Professional, U.S.-based technicians. \$25 off service. Call for immediate help. 1-888-865-0271 (Cal-SCAN)

## 100- ANNOUNCEMENTS

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ADVERTISE YOUR AUCTION in 240 California newspapers for one low cost of \$550. Your 25 word classified ad reaches over 6 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

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## 115- CEMETERY

Eden Memorial Park Mount Jerusalem 2 plots and extras \$17,000 obo (702) 456-8370

EDEN MEMORIAL PARK Mission Hills Mt Eilat Section (sold-out section) Two family owned plots (not side by side but close to each other)

Plot 36, Space C Plot 19, Space D Valued at \$9733. each Sell for \$6000. ea/negotiable Will sell separately or as a package Call or e-mail Aubrey (206) 367-4245 Rprovisor9@aol.com

FOREST LAWN GLENDALE 1 Double Hillside Plot, Scenic Lot Ascending dawn. Space 1 Lot 58 \$9,500/OBO. Worth over \$11,000 Call Fred (323) 293-6076

FOREST LAWN CYPRESS- 1 double plot in Everlasting Hope. Endowment & transfer fees included \$6,500/obo (925)683-4345

Forest Lawn Cypress. 2 available plots going for \$4,900 each. Richard (949) 395-4225

Forest lawn Glendale 1 plot on the north slope of the great mausoleum. Plot 2-16 \$5000. (928) 636- 1921

Forest Lawn Hollywood Hills. Court of Valor. \$4,500. Call Elizabeth at (951) 231-8542

Forest Lawn Hollywood Hills. 2 plots, Enduring Faith, Lot 4404 Spaces 1 and 4 \$5K Each. (702) 202- 2427 or (213) 999- 6977

Forest Lawn Hollywood Hills. Sold out sheltering hills section. Prime Location. \$5000 Contact Karen: (310) 729-7211.

Forest Lawn Hollywood Hills, 8 Cemetery Plots, All Fees Paid, Title Transfer Fee, Lot J55 Peaceful Memory, Plots 6068 & 6069, valued at \$7,200, selling for \$6,000 each. George (818) 426-9496 Gavak@charter.net

Forest Lawn Hollywood Hills Companion Plot in Lincoln Terrace in the Tudor Family section 80 (520) 578-6399 pp

Forest Lawn Hollywood Hills Grace. 8 plots for sale \$3900/ each. Discounted 20%. Eduard (818)-482-0368

Green Hills Memorial Park, Rancho Palos Verdes, Incredible Location, Court of Devotion, the best of the best, Lots 30, 31, 32, overs and unders, Vaults built, \$9,000 each. Bret Davidson (702)-613-8106

Green Hills Memorial Park, Rancho Palos Verdes. Beautiful Harbor view area. 4 adjacent plots. \$7k each. (310) 548-4147

Hillside Memorial Park. Single plot in the Sunland Gardens section. Plot is a 3rd row wall crypt. Market value 9,130. Asking price 7,000. Contact Beverly (503) 227- 5692

INGLEWOOD PARK CEMETERY. 2 double plots, side by side. Below retail. (310) 323-9737

Montecito Cemetery Plot for sale. Great location, selling well below retail price. Worth \$8,500, selling for \$5,000 or best offer. (909) 824-2959

Single wall crypt at Mount Sinai Memorial Park at Heart Level in Court of Psalms #43139. Beautiful Location. Will see for \$3,500 and seller will pay transfer document fees. (949) 588-8669.

Mount Sinai Memorial Park. Hollywood Hills, CA. For sale 2 side-by-side spaces at Gardens of Ramah lot 1543. Beautiful Sold out section. \$17, 500. (323) 428-6697.

Two burial spaces at Oakdale Memorial Park. Located in Section G, Lot 223, Companion Lawn crypt 32. Owner is asking \$4,000 for this companion lawn crypt unit. Deed fee will be paid for by seller. (352) 350-7144

Plot at Pacific View Memorial Park. Located in the front of the cemetery, near entrance, easy access, trees, and a view of the Pacific. Lot 229. The list price for this space is over \$10,000, special reduced price of \$6,000. (281)827-9620

Pacific View Memorial Park New Port. 2 person crypt- Sunset Garden Court. \$20k. (949)378 5629.

Pacific View Memorial Park plot in Sea View facing the ocean. Section 1292, Plot D, double plot RETAIL: \$23,000 Asking: \$18,000 OBO (949) 673-4533

Pacific View Cemetery, Newport Beach. Two super prime plots for sale. Top of the hill near John Wayne, holds four caskets. Has a beautiful view of Catalina. Contact Andrea (949)310-5687

Pacific View Memorial Park-SEA VIEW. 1407 Space C. \$7,500. Call (714)-390-6905 or (714) 968-7621

Rose Hills Cemetery Whittier, CA 2 side by side plots for sale in Garden of Comfort Lot #1242 Graves 3&4 \$14,000 OBO. Including transfer & endowment fees Call Sherise (323) 202-2768

Rose Hills indoor niche in Skyrose Chapel, Tier 201 & 202, worth \$7,100 selling for \$5,400. Call Joe (626) 674 -8384

One plot at Rose Hills Cemetery, Lot #5705 Alder Lawn, Will sell for \$8, 500. (808) 929-7610

Rose Hills, Whittier, 2 plots in Acacia section, value 3,000/each. Make offer (951) 791-0870 pp.

Rose Hills Whittier, 3 plots together, it is in the Juniper Lawn section, Graves 2, 3, and 4. \$15,000 for all 3, seller will pay for transfer fee. (951)833-2668

4 burial spaces at Rose Hills Memorial Park, located in Garden of Peace, Lot 819, Spaces 1,2,3,4. The cemetery list price is \$5800 each space and owner is asking \$9600 for 2 spaces of \$19,200 for all 4 spaces. (928)758-7220

Valhalla cemetery, Burbank. Double crypt in Mausoleum Remembrance, Eye level. Asking price is \$8000. Call Bob for view-ing C: (818) 429- 9536

Prestigious Westlake Village Pierce Brothers Valley Oaks Memorial Park: This unique plot is located in the exclusive semi-private area shared by Karen Carpenter's Mausoleum. A marble bench accompanied by a matching large sculpted head stone is shaded by a stately Oak Tree. 4 concrete vaults are included, but service for 2 would also work. Newer, lower plots outside the semi-private locations are currently offered at the same price as this superior plot at \$95,000. (818) 383-9488

Westwood Memorial Park. Cemetery of the Stars. 2 Double Cremation Plots. pp. Quick Sale. \$15,000 for both / OBO (310)277-5275

## 125-PERSONALS

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## 135-BEAUTY AIDS

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Tea Cup CHIHUAHUA Puppies. 2 Female & 1 Male super small, like a soda can! Must see! 9 weeks with shots. Please call or text \$250. (213) 905-0586

Cavalier King Charles Spaniels. Pure bred, second shot, vet recommended, bleniem, \$400 and up. Males and females. Google Savvy Cavs for more info. Call (805) 906-1174

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English Bulldogs for sale. 4 females, 3 males. AKC registered. 1300 each. 4 male Frenchies. \$1000 each. Please call (323) 704-5290.

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JACK RUSSELLS- Farm raised. Females \$350, Males \$300. All shots, smart dogs, tri-colors, smooth coats. (805) 798-4940 or (805) 640-0917

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The Beverly Hilton