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Issue 664 • June 21 - June 27, 2012



Local Leaders Unite

**Mayor Willie Brien discusses
last week's U.S. Conference
of Mayors in Orlando**

cover story • pages 10-11



letters & email

“BHUSD to buy house for superintendent’s use; use not disclosed at meeting” [Issue #663]

Initially, I agreed with the school board’s decision to purchase a single-family residence in the City of Beverly Hills ostensibly for the purpose of providing affordable housing within the city for our superintendent. This is exactly what the City of Beverly Hills did when we hired our prior city manager, Rod Wood. However, [on Monday] I received a mass e-mail from Brian Goldberg who stated that his decision to purchase this house was not specifically to provide housing to the superintendent; rather “for investment purposes.” If in fact this was the motivation of

the majority of the board then I have serious concerns, as should this community.

School funds should be utilized solely for the education needs of our children; not to gamble on the future of the residential real estate market.

I am uncertain as to the legality of the board investing school funds in less than fully insured instruments. However, this is a dangerous precedent because if followed hereafter could lead to the board’s investing school funds in the stock market, junk bonds, etc., with little or no oversight.

*Stephen P. Webb
Beverly Hills*

I think we have a serious problem with inappropriate secrecy on the school board. This past week it came out that the board is completing the purchase of a private home on North Doheny with the “hope” that they will be able to rent it at below-market rates to the superintendent. We know this now only because board president Goldberg sent out a thousand-word e-mail blast to the community after the fact, probably prompted by reporting in the *Beverly Hills Weekly*.

The use of reserve funds to purchase property unrelated to the mission of the district is a

radical and unprecedented departure from the norm. As such, you certainly would expect a complete and open discussion in the public prior to implementing the policy. Two cryptic references buried in the board’s agenda do not constitute full public discussion. Goldberg’s e-mail blast is full of first-person-pronoun declarations about how and why HE took these actions, but that is more an admission of guilt than proper public disclosure.

The school board has had a blue ribbon finance committee in place for a few years, but they apparently were not involved or consulted—at least not publicly. Whatever the merits of the purchase, it is wrong and possibly illegal to do this without full prior disclosure of the underlying plan to the public.

Goldberg says that the board had “several” discussions in closed session about this purchase, claiming that negotiations are allowed in private. This is wrong—open-ended discussions are NOT allowable in private, only discussions of price and terms with advisors are allowed in the privacy of closed session. The seller, their realtor, the district’s realtor and the board members were all aware of the purchase, but the public was left out. Where did the idea to purchase this property come from? Goldberg claims it is his idea, but ideas like this must come from public session. Also, discussion of such plans among other board members outside of noticed meetings is clearly a Brown Act violation.

Goldberg said that the superintendent was not involved in the purchase since he stood to benefit, although he was certainly in the closed session meetings where the purchase

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WHAT’S ON YOUR MIND?

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Beverly Hills, CA 90212

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com

Cover Photo
Miramar93 / Wikimedia Commons

Inside Beverly Hills—BHTV10

Inside Beverly Hills, moderated by columnist Rudy Cole, will next air on June 21 at 9 p.m., June 22 at 10 p.m. and June 25 at 4 p.m. about Beverly Hills Then & Now; June 22 at 5:30 about Information Technology; June 25 at 5 p.m. with Gloria Seiff and Marty Geimer; June 25 at 8 p.m., June 26 at 6 p.m., and June 27 at 7:30 p.m. about Fine Art; June 26 at 3:30 p.m. about Beverly Hills Fire Department; June 27 at 4:30 p.m. about Public Works; and June 27 at 10 p.m. about the Brown Act.



SNAPSHOT



Photo: Maxine Picard

HONORING JOEL MORENO DRIVE

Councilmember Barry Brucker (far left), Vice Mayor John Mirisch (second from right) and Councilmember Lili Bosse (far right) presented Beverly High choral director Joel Pressman (center) with a City proclamation at a concert honoring Pressman for his more than 35 years of teaching at Beverly High. Pressman’s family was on hand at the surprise concert, which was presented by current students and alumni on June 11. Second from left is BHEF President Annette Saleh.



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OUR DATA SPEAKS VOLUMES



briefs

Libow represented BHUSD in "investment" home purchase



220 N. Doheny Drive

A prominent Beverly Hills realtor, who donated to several board member campaigns, represented the BHUSD in an ongoing purchase of a \$1.5-million home, which the board president claims is an "investment" for the school district.

According to President Brian Goldberg, Coldwell Banker realtor Michael Libow was selected by a subcommittee that included Board member Lisa Korbatov, Chief Administrative Officer Dawnalyn Murakawa-Leopard, and Business and Facilities Consultant LaTanya Kirk-Carter.

In the comments section on Patch.com, Goldberg said Libow was selected to represent the school district. Goldberg has said he "hopes" the board will be able to negotiate a rental agreement so Superintendent Gary Woods and his family can live in the home at 220 North Doheny Drive.

"I did not know it was Michael Libow until he was selected by this subcommittee of the board," Goldberg wrote. "While I can appreciate the appearance, I was not part of this decision-making process for his selection."

Goldberg, who said Libow donated to his 2011 re-election campaign, was responding to an anonymous commenter who wrote, "Surely you can see how this looks inappropriate. To be honest, it looks like a political kickback."

Goldberg said in a phone interview Tuesday afternoon Korbatov volunteered to be on the subcommittee. Murakawa-Leopard was appointed because as the potential renter, Woods was not involved in the house hunt, Goldberg said. Goldberg said he appointed Kirk-Carter because she is the business consultant and has experience with municipal financing.

When asked if the district considered using other agents, Goldberg said, "We talked about other agents, but we were concerned many agents that we looked at had children in the schools. We thought it would look like a conflict because they had children in the district."

Goldberg said the board established criteria for the subcommittee to use when selecting the real estate agent.

"They had to be a licensed real estate agent that had experience in Beverly Hills and a track record of successfully buying and selling homes in the southeast and southwest part of the city, and weren't a parent of a student in the district," Goldberg said.

Based on that criteria, Goldberg said he did not know if the subcommittee considered

realtors in addition to Libow. While Goldberg said the full board did not formally vote on the realtor, he said the board was "kept in the loop" about the subcommittee's selection.

"I disclosed my relationship with Michael when his name came forward," Goldberg said. "There were no concerns from the other board members in selecting him."

While Goldberg acknowledged there could be the appearance of a conflict, he said he did not believe there was one.

"Just because you know somebody does not disqualify them, as long as it's disclosed," Goldberg said.

Libow said he did not believe it was a conflict for him to represent the BHUSD.

Libow said he has contributed to school board and city council candidates in addition to Goldberg. He said he believed in the past he also contributed to Korbatov's, Jake Manaster's, Noah Margo's and Lewis Hall's campaigns.

Libow said his contributions have not been exclusive to the school board.

"I've contributed to councilmembers, to city services, to The Maple Counseling Center, the Fire Department, the Police Department," Libow said. "I have a history of donations and contributions to the city as a whole."

Goldberg also identified Libow as a "major donor to BHEF."

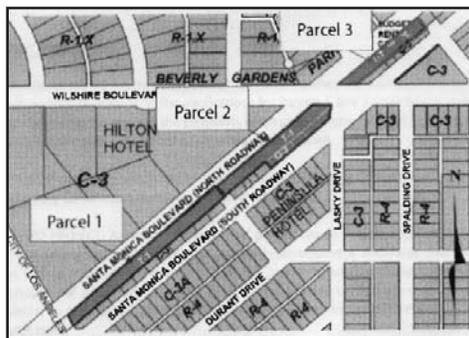
Though Libow said he did not know why the school board selected him, he said, "I would hope to think [it's because] I'm highly qualified."

Korbatov and Kirk-Carter did not return phone calls from the *Weekly*.

Goldberg said the board would vote on the final purchase agreement and financing agreement at this Tuesday's formal board meeting. He said negotiations have not yet started for a rental agreement with Woods, but he expected them to commence Tuesday during closed session.

Board member Noah Margo voted no on the agenda item last week because he said he disagreed with the way the item was presented at the public meeting.

City Council to continue Gateway Project discussion next month



Gateway Project site

As it was nearing 11 p.m. Tuesday and the City Council, with Vice Mayor John Mirisch absent, was still working its way through questions regarding the proposed Gateway Project overlay zone, Mayor Willie Brien proposed continuing the public hearing to July 24.

"This is an important decision that does affect a significant segment [by] potentially changing land use and it's my view [Mirisch] should be there to participate," Brien said. "We also got a lot of questions out on the table, which I think staff may need a little bit

of time to answer those questions."

Brien said continuing the meeting would allow Mirisch to ask questions and participate in deliberations in July.

On the table is the Planning Commission's recommendation of development objectives for establishing an overlay zone that would apply to three T-1 parcels of former railroad right-of-way at the City gateway at Wilshire and Santa Monica boulevards.

The City Council heard from all three property owners involved in the Gateway overlay zone, as well as residents.

All three property owners expressed sup-

port for the proposal, but attorney Murray Fischer, representing Parcel 3 owners Jeffrey Mirkin and Robert Bird, urged the city council to let the applicant submit a proposal for projects that are up to 60 feet tall at the easterly portion of the property.

The Planning Commission recommended allowing applicants to apply for projects of up to 60 feet tall on Parcels 1 and 2, which are south of Wilshire, but limited height to 45 feet on Parcel 3 because of its location across from a residential area and Beverly Gardens

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NOTICE OF PUBLIC HEARING

DATE: June 28, 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, June 28, 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 for a Zone Text Amendment to Section 10-3-1618 of the Beverly Hills Municipal Code regarding parking restrictions for exercise clubs and private training centers. If approved, the Zone Text Amendment would allow for the use of shared parking facilities to satisfy parking requirements for exercise clubs and private training centers located in the commercial areas of the city. Current code requirements restrict shared parking eligibility to those exercise clubs and private training centers located in the Business Triangle area of the city, whereas the amendment would allow shared parking throughout the city's commercial zones if approved through the issuance of a Conditional Use Permit; and

A request for a Conditional Use Permit to allow the use of shared parking facilities to establish an approximately 15,000 Square foot exercise club (LA Fitness). This request is being made pursuant to the proposed Zone Text Amendment described above, and would be contingent on the approval of the Zone Text Amendment. The subject property is located at **9100 Wilshire Boulevard**, and the exercise club is proposed to be established within a portion of the ground floor and mezzanine areas of the existing building.

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 5 Categorical Exemption (Section 15305 of the CEQA Guidelines) for minor alterations in land use limitations because the ordinance would not result in any changes in land use or density. The project also qualifies for a Class 1 Categorical Exemption (Section 15301 of the CEQA Guidelines) for interior and exterior alterations to an existing commercial building. 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.

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. 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.

Approved as to form:
Jonathan Lait, AICP, City Planner

Park.

Planning Commission Chair Craig Corman and Vice Chair Brian Rosenstein said a project would have to be “extraordinary” in order for the commission to consider approving a 60-foot-tall building. As an example, Corman said a potential plaza with green space and a water feature at the northern end of Parcel 2 might qualify as extraordinary.

Rosenstein pointed out there was a trade-off, since Parcel 3 is not required to provide enough parking to offset the parking deficit that currently exists on Santa Monica Boulevard south of Wilshire Boulevard, as proposals at Parcels 1 and 2 are required to do.

Southwest Homeowners Association President Ken Goldman said the project would likely have a “serious impact” on the quality of life for neighboring residents due to circulation issues and increased traffic.

“Before you start thinking about [project specifics like height and floor area ratio], I really ask you to sit back and think about Little Santa Monica and the character,” Goldman said. “Basically from the western

edge of Beverly Hills/Century City all the way to Burton Way, the north side of Santa Monica is service stores: one story, low impact, low density. What we’re hearing now, do you really want to trade that for simply more Century City, three- and four-story, glass office buildings? I really doubt it.”

Councilmembers did not comment on the proposal at Tuesday’s meeting, but they had the opportunity to ask questions.

Councilmembers Lili Bosse and Barry Brucker raised questions about how development of the southern parcels could impact hotel room views from the 45-foot-tall Peninsula Hotel across the street.

Robert Zarnegin of Probitry International Corporation, which owns the Peninsula Hotel, wrote a letter to the City Council expressing general support for the overlay zone, as long as modifications were made. He said the corporation would not support an overlay zone allowing any buildings over three stories and 45 feet tall.

Representing Oasis West Realty, which owns the Beverly Hilton, Mark Allshouse said Oasis West supports the proposed overlay zone, which he said would “contribute to a more pleasing aesthetic” and provide



Left to right: Cliff Cook, Jack Blumenthal, Tom Blumenthal, Susan Blumenthal, Deborah Shapiro, Lili Bosse, Daniel Chen, Bruce Meyer, Raylene Meyer

GEARYS Beverly Hills opens Rodeo Drive Rolex shop

GEARYS Beverly Hills marked the opening of its new Rolex shop on Rodeo Drive Sunday with a ribbon-cutting ceremony at the storefront, which is located adjacent to the Luxe Rodeo Drive Hotel. Councilmember Lili Bosse presented GEARYS Beverly Hills President and CEO Tom Blumenthal with a City proclamation.

“It has always been our dream to showcase Rolex on Rodeo Drive,” Blumenthal said in a statement. “Rodeo Drive is synonymous with luxury, quality and service. It’s only appropriate that our local customers and visitors from around the globe will be able to find the world’s most spectacular timepieces on this famed street.”

“enhanced retail development a short walking distance from the hotel.”

In order to encourage redevelopment of the C-3 commercial properties adjacent to the parcels, the Planning Commission proposed allowing greater height and density of T-1 parcels when developed in conjunction with C-3 properties.

Under the overlay zone, property owners developing T-1 parcels alone would be allowed to build one-story structures up to 18 feet tall with 0.5 FAR, or 500 square feet of building for every 1,000 square feet of developable land. If property owners jointly developed T-1 and C-3 properties, the T-1 property adjacent to the C-3 property could be built up to three stories at a maximum of 45 feet, or 60 feet in special circumstances, with a 1.5 FAR.

Planning Commission approves Crescent Hotel’s plans to relocate entrance, reconfigure outdoor dining



Crescent Hotel

The Crescent Hotel may reconfigure its outdoor dining area on Crescent Drive by moving its entrance to Brighton Way, but it may not install an outdoor bar in the place of the entrance staircase, the Planning Commission determined last week.

“[The outdoor bar] would be immediately

adjacent to the sidewalk on Crescent and we felt that was not appropriate for the area,” Commission Chair Craig Corman said.

Due to the bar’s proposed location along the property line, the staff report said the bar would likely impact the pedestrian character of the sidewalk, and could lead to additional noise and occupancy over the maximum permitted 24 guests.

Representatives of the hotel appeared before the commission June 14 to seek renewal of its conditional use permit (CUP) and approval of proposed modifications to the outdoor dining area and entrance location.

The Planning Commission determined moving the hotel entrance from Crescent Drive to Brighton Way would not result in adverse impacts, as long as the existing valet zone remained on Crescent Drive. The hotel’s existing pedestrian ramp on Crescent Drive will not be affected by the reconfiguration of the outdoor dining area.

Corman said the commission recognized Crescent Hotel Group, the owners that rehabilitated the property a little more than 10 years ago, have “improved it greatly.”

The commission also decided to permit awnings in the outdoor dining area—despite a condition in the hotel’s CUP stating awnings are prohibited—but the designs require approval from the Architectural Commission. If the hotel wants to keep its existing awnings, those too would require Architectural Commission review.

“We felt that given the current market conditions, the streetscape, how hotel operations have evolved over time and the fact that no one could say why that prohibition was put there in the first place, we decided to allow them to put an awning over the outdoor area,” Corman said.

Applicant Greg Peck of Crescent Hotel Group did not return a phone call from the Weekly.

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Board of Education changes middle-school foreign language to elective, ponders reducing theater faculty

On the same night the Board of Education voted to approve a \$1.5-million purchase of a home for the superintendent's use, the board voted unanimously June 12 to change the eighth-grade foreign language requirement to an elective in the interest of saving up to \$87,000.

Approximately one hour of last week's board meeting was devoted to public comment from students, parents and teachers protesting the foreign language proposal, as well as the proposal to not renew a part-time temporary Beverly High theater teacher position for a savings of \$55,000.

The board unanimously approved changing middle-school Spanish and French from a requirement to an elective, with the condition that potential impacts of not taking foreign language in eighth grade, such as not being able to progress to AP Spanish or French by the time students are high-school seniors, are disclosed on elective selection forms that require a signature from a parent or guardian.

Board of Education President Brian Goldberg said all students would still have the option of taking foreign language in eighth grade.

"We did what we thought was best to maintain that option for students interested in taking foreign language all the way to the AP level," Goldberg said. "None of this is something we want to do but in order to maintain the overall academic excellence of the school district and minimize programmatic cuts, this is what we need to do."

Goldberg said at a budget study session prior to the June 12 meeting, the board looked at proposed cuts totaling approximately \$800,000. Goldberg said the school district is looking for ways to make up a shortfall of \$750,000 that was funded last year by the One Campaign, plus \$1.4 million in "fair share" reductions from the State of California. If Governor Jerry Brown's tax initiative does not pass in November, BHUSD must find a way to cut an additional \$1.6 million from the budget, Goldberg said.

Board member Lisa Korbatov said she was concerned if foreign language became an elective many students would opt out. She said she voted for the change only because it included the condition of full disclosure to parents.

Regarding the part-time Beverly High theater position, Goldberg said the position beca-

letters cont. from page 2

was planned and discussed. Why didn't the superintendent tell the board that they were possibly violating open meeting laws? Did the board excuse him from the meeting and pursue a course of action on their own and without advice?

Whether or not this purchase is a good idea is not material. What is troubling is the behind the scenes action of individual board members. What else are they up to?

John Millan
Former BHUSD Board of Education
Member
Beverly Hills

me a 3/5 position after Josh Butchart left the district last year. Brooke Lundy was hired as a temporary teacher for the 2011/2012 school year, but Goldberg said all temporary teachers are let go at the end of the school year.

"We have a hiring freeze, which has been in place since 2010, where when we have a position that becomes vacant through natural attrition or the contract ends, the board then looks at whether or not we can maintain programming and services without that position, so that is something the board is considering," Goldberg said.

Beverly High performing arts teachers Herb Hall, Joel Pressman and Lundy—in addition to performing arts students and parents—urged the board not to cut the position.

"Several years ago we were hiring a full-time theater teacher," Hall said. "One of the questions that was asked of him was, 'Why

do you want to teach at Beverly High?' He looked at us as if we'd all suddenly grown three heads, and then he said, 'Because this is a mountain top. Every theater teacher in the state wants to teach drama at Beverly High.' Well, that full-time theater position this year became a 3/5 position, and it looks like right now there's a distinct possibility that it will go away altogether. That would be devastating to the entire school, to our theater program and I think to this community."

The board did not vote on the theater position at last week's meeting. That decision will likely be made as part of the board's 2012/2013 budget consideration next Tuesday.

"If the board had not been able to stick to the direction we had given at the study session and make a potential savings based on providing flexibility and not cutting pro-

grams, how is this board going to respond when we actually have to make a cut to programming, which we hope to avoid, but if we have to we're going to have to prioritize those cuts," Goldberg said.

Cultural Heritage Commission recommends Beverly Hills' first historic landmark

The Cultural Heritage Commission voted unanimously June 13 to recommend the Beverly Hills Hotel, which is currently celebrating its 100th anniversary, as the City's first historic landmark.

"The Beverly Hills Hotel has been a significant part of Beverly Hills since prior to the City's formation in 1914," Commission Chair

briefs cont. on page 7








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from the hills of beverly



New board debacle

Schools make news again

By Rudy Cole

Just what our schools needed: One more divisive controversy.

What may have been a well intentioned effort to assure retention of the Beverly Hills School District's Superintendent of Schools has become an embarrassment to both the school board and the Superintendent.

Just in case you have not been following this latest debacle, the school board is set to purchase a home that it "could" rent to Supt. **Gary Woods**. The house, on the 200 north block of Doheny, has been priced at \$1.535 million, very modest in our market.

How the board has handled the purchase and the possible lease to Dr. Woods is, at best, distracting and, at worst, a total disregard of transparency in public policy decision making.

Even worse, is the continuing claim that this was done without the superintendent's involvement and that everything was properly noticed and open for public input.

How could any reasonable person accept the statement that Dr. Woods knew nothing about the purchase? Or that he had no involvement in the plan to provide him, and his family, with a home.

Consider this comment by Board President **Dr. Brian David Goldberg** in his official newsletter: "Are you purchasing this house for the superintendent?" "NO, my hope is that we will be able to negotiate a rental agreement for the superintendent to move into the house, but my motivation for proposing the purchase of a property was for investment purposes."

At what point did the board decide that it would become an investment group? Is that even remotely the role of a school board? This is public money: state funding, property taxes, massive private donations and, even more important in terms of accountability, money received from the City of Beverly Hills under the Joint Powers Agreement.

Two separate but related points: Clearly, this purchase was to provide affordable housing for the superintendent and denying that motive discredits every other explanation. As an investment policy, even though real estate may be legally permissible, this is far too volatile a market for any prudent investor unless, of course, the intent is solely to provide housing.

Side issue: The school board has created several citizen advisory groups, one of the most effectual is their own Finance Committee. The membership on this committee includes some top experts on money matters, including real estate. They should have been consulted, first.

Is buying a property in Beverly Hills for the superintendent a good idea?

For many reasons, it might well be. The city has made almost similar deals with recent City Managers and there are sound arguments for having both the city manager and the school superintendent as legal residents of the city they serve.

However, there are also sound arguments against doing this for the school boss. Although it is a continuing work in progress, the duties and responsibilities of the city manager are clearly defined in city codes. No such clarity exists for the superintendent. There are guidelines, there are rules in the education code and there are historical precedents, but there is an ongoing debate on the separation of powers between the elected board and the appointed superintendent.

Beverly Hills has had both strong and weak superintendents. We have had boards step far beyond their policy-making roles and engage too directly in purely administrative matters.

Some of our top administrators have simply gone with the flow, never challenging or redefining the responsibilities of their office and that of the board. Sometimes that has led to serious failings in both administration and education planning.

The whole education community hopes that Dr. Woods will reassert the authority of his office and that the board and the superintendent will know precisely what is expected.

Providing a home could inhibit that redefining. It is one thing to lose your job and your salary, but quite another to also face eviction for yourself and your family because you took a firm stand on authority lines or some other contentious education matter, and we seem to have these in sufficient numbers.

Again, this has to be embarrassing for Dr. Woods, and the responsibility for this rests with the board. Dr. Woods has made very good strides in reaching out to the whole education community, including teachers, students and parents. He is both charismatic and open, and seems to understand the present and future needs of our district.

Consider what he must have examined before accepting the job? School consultants convicted for fraud; a former superintendent also charged; national publicity on a dispute involving permit students; the rapid coming and going of past superintendents and recent boards that were deeply divided and contentious, not to mention the challenge of fighting to prevent a subway from going under our high school and managing the most expensive and ambitious remodeling and reconstruction program in our

history.

Yes, we are one of the best known school districts in the country with very high educational expectations and, yes, we have a totally committed community, and parents who instill in their kids a love for learning. But there is all that baggage. Conclusion: We are fortunate someone with Dr. Woods' credentials accepted the position and, in fairness, the board deserves credit for hiring him.

If the board had been totally open, explained the obvious: providing a house that would help keep this and future superintendents in our district, and not engaged in hyperbole, this whole process might have been accepted by the community. By trying to avoid criticism, the board has achieved just the opposite, and at the worst possible moment.

Since some of this was done in closed session, we may never know who was for and who against both the purchase and the methodology. Yes, there were public notices and open agenda consideration, but the post-decision explanations are so lame as to make the validity of the process moot.

What are not needed are unrelated personal attacks on any member of the board for problems that have nothing to do with their board service. Doing so only detracts from a mature discussion of the real problems. Also, we have no idea whether the public information campaign relating to the handling of the possible home purchase had the approval of a board majority. This board has some highly talented members and I hope they didn't fail to see the hazards in dissembling on the process.

Which brings us to two other board related issues: Keeping faith with the voters and how to deal with student drug problems.

First, managing the construction program funded by the voter approved bonds. Here, I have a somewhat personal involvement. As some of my readers may remember, I was the manager of the Measure E Bond campaign. Part of my job was to secure the endorsements of community leaders including elected officials. (Then-board member Myra Lurie managed to obtain the endorsements of almost every PTA leader.)

The most frequent question was whether the school district could actually be trusted to carry out such a mammoth undertaking. We did manage to unite the board behind our campaign, and that helped convince voters the schools had the competency to succeed with the proposed bond sale of \$334 million, a record-setting and staggering amount for this or any other district our size.

However, the campaign made some promises. Is this board bound by those pledges? Of course it is, both by law and by reasons of credibility. One very clear promise, contained in all our campaign literature and bond elections statements, was that the district would not increase taxes that fund the bonds.

Whether bond money has been wasted

or inappropriately spent is a side issue. What is critical is that this board respect the promises made by a previous board and a campaign committee organized to support a Yes vote and not even consider property tax changes.

Someday, a future board may want to submit another bond or an even more difficult parcel tax to the voters. Not keeping faith with promises made in the last campaign could obviously discredit any future citizen vote.

The same will obviously be true if bond money is not wisely or appropriately spent, and the real condition of school finances and how expenditures are reaching record levels is something that must concern all of us. The totals for lawyers, consultants and lobbyists are very troublesome.

Another recent board issue that has created additional controversy is a proposal to do some form of testing for drugs by student athletes.

Obviously, we should all support a zero tolerance level for student use of any and all illegal drugs. An aggressive program that also respects student rights is imperative. There should be an all-out effort to detect any use of drugs on campus and rapid response to those who bring or sell drugs at any of our schools.

But singling out students involved in sports is neither fair nor effective, even if that may be the only test permitted by law. It simply sends the wrong message. Why not test student leaders in campus government? They also are role models. How about the music programs? Isn't that the industry with the worst rep on drug use? In the real world, the drug problem among most athletes relates to performance enhancing substance abuse, not getting high.

By examining student athletes we are creating an unfair stigma and, incidentally, some possible fears because of a misreading of tests.

What we don't know is whether proposed athlete testing was first run by the PTSA? This is surely within the organization's area of concern.

NEIGHBORHOOD TO DOGS

Not sure which scientific discipline could actually study this social phenomena, but something very profound is happening to the multifamily areas just east of south Beverly Drive. Men have been totally replaced by canines.

No other area of our city has the same demographics, but each morning and afternoon you will find some of our village's most attractive young women parading their varying breeds of dogs, obviously hoping their four legged friends will perform their functions as quickly and discretely as possible.

There is considerable socializing among the pooches and they can be found in all sizes and breeds. But whatever happened to "Man's Best Friend"?

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

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Noah Furie said last week. "It was the cultural center and social center of the community before Beverly Hills was what it is today."

The City Council will consider the hotel's application for historic landmark designation next month.

"There's been a great deal of interest from other property owners in looking at landmark designation as a result of the publicity we have received from the Beverly Hills Hotel," Furie said.

Properties designated as historic landmarks in Beverly Hills will be subject to stricter review with regard to renovation or demolition plans, but they are also eligible for incentives, which are still being developed by the commission.

The City has established a two-year Mills Act pilot program, which encourages property owners to rehabilitate and maintain their historic properties in exchange for property tax incentives.

Last week, the commission also unanimously recommended the City's list of master architects for the City Council's approval. The commission was tasked with compiling this 142-name list—which includes the late former Mayor E.P. Dentzel, Robert B. Derrah, Frank Gehry, William Krisel, Richard Neutra, Paul Trousdale, Paul Williams and Frank Lloyd Wright—because association with a master architect is included in the criteria for nominating a historic property.

According to the staff report, the list includes architects, designers, builders and landscape architects that "are known to have

played an active role in the development of the historic architectural heritage of Beverly Hills." Individuals on the list are not necessarily all "of recognized greatness," but some may have designed or built properties that are of local importance for other reasons.

The commission also recommended designs for plaques identifying properties as historic landmarks. Furie said information on the plaques would include the name of the property, the architect who designed the property, the year the property was built, and the city's seal.

"It's really exciting to see this moving forward," Furie said.

BHEA contract increases teacher salaries for first time in three years

Under the new contract between the BHUSD and the BHEA certificated unit, teachers will see their salaries increase for the first time in three years.

The Board of Education unanimously approved the tentative agreement June 12.

"Especially in these financial times in California, we're very fortunate being a district that A. has the financial resources and B. has the political will to do the right thing and to make sure that the people who are in the classroom in daily interaction with students are well compensated," Chris Bushée, a member of the BHEA negotiating team, said after the meeting.

Bushée said the teachers who are early on in the salary schedule will see a 3.25-percent salary increase, teachers at the end of

the experience or education columns of the salary schedule will see a 4.25-percent salary increase and veteran teachers who have maxed out in terms of experience and education will see a 5.25-percent salary increase.

The other main achievement of the contract, Bushée said, was allowing for a likely increase in instructional minutes. Bushée explained the contract limits the amount of contact time teachers have with students in order to provide time to prepare for classes and handle administrative tasks.

Since California allows passing periods to be counted as instructional minutes, Beverly High's passing period has been set at the maximum of 10 minutes to help the school comply with state standards for instructional minutes and limit contact time

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Beverly High students Leora Hakim (front) and Ashley Emrani (back) meet Wingshooters author Nina Revoyr (seated)

Beverly High Hero Project draws nearly 400 participants

Approximately 375 people turned out for the second annual Hero Project assembly at Beverly High June 5 to hear from Wingshooters author Nina Revoyr.

Revoyr's author talk was the conclusion of the Hero Project, an all-school book group led by English teacher Julie Goler and sponsored by the PTSA. Goler moderated a discussion with Revoyr, followed by a question-and-answer session with students. Attendees had the opportunity to meet Revoyr, who signed books following the assembly.

Goler said she chose Revoyr's novel, which has been compared to *To Kill A Mockingbird*, for the Hero Project because the book tells the story of an African American couple that volunteers in schools and starts a health clinic in a small Wisconsin town in the 1970s, despite facing discrimination from the community.

Prior to the assembly, a group of about 25 parents attended a PTSA-sponsored parent book club featuring Revoyr and Goler as moderator.



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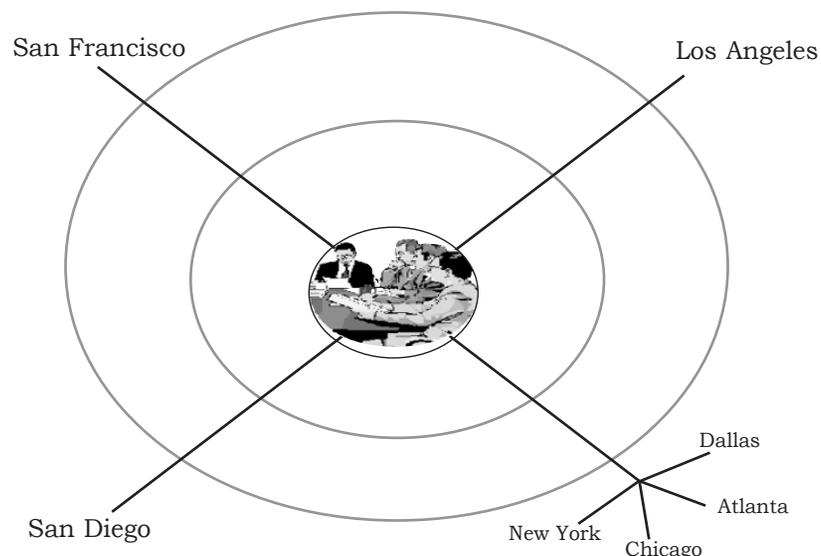
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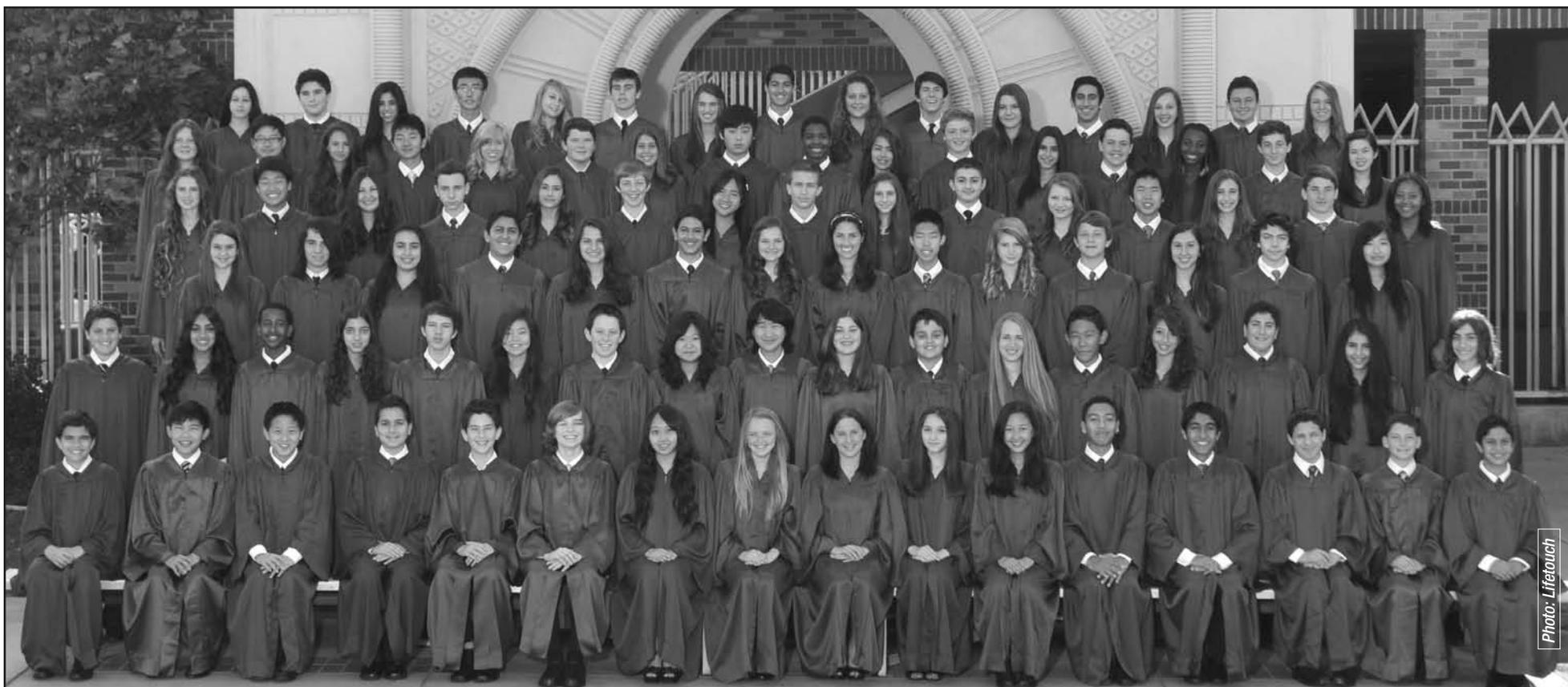


Photo: Lifetouch

Beverly Vista Class of 2012

(Front row, left to right) Pasha Pourebrahim, Daniel Choi, Shota Ishizawa, Jacob Broman, Tristan McIntyre, Guy Petrie, Angela Choi, Ella Tat, Melissa Roberts, Emily Ross, Jenny Lu, Miguel Ramirez, Mason Eghbali, Josh Roberts, Martin Schnapp, David Yousefian

(Second row) Danny Barroukh, Attika Harit, Amanuel Behailu, Deborah Abraham, Nick Boyko, Deborah Lee, Hunter Lambert, Jane Hwang, Stephan Kim, Alex Lipper,

Gonzalo Sanchez, Kayla Langer, Kinley Bhutia, Stephanie Ancker, Ron Barnston, Noa Mazar, Eli Margolis

(Third row) Mikhael Kinley-Safronoff, Scout Sklarew, Elijah Mandel, Sophia Solouk, Yavar Abgin, Emily Rishwain, Vafa Panaddar, Juliana DiMeglio, Anastasia Barbato, Caleb Oh, Merida Mullins, Greg Yaroshevsky, Brooke Smith, Benjamin Rabin, Julia Choi

(Fourth row) Marielle Woroboff, Samuel Yeo, Juliette Deutsch, Alexander Aizenman, Alexandra Lamas, Shawn Gold, Tina Le Nguyen Quynh Chau, Dennis Subachev, Leah Wolchin, Joel Gabai, Sophia De Mornay O'Neal, Jo Murayama, Sara Neiman, Joseph Kolko, Jehman Williams
(Fifth row) Maggie Ullman, Justin Hong, Sydney Hanover, Benjamin Lee, Abby Towslee, Benjamin Cherdak, Brittany Mathalom, Minsu Kim, Jamal Baker, Katharine LoScalzo,

Avery Conboy, Mae Asher, Jakob Wolken, Yvonne Akuamoah, Matthew Reskin, Sydney Tran

(Sixth row) Chantelle Ahl, Matthew Moret, Negin Atighehchi, Junhee Cho, Samantha de Mello, Dylan Rutigliano, Afik London, Joshua Pari, Elsa Woods, Scott Senior, Caitlyn Safran, Iman Enayati, Fiona Massana, Jonathan Levin, Sydney Prokop



Photo: Bartolo School Photography

El Rodeo Class of 2012

(Front row, left to right) Aviv Soffer, Alec Kassorla, Lauren Ahaddian, Kyle Chlavin, Danielle Del Rosario, James Marzouk, Carli Stein, Diego Vega, Sadie Hersh, Ryotaro Ida, Kayla Mossanen, P.J. Goolsby, Maggie Curtis, Zachary Antin, Aliz Nizam

(Second row) Justin Friedman, Kayla Soleimani, Sean Taghdis, Lauren Solomon, Justin Chao, Lona Tehrani, Justin Dubin, Sasha Treivush, Eric Ross, Tara Shooshani,

Davis Freeman, Tara Hekmati, Alex Neustaedter, Kate Ganon, Elijah Pilgrim-Duque

(Third row) Mary Yoo, Jacob Hankin, Jamie Dodd, Jaylen Tucker, Rachel Song, Austin Friedberg, Michelle Pisnoy, James Dohm, Molly Hersh, Nirav Desai, Jane Rothstein, Mohammed Sadeghi, Shira Okhovat, Sidney Okosun

(Fourth row) Cari Downey-Wade, Claire Margolis, Blake

Ackerman, Celine Bohbot, Andrew Kohanzadeh, Bailey Henderson, Josh Khalili, Celine Rafalian, Adriano Saitta, Claudine Sofferan, Philip Sha, Limor Essakhar, Issac Rabbanian, Nathalie Bohbot, Ameen Hakimianpour, Leila Telles, Grace Nguyen, Sarah Ordaz

(Fifth row) Geordan Wilson, Martina Bocchi, Eunice Kim, Austin Mantanona, Celine Masjedjan, Deborah Newman, Ruby Beenhouwer, Lena Koumetz, Ha Rim Lee, Ben

Azran, Ireland Hamner, Tamara Dalah, Trevor Atamian, Sabrina Mandell, Elizabeth Del Rosario

(Sixth row) Reggie Casiano, Patricia Tobing, Jackson Proffitt, Sabine Obagi, Matthew Lavi, Stavroula Kyriazis, Solomon Nwankwo, Jr., Hannah Wasserman, Luke Blonigan, Summar Zhili, Ryosuke Itani, Pauline Markham, Max Walder
(Not pictured) Luc Mendez

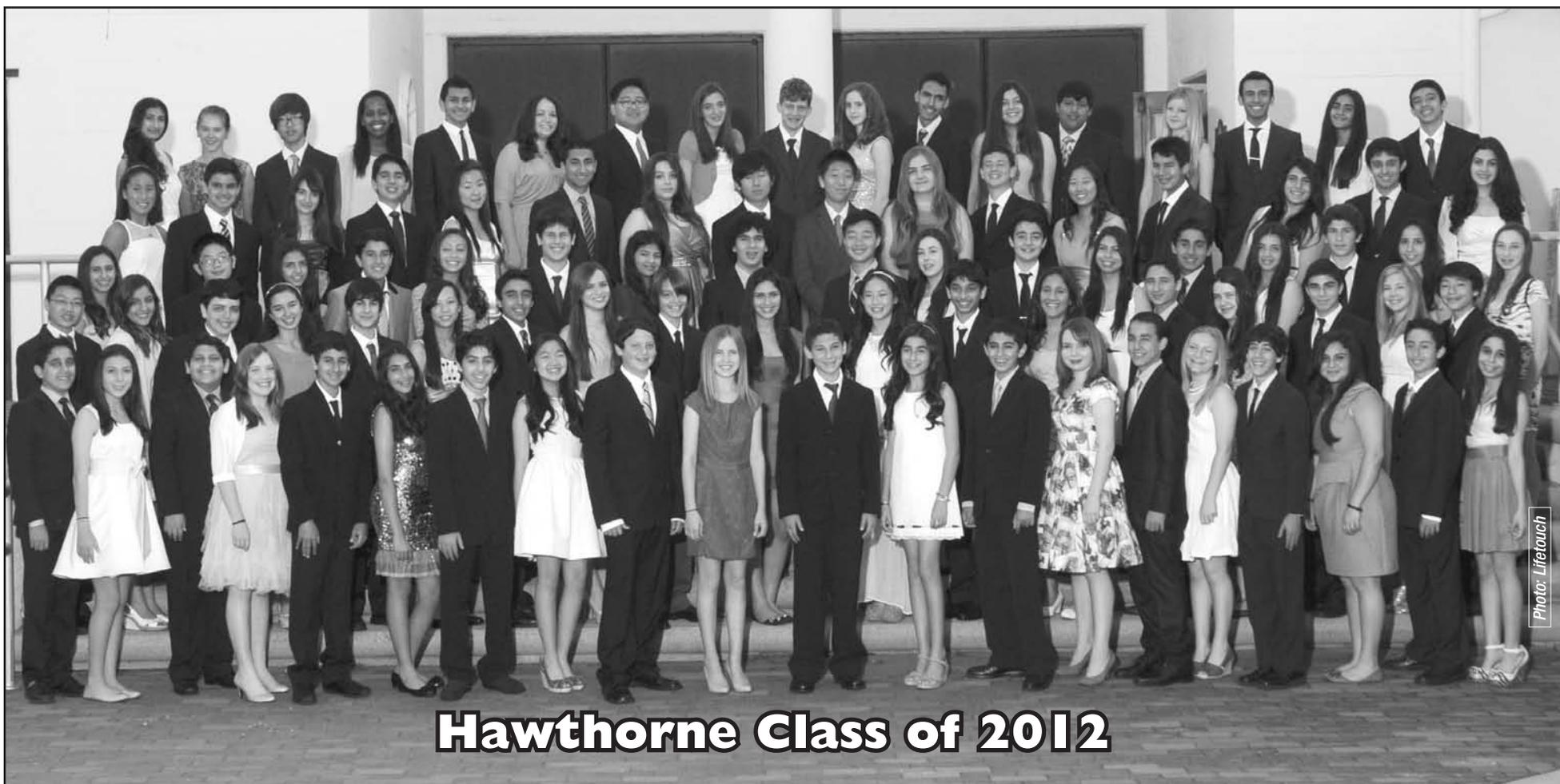


Photo: Lifetouch

Hawthorne Class of 2012

(Front row, left to right) Shawn Ahdout, Chloe Aftalion, Aaron Barzi, Kyra Lindsay, Kyle Khalili, Abi Hakimi, Sam Geranpayeh, Aerin Kim, Eden Rublevich, Sydney Karmes-Wainer, Brandon Winter, Davina Mehdizadeh, Jonathan Shamouil, Simone Schwartz-Lombard, Nathan Daneshrad, Hayli Mefford, Danny Bina, Shannon Sedighim, Tal Shooshani, Brenna Nouray

(Second row) Ezra Chow, Dina Shaian, Roey Marcus,

Shannon Lalezari, Nathan Mahgerefteh, Celly Perlstein, Jonathan Okhovat, Arianna Montero, Stephan Egiazarian, Yahel Haiem, Nicole Yuan, Jigar Patel, Dania Shaian, Justin Azarian, Rachel Gilbert, Oliver Binafard, Jessica Rost, Hayato Kawamata

(Third row) Audrey Levy, Richard Liu, Nicole Edalat-Pajouh, Aaron Daneshrad, Cara Rosenberg, Gil Eshkol, Tiffany Mirshokri, Basel Shahin, Alex Zhang, Amanda

Block, Bailey Kohan, Osher Farahmandfar, Arya Youabian, Lauren Moghavem, Joshua Benhamou, Michelle Cohen, Rachel Jahr

(Fourth row) Amy Okada, Rico Puri, Nastazia Moshirfatemi, Kyle Mehrian, BoMee Kim, Jonathan Hakimi, Samantha Singer, Calvin Hong, Wooill Kim, Mishelle Arakelian, Kenneth Salkow-Shapiro, Leah Suh, Seth Kolb-Brown, Danielle Berukhim, Jonathan Rahban,

Parmis Shafaghiha

(Fifth row) Kayla Shoushani, Annabel Personeni, Jun Yeo, Bethel Tammerat, Keon Youssian, Rosita Saul, Andy Park, Anna Magnin, Phillip Mozer, Katya Souchitski, Aaron Shahmaram, Sabrina Halavi, Paul Garcia, Alyssa Thompson, Josh Binafard, Leila Kashfi, Iman Dayan

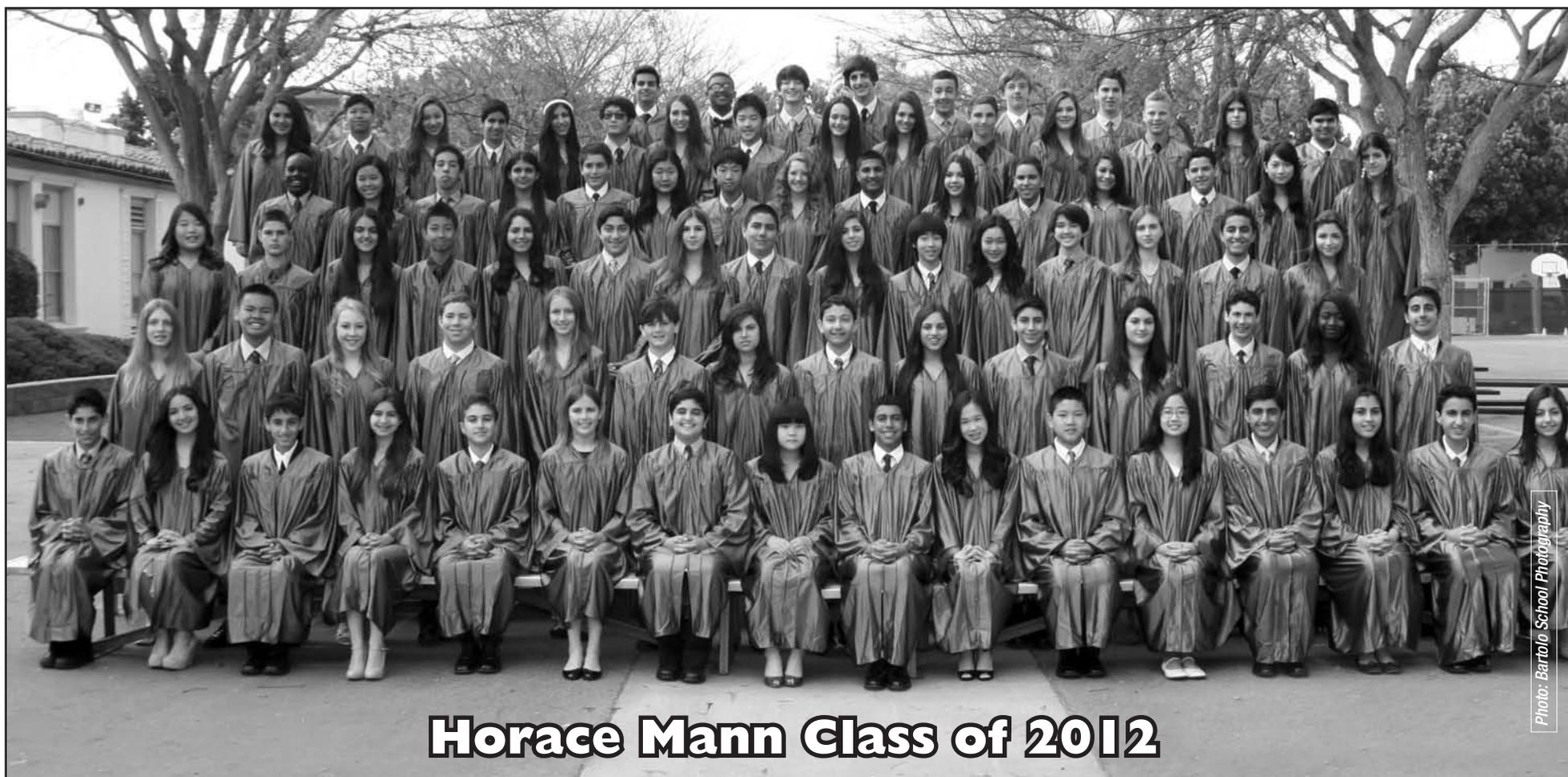


Photo: Bartolo School Photography

Horace Mann Class of 2012

(Front row, left to right) Matthew Rasson, Lior Aboav, Omeed Soleimani, Rachel Solnit, Joshua Gilardi, Emma Carruth, Pedram Doroudchi, Heylynn Shin, Jason Shadpour, Vivian Kim, Hanyu Fu, Hojung Kwon, Sean Zendedel, Shana Soleymani, Daniel Yeroshalmi, Sara Benezra

(Second row) Aleksandra Recupero, Jacob Palaganas, Sabrina Simpson, Ethan Grabel, Hadley Rosen, Kai

Carrick, Maria Sokhikyan, Soroush Shabani, Mona Anvar, Andrew Isaac, Lee Shavit, Andre Hutton-Snair, Brittany Cineus, Eli Cohen

(Third row) Margaret Hwang, Niall Bauer, Shanna Gilardi, Shiryu Mihara, Michelle Mirshokri, Amir Siminou, Vasilisa Vujovich, Orel Dangor, Molly Fenton, Andrew Leigh, Tiffany Kim, Tiger Teeguarden, Yamina Al-Asadi, Neema Soleimani, Briana Vayntrub

(Fourth row) Jeremiah James, Ji Yu (Judy) Kim, Nirvan Zarabi, Emmanuelle Partiyeli, Roy Elbaz, Rachel Moon, Nicholas Yi, Carmen Cacavas, Raahaan Poonja, Ava Hill, Eden Peykar, May On, Elijah Klapper, Jasmin Cao, Sandra Campoy Arroyo

(Fifth row) Madeleine Tirella, Stanley Wu, Frances (Mei-Mei) Tercek, Yonatan Dayan, Nicole Shlomof, Kyungsub (Jeffrey) Yi, Sophia Monasebian, Brendan Yoon, Sofia

Adell, Rachel Monasebian, Nikola Kretschmann, Isabella Barber, Sean Kochinski, Sienna Osadon, Keshav Batra

(Sixth row) Pouya Reihanian, Rashad Ysaguirre, Guy Ginsberg, Ricardo Chavez, Lucas Brito, Jonathan Gunn, Alfredo Andere

coverstory

LOCAL LEADERS UNITE

Mayor Willie Brien discusses last week's U.S. Conference of Mayors in Orlando

By Melanie Anderson

What were the highlights of last week's U.S. Conference of Mayors?

I think the highlight was just the fact you have a group of mayors who come together and have the opportunity to talk about issues facing their cities and the strategies that they use to solve those issues. The amazing thing is no matter the size of the city or the state that it's located in, we all face similar challenges. Basically it was a sharing of ideas and strategies cities were using to solve those challenges.

Pension reform is a huge issue that faces cities across the country and changing the negotiations that cities are going through with their various labor segments or unions is challenging. One of the things we talked about, I was very proud to be able to speak on the ARMP [Alternative Retirement Medical Plan] program we have in the city [that gives employees the opportunity to opt out of their existing benefit in exchange for a defined contribution plan or a one-time lump sum payout]. That was something several cities have asked for information on because they found that fascinating. It was something they didn't know about, and people were saying, "Wow, this is an innovative idea. Can we get more details?"

Everyone talks about attracting tourism. In the new world of advertising outside of your region, social media is very important. People had some really great ideas of things they were doing to use social media and other outlets that are much less expensive in terms of advertising. Because of budget cuts they're facing, [cities] are being very creative.

How was Orlando?

It was great. I had no idea that the City of Orlando has 55 million visitors a year. If you think of Las Vegas, Las Vegas is hoping to hit 40 million in the upcoming years. The tourism attraction is great there. People were very hospitable. Mayor Buddy Dyer from Orlando is a delightful person who created an incredible experience for us. He made sure we understood what they were doing there. Again it's the sharing of information. It's really an opportunity to talk and see what people are actually doing.

What ideas regarding Orlando's tourism outreach can be used here?

Orlando is a much bigger city than Beverly Hills. They do have three major attractions there with Universal [Studios],

Disney [World] and Epcot. It's a little bit different but having said that, I do believe that their regional marketing and outreach to the surrounding cities and communities—working together not just to bring people to Orlando in those three areas but to get them to see and visit some of the cities in surrounding areas—is very effective. Smaller cities around Orlando reach into Orlando and say, "If you're here, come visit us. Come visit the unique region of Florida." When you look at the Westside, Beverly Hills is a unique place to be, but we don't have sandy beaches. People who come to stay for the beaches in Santa Monica or the Marina area or Venice, we want them to come to Beverly Hills. We need to be working together to get people to visit us and come to what will be our cultural center, the Annenberg. People who visit Beverly Hills may want to go to the Geffen, so why not support and help them get to the Geffen and partner with the Geffen? Those are the types of things I picked up that I believe are really important for the long-term plans to attract tourists to Beverly Hills both from the local region and from the national and international regions.

During the conference, you were on the educational reform, transportation and international affairs standing committees. Would you like to highlight one of those?

The one that everyone knows probably most about is the transportation committee. It's really critical to get out there that mayors and cities, the reason why they push so hard for the transportation bill, when you actually look at it, it's been something like 1,000 days with no transportation bill. When you look at infrastructure needs, when you look at job creation, when you look at opportunities to actually have interconnectability from one region to the next, a transportation bill has to pass. When you look at America Fast Forward [a loan program included in the transportation bill] as an example, putting aside its local impact [related to the Westside Subway Extension], regions are willing to say, "We're willing to borrow the money and repay it." It [would put] 2 million new jobs in place across the country. You can imagine the impact that has on any region. It doesn't matter if it's Beverly Hills, the Westside of Los Angeles, whether it's the northeast border or San Francisco or the middle of the country where they're talking about adding high speed rail and things like that to interconnect Midwestern cities, [creating] 2 million new jobs, that's incredible. I've always said at the end of the day, not only do you put people to work, [but you also] have capital improvement, you have a capital asset when it's done. You create jobs [because] somebody has to maintain and run those facilities and run that transportation. When you look at every major city across the country everyone talks about how traffic is such an impediment to mobilization, people's ability to work in urban centers, the ability to [take] the jobs that we want. You've got to have something that gets people to and from.

[The standing committee] hashed out and discussed the issues, and actually challenged Congress to start doing its job and

to figure out a way to work together. The mayors that were there—it's a bipartisan group of mayors—are working really hard to fix cities in the region and doing what Congress has continually failed to do.

Who were some of the mayors you met?

Michael Nutter, who is the mayor of Philadelphia and the incoming president of the U.S. Conference of Mayors, which is a very prestigious and powerful position. He's just an amazing man. The things he's done already in Philadelphia to deal with crime, to deal with educational needs of the most needy in his community, to be out on the streets and create a government that's responsive to his community, he's a great leader. It's my belief this will not be his last political stop.

[Sacramento Mayor] Kevin Johnson. He's a friend. He was just elected for the second vice president position, so he will be president [of the U.S. Mayors] in a couple of years. The work he's doing to really push education reform in his city is impressive. He chairs the educational reform committee, so I sat with him on that. He's a guy who just got re-elected and is working really hard to push for educational reform to deal with issues around tenure and pay for performance and teacher mentoring and training. Those types of things are really cutting edge. In that educational reform committee meeting, Arne Duncan, who is the secretary of education, was there as well. It was a back-and-forth dialogue of what cities are doing. [Duncan] walked away with new ideas of what mayors are doing in cities for public education. It was really pretty impressive.

Tell us what you learned from other mayors that could be useful in Beverly Hills.

Again, the idea of how you go about working to brand your community. Some of the branding ideas go back to using various facets of social media to get your brand out to a wider group that tells them what you actually offer. The brand of Rodeo Drive is a great brand but also [it's a good idea to use social media to reach large groups of people about] some of the other activities that exist [in Beverly Hills].

The other thing I learned is that we are on the right track with pension reform that we have done in Beverly Hills. There's still a ways to go, but we're certainly heading in the right direction. No one has made it there all at once. Other cities have had labor challenges trying to move forward to get it all [done] at once. Cities that have done it the best seem to have been those that have worked with their labor union groups and actually gotten there over a period of time.

The other thing everyone talked about is infrastructure and the fact that sometimes deferred maintenance of infrastructure is not a good thing to do. I'm really happy to say that Beverly Hills doesn't kick that can down the road. People are looking at us. When I talked about ideas of how we pave our streets and how we resurface the streets and while many people say, "Why are you doing this? The streets are



Mayor Willie Brien (left) looks on as Sacramento Mayor Kevin Johnson (center) greets Racine, Wisc. Mayor John Dickert

fine," the recognition is if you do it in that way, you preserve much longer the base structure of the streets. That saves cities money. Several mayors walked away saying, "That's something I need my Public Works Department [to do]."

The other thing I thought was really important was the opportunity to interface

to find grant money. I learned there are some significant opportunities for cities to go out for regional grant monies for infrastructure needs in the community.

What did you take away from the conference?

I walked away with the fact that when

people say, "All politics are local," in today's world, I think politics and the decision making are local. When you look at what mayors and councils do to manage their cities, if Congress actually would start doing what cities do every day, I think Washington would be a much better place. We all have to work together. We all have

to come together in the end. [As cities, we] produce a balanced budget every year. It's the law. States don't even do it. They produce it but they do it with smoke and mirrors. We deal with critical issues that face communities, whether it's crime, redevelopment or tourism. We work to solve these problems.

briefs cont. from page 7

with students. Bushée said the new contract, which increases contact minutes by 100 per week, could lead to decreasing passing-period length and increasing instructional minutes at Beverly High.

"We are working in a community fortunately where BHEA has played an active role in the election process of school board members," Bushée said. "We've gotten our voice out there. I think this is a tangible result of working with Board of Education members, having a Board of Education that has hired a good administrative team so we are working in a mode of cooperation and not one of conflict."

In his comments to the board, BHEA President Mark Frenn said the negotiations represented "an unprecedented level of cooperation and teamwork" between parties.

Later in the meeting during a separate discussion about middle-school foreign language, Vice President Jake Manaster said the negotiations were the smoothest he has seen since joining the board. He also pointed out the tentative agreement requires increased expenditures.

"We approved tonight expenditures that easily outstrip any of the cuts we are considering tonight, because we thought about teacher morale first and student morale a close second," Manaster said. "Frankly, I think the two are actually in reality reversed, [but] it's terribly important to have people dedicated to teaching students and not disgruntled about their compensation. It wasn't done with a forced hand. It was done in I think a very mature way and one which is exemplary, especially in the County of Los Angeles. It doesn't go like this very often."

According to President Brian Goldberg, the total increase in compensation to BHEA is approximately \$1,040,000.

The board also unanimously approved tentative agreements with the office, technical and business services unit and the instructional assistants unit, which will also receive pay raises if Governor Jerry Brown's tax initiative passes this fall.

Abramoff talk to benefit Concern Foundation



Jack Abramoff

Foundation.

Former Washington, D.C. lobbyist and Beverly High graduate Jack Abramoff will speak at Carroll & Company June 28 at 6:30 p.m. as part of the Thought Leader of 2012 series benefiting the Concern

CBS journalist and Concern Foundation board member Frank Mottek will moderate a discussion with Abramoff, who will then sign copies of his book *Capitol Punishment*.

The event is free but a \$25 donation is requested to benefit the Concern Foundation. Refreshments will be served. RSVP is required. Call (310) 360-6100 or e-mail info@concernfoundation.org.

Beverly Hills Athletic Alumni Association poker tournament tonight

The Beverly Hills Athletic Alumni Association will host its inaugural Poker Tournament tonight at 7 p.m. at Jerry's Deli in Westwood. All proceeds will benefit the Beverly High Athletic Department. The grand-prize winner will take home a 42" LCD HDTV. The \$100 entrance fee includes dinner and \$1,500 worth of tournament chips. To register, visit www.bhaaa.org and click the "Poker" tab. For more information, contact Julie Steinberg at bhathleticalummi@pacbell.net or (310) 385-0679.

--Briefs compiled by
Melanie Anderson

BHHS Runners Finish Second, Third in Invitational Track Meet

Beverly High senior Brianna Simmons finished second in the girls' mile run at the Golden West Invitational June 9 at Folsom High, while teammate Sydney Segal was third.

Simmons was timed in five minutes, 9.15 seconds and Segal, a junior, in 5:11.62. Dani Aragon, a senior from Billings Senior High School and the Montana State AA champion in the 800 and 1,600 meters, won in 5:05.60.

Aragon has signed a letter of intent to accept an athletic scholarship from Notre Dame, where she will

compete in cross country and track and field.

Norman junior Alex Rohani was third in the boys' 400 in 51.03, .03 behind runner-up Matt Tyson, a senior from Eleanor Roosevelt High School in Corona. Aldrich Bailey, a senior from Timberview High School in Arlington, Texas, won in 47.57.

Bailey set the national record of 45.19 April 28 in the Class 5A Region I meet in Lubbock, Texas, breaking the previous record of 45.25 set by Calvin Harrison in 1993. Bailey has signed with Texas A&M.

--Steven Herbert

BHUSD retirees look back



Ruth Splansky

During her career at Beverly Vista, retiring social studies teacher Ruth Splansky said she has had the opportunity to work with outstanding administrators and colleagues.

"For this entire 19-year period that I've been here, we have had a solid eighth-grade team: Melody Dickens, Merle Bauer, Mark Frenn," Splansky said. "Together we have set very high standards for the eighth grade."

In taking on two sections of sixth-grade social studies this year, Splansky said she also enjoyed working with Caleb Humphreys, who taught the other two sections.

Coming to Beverly Hills in 1993 from LAUSD, Splansky said she was welcomed with support from eighth-grade social studies teachers at the three other K-8 schools: Janet Lambert from Hawthorne, Toni Staser from El Rodeo and Terry Brown from Horace Mann.

"I was amazed to see the students did all their homework, that it was such a beautiful, clean facility and there was a lot of motivation for learning," Splansky said. "It was a more stimulating atmosphere academically."

Splansky applied to teach in Beverly Hills after meeting then-Beverly High teacher Marilyn Wullinger on a trip to Singapore with their respective classes that had won a Singapore Airlines ambassador program competition.

When Splansky started at Beverly Vista in Fall 1993, she replaced Irene Stern, who had been promoted to assistant principal, as the eighth-grade social studies teacher.

"[Stern] provides leadership and sets a standard of excellence that has benefited me personally and has benefited the school tremendously," Splansky said. "I've been very fortunate to have worked under three very supportive administrations between Nadine Breuer, Erik Warren and Irene Stern."

By teaching eighth-grade U.S. history, sixth-grade ancient civilizations and a geography elective called Pack Your Bags, Splansky has had the opportunity to share her interest in geography.

In Pack Your Bags, Splansky taught a unit in which students evaluated the difference in commercial development on Beverly Drive south and north of Wilshire, and compared the commercial districts of Beverly and Rodeo drives.

"It was a good practical experience in touching on various components of geography these kids were not normally exposed to," Splansky said.

Splansky, who was recognized with the Apple Award in 2001, said Beverly Hills has been a wonderful place to teach. She said she has gained lifelong friends, including former Beverly Vista teacher Marilyn Landau.

"I've just loved my time here," Splansky said. "I have found it to be a stimulating and rewarding career in Beverly Hills."

In early retirement, Splansky looks forward to the birth of her first grandchild to daughter Deborah Schlosberg, her daughter Jennifer Splansky's wedding, and a six-week trip to India in February with her husband Joel.



Barbara Palmer

Retired Moreno High secretary Barbara Palmer said her favorite memories from her time at BHUSD are of the people.

"I loved working with the kids," Palmer said. "I went to the prom every year to represent Moreno and I took all the photos of all the kids. That was the best part."

Palmer said Moreno High Director Joe Wiannecki, who she worked with from 1999 to December 2011, is like a brother.

"Joe knows how to teach and he does it with an even keel," Palmer said. "He's really calm and doesn't get upset. The kids just really love Joe."

In her last few years on the job, Palmer split her time between Moreno and the district office where she assisted former Assistant Superintendent of Educational Services Ilene Straus.

"That was great because I made some really good friends there," Palmer said.

Those friends include Yangchen Dolcar, Dinora Diaz, Claudia Grover, Christie Shaffer, Adelfa Kubu, and Raquel Ramsey.

"I love the whole purchasing/accounts payable department," Palmer said. "They were always very helpful. I've dealt with tech support a lot; Eddie Dequia is wonderful."

In retirement, Palmer said she is enjoying life without an alarm clock.

"I'm getting stuff done at home, I'm visiting people more, I'm taking short trips," Palmer said. "I'm going on my 50th class reunion in July. We're taking a cruise to Alaska."

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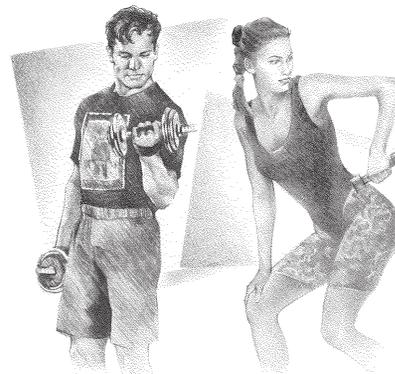
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that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 906

FICTITIOUS BUSINESS NAME STATEMENT: 2012100209: The following person(s) is/are doing business as BIG D EXPRESS. 10911 Debra Ave. Granada Hills, CA 91344. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Samuel Danielyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/23/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 907

FICTITIOUS BUSINESS NAME STATEMENT: 2012100210: The following person(s) is/are doing business as 24 7 TRANS GROUP. 537 N. Adams St. #101 Glendale, CA 91206. ARMEN KHACHATRYAN. 537 N. Adams St. #101 Glendale, CA 91206. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Armen Khachatryan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/23/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 908

FICTITIOUS BUSINESS NAME STATEMENT: 2012100206: The following person(s) is/are doing business as MEHDI AND WATCHES. 655 S. Hill St. #A24 Los Angeles, 90014. MEHDI HAGHI. 20534 Oxnard St. Woodland Hills, CA 91367. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Mehdi Haghi, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/23/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 909

FICTITIOUS BUSINESS NAME STATEMENT: 2012100368: The following person(s) is/are doing business as ARGO LIMOUSINE INTERNATIONAL. 5608 Valley Circle Blvd. Woodland Hills, CA 91367. RUDOLPH KACHATRYAN. 5608 Valley Circle Blvd. Woodland Hills, CA 91367. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: 2006. Signed: Rudolph Kachatryan, Owner/Partner. This statement is filed with the County Clerk of Los Angeles County on: 05/23/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 910

FICTITIOUS BUSINESS NAME STATEMENT: 2012100238: The following person(s) is/are doing business as SUB CITY DONUT INN. 12910 Magnolia Blvd. #A Sherman Oaks, CA 91423. KUO JUI SU; MEI YU SU. 12936 Wyandotte St. Van Nuys, CA 91405. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Kuo Jui Su, Owner/Partner. This statement is filed with the County Clerk of Los Angeles County on: 05/23/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 911

FICTITIOUS BUSINESS NAME STATEMENT: 2012100475: The following person(s) is/are doing business as JCAEVER CATERING. 7155 Hawthorne Ave. #9 Los Angeles, CA 90046. DON MATTHEWS. 7155 Hawthorne Ave. #9 Los Angeles, CA 90046. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Don Matthews, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/14/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 912

FICTITIOUS BUSINESS NAME STATEMENT: 2012101823: The following person(s) is/are doing business as THE VIOGAYOFFER COMPANY. 14935 Mayall St. Mission Hills, CA 91345. CHERYL E. MACKENZIE. 14935 Mayall St. Mission Hills, CA 91345. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: 5/15/2012. Signed: Cheryl E. Mackenzie, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 913

FICTITIOUS BUSINESS NAME STATEMENT: 2012101530: The following person(s) is/are doing business as ULLA ROUGE. ULLA ROUGE PHOTOGRAPHY. 13351-D Riverside Dr. #307 Sherman Oaks, CA 91406. Angela Thompson. 13351 Riverside Dr. #307 Sherman Oaks, CA 91406. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Yeelea Penn, Owner/Partner. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 914

FICTITIOUS BUSINESS NAME STATEMENT: 2012101637: The following person(s) is/are doing business as SANATA LINO. 1617 N. Fuller Ave. #201 Los Angeles, CA 90046. NATALIA SADYCHOVA. 1617 N. Fuller Ave. #201 Los Angeles, CA 90046. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Natalia Sadychova, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 915

FICTITIOUS BUSINESS NAME STATEMENT: 2012101916: The following person(s) is/are doing business as MUSIC U KNOW TV; MUSIC U KNOW. 5416 Fair Ave. Suite 51305 N. Hollywood, CA 91601. ANGELA THOMPSON. 5416 Fair Ave. #1305 N. Hollywood, CA 91601. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Angela Thompson, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 916

FICTITIOUS BUSINESS NAME STATEMENT: 2012101833: The following person(s) is/are doing business as FERREIRA EXPRESS. 14035 1/2 Van Nuys Blvd. Arleta, CA 91331. REYNALDO FERREIRA. 14035 1/2 Van Nuys Blvd. Arleta, CA 91331. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Reynaldo Ferreira, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 917

FICTITIOUS BUSINESS NAME STATEMENT: 2012101451: The following person(s) is/are doing business as GLITZY GIRL. 1220 E. 64th St. Los Angeles, CA 90001. AIFON 3029236. FREDDOM USA INC. 1220 E. 64th St. Los Angeles, CA 90001. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: 5/23/12. Signed: Frank Garcia, President. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 918

FICTITIOUS BUSINESS NAME STATEMENT: 2012101281: The following person(s) is/are doing business as SUNSHINE CHILD CARE INC. 15942 Plummer St. North Hills, CA 91343. AIFON 33470096. GONZALEZ FAMILY CHILD CARE INC. 15942 Plummer St. North Hills, CA 91343. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Milagros Gonzalez, President. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 919

FICTITIOUS BUSINESS NAME STATEMENT: 2012100071: The following person(s) is/are doing business as ANGEL PAWS; LARCHMONT CATERING COMPANY. LA LA POPS. 432 S. Norton Ave. #303 Los Angeles, CA 90020. LORA PRICE. 432 S. Norton Ave. #303 Los Angeles, CA 90020. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Lora Price, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/11/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 920

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2012097847

Date Filed: 5/21/2012
Name of Business: IMAGE CENTRE DISTRIBUTION. 2416 W. Victory Blvd. #159 Burbank, CA 91506.

Registered Owner: IMAGETER DISTRIBUTION INC. 2416 W. Victory Blvd. #159 Burbank, CA 91506.
Business was conducted by: A Corporation

Signed: Stephen Adyka, President
Current File #: 2012059400

Date: 4/5/2012
Published: 6/7/2012, 6/14/2012, 6/21/2012, 6/28 921

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2012098376

Date Filed: 5/21/2012
Name of Business: LET IT BE AUTOMOTIVE. 11623 Sheldon St. #J Sun Valley, CA 91352.

Registered Owner: EDIK AKOBYAN. 10274 Tujunga Canyon Blvd. #9 Tujunga, CA 91042.
Business was conducted by: An Individual

Signed: Edik Akobyay, Owner
Current File #: 2012097847

Current File #: 20080741864
Date: 4/28/2008

Published: 6/7/2012, 6/14/2012, 6/21/2012, 6/28 922

LOS ANGELES SUPERIOR COURT
NORTHWEST DISTRICT - EAST BUILDING
625 S. LAMAR AVE. ROOM 107
Van Nuys, CA 91401
CASE NUMBER: LOS228615
FILING DATE: 05/18/2012

ROSEMARY L. KIM
PO Box 2142
Van Nuys, CA 91414

PETITION OF:
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
DIA. INTERESTED PERSONS:

1. Petitioner: Rosemary Lynn Kim
Present name: Rosemary Lynn Kim
Proposed name: Jaewha Rosemary Kim

2. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

NOTICE OF HEARING
Date: July 13, 2012 Time: 10:00 AM Dept: B Room: 53C

3.A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills Weekly.

Filed May 18th, 2012 Signed: Richard H. Kirschner, Judge of the Superior Court.

FICTITIOUS BUSINESS NAME STATEMENT: 2012097972: The following person(s) is/are doing business as THE LITTLE DOOR. 8184 W. 3rd St. Los Angeles, CA 90048. MECHANLOO LLC. 8142 W. 3rd St. Los Angeles CA 90048. The business is conducted by: A Limited Liability Company has begun to transact business under the fictitious business name or names listed here on: 10/10/01. Signed: Nicolas Meschin, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 05/21/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28 923

FILE NO. 2012 106253
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: STEVE'S LIQUOR & MARKET, 1501 E 22ND ST, LOS ANGELES, CA 90011 COUNTY OF: LOS ANGELES. The full name of registrant(s) is/are: PARHANA MITRA RASHID, 2421 LENAIR CIR, CORONA, CA 92979. This Business is being conducted by: 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/ PARHANA MITRA RASHID, OWNER
This statement is filed with the County Clerk of LOS ANGELES County on MAY 30, 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 in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
LA1187299 BH WEEKLY 6/7, 14, 21, 28, 2012

FILE NO. 2012 106035
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: HUMMUS BAR EXPRESS, 1333 THIRD ST, SANTA MONICA, CA 90401 COUNTY OF: LOS ANGELES. The full name of registrant(s) is/are: HBL PROMENADE LLC, [CALIFORNIA], 604 THROUSDALE ST, OAK PARK, CA 91377. This Business is being conducted by: AN CORPORATION. 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/ HBL PROMENADE LLC BY: TAL YONA, MANAGING MEMBER
This statement is filed with the County Clerk of LOS ANGELES County on MAY 31, 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 in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
LA1189144 BH WEEKLY 6/7, 14, 21, 28, 2012

FICTITIOUS BUSINESS NAME STATEMENT: 2012104655: The following person(s) is/are doing business as FM HANDYMAN, LLC. 6609 Whitsett Ave. North Hollywood, CA 91606. FM HANDYMAN, LLC. 6609 Whitsett Ave. North Hollywood, CA 91606. The business is conducted by: A Limited Liability Company has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Mario Fernando Lopez, President. This statement is filed with the County Clerk of Los Angeles County on: 05/30/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 924

FICTITIOUS BUSINESS NAME STATEMENT: 2012101438: The following person(s) is/are doing business as BEVERLYS REAL ESTATE AGING. 10121 Glendale, CA 91201. MCM PATIENT COLLECTIVE. 523 Vineland Ave. #9 Hollywood, CA 91601. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Karin L. Fu M.D., President. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 925

FICTITIOUS BUSINESS NAME STATEMENT: 2012079554: The following person(s) is/are doing business as BLUEBERRIES AND PRETZELS. 233 S. La Peer Dr. Beverly Hills, CA 90211. JENA FRANKEL. 233 S. La Peer Dr. Beverly Hills, CA 90211. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Jena Frankel, Owner. This statement is filed with the County Clerk of Los Angeles County on: 04/30/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 926

FICTITIOUS BUSINESS NAME STATEMENT: 2012101369: The following person(s) is/are doing business as MINOTTI LOS ANGELES. 8936 Beverly Blvd. Los Angeles, CA 90048. ECRU, INC. 8936 Beverly Blvd. Los Angeles, CA 90048. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: 10/13/2003. Signed: Peter Miao, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 927

FICTITIOUS BUSINESS NAME STATEMENT: 2012107627: The following person(s) is/are doing business as CUTTING EDGE TESTING. 5000 Van Nuys Blvd. #202 Sherman Oaks, CA 91403. PETER MIAO. 19567 Oxnard St. Tarzana, CA 91356. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Peter Miao, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/29/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 928

FICTITIOUS BUSINESS NAME STATEMENT: 2012106745: The following person(s) is/are doing business as OUT HOUSE MARKETING GROUP. 5050 Fulton Ave. Sherman Oaks, CA 91423. RICHARD DISISTO. 10153 1/2 RiversideDr. #127 Tulca Lake, CA 91602. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Richard Disisto, Owner. This statement is filed with the County Clerk of Los Angeles County on: 06/01/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 930

FICTITIOUS BUSINESS NAME STATEMENT: 2012106727: The following person(s) is/are doing business as TB MESSENGER SERVICES AND CONSULTING. 2461 Santa Monica Blvd. #605 Santa Monica, CA 90404. BARSEGHYAN TIGRAN. 2461 Santa Monica Blvd. #605 Santa Monica, CA 90404. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Frederic Lautaro Eisner, President/Founder/Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 931

FICTITIOUS BUSINESS NAME STATEMENT: 2012106663: The following person(s) is/are doing business as EDITIONS DESIGN. 38763 Elder Creek Cl. Palmdale, CA 93551. 2064 W. Ave J PMB #211 Lancaster, CA 93536. LESLIE GARCIA. 38763 Elder Creek Cl. Palmdale, CA 93551. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Leslie Garcia, Owner. This statement is filed with the County Clerk of Los Angeles County on: 06/01/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 932

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2012106216
Date Filed: 5/31/2012

Name of Business: ALLIED PRESERVATION. 3115 Foothill Blvd. Suite M101 La Crescenta, CA 91214.

Registered Owner: ANZHELA DAVTYAN. 10603 Pinewood Ave. Tujunga, CA 91042.
Business was conducted by: An Individual

Signed: Anzhela Davtyan, Owner.
Current File #: 2012015925

Date: 01/27/2012
Published: 6/7/2012, 6/14/2012, 6/21/2012, 6/28 932

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2012104570

Date Filed: 5/30/2012
Name of Business: D.A TRUCKING. 1226 Pico St. San Fernando, CA 91340.

Registered Owner: DIEGO ACOSTA. 1226 Pico St. San Fernando, CA 91340.
Business was conducted by: An Individual

Signed: Diego Acosta, Owner.
Current File #: 2010134473

Date: 09/22/2010
Published: 6/7/2012, 6/14/2012, 6/21/2012, 6/28 933

FICTITIOUS BUSINESS NAME STATEMENT: 2012103770: The following person(s) is/are doing business as DAMON ELLIOTT MUSIC GROUP; DEMG. 5753 Uplander Way Culver City, CA 90230. DAMON ELLIOTT. 5753 Uplander Way Culver City, CA 90230. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Leslie Garcia, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/29/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 934

FICTITIOUS BUSINESS NAME STATEMENT: 2012103771: The following person(s) is/are doing business as SPARK BENEFIT AUCTIONS. 209 S. Doherty Dr. Ste 5 Beverly Hills, CA 90211. MARK SCHUSTRIN. 209 S. Doherty Dr. Ste 5 Beverly Hills, CA 90211. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Mark Schustrin, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/29/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 935

FICTITIOUS BUSINESS NAME STATEMENT: 2012103584: The following person(s) is/are doing business as CARCINERA E. GUERO. 16101 Vanowen St. Van Nuys, CA 91406. ALEXANDRA MARIA CARCINERA GABRIEL. 2324 4715 Westwood Ave. Van Nuys, CA 91406. The business is conducted by: Husband and Wife has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Alexandra Maria Carcener/Gabriel Lozano, Copartners. This statement is filed with the County Clerk of Los Angeles County on: 05/29/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 936

FICTITIOUS BUSINESS NAME STATEMENT: 2012105787: The following person(s) is/are doing business as JAKIS DESIGN. 317 E. 12th St. Unit B Los Angeles, CA 90015. JAKLIN NEMANEBRAHIM. 93448 Canzonet St. Woodland Hills, CA 91364. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Jaklin Nemanebrahram, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/31/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 937

FICTITIOUS BUSINESS NAME STATEMENT: 2012105681: The following person(s) is/are doing business as MOLLIE MINT; MOLLIE TRADING. 15127 Camarillo St. Sherman Oaks, CA 91403. KENNETH AJZUMUDT; MELISSA AJZUMUDT. 15127 Camarillo St. Sherman Oaks, CA 91403. The business is conducted by: Husband and Wife has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Iman Sagheer, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/31/2012. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code 6/7/2012, 6/1

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-4253348 06/07/2012, 06/14/2012, 06/21/2012

Order No: 5905153 TS No: H11-07044 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 11/1/2011. 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 Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on November 4, 2011 as instrument number 2011-1498616 in the office of the County Recorder of Los Angeles County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 1/19/2012 as instrument number 2012-0089017 in said county and further pursuant to California Civil Code Section 1367.1 and those certain Covenants, Conditions and Restrictions recorded on 10/13/1973 as instrument number 2011, WILL SELL on 6/28/2012, 09:00 AM Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA. at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): Hossein Esmaeilzadeh and Khadijeh Esmaeilzadeh, husband and wife as joint tenants. The property address and other common designation, if any, of the real property is purported to be: 424 N. Palm Drive Unit 30, Beverly Hills, CA 90210, APN 4342-034-031. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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 this Notice of Sale is: \$14,395.86. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, the trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on 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 this state. 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 the endorsee as a matter of right. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. Witkin & Neal, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property 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 trust-

ee 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: H11-07044. 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 1367.4(c): "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated 5/25/2012 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 VAN NUYS, CA 91411 (818) 845-8808 By: Susan Paquette Trustee Sales Officer THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. P953108 6/7, 6/14, 06/21/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 09-511563 INC Title Order No. 110520455-CA-BFI APN 4342-020-014 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/07/05. 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 06/27/12 at 11:00 am, Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on 04/19/05 in Instrument No. 05 0902273 and thereafter loan modification recorded on 10/20/2011 at recorder's no. 20111420790 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: Isaac Jacques R' Bibo, Trustee of the Isaac Jacques R'Bibo Revocable Living Trust Dated October 16, 1998, as Trustor, in favor of U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for GSR 2005-8F, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 305 NORTH ELM DRIVE, BEVERLY HILLS, CA 90210 The property heretofore described is being sold "as is". The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$935,434.65 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Requirements of SB1137 have been met pursuant to the Notice of Sale Declaration of record. DATE: 5-30-12 Elaine Malone Assistant Secretary & Assistant Vice President Aztec Foreclosure Corporation c/o 4665 MacArthur Court, Suite 250 Newport Beach, CA 92660 Phone: (866) 260-9285 or (602) 222-5711 Fax: (847)627-8803 www.aztectrustee.com 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 Call 714-730-2727 <http://www.lpsasap.com> Or Aztec Foreclosure Corporation (866)260-9285 www.aztectrustee.com or visit the Internet Web site, using the file number assigned to this case 09-511563. 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-4253945 06/07/2012, 06/14/2012, 06/21/2012

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WAYNE YEUNG AKA WAYNE YEUNG YING-WING CASE NO. SP008862

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WAYNE YEUNG AKA WAYNE YEUNG YING-WING.

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

THE PETITION FOR PROBATE requests that TIMOTHY YEUNG be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 06/29/12 at 9:00AM in Dept. A located at 1725 Main St., Santa Monica, CA 90401

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

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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

Attorney for Petitioner
MICHAEL T. SUN - SBN 087543
ATTORNEY AT LAW
3304 W PICO BLVD #D
SANTA MONICA CA 90405
5/31, 6/7, 6/14/12
CNS-2321805#

NOTICE OF TRUSTEE'S SALE TS No. 12-0017086 Doc ID #0008728061142005N Title Order No. 12-0027786 Investor/Insurer No. 872806114 APN No. 4391-020-014 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/05/2004. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by HOSSEIN G. ESMAEILZADEH AND KHADI JEHE ESMAEILZADEH, HUSBAND AND WIFE, AS JOINT TENANTS, dated 05/05/2004 and recorded 5/19/2004, as Instrument No. 04 1274092, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/12/2012 at 9:00AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom 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: 580 ARKELL 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. 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 \$1,941,073.74. 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 Notice of Trustee's Sale 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.recontrustco.com, using the file number assigned to this case TS No. 12-0017086. 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-4241798 06/14/2012, 06/21/2012, 06/28/2012

NOTICE OF TRUSTEE'S SALE TS No. CA-11-466279-CT Order No.: 942997 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/17/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): YAHYA MEHRANNIA AND NAZILA MASHEIKHOF, HUSBAND AND WIFE AS COMMUNITY PROPERTY Recorded: 3/30/2005 as Instrument No. 05 0728129 F_DOT_Recording_Book F_DOT_Recording_Page of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 7/5/2012 at 9:00 A.M. Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza Pomona, CA 91766 Amount of unpaid balance and other charges: \$564,947.98 The purported property address is: 321N OAKHURST DR 404, BEVERLY HILLS, CA 90210-4151 Assessor's Parcel No. 4342-003-033 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 post-

poned, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-573-1965 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-11-466279-CT. 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 undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-573-1965 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. TS No.: CA-11-466279-CT IDSPub #0029090 6/14/2012 6/21/2012 6/28/2012

NOTICE OF TRUSTEE'S SALE TS No. CA-12-493131-AL Order No.: 6448231 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/25/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): ANTONIO R CUENCA, A SINGLE MAN Recorded: 5/2/2005 as Instrument No. 05 1014284 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 7/5/2012 at 9:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$276,834.26 The purported property address is: 1351 N CRESCENT HEIGHTS BLVD # 109, WEST HOLLYWOOD, CA 90046 Assessor's Parcel No. 5554-008-028 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 800-280-2832 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-12-493131-AL. 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 undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. TS No.: CA-12-493131-AL IDSPub #0029256 6/14/2012 6/21/2012 6/28/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 244328CA Loan No. 0708425376 Title Order No. 557630 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11-10-2005. 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 07-05-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 11-15-2005, Book , Page , Instrument 05 2745893, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: FARIBORZ BRAL AND POOPACK BRAL, HUSBAND AND WIFE, 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: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 645 OF TRACT NO. 4988, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGES 98 AND 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$933,976.90 (estimated) Street address and other common designation of the real property: 213 LE DOUX BEVERLY HILLS, CA 90211 APN Number: 4333-025-008 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 06-11-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee MARIA MAYORGA, ASSISTANT SECRETARY 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 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, ei-

ther 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. CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4253120 06/14/2012, 06/21/2012, 06/28/2012

NOTICE OF TRUSTEE'S SALE TS No. CA-09-262517-ED Order No.: 090194236-CA-DCI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/19/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): GLENN NEIL LEDESMA, A SINGLE MAN Recorded: 6/26/2007 as Instrument No. 20071527179 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 7/9/2012 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$4,282,642.09 The purported property address is: 602 NORHT ROXBURY DR, BEVERLY HILLS, CA 90210 Assessor's Parcel No. 4345-022-024 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 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-09-262517-ED. 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 undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the

Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corporation 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. A-4255245 06/14/2012, 06/21/2012, 06/28/2012

Trustee Sale No.: 20120169801065 Title Order No.: 120069384 FHA/VA/PMI No.: 82862639 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/16/2010. 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 07/23/2010 as Instrument No. 20101012586 of official records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA. EXECUTED BY: OMAR MOSTAFAA, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 7/5/2012 TIME OF SALE: 09:00 AM PLACE OF SALE: Doubletree Hotel Los Angeles - Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 8530 HOLLOWAY DRIVE 103 , WEST HOLLYWOOD, CA 90069 APN#: 4339-004-094 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 \$312,984.28. 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 800-280-2832 for information regarding the trustee's sale or visit this Internet Web site www.auction.com for information regarding the sale of this property, using the file number assigned to this case 20120169801065. 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: AUCTION.COM, LLC ONE MAUCHLY IRVINE, CA 92618 800-280-2832 www.auction.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: 5/23/2012 P951432 6/14, 6/21, 06/28/2012

Order No: 106000156 TS No: F09-09048 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 12/16/2009, 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. NOTICE is hereby given that Witkin & Neal, Inc, as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 12/17/2009 as instrument number 09-1924713 in the office of the County Recorder of Los Angeles County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 2/17/2010 as instrument number 10-215024 in said county and further pursuant to California Civil Code Section 1367.1 and those certain Covenants, Conditions and Restrictions recorded on 3/26/1981 as instrument number 80-303956 WILL SELL on 7/8/2012, 9:00 AM Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA. a public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above referenced Lien. The purported owner(s) of said property is (are): Ehsanollah Guilani, a married man as his sole and separate property. The property address and other common designation, if any, of the real property is purported to be: 324 North Palm Drive, #303 Beverly Hills CA 90210, APN 4342-003-101. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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 this Notice of Sale is: \$24,923.89. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, the trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on 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 this state. 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 the endorsee as a matter of right. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in Declaration plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. Witkin & Neal, Inc, is attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property 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 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 F09-09048. 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 1367.4(c)4: "a non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated: 6/8/2012 Witkin & Neal, Inc. as said Trustee 5805 Sepulveda Blvd., Suite 670 Sherman Oaks, CA 91411 (818) 845-8808 By: Susan Paquette Trustee Sales Officer THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. P956972, 6/14, 6/21, 06/28/2012

NOTICE OF TRUSTEE'S SALE TS No. 12-0020885 Doc ID #0001563120282005N Title Order No. 12-0034535 Investor/Insurer No. 156312028 APN No. 4333-029-035 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/30/2007. 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 appointed trustee pursuant to the Deed of Trust executed by BELLA SETTON, A SINGLE WOMAN, dated 01/30/2007 and recorded 2/6/2007, as Instrument No. 20070255262, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/16/2012 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: 221 SOUTH GALE DRIVE #103, BEVERLY HILLS, CA, 90211. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$603,503.01. 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 Notice of Trustee's Sale 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.recontrustco.com, using the file number assigned to this case TS No. 12-0020885. 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-4251064 06/21/2012, 06/28/2012, 07/05/2012

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WALTER E. FOX CASE NO. BP132875

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WALTER E. FOX. A PETITION FOR PROBATE has been filed by LAURA FOX, ERICA FOX AND ANDREA FOX in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that CLAIRE FOX HOFBAUER be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 07/12/12 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should

appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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

Attorney for Petitioner
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6/21, 6/28, 7/5/12
CNS-2331140#

Trustee Sale No. 257551CA Loan No. 0623861036 Title Order No. 1106805 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/25/2003. 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 7/12/2012 at 09:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03/06/2003, Book N/A, Page N/A, Instrument 03 0646812, of official records in the Office of the Recorder of Los Angeles County, California, executed by: ENA HARTMAN, AN UNMARRIED WOMAN, 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: \$180,897.23 (estimated) Street address and other common designation of the real property: 1155 N LA CIENEGA BOULEVARD #104 , WEST HOLLYWOOD, CA 90069 APN Number: 5555-006-024 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: 6/18/2012 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 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. P954777 6/21, 6/28, 07/05/2012

Trustee Sale No. 12-00414-3 Loan No. 0031222375 APN 4337-007-075 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/25/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 8/2/2012, at 09:00 AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom, Power Default Services, Inc., as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on 08/01/2006, as Instrument No. 06 1694920 of Official Records in the office of the Recorder of Los Angeles County, CA , executed by: DOMINIQUE PAULAIS, A SINGLE MAN, as Trustor, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT 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: 846 WESTBOURNE DRIVE # 3, WEST HOLLYWOOD, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). 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 1-800-280-2832 or visit this Internet Web site www.auction.com, using the file number assigned to this case 12-00414-3. 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 \$551,204.77 (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: 6/21/2012 POWER DEFAULT SERVICES, INC., Trustee By: Fidelity National Title Company, its agent 135 Main Street, Suite 1900, San Francisco , CA 94105, 415-247-2450 By: Stephanie Alonzo, Authorized Signature SALE INFORMATION CAN BE OBTAINED ON LINE AT www.auction.com AUTOMATED SALES INFORMATION PLEASE CALL 1-800-280-2832 P958096 6/21, 6/28, 07/05/2012

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 appointed 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 07/16/2012 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 \$1,064,548.19. 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 Notice of Trustee's Sale 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.recontrustco.com, using the file number assigned to this case 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-4259683 06/21/2012, 06/28/2012, 07/05/2012

TS No.: OCC-122162-CA Loan No.: 9512870 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/23/2007. 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 OF UNIFIED TRUSTEE'S SALE On July 12, 2012, at 9:00 AM, by the fountain at 400 Civic Center Plaza, in the City of Pomona, County of Los Angeles, State of California, Fidelity National Title Company d/b/a Fidelity National Default Services (the "Trustee"), as duly appointed successor Trustee under that certain Deed of Trust, Security Agreement, and Fixture Filing, dated as of 10/23/2007 and recorded on 10/25/2007 as Instrument No. 20072416376 of Official Records in the Office of the Recorder of Los Angeles County, California, executed by Festival Retail Fund 1 357 N. Beverly Drive, LP, a Delaware limited partnership, as Trustor, to secure certain obligations in favor of Anglo Irish Bank Corporation plc, an Irish banking organization, as Beneficiary (such instrument, as amended or otherwise modified, being

hereinafter referred to as the "Deed of Trust"), under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash or cashier's check made payable to Fidelity National Title Company (payable at the time of sale in lawful money of the United States), without warranty express or implied as to title, use, possession or encumbrances, all estate, right, title and interest in and to all of the land and other real property described in Exhibit B attached hereto and incorporated herein by reference (including, to the extent referenced or otherwise provided in said Exhibit B, the land and other real property described in Exhibit A attached hereto and incorporated herein by reference). EXHIBIT A DESCRIPTION OF LAND THE LAND REFERRED TO IN THIS EXHIBIT A IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 22 IN BLOCK 7 OF BEVERLY AS DESIGNATED AND SHOWN ON THE MAP OF SAID BEVERLY, IN THE CITY OF BEVERLY HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4343-015-021 [End of Exhibit A] EXHIBIT B DESCRIPTION OF REAL AND PERSONAL PROPERTY 1. All of Trustor's present and future estate, right, title, and interest in and to the following property and interests in property (all such property and interests in property being sometimes collectively referred to in this Exhibit B as the "Property"): A. The land more particularly described in Exhibit A to the Notice of Sale (the "Land") together with the improvements and other structures now or hereafter situated thereon (such improvements being sometimes called the "Improvements") commonly known as and numbered 357 North Beverly Drive, Beverly Hills, Los Angeles County, California, together with all rights, privileges, tenements, hereditaments, appurtenances, easements, including, but not limited to, rights and easements for access and egress and utility connections, and other rights now or hereafter appurtenant thereto (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Real Estate"). B. All real estate fixtures or items which may be deemed by prior agreement with Trustor to be such fixtures, now or hereafter owned by Trustor, or in which Trustor has or hereafter obtains an interest, and now or hereafter located in or upon the Real Estate, or now or hereafter attached to, installed in, or used in connection with any of the Real Estate, including, but not limited to, any and all portable or sectional buildings, bathroom, plumbing, heating, lighting, refrigerating, ventilating and air-conditioning apparatus and equipment, garbage incinerators and receptacles, elevators and elevator machinery, boilers, furnaces, stoves, tanks, motors, sprinkler and fire detection and extinguishing systems, doorbell and alarm systems, window shades, screens, awnings, screen doors, stom and other detachable windows and doors, mantels, partitions, built-in cases, counters and other fixtures whether or not included in the foregoing enumeration (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Fixtures"). C. All bridges, easements, rights of way, licenses, privileges, hereditaments, permits and appurtenances hereafter belonging to or enuring to the benefit of the Real Estate and all right, title and interest of Trustor in and to the land lying within any street or roadway adjoining any of the Real Estate and all right, title and interest of Trustor in and to any vacated or hereafter vacated streets or roads adjoining any of the Real Estate and any and all reversionary or remainder rights (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Additional Appurtenances"). D. All of the right, title and interest of Trustor in and to any award or awards heretofore made or hereafter to be made by any municipal, county, state or federal authorities to the present or any subsequent owners of any of the Real Estate or the Land, or the Improvements, or the Fixtures, or the Additional Appurtenances, or the Leases or the Personal Property, including, without limitation, any award or awards, or settlements or payments, or other compensation hereafter made resulting from (x) condemnation proceedings or the taking of the Real Estate, or the Land, or the Improvements, or the Fixtures, or the Additional Appurtenances, or the Leases or the Personal Property, or any part thereof, under the power of eminent domain, or (y) the alteration of grade or the location or discontinuance of any street adjoining the Land or any portion thereof, or (z) any other injury to or decrease in value of the Property (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Awards"). E. All leases now or hereafter entered into of the Real Estate, or any portion thereof, and all rents, issues, profits, revenues, earnings and royalties therefrom, and all right, title and interest of Trustor thereunder, including, without limitation, cash, letters of credit, or securities deposited thereunder to secure performance by the tenants or occupants of their obligations thereunder, whether such cash, letters of credit, or securities are to be held until the expiration of the terms of such leases or occupancy agreements or applied to one or more of the installments of rent coming due prior to the expiration of such terms, including, without limitation, the right to receive and collect the rents thereunder (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Leases"). F. All purchase and sale agreements now or hereafter entered into of the Real Estate, or any portion thereof, or any condominium units into which the Real Estate may be converted, including, without limitation, cash, letters of credit or securities deposited thereunder to secure performance by the purchasers of their obligations thereunder (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Purchase and Sale Agreements"). G. All tangible and intangible personal property now owned or at any time

hereafter acquired by Trustor of every nature and description, and used in connection with the Real Estate, the Fixtures, the Additional Appurtenances, the Purchase and Sale Agreements or any other portion of the Property, including, without limitation express or implied upon the generality of the foregoing, all Equipment, Goods, Inventory, Fixtures, Accounts, Instruments, Documents and General Intangibles (as each such capitalized term is defined in the Uniform Commercial Code in effect in the state where the Real Estate is situated) and further including, without any such limitation, the following whether or not included in the foregoing: materials; supplies; furnishings; chattel paper; money; bank accounts; security deposits; utility deposits; any insurance or tax reserves deposited with Beneficiary; any cash collateral deposited with Beneficiary; claims to rebates, refunds or abate-ments of real estate taxes or any other taxes; contract rights; plans and specifications; licenses, permits, approvals and other rights; the rights of Trustor as declarant or sponsor under any master deed or related condominium documents to which the Real Estate may become subject upon Beneficiary's consent thereto; the rights of Trustor under contracts with respect to the Real Estate or any other portion of the Property; signs, brochures, advertising, the name by which the Property is known and any variation of the words thereof, and good will; copy-rights, service marks, and all goodwill associated therewith; and trademarks; all proceeds paid for any damage or loss to all or any portion of the Real Estate, the Fixtures, the Additional Appurtenances, any other Personal Property or any other portion of the Property ("Insurance Proceeds"); all Awards; all Leases; all Purchase and Sale Agreements; all books and records; and all proceeds, products, additions, accessions, substitutions and replacements to any one or more of the foregoing (all of the foregoing described in this paragraph being sometimes collectively referred to in this Exhibit B as the "Personal Property"). 2. Trustor's entire present and future interest in, and under the following: (a) all leases, subleases, rental agreements and other occupancy agreements now or hereafter in existence with respect to all or any portion of the Real Property (collectively, the "Real Property Leases"); (b) all rents, income and profits of any kind arising from such interests in the Real Property Leases and any renewals or extensions thereof for the use and occupation of all or any portion of the Real Property; (c) all guaranties of and security for the Real Property Leases; and (d) all proceeds of the foregoing. 3. Trustor's interests in all agreements, contracts, licenses and permits, now or hereafter outstanding, affecting all or any portion of the Property. 4. All of Trustor's rights in all deposits, credits, collateral and property now or hereafter in the possession, custody, safekeeping or control of Original Lender or any entity under the control of Original Lender and its successors and assigns. 5. All of Trustor's right, title and interest in and to (a) the Clearing Account, the Operating Account and all cash, checks, drafts, certificates and instruments, if any, from time to time transferred to or deposited in the Clearing Account and/or the Operating Account from time to time, (b) all earnings, investments and securities held in the Clearing Account and/or the Operating Account, and (c) any and all proceeds of the foregoing. 6. All of the contracts, licenses, permits, approvals, agreements and warranties, and all of Trustor's right, title and interest therein, whether now owned or hereafter acquired, and all proceeds and products thereof, and all accounts, contract rights and general intangibles related thereto, which are in any manner related to the Land and the Improvements on or to be constructed on the Land. 7. All of the right, title and interest of Trustor in and to that certain interest rate protection or hedging agreement, including all extensions, renewals, modifications, amendments, substitutions and replacements thereof, that Trustor has entered into, or will enter into, with Anglo Irish Bank Corporation plc (n/k/a Irish Bank Resolution Corporation Limited), as Issuer. For purposes of this Exhibit B, the terms "now" and "present" mean "as of October 23, 2007," the terms "hereafter" and "future" mean "after October 23, 2007," the term "heretofore" means "before October 23, 2007" and, where the context so requires, the present tense of any verb speaks as of October 23, 2007. In addition, for purposes of this Exhibit B, the following initially capitalized terms shall have the respective meanings set forth below: "Beneficiary" shall mean, as applicable, Lender or any of Lender's predecessors-in-interest with respect to the Loan (including, but not limited to, Original Lender). "Clearing Account" shall have the meaning specified in the Clearing Account Agreement. "Clearing Account Agreement" shall mean that certain Clearing Account Agreement, dated as of October 23, 2007, among First Regional Bank, Trustor and Original Lender. "Lender" shall mean Wells Fargo Bank, National Association, a national banking association. "Notice of Sale" shall mean the Notice of Trustee's Sale to which this Exhibit B is attached. "Operating Account" shall have the meaning specified in the Clearing Account Agreement. "Original Lender" shall mean Anglo Irish Bank Corporation plc (n/k/a Irish Bank Resolution Corporation Limited). "Real Property" shall mean the real property located at and known as 357 North Beverly Drive, Beverly Hills, California 90210. "Trustor" shall mean Festival Retail Fund I 357 N. Beverly Drive, LP, a Delaware limited partnership. [End of Exhibit B] From information which the Trustee deems reliable, but for which the Trustee makes no representation or warranty, the street address of the above-described property is 357 North Beverly Drive, Beverly Hills, California 90210. Said property is being sold for the purpose of paying the indebtedness and other obligations secured by said Deed of Trust, including (but not limited to) the fees and expenses of sale (all such indebtedness and other obligations being hereinafter collectively referred to as the "Secured Obligations"). The total amount of the unpaid balance of the Secured Obligations, including (but not limited to) unpaid principal, accrued and unpaid interest and other unpaid fees, costs and charges, together with reasonably

estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale, is \$24,415,581.31. The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the non-judicial foreclosure of the estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in Exhibits A and B attached hereto and incorporated herein by reference. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The name, street address and telephone number of the Trustee are: Fidelity National Default Services, 4350 La Jolla Village Drive, Suite 370, San Diego, California 92122, Telephone Number: (877) 393-6812. The sale contemplated by this Notice of Trustee's Sale will be conducted by Priority Posting, which is an agent of the Trustee. For further information regarding the sale contemplated by this Notice of Trustee's Sale, log on to www.priorityposting.com or call (877) 393-6812. The present Beneficiary under the Deed of Trust heretofore executed and delivered to the Trustee a written Declaration of Default and Demand for Sale. Pursuant to said Declaration of Default and Demand for Sale, the Trustee caused a Notice of Default and Election to Sell Under Deed of Trust to be recorded in the County where the above-described real property is located; and more than three months have elapsed since such recordation. Dated: June 15, 2012 Fidelity National Title Company d/b/a Fidelity National Default Services By: Tom Paschen, Sr. Vice President P958724 6/21, 6/28, 07/05/2012

T.S. NO.: HAD-111919-CA Loan Number: 2740002 NOTICE OF UNIFIED TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING DATED AS OF JULY 3, 2007, WHICH WAS RECORDED ON JULY 13, 2007 AS INSTRUMENT NUMBER 20071666101 IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA AND THE OBLIGATIONS SECURED THEREBY, AS AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "DEED OF TRUST"). UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 12, 2012, at 9:00 am, located behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, California, Fidelity National Title Company dba Fidelity National Default Services ("Trustee"), as duly appointed Trustee under and pursuant to the Deed of Trust, which is executed by Ali E. Khosravi and Abandokht Hajiloo ("Trustor"), as Trustor, in favor of Washington Mutual Bank, a federal association, as Beneficiary ("WAMU"), WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state): All right, title and interest conveyed to and now held by it under the Deed of Trust in the property situated in Los Angeles County, California, which is described as follows: Lot 627 of Tract No. 6380, in the City of Beverly Hills, County of Los Angeles, State of California, as per Map recorded in Book 69 page(s) 11 to 20 inclusive of Maps, in the Office of the County Recorder of said County, and which has been assigned A.P.N.: 4332-007-034 (the "Real Property"). Wells Fargo Bank, N.A. ("Beneficiary") is the current beneficiary under the Deed of Trust. The Real Property is being sold "as is". The street address and other common designation, if any, of the Real Property is purported to be: 9018-9020 West Olympic Blvd. Beverly Hills, CA 90211 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trust created by the Deed of Trust, to-wit: \$2,370,607.32 (estimated). Accrued interest and additional advances, if any, will increase the figure prior to sale. Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code section 9604, et seq., and to include in the non-judicial foreclosure of the real property interest described in the Deed of Trust, as it may have been amended from time to time, all of the personal property described therein and in the UCC Financing Statement filed with the California Secretary of State on November 5, 2007 as File No. 07-7135457574, and the UCC Financing Statement Amendments filed with the California Secretary of State on November 18, 2010 as File No. 10-72520284, on March 24, 2011 as File No. 1172644228, on April 1, 2011 as File No. 1172652963 and on July 6, 2011 as File No. 1172765993, all of which is more specifically described on Exhibit A attached hereto, which is incorporated herein by this reference (collectively, the "Personal Property"). EXHIBIT A Personal Property Description All buildings, structures and other improvements now or hereafter erected on the Real Property, and all facilities, fixtures, machinery, apparatus, installations, goods, equipment,

inventory, furniture, building materials and supplies and other properties of whatsoever nature, now or hereafter located in or used or procured for use in connection with that Real Property, it being the intention of the parties that all property of the character described above that is now owned or hereafter acquired by Trustor and that is affixed or attached to, stored upon or used in connection with the Real Property shall be, remain or become a portion of that property and shall be covered by and subject to the lien of this security instrument, together with all contracts, agreements, permits, plans, specifications, drawings, surveys, engineering reports and other work products relating to the construction of the existing or any future improvements on the Real Property, any and all rights of Debtors in, to or under any architect's contracts or construction contracts relating to the construction of the existing or any future improvements on the Real Property, and any performance and/or payment bonds issued in connection therewith, together with all trademarks, trade names, copyrights, computer software and other intellectual property used by Trustor in connection with the Real Property; together with any and all rights of Trustor without limitation to make claim for, collect, receive and receipt for any and all rents, income, revenues, issues, earnest money, deposits, refunds (including but not limited to refunds from taxing authorities, utilities and insurers), royalties, and profits, including mineral, oil and gas rights and profits, insurance proceeds of any kind, condemnation awards and other moneys, payable or receivable from or on account of any of the property, including interest thereon, or to enforce all other provisions of any other agreement (including those described above) affecting or relating to any of the property, to bring any suit in equity, action at law or other proceeding for the collection of such moneys or for the specific or other enforcement of any such agreement, award or judgment, in the name of Trustor or otherwise, and to do any and all things that Trustor or may be or become entitled to do with respect thereto; together with any and all rights of Trustor in any and all accounts, right to payment, contract rights, chattel paper, documents, instruments, licenses, contracts, agreements and general intangibles relating to any of the property, including, without limitation, income and profits derived from the operation of any business on the property or attributable to services that occur or are provided on the property or generated from the use and operation of the property; together with all of Trustor's rights as landlord in and to all existing and future leases and tenancies, whether written or oral and whether for a definite term or month to month or otherwise, now or hereafter demising all or any portion of the Real Property and property described above, including all renewals and extensions thereof and all rents, deposits and other amounts received or receivable thereunder, and including all guaranties, supporting obligations, letters of credit (whether tangible or electronic) and letter of credit rights guaranteeing or supporting any such lease or tenancy; and together with all books and records of Trustor relating to the foregoing in any form. Beneficiary reserves its right to (i) revoke, in its sole and absolute discretion, its election to include some or all of the Personal Property and/or fixtures, and (ii) add, in its sole and absolute discretion, additional personal property and/or fixtures to the election herein expressed, in each case, from time to time, and at any time, until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. Beneficiary reserves its right to assume or reject in its sole and absolute discretion, upon written notice to the applicable contract counterparty, any or all contracts affecting the Real Property or the Personal Property, which right to assume or reject shall succeed to any purchaser of the Real Property and the Personal Property at the foreclosure sale under the Deed of Trust (and such purchaser's successors and assigns) to the fullest extent permitted by applicable law. Nothing herein shall be construed as an assumption by the Beneficiary, or any purchaser of the Real Property and the Personal Property at the foreclosure sale under the Deed of Trust (or such purchaser's successors and assigns), of any obligations or liabilities arising under or in connection with any of the Real Property or the Personal Property. No warranty is made that any or all of the Personal Property still exists or is available for the successful bidder and no covenant or warranty, express or implied, is made as to the condition, title, possession, quiet enjoyment, encumbrances, or the like, of any of the Personal Property, which shall be sold "as is" "where is". Beneficiary has heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the Real Property is located and more than three months have elapsed since such recordation. Dated: June 15, 2012 Fidelity National Title Company dba Fidelity National Default Services 4350 La Jolla Village Drive, Suite 370 San Diego, California 92122 (877) 393-6812 www.priority-posting.com Tom Paschen, Sr. Vice President P958731 6/21, 6/28, 07/05/2012

NOTICE OF TRUSTEE'S SALE TS No. 12-0020987 Title Order No. 12-0034599 APN No. 4342-034-031 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/20/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by HOSSEIN ESMAILZADEH AND KHADIJEH ESMAILZADEH, TRUSTEES OF THE ESMAILZADEH FAMILY TRUST DATED FEBRUARY 14, 2005, dated 06/20/2005 and recorded 8/8/2005, as Instrument No. 05-1885334, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County,

State of California, will sell on 07/16/2012 at 1:00PM, At the Pomona Valley Masonic Temple Building, located at 395 South Thomas Street, Pomona, California 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: 424 NORTH PALM 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. 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 \$487,445.43. 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 Notice of Trustee's Sale 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.recontrustco.com, using the file number assigned to this case 12-0020987. 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/Sale Information: (800) 281-8219 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. FEI # 1006.161019 6/21, 6/28, 7/05/2012

NOTICE OF TRUSTEE'S SALE TS No. 12-0021676 Title Order No. 12-0036686 APN No. 4388-003-008 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/14/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by GERARD HOWARD WAYNE AND LOIS ELEANOR WAYNE, HUSBAND AND WIFE AS JOINT TENANTS, dated 12/14/2006 and recorded 12/22/2006, as Instrument No. 06 2851587, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/16/2012 at 1:00PM, At the Pomona Valley Masonic Temple Building, located at 395 South Thomas Street, Pomona, California 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: 9509 GLOAMING 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. 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 \$1,027,381.90. 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 Notice of Trustee's Sale 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

ORDINANCE NO. 12-O-2624

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO INCREASE WATER RATES IN FISCAL YEARS 2012-2013 AND 2013-2014

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Beverly Hills hereby finds as follows:

- A. The City Council is authorized pursuant to the California Health and Safety Code Section 5471 to prescribe, revise and collect rates and charges for water services and facilities furnished by the City.
- B. The City Council wishes to increase the rates for water services (the "rates") as provided in Exhibit A.
- C. The City Council identified the parcels upon which the proposed rates would be imposed and calculated the amount of the proposed rates.
- D. The City Clerk caused a notice of the time and place of a public hearing on the proposed rates to be mailed as required by Section 6 of Article XIID of the California Constitution.
- E. Each notice described the amount of proposed rates, the basis upon which the amount of the proposed rates was calculated, the reason for the proposed rates, and the date time and location of a public hearing on the proposed rates.
- F. On May 15, 2012, at the date, time and location set forth in the notice, the City Council conducted a public hearing on the proposed rates and heard and considered all objections and protests thereto and at the close of the public hearing, the City Council determined that written protests had not been presented by a majority of owners of the identified parcels.
- G. All code references in the column entitled "Reference" in Exhibit A are to ordinances or resolutions of the City of Beverly Hills unless otherwise indicated.

Section 2. The rates listed in Exhibit A as Reference Nos. 08-O-2552 (Water Rates) shall be increased as provided in Exhibit A for Fiscal Year 2012-2013 and Fiscal Year 2013-2014.

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

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

Adopted: June 7, 2012
Effective: July 8, 2012

WILLIAM W. BRIEN, MD
Mayor of the City of Beverly Hills, California

ATTEST:
BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
JEFFREY KOLIN
City Manager

SCOTT G. MILLER
Director of Administrative Services/Chief Financial Officer

DAVID D. GUSTAVSON
Director of Public Works & Transportation

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

EXHIBIT A Utility Rates & Fees

BHMC 6-1- REFERENCE	TYPE OF UTILITY CHARGE	2011/12 RATE		2012/13 RATE		2013/14 RATE	
		Inside	Outside	Inside	Outside	Inside	Outside
		City	City	City	City	City	City
	Water						
88-R-7759	Service Connection Charge:						
	General						
	1" and smaller	670.46	848.70	717.39	908.11	767.61	971.68
	1- 1/2"	1,350.69	1,702.33	1,445.24	1,821.50	1,546.40	1,949.00
	2"	1,928.71	2,604.40	2,063.72	2,786.71	2,208.18	2,981.78
	3"	2,878.41	4,054.48	3,079.90	4,338.30	3,295.49	4,641.98
	4"	3,876.25	5,361.66	4,147.58	5,950.98	4,437.91	6,367.55
	6"	4,866.93	7,199.65	5,207.62	7,703.62	5,572.15	8,242.88
	8"	5,755.61	8,914.17	6,158.50	9,538.16	6,589.60	10,205.83
	Fire Protection Services						
	4"	3,876.25	5,817.44	4,147.58	6,224.66	4,437.91	6,660.39
	6"	4,866.93	7,744.13	5,207.62	8,286.22	5,572.15	8,866.26
	8"	5,755.61	9,541.02	6,158.50	10,208.89	6,589.60	10,923.52
	10"	6,753.55	13,408.81	7,226.29	14,347.43	7,732.14	15,351.75
88-R-7759	Service Installation Deposit:						
	*The city will charge fully allocated hourly rates for all personnel involved plus any outside costs and materials.	*	*	*	*	*	*
	Size of Service (deposit levels):						
	1 inch	2,676.00	2,676.00	2,863.32	2,863.32	3,063.75	3,063.75
	2 inches	5,351.90	5,351.90	5,726.54	5,726.54	6,127.39	6,127.39
	3 inches - Compound	9,098.25	9,098.25	9,735.12	9,735.12	10,416.58	10,416.58
	4 inches - Changeout	4,816.68	4,816.68	5,153.85	5,153.85	5,514.62	5,514.62
	4 inches - Compound	9,098.25	9,098.25	9,735.12	9,735.12	10,416.58	10,416.58
	4 inches - Fire	6,422.34	6,422.34	6,871.91	6,871.91	7,352.94	7,352.94
	6 inches - Changeout	9,098.25	9,098.25	9,735.12	9,735.12	10,416.58	10,416.58
	6 inches - Compound	14,450.15	14,450.15	15,461.66	15,461.66	16,543.97	16,543.97
	6 inches - Fire	7,492.68	7,492.68	8,017.17	8,017.17	8,578.37	8,578.37
	8 inches	11,203.28	11,203.28	11,987.51	11,987.51	12,826.63	12,826.63
88-R-7759	Fire Protection Service Installation Deposit:						
	*Actual costs will be billed to customer and applied against deposit.)	*	*	*	*	*	*
	Size of service:						
	8 inches	7,335.49	7,335.49	7,848.98	7,848.98	8,398.40	8,398.40
	10 inches	8,802.59	8,802.59	9,418.77	9,418.77	10,078.09	10,078.09
88-R-7759	Fire Hydrant Installation Deposit:						
	Actual costs will be billed to customer and applied against deposit.)	4,401.29	4,449.73	4,709.39	4,761.21	5,039.04	5,391.78*
88-R-7759	Service Restoration Charge:						
	After discontinuation at customer's request	80.26	91.03	85.88	97.41	91.89	104.22
	After discontinuation due to noncompliance	80.26	91.03	85.88	97.41	91.89	104.22
	After unauthorized turn on of water	160.52	176.63	171.75	188.99	183.77	202.22
88-R-7759	Temporary Service Connection:						
	Installation of service connection and meter	117.72	128.49	125.96	137.49	134.78	147.11
	Installation of meter to pre-existing service	117.72	128.49	125.96	137.49	134.78	147.11
	Service charge	94.05	103.72	100.64	110.98	107.68	118.75
	Equipment rental fee:						
	First 15 days or less	46.32	51.05	49.56	54.63	53.03	58.45
	Each succeeding 15 days or less	18.53	20.44	19.83	21.87	21.21	23.40
88-R-7759	Temporary Supply from Fire Hydrant:						
	Application fee	35.65	39.37	38.14	42.13	40.81	45.08
	Deposit	1,078.09	1,189.37	1,153.56	1,272.62	1,234.31	1,361.71
	Service charge						
	Each 6 month period or less	141.68	156.29	151.60	167.23	162.22	178.93
	Equipment rental fee						
	First 15 days or less	46.32	51.05	49.56	54.63	53.03	58.45
	Each succeeding 15 days or less	18.53	20.44	19.83	21.87	21.21	23.40
	Meter relocation (each)	46.32	51.05	49.56	54.63	53.03	58.45
07-R-12338	Fire Flow Test (per test)	230.10	230.10	246.21	246.21	263.44	263.44
88-R-7759	Water Meter Testing (per test)	460.30	460.30	492.52	492.52	527.00	527.00
06-0-2506	Groundwater Replenishment Fee	812.15	0.00	869.00	0.00	929.83	0.00
08-0-2552	Water Rates:						
	Service charges (bimonthly):						
	Meter size (per meter):						
	1 inch and smaller	35.17	43.96	40.49	50.61	43.32	54.16
	1-1/2 inches	60.46	75.58	70.18	87.73	75.09	93.87
	2 inches	90.80	113.50	105.81	132.26	113.22	141.52
	3 inches	161.61	202.01	188.94	236.18	202.17	252.71
	4 inches	262.76	328.45	307.70	384.63	329.24	411.55
	6 inches	515.63	644.54	604.60	755.75	646.92	808.65
	Quantity charge:*						
	Bimonthly Water Usage - units of 100 cu ft (per 100 cu ft)						
	Single Family Residences & Duplexes (SFR)		Multi-Family Residential (MFR)				
			(Tier acts as a multiplier by # of units.)				
	Tier 1 - from 1 and up to 10	Tier 1 - from 1 to 4		3.17	3.97	3.29	4.11
	Tier 2 - over 10 and up to 55	Tier 2 - over 4 and up to 9		4.12	5.15	4.36	5.45
	Tier 3 - over 55 to 120	Tier 3 - over 9 and up to 16		6.41	8.01	6.87	8.59
	Tier 4 - over 120 +	Tier 4 - over 16+		12.22	15.28	13.27	16.59
	Non-residential rate (Commercial, Governmental and Schools)			5.39	6.74	5.63	7.04
	*Capital charge incorporated in usage.						
08-0-2552	Fire Protection Service Charge (bimonthly):						
	Size of Connection:						
	2 inch and smaller	23.86	29.82	24.65	30.81	25.39	31.73
	2-1/2 inches	35.60	44.50	36.77	45.96	37.87	47.34
	3 inches	51.85	64.81	53.56	66.95	55.17	68.96
	4 inches	100.14	125.16	103.44	129.30	106.55	133.18
	6 inches	273.44	341.80	282.48	353.10	290.95	363.69
	8 inches	572.34	715.42	591.27	739.09	609.01	761.26
	10 inches	1,021.95	1,277.44	1,055.75	1,319.69	1,087.42	1,359.28

RESOLUTION NO. PA-R-12-142

RESOLUTION OF THE PARKING AUTHORITY OF THE CITY OF BEVERLY HILLS APPROVING THE OPERATING BUDGET AND FINANCIAL POLICIES FOR THE 2012/13 FISCAL YEAR AND APPROPRIATING FUNDS THEREFOR

The Board of the Parking Authority of the City of Beverly Hills does resolve as follows:

Section 1. That certain document entitled "Parking Authority of the City of Beverly Hills 2012/13 Fiscal Year Budget", a copy of which is on file in the office of the Secretary of the Parking

Authority, which may hereafter be amended by the Parking Authority, is hereby approved as the operating budget for the Parking Authority of the City of Beverly Hills for the Fiscal Year 2012/13, beginning July 1, 2012.

Section 2. Appropriations in the amount not to exceed \$34,466,200 are authorized for the purpose of carrying on the business of the Parking Authority.

Section 3. The Executive Director of the Parking Authority ("Executive Director") or his designee may make budget adjustments to accounts, provided that the Parking Authority is within its approved budget.

Section 4. The Executive Director or his designee may appropriate up to \$300,000 during the Fiscal Year from Parking Authority balance to any accounts as long as it meets the purposes of the Authority. An annual report shall be made to the Board of the Parking Authority describing each transfer and the reason therefore.

Section 5. The Board of the Parking Authority ratifies the prior payment of budgeted demands from those funds which have been certified or approved by the Executive Director or his designee and may appropriate funds for non-budgeted items, and any such appropriation for a non-budgeted item shall constitute an approval to issue a warrant in payment of a proper demand or demands therefore.

Section 6. The Parking Authority hereby adopts Comprehensive Financial Policies for Fiscal Year 2012/13, as attached to this resolution.

Section 7. The Secretary of the Parking Authority shall certify to the adoption of this resolution and shall cause this resolution and his certification, together with proof of publication, to be entered in the Book of Resolutions of the Board of the Parking Authority.

Section 8. In the case of fee-based activities, if the revenues for such programs exceed the amount budgeted, the Board of the Parking Authority hereby authorizes the Executive Director or his designee to increase the appropriation of said activity in the same amount of the increased revenue.

Section 9. The Executive Director or his designee is authorized to make such other revisions, individual appropriation line-items, changes in summaries, totals, grand totals, and other portions of the budget document as necessary to reflect and implement the programs specified in this resolution, and in full accordance to the direction provided by the Board of the Parking Authority up until the adoption of this resolution.

Adopted: June 7, 2012

WILLIAM W. BRIEN, M.D.
Chairman of the Board Parking Authority of the City of Beverly Hills

ATTEST:
BYRON POPE (SEAL)
Secretary of the Parking Authority

Approved as to form:
LAURENCE S. WIENER
General Counsel

Approved as to content:
JEFFREY C. KOLIN
Executive Director of the Parking Authority

City of Beverly Hills Parking Authority Financial Policies

Section 1. Financial Reporting Policies

The Parking Authority's (Authority's) accounting and financial reporting systems will be maintained in conformance with state and federal laws, generally accepted accounting principles (GAAP), and the Government Finance Officers Association (GFOA). Further, the Authority will make every attempt to implement all changes to governmental accounting practices at the earliest practicable time.

The Authority's CAFR and other financial statements should be in conformity with GAAP, demonstrate compliance with finance related legal and contractual provisions, disclose thoroughness and detail sufficiency, and minimize ambiguities and potentials for misleading inference.

The Authority's CAFR will also be submitted to national repositories identified by the Authority's bond trust agent as a continuing commitment to disclose thoroughness to enable investors to make informed decisions.

The Authority's Budget should satisfy criteria as a financial policy document.

To provide a reasonable basis for making the Chief Financial Officer's (management's) required representations concerning the finances of the Parking Authority, the Authority has a comprehensive internal control framework that is designed both to protect the Authority's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Authority's financial

statements in conformity with GAAP. The Chief Financial Officer is given the responsibility and authority to develop and maintain proper internal controls on all financial aspects of the Authority and maintain all the books of the Authority for inspection. Because the cost of internal controls should not significantly outweigh their benefits, the Authority's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatements.

The Chief Financial Officer shall endeavor to maintain cash reserves sufficient to fully fund the net present value of accruing liabilities including self-insurance provisions, obligations to employees for vested payroll and benefits and similar obligations as they are incurred, and to maintain the highest credit rating possible for the Authority.

The Chief Financial Officer, as appropriate, shall prepare and present to the Board of Directors of the Parking Authority interim revenue and expenditure trends to allow evaluation of potential discrepancies from budget assumptions.

The Authority should avoid committing to new spending for operating or capital improvement purposes until an analysis of all current and future cost implications is completed and presented to it by the Chief Financial Officer.

Section 2. Operating Management Policies

The Chief Financial Officer is primarily responsible for the development, implementation, and evaluation of all financial management policies and procedures. However, other officers, employees and/or contractors will participate in the responsibility of meeting policy goals, budget goals, and ensuring the long-term financial health of the Authority. Future work plans, program initiatives, and performance indicators will be developed to reflect current policy directives, projected resources, and future service requirements.

The budget process is intended to weigh all competing requests for Authority resources within expected fiscal constraints. Requests for new, ongoing programs made outside the budget process will be discouraged.

The Authority will endeavor to avoid budgetary and accounting procedures that balance the current budget at the expense of future budgets.

Budget development should utilize strategic multi-year fiscal planning, conservative revenue forecasts, and program-based cost accounting that require every program to be justified annually in terms of meeting intended objectives ("effectiveness criteria"). The process will include a diligent review of programs by staff, the Chief Financial Officer, and Board of Directors.

Utilization of a program budget format will provide a basis for evaluation of service and other impacts of potential increases or decreases in funding.

Revenues will not be dedicated for specific purposes, unless required by law or generally accepted accounting practices (GAAP). Current revenues will fund current expenditures and to the extent possible a diversified and stable revenue system will be developed and maintained to protect programs from short-term fluctuations in any single revenue source.

The Authority shall strive to avoid returning to the Board of Directors for new or expanded appropriations. Exceptions may include emergencies, unforeseen impacts, mid-year adjustments or new opportunities.

Addition of personnel will only be requested to meet program initiatives and policy directives: after service needs have been thoroughly examined and it is substantiated that additional staffing will result in increased revenue or enhanced operating efficiencies.

Capital equipment replacement will be accomplished through a life cycle of funding mechanism. The Authority shall endeavor to maintain adequate cash reserves to fund 100% replacement of certain capital equipment. Replacement costs will be based upon equipment lifecycle financial analysis approved by the Chief Financial Officer.

The Authority shall endeavor to balance revenue and expenditures. Forecasts will be prepared by the Chief Financial Officer to examine the Authority's ability to absorb operating costs due to

changes in the economy, service demands, and capital improvements. The forecast will be updated annually and include a four or five-year outlook. The Chief Financial Officer will prepare and present these estimates to the Board of Directors at least once a year.

Alternative means of service delivery will be evaluated by the Authority to ensure that quality services are provided at the most competitive and economical cost. The Authority will identify activities that could be provided by another source and review options/alternatives to current service delivery. The review of service delivery alternatives and the need for the service will be performed annually or on an "opportunity" basis.

Cash and Investment programs will be maintained in accordance with the Government Code and the adopted investment policy or the City of Beverly Hills' investment policy until the Authority adopts an investment policy. The Authority will ensure that proper controls and safeguards are maintained. Authority funds will be managed in a prudent and diligent manner with an emphasis on safety of principal, liquidity, and financial return on principal, in that order. The Chief Financial Officer, at least annually, shall recommend necessary revisions to the Board of Directors of a detailed investment policy. In addition to liquidity requirements, the Chief Financial Officer will also consider the appropriateness of investment decisions vis-à-vis debt management.

The Authority, through the Chief Financial Officer, will follow an aggressive, consistent, but sensitive policy of collecting revenues, with proper internal controls, to meet the needs of the Authority and follow all applicable state and federal laws.

Section 3. Capital Management Policies

A five-year Capital Improvement Plan (CIP) will be developed and updated annually, including anticipated funding sources. Capital improvement projects are defined as infrastructure or equipment purchases or construction which results in a capitalized asset and having a useful (depreciable) life of two years or more. The CIP will attempt to include adequate funding to support repair and replacement of deteriorating infrastructure and avoidance of a significant unfunded liability.

Proposed capital projects will be considered through the Authority budget development process and reviewed and prioritized regarding accurate costing (design, capital, and operating) as well as for overall consistency with the Authority's goals and objectives. The Authority's Chief Financial Officer will then identify financing sources for the highest-ranking projects.

Capital project contract awards will include a fiscal impact statement disclosing the expected operating impact of the project and when such cost is expected to occur.

Pay-as-you-go Capital Improvement Plan financing should account for a minimum of 50 percent of all capital improvement projects for each five-year planning period. Pay-as-you-go financing is defined as all sources of revenue other than Authority debt issuance, i.e., fund balance contributions, developer contributions, grants, endowments, etc. Pay-as-you-go financing should generally be considered as the preferred option. However, the potential for debt issuance that provides additional economic and/or strategic values could be considered as recommended by the Chief Financial Officer.

Section 4. Debt Management Policies

The Chief Financial Officer will seek to establish and, improve the bond rating(s) in order to minimize borrowing costs and preserve access to credit.

New debt issues, and refinancing of existing debt, must be analyzed for compatibility within the Authority's overall financial planning and approved by the Chief Financial Officer. The review shall not be limited to cash flow analysis, potential for unexpected revenue surprises, and the maintenance of the Authority's bond ratings. Annual debt service shall not produce an inordinate impact upon future operations. The Chief Financial Officer will endeavor to minimize Authority Debt Service costs in order to control fixed costs and ensure expenditure flexibility.

Debt financing should not exceed the useful life of the infrastructure improvement with the average (weighted) bond maturities at or below thirty years, unless otherwise authorized by the Board of Directors.

A ratio of current assets to current liabilities of at least 2/1 will be maintained to ensure the Authority's ability to pay short-term obligations.

Section 5. Reserve Policies General Fund

All fund designations and reserves will be evaluated annually by the Chief Financial Officer for long-term adequacy and use requirements in conjunction with development of the Authority's balanced five year financial plan.

It is a goal of the Authority to obtain and maintain a general operating reserve in the form of cash, of at least 40% of operating revenues. The first 25% shall be considered a contingency reserve to cover normal seasonal cash flow variations, as well as unforeseen emergency or catastrophic impacts upon the Authority. Funds in excess of 25% may be used for short term economic investment in the community when justified by projected financial return to the Authority and specifically authorized by the Board of Directors, upon recommendation of the Chief Financial Officer.

One-time revenue windfalls should be designated as a reserve or used for one-time expenditures. The funds are not to be used for on-going operations. To the extent such funds are not required for current expenditures, one-time expenditures and/or capital improvements such funds should be maintained as operating reserves or used to reduce debt.

For purposes of this policy, one-time revenue windfalls shall include:

- Lump sum (net present value) savings from debt restructuring
- Sale of authority-owned real estate
- Pure unexpected revenues (i.e. litigation settlement)
- Contributions and Gifts
- Any other revenues the Board of Directors may elect to designate as extraordinary

Self-Insurance Reserves, where appropriate, will be maintained at a level, which, together with purchased insurance policies, will adequately cover the Authority's property, liability, and health benefit risk. A qualified actuarial firm shall be retained and report on a bi-annual basis recommended appropriate funding levels. The Authority shall endeavor to maintain reserves equal to 90% of the estimated net present value of such liabilities.

Fees and charges will be examined annually to guide decisions with a goal of covering all direct and indirect costs of service, provide for capital improvements and maintenance, and maintain adequate reserves to the maximum extent feasible. Secondly, maintenance of cash reserves will provide a de facto rate stabilization plan. Rate increases shall be approved by the Board of Directors following appropriate noticing and public input. Rate adjustments will be based on five-year financial plans unless a conscious decision is made to the contrary. The target level of operating cash reserves shall be 40% of gross annual user revenues.

Contingency Reserves, to be determined annually by the Chief Financial Officer, will be maintained to offset unanticipated revenue shortfalls and/or unexpected expenditure increases. Contingency reserves may also be used for unanticipated and/or inadequately budgeted events of an emergency nature. Use of contingency funds shall be approved at recommendation of the Chief Financial Officer.

Budget Reserves are presented in the Comprehensive Annual Financial Report (CAFR) in the Financial Statement section designated as unreserved fund balance.

Section 6. Audit Policies

An annual audit will be performed by an independent public accounting firm with an audit opinion to be included with the Authority's published Comprehensive Annual Financial Report (CAFR).

The Board of Directors will maintain a standing committee of its members to serve as the Audit Committee to provide oversight and review of the annual and special audits of the Authority. The Committee will meet at least twice annually with the Authority's independent auditor, once for a pre-audit meeting, and once for a review of the final audit results.

Internal audit activities will be guided by the

Audit Committee. The results of these audits are then presented to the Board of Directors Audit Committee for consideration and later reported to the full Board of Directors for its review and consideration. Should conditions necessitate an urgent internal audit of a particular area, the Audit Committee will be advised and the results of the audit will be reviewed with the Committee.

RESOLUTION NO. 12-R-12879

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE OPERATING BUDGET AND FINANCIAL POLICIES FOR THE 2012/2013 FISCAL YEAR AND APPROPRIATING FUNDS THEREFOR

The Council of the City of Beverly Hills does resolve as follows:

Section 1. That certain document entitled "City of Beverly Hills 2012/2013 Fiscal Year Budget", a copy of which is on file in the office of the City Clerk and the Beverly Hills Public Library, which may hereafter be amended by the Council, is hereby approved as the operating budget for the City of Beverly Hills for the Fiscal Year 2012/2013, beginning July 1, 2012.

Section 2. Appropriations in the amount not to exceed \$373,774,600 are authorized for the purpose of carrying on the business of the City.

Section 3. In adopting the Budget, the City Council hereby gives authority to the City Manager, upon recommendation of the Chief Financial Officer, to re-appropriate all unencumbered Fiscal Year 2011/12 appropriated fund balances and unexpended encumbrances of the Fiscal Year 2011/12 Operating and Capital Improvement Program Budgets.

Section 4. The City Manager, or his designee, upon recommendation of the Chief Financial Officer, may transfer appropriations between and among all funds, as defined in the Fiscal Year 2012/13 budget, up to the amount of \$373,774,600. A semi-annual report shall be made to the Council describing each transfer between funds and the reason therefore.

Section 5. The Chief Financial Officer may make budget adjustments to accounts within the same fund, provided that the fund is within its approved budget.

Section 6. The City Manager may transfer and appropriate up to \$300,000 during the Fiscal Year and the Chief Financial Officer may transfer and appropriate up to \$100,000 during the Fiscal Year from all fund balances to any accounts within that fund as long as it meets the purposes of that fund's designation. An annual report shall be made to the Council describing each transfer and the reason therefore.

Section 7. Pursuant to the provisions of Section 37208 of the Government Code, the Council ratifies the prior payment of budgeted demands from those funds which have been certified or approved by the Chief Financial Officer and may appropriate funds for non-budgeted items, and any such appropriation for a non-budgeted item shall constitute an approval to issue a warrant in payment of a proper demand or demands therefore.

Section 8. The City Council hereby adopts the Comprehensive Financial Policies of the City for Fiscal Year 2012/13, as attached to this resolution.

Section 9. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and his certification, together with proof of publication, to be entered in the Book of Resolutions of the Council of this City.

Section 10. In the case of fee-based programs, if the revenues for such programs exceed the amount budgeted, the City Council hereby authorizes the Chief Financial Officer to increase the appropriation of said program in the same amount of the increased revenue.

Section 11. The Chief Financial Officer is authorized to make such other revisions, individual appropriation line-items, changes in summaries, fund totals, grand totals, and other portions of the budget document as necessary to reflect and implement the programs specified in this resolution, and in full accordance to the direction provided by the Council up until the adoption of this

resolution.

Adopted: June 7, 2012

WILLIAM W. BRIEN, M.D.
Mayor of the City of Beverly Hills, California

ATTEST:
BYRON POPE (SEAL)
City Clerk

Approved as to form:
LAURENCE S. WIENER
City Attorney

Approved as to content:
JEFFREY KOLIN
City Manager

SCOTT G. MILLER
Chief Financial Officer

City of Beverly Hills Financial Policies

Section 1. Financial Reporting Policies

The City's accounting and financial reporting systems will be maintained in general conformance with state and federal laws, generally accepted accounting principles (GAAP), and the Government Finance Officers Association (GFOA). Further, the City will make every attempt to implement all changes to governmental accounting practices at the earliest practicable time.

The City's CAFR will be submitted to the GFOA Certification of Achievement for Excellence in Financial Reporting Program. The financial report should be in conformity with GAAP, demonstrate compliance with finance related legal and contractual provisions, disclose thoroughness and detail sufficiency, and minimize ambiguities and potentials for misleading inference.

The City's CAFR will also be submitted to national repositories identified by the City's bond trust agent as a continuing commitment to disclose thoroughness to enable investors to make informed decisions.

The City's Budget should satisfy criteria as a financial and programmatic policy document, as a comprehensive financial plan, as an operations guide for all organizational units and as a communications device for all significant budgetary issues, trends, and resource choices.

To provide a reasonable basis for making the Chief Financial Officer's (management's) required representations concerning the finances of the City of Beverly Hills, the City has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. The Chief Financial Officer is given the responsibility and authority to develop and maintain proper internal controls on all financial aspects of the City and maintain all the books of the City for inspection. Because the cost of internal controls should not significantly outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatements.

The Chief Financial Officer shall evaluate the fiscal impact of proposed changes in all salaries or retirement benefits to be provided to any employee or employee association and present to the City Council.

The Chief Financial Officer shall endeavor to maintain cash reserves sufficient to fully fund the net present value of accruing liabilities including self-insurance provisions, obligations to employees for vested payroll and benefits and similar obligations as they are incurred, and to maintain the highest credit rating possible for the City.

The Chief Financial Officer shall prepare and present to the City Council interim revenue and expenditure trends to allow evaluation of potential discrepancies from budget assumptions.

The City Council shall avoid committing to new spending for operating or capital improvement purposes until an analysis of all current and future cost implications is completed and presented to it by the Chief Financial Officer.

Section 2. Operating Management Policies

The Chief Financial Officer is primarily responsible for the development, implementation, and evaluation of all financial and human resource management policies and procedures. However, all departments will participate in the responsibility of meeting policy goals, budget goals, and ensuring the long-term financial health of the City. Future work plans, program initiatives, and performance indicators will be developed to reflect current policy directives, projected resources, and future service requirements.

The budget process is intended to weigh all competing requests for City resources within expected fiscal constraints. Requests for new, ongoing programs made outside the budget process will be discouraged.

The City will endeavor to avoid budgetary and accounting procedures that balance the current budget at the expense of future budgets.

Budget development will use strategic multi-year fiscal planning, conservative revenue forecasts, and program-based cost accounting that require every program to be justified annually in terms of meeting intended objectives ("effectiveness criteria"). The process will include a diligent review of programs by staff, the Chief Financial Officer, and City Council.

Utilization of a program budget format will provide a basis for evaluation of service and other impacts of potential increases or decreases in funding.

Revenues will not be dedicated for specific purposes, unless required by law or generally accepted accounting practices (GAAP). All non-restricted revenues will be deposited in the General Fund (or other designated fund as approved by the Chief Financial Officer) and appropriated by the City Council.

Current revenues will fund current expenditures and a diversified and stable revenue system will be developed and maintained to protect programs from short-term fluctuations in any single revenue source.

Current operating expenditures for all fund types will include all allocable overhead operating costs. For the most part, these expenses will be charged to individual budget program elements as internal service fund charges. Included within the allocated service charges to Governmental Fund types will be funding adequate to maintain the approved capital program (unless financed through other debt instruments).

City staff shall strive to identify entrepreneurial solutions to recover costs of operating programs.

The City shall strive to avoid returning to the City Council for new or expanded appropriations. Exceptions may include emergencies, unforeseen impacts, mid-year adjustments or new opportunities.

Addition of personnel will only be requested to meet program initiatives and policy directives; after service needs have been thoroughly examined and it is substantiated that additional staffing will result in increased revenue or enhanced operating efficiencies. To the extent feasible, personnel cost reductions will be achieved through attrition or transfer.

All non-enterprise user fees and charges will be examined or adjusted every year and undergo a thorough review to determine the 100% direct and indirect cost of service recovery rate at least every four years. The Council will strive to obtain 100% cost recovery rates, but will reserve the right to recover less as appropriate. The acceptable recovery rate and any associated changes to user fees and charges will be approved by the City Council following public review, each year.

Development impact fees, as permitted by state law, for capital expenses attributable to new development will be reviewed annually to ensure that fees recover 100% of direct and indirect development-related expenses and be approved by City Council. Any unfavorable balances in cost recovery will be brought to the City Council's attention by the Chief Financial Officer and affected Department Head, and evaluated from a departmental, program, and goals perspective.

Capital equipment replacement will be accomplished through a life cycle of funding mechanism and in some instances the use of a "rental" rate structure. The rates will be revised annually to

ensure that charges to operating departments are sufficient for operation and replacement of vehicles and other capital equipment (fleet, computers, phones, and copier systems). The City shall endeavor to maintain adequate cash reserves to fund 100% replacement of certain capital equipment. Replacement costs will be based upon equipment lifecycle financial analysis developed by each department and approved by the Chief Financial Officer. Non-capital equipment replacement will be set up in a separate fund and will be accomplished through a life cycle funding mechanism developed by each department and implemented and approved by the Chief Financial Officer.

Grant funding will be considered to leverage City funds. Inconsistent and/or fluctuating grants should not be used to fund ongoing programs. Programs financed with grant monies will be budgeted in separate cost centers, and the service program will be adjusted to reflect the level of available funding. In the event of reduced grant funding, City resources will be substituted only after all program priorities and alternatives are considered.

Balanced revenue and expenditure forecasts will be prepared by the Chief Financial Officer to examine the City's ability to absorb operating costs due to changes in the economy, service demands, and capital improvements. The forecast will be updated annually and include a four or five-year outlook. The Chief Financial Officer will prepare and present these estimates to the City Council at least once a year.

Alternative means of service delivery will be evaluated by the Chief Financial Officer to ensure that quality services are provided to our citizens at the most competitive and economical cost. Departments, in cooperation with the City Manager and Chief Financial Officer, will identify all activities that could be provided by another source and review options/alternatives to current service delivery. The review of service delivery alternatives and the need for the service will be performed annually or on an "opportunity" basis.

Cash and Investment programs will be maintained in accordance with the Government Code and the adopted investment policy and will ensure that proper controls and safeguards are maintained. City funds will be managed in a prudent and diligent manner with an emphasis on safety of principal, liquidity, and financial return on principal, in that order. Pursuant to State law, the City Treasurer and the Chief Financial Officer, at least annually, shall recommend necessary revisions to the City Council of a detailed investment policy. In addition to liquidity requirements, the City Treasurer and Chief Financial Officer will also consider the appropriateness of investment decisions vis-à-vis debt management.

The City, through the Chief Financial Officer and the Administrative Services Department, will follow an aggressive, consistent, but sensitive policy of collecting revenues, with proper internal controls, to meet the needs of the City and follow all applicable state and federal laws.

Section 3. Capital Management Policies

A five-year Capital Improvement Plan (CIP) will be developed and updated annually, including anticipated funding sources. Capital improvement projects are defined as infrastructure or equipment purchases or construction which results in a capitalized asset and having a useful (depreciable) life of two years or more.

The CIP will attempt to include adequate funding to support repair and replacement of deteriorating infrastructure and avoidance of a significant unfunded liability.

Proposed capital projects will be considered through the City budget development process and reviewed and prioritized by a cross-departmental team regarding accurate costing (design, capital, and operating) as well as the Chief Financial Officer for overall consistency with the City's goals and objectives. The City's Chief Financial Officer will then identify financing sources for the highest-ranking projects. Prior to adoption by the City Council, the CIP will be reviewed by the Planning Commission for conformity with the General Plan.

Capital project contract awards will include a fiscal impact statement disclosing the expected operating impact of the project and when such cost is expected to occur.

Pay-as-you-go Capital Improvement Plan financing should account for a minimum of 50 percent of

all capital improvement projects for each five-year planning period. Pay-as-you-go financing is defined as all sources of revenue other than City debt issuance, i.e., fund balance contributions, developer contributions, grants, endowments, etc. Pay-as-you-go financing should generally be considered as the preferred option. However, the potential for debt issuance that provides additional economic and/or strategic values could be considered as recommended by the Chief Financial Officer.

The City shall endeavor to apply restricted funds (i.e., In-lieu Parking, Gas Tax Funds or existing Bond proceeds) to capital projects before using "unrestricted" funds.

Section 4. Debt Management Policies

The Chief Financial Officer will seek to maintain and, if possible, improve the current bond rating(s) in order to minimize borrowing costs and preserve access to credit.

New debt issues, and refinancing of existing debt, must be analyzed for compatibility within the City's overall financial planning and approved by the Chief Financial Officer. The review shall not be limited to cash flow analysis, potential for unexpected revenue surprises, and the maintenance of the City's bond ratings. Annual debt service shall not produce an inordinate impact upon future operations.

The Chief Financial Officer will ensure that City Debt Service costs within the General Fund should not exceed 15% of the City's operating revenue in order to control fixed costs and ensure expenditure flexibility. Improvement District, Enterprise Fund, Parking Authority and general obligation debt service is not included in this calculation because it is paid by district property owners, service users or taxpayers and is not an obligation of future general fund revenues.

General Obligation debt, which is supported by property tax revenue which grows in proportion to the City's assessed valuation and/or property tax rate increases, may be utilized if/when authorized by voters. Other types of debt (e.g., water, sewer, and parking) may also be utilized when they are supported by dedicated revenue sources (e.g., fees and user charges) and recommended by the Chief Financial Officer.

Debt financing should not exceed the useful life of the infrastructure improvement with the average (weighted) bond maturities at or below thirty years, unless otherwise authorized by Council.

A ratio of current assets to current liabilities of at least 2/1 will be maintained to ensure the City's ability to pay short-term obligations.

Utility rates will be set, at a minimum, to ensure the ratio of revenue to debt service meets our bond indenture requirement (generally a minimum of 125% of debt service). In addition, higher revenue to expense ratios may be needed to secure the City's bond rating, as determined by the Chief Financial Officer. When calculating debt services coverage for internal purposes, the minimum pay-as-you-go capital expense for each enterprise fund will be considered a part of the operating costs to be covered by pre-debt service revenues. The City goal will be to maintain the required debt service coverage with this additional cost factored into the equation. Use of a 5-year budget projection, including capital project requirements, will provide assurance that all needs are considered by the Chief Financial Officer, the Public Works Commission and City Council as revenue requirements are considered.

Section 5. Reserve Policies General Fund

All fund designations and reserves will be evaluated annually by the Chief Financial Officer for long-term adequacy and use requirements in conjunction with development of the City's balanced five year financial plan. In adhering to GAAP, the City follows appropriate Governmental Accounting Standards Board (GASB) Statements, one of which No. 54 (GASB 54) addresses Fund Balance Reporting. Compliance with GASB 54 requires use of the terms below to define various components of fund balance. For future reporting of City reserves these terms shall be used to define what comprises the reserve.

- a) **Nonspendable fund balance** (inherently nonspendable) include the :
- Portion of net resources that cannot be spent because of their form, and
 - Portion of net resources that cannot be

spent because they must be maintained intact
b) **Restricted fund balance** (externally enforceable limitations on use) include amounts subject to:

- Limitations imposed by creditors, grantors, contributors, or laws and regulations of other government
 - Limitations imposed by law through constitutional provision or enabling legislation
- c) **Committed fund balance** (self imposed limitation set in place prior to the end of the period):

- Limitation imposed at the highest level of decision making that requires formal action at the same level to remove. For the City, the City Council is the highest level of decision making.
- Resources accumulated pursuant to stabilization arrangements would fit in this category only if the arrangement is specific regarding the circumstances when spending would be permitted, and those circumstances would need to be of a non-routine nature.

d) **Assigned fund balance** (limitation resulting from intended use) consists of amounts where the:

- Intended use is established by the body designated for that purpose (City Council),
- Intended use is established by official designated for that purpose. For the City, the City Manager is the designated official

e) **Unassigned fund balance** (residual net resources) is the:

- Total fund balance in the general fund in excess of nonspendable, restricted, committed, and assigned fund balance
- Excess of nonspendable, restricted, and committed fund balance over total fund balance

It is a goal of the City to obtain and maintain a general operating reserve in the form of cash, of at least 40% of operating revenues. The first 25% shall be considered a contingency reserve to cover normal seasonal cash flow variations, as well as unforeseen emergency or catastrophic impacts upon the City. Funds in excess of 25% may be used for short term economic investment in the community when justified by projected financial return to the City and specifically authorized by the City Council, upon recommendation of the Chief Financial Officer.

In addition to cash specifically maintained in the General Fund, we recognize the following cash reserve resources as being available to meet sudden negative fiscal impacts in the short term:

- Capital Assets Fund (Fund 8)
- Equipment Replacement Fund (Fund 40)
- Information Technology Fund (Fund 41)
- Cable Television Fund (Fund 42)
- Reprographics/Graphics Fund (Fund 43)
- Employee Benefits Fund (Fund 44)
- Liability Self-Insurance Fund (Fund 45) (only in excess of required reserves)
- Worker's Compensation Self-Insurance Fund (Fund 46) (only in excess of required reserves)
- Vehicle Replacement Fund (Fund 49)

One-time revenue windfalls should be designated as a reserve or used for one-time expenditures. The funds are not to be used for on-going operations. To the extent such funds are not required for current expenditures, one-time expenditures and/or capital improvements such funds should be maintained as operating reserves or used to reduce debt.

For purposes of this policy, one-time revenue windfalls shall include:

- Lump sum (net present value) savings from debt restructuring
- CalPERS Rebates
- Tax Revenue growth in excess of 5% in a single year
- Sale of city-owned real estate
- Pure unexpected revenues (i.e. litigation settlement)
- Receipts from approved Development Agreements
- Contributions and Gifts
- Any other revenues the City Council may elect to designate as extraordinary

Sufficient reserves shall be maintained in internal service funds to prevent extended disruption of service in the event of natural disasters or other interruptions of revenue collections. Determination of adequate reserves will be reviewed annually by the Chief Financial Officer and guided by the following:

Self-Insurance Reserves (liability, workers' com-

pensation, other) will be maintained at a level, which, together with purchased insurance policies, will adequately cover the City's property, liability, and health benefit risk. A qualified actuarial firm shall be retained and report on a bi-annual basis recommended appropriate funding levels. The City shall endeavor to maintain reserves equal to 90% of the estimated net present value of such liabilities.

Fleet Management, Building, Equipment and Information Technology reserves will be maintained based upon lifecycle replacement plans to ensure adequate fund balance required for systematic replacement of fleet vehicles, building components and systems, computers and related equipment, and operational contingencies. Operating departments will be charged over the useful life of the asset used. The City shall endeavor to stabilize funding by building reserves equal to the anticipated replacement cost of each asset class at end of useful life.

Enterprise Fund (Water, Solid Waste, Wastewater, and Stormwater) user fees and charges will be examined annually to ensure that they recover all direct and indirect costs of service, provide for capital improvements and maintenance, and maintain adequate reserves. Secondly, maintenance of cash reserves will provide a de facto rate stabilization plan. Rate increases shall be approved by the City Council following formal noticing and public hearing. Rate adjustments for enterprise operations will be based on five-year financial plans unless a conscious decision is made to the contrary. The target level of operating cash reserves shall be 50% of gross annual user revenues.

Contingency Reserves, to be determined annually by the Chief Financial Officer, will be maintained to offset unanticipated revenue shortfalls and/or unexpected expenditure increases. Contingency reserves may also be used for unanticipated and/or inadequately budgeted events threatening the public health or safety. Use of contingency funds shall be approved at recommendation of the Chief Financial Officer.

Budget Reserves are presented in the Comprehensive Annual Financial Report (CAFR) in the Financial Statement section designated as unreserved fund balance. The City's CAFR is available on the City's website at www.beverlyhills.org.

Section 6. Audit Policies

An annual audit will be performed by an independent public accounting firm with an audit opinion to be included with the City's published Comprehensive Annual Financial Report (CAFR).

The City Council will maintain a standing committee of its members to serve as the Audit Committee to provide oversight and review of the annual and special audits of the City. The Committee will meet at least twice annually with the City's independent auditor, once for a pre-audit meeting, and once for a review of the final audit results.

Internal audit activities are typically identified as work plan items in the operating budget and are approved by the City Council through the annual budget process. The results of these audits are then presented to the City Council Audit Committee for consideration and later reported to the full City Council for its review and consideration. Should conditions necessitate an urgent internal audit of a particular area not included as a work plan item, the Audit Committee will be advised and the results of the audit will be reviewed with the Committee.

RESOLUTION NO. 12-R-12880

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE CAPITAL IMPROVEMENT PROGRAM BUDGET FOR THE 2012/2013 FISCAL YEAR AND APPROPRIATING FUNDS THEREFOR

The Council of the City of Beverly Hills does resolve as follows:

Section 1. That certain document entitled "City of Beverly Hills 2012/13 Fiscal Year Budget," a copy of which is on file in the office of the City Clerk and the Beverly Hills Public Library, which may hereafter be amended by the Council, is hereby approved as the Capital Improvement Program budget for the City of Beverly Hills for the Fiscal Year 2012/2013, beginning July 1, 2012.

Section 2. Appropriations in the

amount not to exceed \$41,216,500 are authorized in the City's various funds that have capital programs for the purpose of carrying on the Capital Improvement Program of the City.

Section 3. In adopting the Budget, the City Council hereby gives authority to the City Manager, upon recommendation of the Chief Financial Officer, to re-appropriate all Capital Improvement Program unencumbered Fiscal Year 2011/12 appropriated fund balances and unexpended encumbrances of the Fiscal Year 2011/12 Capital Improvement Program.

Section 4. The City Manager or his designee, upon recommendation of the Chief Financial Officer, may transfer appropriations between and among all funds, as defined in the Fiscal Year 2012/13 Capital Improvement Program. A semi-annual report shall be made to the Council describing each transfer and the reason therefore.

Section 5. The Chief Financial Officer may make budget adjustments to accounts within the same project and/or fund, provided that the fund is within its approved budget. Any transfer between projects within different funds must also be authorized by the City Manager.

Section 6. The City Manager may transfer and appropriate up to \$300,000 during the Fiscal Year and the Chief Financial Officer may transfer and appropriate up to \$100,000 during the Fiscal Year from all fund balances to any accounts within that fund as long as it meets the purposes of that fund's designation. A semi-annual report shall be made to the Council describing each transfer and the reason therefore.

Section 7. Pursuant to the provisions of Section 37208 of the Government Code, the Council ratifies the prior payment of budgeted demands from those funds which have been certified or approved by the Chief Financial Officer and may appropriate funds for non-budgeted items, and any such appropriation for a non-budgeted item shall constitute an approval to issue a warrant in payment of a proper demand or demands therefore.

Section 8. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and his certification, together with proof of publication, to be entered in the Book of Resolutions of the Council of this City.

Section 9. The Chief Financial Officer is authorized to make such other revisions, individual appropriation line-items, changes in summaries, fund totals, grand totals, and other portions of the budget document as necessary to reflect and implement the programs specified in this resolution, and in full accordance to the direction provided by the Council up until the adoption of this resolution.

Adopted: June 7, 2012

WILLIAM W. BRIEN, M.D.
Mayor of the City of
Beverly Hills, California

ATTEST:
BYRON POPE (SEAL)
City Clerk

Approved as to form:
LAURENCE S. WIENER
City Attorney

Approved as to content:
JEFFREY KOLIN
City Manager

SCOTT G. MILLER
Chief Financial Officer

ORDINANCE NO. 12-O-2622

AN ORDINANCE OF THE CITY OF BEVERLY HILLS DELETING THE REQUIREMENT TO ACCEPT DEDICATED PROPERTY WITHIN ONE YEAR AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

The City Council of the City of Beverly Hills does hereby ordain as follows:

Section 1. On April 12, 2012, the Planning Commission held a duly notice public hearing at the end of which it adopted Resolution No. 1638, recommending that the City Council amend certain development standards in the zoning code for single family properties in the Central Area of the City. On May 15, 2012, the City Council held a duly notice public hearing, received public

testimony, and at the end introduced this ordinance.

Section 2. 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. The ordinance is not a "project" and is therefore exempt from CEQA pursuant to Section 15378(b)(5) of Title 14 of the California Code of Regulations.

Section 3. This ordinance is consistent with the objectives, principles, and standards of the General Plan. General Plan Goal S 3 "Existing and New Development and Redevelopment" requires that existing and new development, and redevelopment projects address fire protection in a proactive and preventative manner. General Plan Policy S 3.4 "Fire Department Access" and General Plan Implementation Program 2.4 require private and public access, drives and roadways to be designed to preserve and maintain Fire Department access to properties.

Section 4. Paragraph B of Section 10-6-4 ("Dedication Procedure") of Title 10 ("Planning and Zoning"), Chapter 6 ("Street, Alley, and Highway Dedications and Improvements") of the Beverly Hills Municipal Code is hereby amended and restated to read as follows:

"B. The offer to dedicate land shall continue until accepted or rejected by the council. For the purposes of this section, an offer to dedicate shall be deemed filed at such time as the city attorney and city engineer have verified that it meets all the requirements of this chapter. If the offer is rejected by the council, the city will issue a release from such offer and record such release in the office of the county recorder."

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or ineffective.

Section 6. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code shall attest and certify to the adoption of this Ordinance, and shall cause this Ordinance and the City Clerk's certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 7. Effective Date. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: June 7, 2012
Effective: July 8, 2012

WILLIAM W. BRIEN, MD
Mayor of the City of Beverly Hills, California

ATTEST:
BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
JEFFREY KOLIN
City Manager

DAVID GUSTAVSON
Director of Public Works & Transportation

SUSAN HEALY KEENE
Director of Community Development

VOTE:
AYES: Councilmembers Gold, Bosse, Brucker, and Vice Mayor Mirisch
NOES: Mayor Brien

ABSENT: None
CARRIED

ORDINANCE NO. 12-O-2623

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING CERTAIN DEVELOPMENT STANDARDS FOR SINGLE FAMILY PROPERTIES IN THE CENTRAL AREA OF THE CITY AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

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

Section 1. On April 12, 2012, the Planning Commission held a duly notice public hearing at the end of which it adopted Resolution No. 1636, recommending that the City Council amend certain development standards in the zoning code for single family properties in the Central Area of the City. On May 15, 2012, the City Council held a duly notice public hearing, received public testimony, and at the end introduced this ordinance.

Section 2. The code amendments were 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 has been determined that adoption of the code amendments would not have a significant environmental impact and are exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. The City Council hereby finds that 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, as no specific development is authorized by this Ordinance, and any future development proposed pursuant to these amendments will require separate environmental analysis when the details of those proposals are known.

Section 3. The Ordinance is consistent with the objectives, principles, and standards of the General Plan. General Plan Goal "LU 2 - Community Character and Quality" strives to improve the built environment by requiring a high level of site planning, while General Plan Policy "LU 2.4 Architectural and Site Design" requires new construction and renovation to exhibit a high level of excellence in site planning. Additionally, the General Plan includes "Implementation Program 2.1 - Update Zoning Code and Development Regulations" which requires that the City's zoning codes be updated and amended from time to time.

Section 4. The City Council hereby adds a new subsection C. to Section 10-3-2405 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code with all other provisions in Section 10-3-2405 remaining in effect without amendment:

"C. Rear Setback Extension: If a legally constructed existing building does not conform to the setback requirement of this section, enlarging the building through extending the existing nonconforming rear setback can be permitted provided that:

1. The existing rear setback is maintained, and the addition is not less than fifteen feet (15') from the rear property line;

2. The existing principal residential building, the addition and any accessory structure do not cover more than fifty percent of the rear yard area, excluding porches or decks that are attached to the building, and constructed in accordance with subsection 10-3-2409C of this article; and

3. The height of the addition located within the rear yard area does not exceed fourteen feet (14') in height and the floor area of the extension is the lesser of one thousand (1,000) square feet or twenty percent (20%) of the existing floor area, inclusive of any floor area granted pursuant to subsection 10-3-2406C of this chapter; and the height of any porch or deck attached to a principal residential building and located within the rear setback is not more than three feet (3') above natural grade or higher than the finished floor of the first story whichever is lower.

a. If an extension of a principal residential building meets the criteria of C1 and C2, but does not meet the criteria of C3, then the extension may be permitted by a Central R-1 permit issued pursuant to article 24.5 of this chapter."

Section 5. The City Council hereby amends subsection C. of Section 10-3-

2406 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other provisions in Section 10-3-2406 remaining in effect without amendment:

“C. Side Setback Extension: If a legally constructed existing building does not conform to the setback requirements of this section, the building may be enlarged through the extension of the existing, nonconforming side setback provided that:

1. The existing setback is not less than three feet (3') and
2. The enlarged portion of the building does not exceed fourteen feet (14') in height.

a. Minor Accommodation: If the existing setback is not less than three feet (3') and the extension exceeds fourteen feet (14') in height, then the extension may be permitted by a minor accommodation permit issued pursuant to article 36 of this chapter provided that the floor area of the extension is less than one thousand (1,000) square feet and less than twenty percent (20%) of the existing floor area inclusive of the area of any rear yard setback extension concurrently or previously approved pursuant to section 10-3-2405C of this chapter, and provided that the reviewing authority finds that the extension will not have any adverse impact on:

- (1) The scale and massing of the streetscape,
- (2) Neighbors' access to light and air,
- (3) Neighbors' privacy, and
- (4) The garden quality of the city.

Extension of a non-conforming side setback permissible by a minor accommodation at the same time as extension of a non-conforming rear setback pursuant to section 10-3-2405 shall be reviewed as one project and may be permitted by a single Central R1 permit issued pursuant to article 24.5 of this chapter.

b. Central R-1 Permit: If the existing setback is not less than three feet (3'), the extension exceeds fourteen feet (14') in height, and the area of the extension, inclusive of any rear yard setback extension approved pursuant to section 10-3-2405 of this chapter, exceeds one thousand (1,000) square feet or twenty percent (20%) of the existing floor area, then the extension may be permitted by a Central R-1 permit issued pursuant to article 24.5 of this chapter.”

Section 6. The City Council hereby amends subsections A and F of Section 10-3-2408 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other provisions in Section 10-3-2408 remaining in effect without amendment:

“A. A fence, gate, or wall that otherwise complies with the requirements of this code, including but not limited to, subsection F of this section;” and,

“F. Architectural projections that project more than six inches (6”) into the yard but no more than ten percent (10%) of the setback depth provided that the following conditions are met:

1. Walls, fences, or hedges located in the front yard shall be limited to three feet (3') in height unless approved pursuant to article 44 (R-1 Design Review) of this chapter; and”

Section 7. The City Council hereby amends subsection D of Section 10-3-2418 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other provisions in Section 10-3-2418 remaining in effect without amendment:

“D. Rear Setback Adjustment For Corner Lots South Of Santa Monica Boulevard: Subject to the requirements set forth in article 24.5 of this chapter, the planning commission may permit, through a Central R-1 permit, a reduced rear setback for an addition to an existing building located on a corner lot provided all of the following requirements are satisfied:

1. The corner lot in question is located south of Santa Monica Boulevard;
2. The rear lot line of the corner lot is located along an alley;
3. The corner lot has a minimum width of fifty four feet (54');
4. A minimum five foot (5') street side setback is provided by the existing principal residential building and the proposed addition;

5. The height of the existing principal residential building on the corner lot complies with the maximum building height requirements set forth in section 10-3-2403 of this article;

6. The height of the addition does not exceed the height of the existing principal residential building;

7. The existing principal residential building and the addition do not cover more than fifty percent (50%) of the required rear yard area, excluding porches and decks that are attached to the building and constructed in accordance with subsection 10-3-2409C of this article;

8. Rear Setback. For the first floor or up to fourteen feet (14') in height the proposed addition maintains a minimum eight foot (8') rear setback, unless the addition contains a two car garage at a minimum that is not accessed from the alley, in which case no rear setback shall be required. The second floor or any portion of the addition over fourteen feet (14') in height shall be well modulated with stepbacks or architectural details or a combination thereof, unless the Planning Commission finds that the modulation would be inconsistent with the architectural style of the primary residential building and is not necessary to maintain privacy; and

9. Street Side Modulation Requirement. In addition to the street side setback and rear setback required by this section, the street side façade of the proposed addition shall be well modulated with stepbacks or architectural details or a combination thereof, unless the Planning Commission finds that the modulation would be inconsistent with the architectural style of the primary residential building.”

Section 8. The City Council hereby adds new subsections I and J to Section 10-3-2450 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other provisions in Section 10-3-2450 remaining in effect without amendment by revising the existing code language as follows:

“I. Non-Conforming Rear Setback Extension. Extend the existing non-conforming rear setback where the extension is not less than fifteen feet (15') from the rear property line and either: the extension exceeds fourteen feet (14') in height; or the area of the extension exceeds one thousand (1,000) square feet or twenty percent (20%) of the existing floor area, inclusive of any floor area granted pursuant to subsection 10-3-2406C of this chapter; or the height of any porch or deck attached to a primary structure and located within the rear setback is more than three feet (3') above natural grade or higher than the finished floor of the first story whichever is lower; pursuant to section 10-3-2405C of this chapter.

J. Corner Lots South of Santa Monica Boulevard. Establish the minimum rear setback and street side setback for a principal residential building located within the rear yard setback area of corner lot properties south of Santa Monica Boulevard, pursuant to section 10-3-2418 of this chapter.”

Section 9. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect. To the extent that the discretionary process to approve a convenience store conditional use permit, or any part thereof, is determined to be invalid, the prohibition against high impact convenience stores shall remain valid.

Section 10. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 11. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: June 7, 2012

Effective: July 8, 2012

WILLIAM W. BRIEN, MD
Mayor of the City of Beverly Hills, California

ATTEST:
BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
JEFFREY KOLIN
City Manager

DAVID GUSTAVSON
Director of Public Works & Transportation

SUSAN HEALY KEENE
Director of Community Development

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

BID PACKAGE NO. 12-41

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

LEGAL NOTICE - BIDS WANTED FIRE STATION #2 RE-ROOFING PROJECT

The City of Beverly Hills (“City”) hereby requests sealed bids for the materials, supplies, equipment or services set forth herein, subject to all conditions outlined in this Bid Package, including:

SECTION 1: NOTICE INVITING BIDS SECTION 2: INSTRUCTIONS TO BIDDERS SECTION 3: SPECIAL CITY REQUIREMENTS SECTION 4: GENERAL SPECIFICATIONS SECTION 5: BIDDER'S BID SECTION 6: SIGNATURE PAGE AND LEGAL STATUS SECTION 7: ADDITIONAL FORMS

SECTION 1: NOTICE INVITING BIDS

1. Notice Inviting Bids

a. **Date of Request: June 22, 2012**

b. **Bid Number: 12-41**

c. **Item Description:**
Removal, disposal and installation of new concrete tile roofing system at the Beverly Hills Fire Station #2, located at 1100 Coldwater Canyon Drive, Beverly Hills, California 90210.

d. **Obtaining Bid Documents:**
A copy of the Bid Package may be obtained by mail or in person from the Department of Public Works & Transportation - Project Administration, 345 Foothill Road, Beverly Hills, CA 90210, telephone number 310-288-2823. The bid package including plans and specifications may also be viewed on, and downloaded from the City's web site: www.beverlyhills.org; shortcuts: bid information: bid number 12-41.

e. **Bid Opening:**
Thursday – July 26, 2012 at 2:00 p.m.

f. **Due Date and Location for Submittals:** Sealed bids will be received at all times during normal business hours prior to the Bid Opening, at the City 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 12-41: FIRE STATION #2 RE-ROOFING PROJECT.**

g. **Contractor's License:** In accordance with provisions of Section 3300 of the California Public Contract Code, the City has determined that the Contractor shall possess a valid California Contractor's License Class C-39 or other appropriate license classification under the State Contracting Code at the time the contract is

bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.

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

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

j. **Prebid Conference Date and Location:** A mandatory pre-bid conference will be held on Tuesday, July 10, 2012 at 10:00 a.m. at Fire Station #2, located at 1100 Coldwater Canyon Drive, Beverly Hills 90210.

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

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

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

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

o. **Retention:** In accordance with the contract, five percent (5%) of any progress payment will be withheld as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

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

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

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220-Cleaning
222-Carpet Installation
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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

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
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