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Issue 667 • July 12 - July 18, 2012

The Light In Her Eyes

The Weekly's exclusive interview with Director Julia Meltzer



cover story • pages 8-9



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Inside Beverly Hills—BHTV10

Inside Beverly Hills, moderated by columnist Rudy Cole, will next air on July 12 at 5:30 p.m. about the BHUSD Board of Education; July 12 at 7 p.m. about the Chamber of Commerce; July 12 at 9 p.m., July 13 at 6 p.m. and July 17 at 9 p.m. about Historic Preservation; July 13 at 8 p.m., July 16 at 10 p.m., July 17 at 10 p.m. and July 18 at 3:30 p.m. about the Westside Subway Extension; July 13 at 10 p.m. and July 16 at 3:30 p.m. with guest retired BHPD Officer Russell Sharp; July 16 at 5 p.m. about the Image of Beverly Hills; July 16 at 8 p.m., July 17 at 6 p.m. and July 18 at 7 p.m. about the Beverly Hills Bar Association; and July 17 at 4:30 p.m. about Theatre 40.

letters & email

"History One" [Issue #666]

It is interesting that Rudy Cole's latest column is titled "History One Or Lessons from the Past." Rudy might have a good grasp of history, but he obviously hasn't quite gotten his current events down very well. Toward the end he writes, "Vice Mayor John Mirisch, although fairly liberal on environmental questions, is far right on such questions as immigration, even writing an op-ed piece backing Arizona's draconian, and now mostly United States Supreme Court-overturned, immigration laws."

Before anyone should fall for Rudy's erroneous characterizations, we should examine the truth.

No, the Arizona law is NOT "draconian," as the mainstream liberal media loves to describe it. John Mirisch's support and my own strong support of the law is not "far-right" either. First, not all of the law, SB 1070, was actually challenged in court

letters cont. on page 7

Cover photo by Laura Nix
Julia Meltzer films a scene from
The Light In Her Eyes. Yasmin Fedda
records audio

Beverly Hills Weekly

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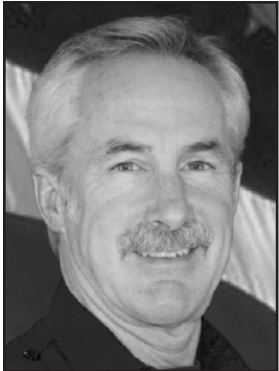
TREKKIN'

HALF DOME, YOSEMITE

2002 Beverly High graduate Jason Ramin (front) scaled Half Dome with Omid Haghghat (right) and Matt Walker (background) last month.

briefs

New Firemen's Association contract increases retirement age for new hires



Capt. Dennis Andrews

Under the new contract between the Beverly Hills Firemen's Association and the City of Beverly Hills, fire personnel hired on or after July 1 will have to work until they are 55—instead of 50—to become eligible to receive

full retirement benefits.

The City Council voted unanimously July 3 to approve the new memorandum of understanding (MOU) with the Firemen's Association that also changes the basis for which pensions are calculated for new hires. The contract is effective between Oct. 6, 2011 and Oct. 5, 2015.

For employees hired after July 1, pensions will still be calculated at 3 percent of an employee's salary for each year of service, but instead of calculating an employee's pension based on the single highest year of pay, pensions will be calculated based on the average of the three final years of pay.

The changes in retirement benefits for members of the Firemen's Association are similar to the changes that were agreed upon for the Beverly Hills Police Officers Association contract, which the City Council approved in March.

Like Beverly Hills police personnel, Beverly Hills fire personnel will begin paying part of the 9-percent employee contribution to their pensions. By 2015, fire personnel will be required to contribute 3 percent of the employee contribution. Currently, the City pays both the employee and employer share of pension contributions.

The contract also provides for a 1-percent salary increase for fire personnel next year, followed by a 2-percent salary increase each year in 2014 and 2015. According to a staff report prepared by Chief Financial Officer Scott Miller, compensation will increase by \$461,400 over the four years of the contract, but staff expects savings of approximately \$2.3 million due to changes in retirement and other benefits.

The City Council also approved last week an amendment to the City's agreement with CalPERS (California Public Employees Retirement System) reflecting the addition of a second tier of retirement benefits for both fire and police employees in Beverly Hills.

"I think the significance of passing a multi-year MOU for both police and fire over the last several months is very positive," Mayor Willie Brien said after the meeting. "We worked closely together with our police and fire associations. I think in the end, they were very supportive of the needs of the city, and the direction and

needs of the city council, and I think we were also very fair with them in terms of finding mutual ways to sign long-term contracts with both groups."

Beverly Hills Firemen's Association President Capt. Dennis Andrews said he was satisfied with the contract.

"I think that both parties, both the city and the firefighters, had to make some con-

cessions but in the end, a mutual agreement was met for both sides," Andrews said. "We wanted to do our part."

Vice Mayor John Mirisch said he thought the change in retirement benefits does not go far enough, but he called the changes "a step in the right direction."

"We have seen other cities that have taken by necessity more extreme measures

in which the retirement pension system has even gone to a hybrid or to a 401k style," Mirisch said. "Ultimately, that may be slowly where we need to go but as said, this is at least considering the many years in the past where benefits have been piled on each other and have been moving in one direc-

briefs cont. on page 4



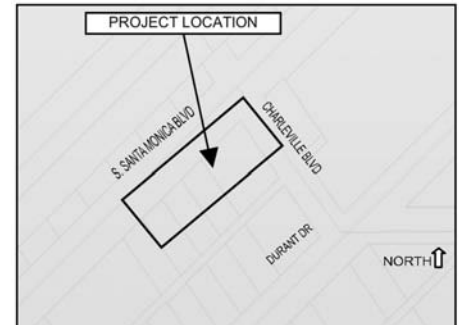
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

and NOTICE of PUBLIC HEARING

DATE: July 26, 2012

TIME: 1:30 PM, or as soon thereafter as the matter may be heard

LOCATION: Commission Meeting Room 280 A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210



The City of Beverly Hills has prepared an Initial Study for a proposed new 14,268 square foot office building project located at **9898 Charleville Boulevard**, and the Planning Commission will hold a public hearing on the Project and Mitigated Negative Declaration on **July 26, 2012 at 1:30 PM** or as soon thereafter as the matter may be heard.

Project Location. The project site is located at 9898 Charleville Boulevard, in the City of Beverly Hills, at the southwest corner of the intersection of Charleville Boulevard and South Santa Monica Boulevard. The site is comprised of five parcels of land, Assessor Parcel Numbers 4328-002-010, -011, -012, -013, and -034.

Project Description. The proposed project includes a Vesting Tentative Map to create two new parcels from the five that are currently listed above; demolition of an existing 11,000 square-foot office building; and construction of a 14,268 square-foot commercial office building with associated subterranean parking and an ancillary utility building. The proposed project also includes a request for a zoning ordinance text amendment applicable to commercially zoned property that would establish provisions allowing the Planning Commission to modify certain development standards for projects determined to be of "significant architectural value." For this project, the Planning Commission will be asked to consider modification of the allowable height for unoccupied architectural projections, and modification of applicable parking standards to allow the use of 17 compact parking spaces (40% of the 43 proposed spaces). The occupied portions of the office building are proposed at a maximum height of two stories (45'). Additionally, the proposed project includes three unoccupied architectural features located toward the center of the property that would have a maximum height of 70'4".

Environmental Review. The City prepared an Initial Study to determine the proposed project's potential impact on the environment. After reviewing the Initial Study and the identified mitigation measures for the project, the City has determined that this project may have a significant effect on the environment, but by implementing certain mitigation measures, the project's potentially significant effects could be reduced to less than significant levels. Accordingly, a Draft Mitigated Negative Declaration has been prepared, and will be considered by the Planning Commission at its July 26, 2012 public hearing.

Public Review and Comment on Draft Mitigated Negative Declaration. Public comments on the adequacy of the Draft Mitigated Negative Declaration will be received by the City for a period of 20 days. **The 20-day review period will extend from July 6, 2012 to July 25, 2012.**

Comments should be directed to (Emails will also be accepted at: rgohlich@beverlyhills.org):

City of Beverly Hills
Department of Community Development
455 North Rexford Drive
Beverly Hills, California 90210
ATTN: Ryan Gohlich, Senior Planner

Public Review: Copies of the Draft Mitigated Negative Declaration are available for public review at the following locations:

City of Beverly Hills City Hall Planning Division and Office of the City Clerk 455 North Rexford Drive Beverly Hills, CA 90210	Beverly Hills Public Library 444 North Rexford Drive Beverly Hills, CA 90210
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The City's website: www.BeverlyHills.org

The case file on this project, which includes the plans and applications, is available for public review at the Community Development Department, 455 North Rexford Drive, Beverly Hills, CA 90210. If there are any questions regarding this notice, please contact Ryan Gohlich, Senior Planner at 310-285-1194.

Sincerely,
Ryan Gohlich, Senior Planner

BHUSD legal fees for first half of 2012 top \$1.6 million

Legal firm	January	February	March	April	May	June	Total
Alston & Bird LLP	40,921.93	49,623.08	3,164.26		(50,434.01)		43,275.26
Atkinson, Andelson, Loya, Ruud & Romo	1,703.75		6,376.06	919.64	2,340.70		11,340.15
Best, Best & Krieger			28,968.91	44,172.31	18,072.57		91,213.79
Haight, Brown & Bonesteel, LLP				145.00			145.00
Hill, Farrer & Burrill LLP	23,543.90	89,815.85	363,953.51	82,688.25	215,790.55	418,213.47	1,194,005.53
Quinn Emanuel	30,250.51	111,682.75	51,211.00		16,387.93	18,258.41	227,790.60
Venable LLP	15,009.58		16,486.37		62,085.13		93,581.08
Total	111,429.67	251,121.68	470,160.11	127,925.20	264,242.87	436,471.88	1,661,351.41

BHUSD's legal expenditures between Jan. 1, 2012 and June 30, 2012. Source: BHUSD

Information obtained by the Weekly shows the BHUSD paid seven law firms a total of over \$1.6 million between Jan. 1, 2012 and June 30, 2012. BHUSD's total legal expenditures include payments to Venable LLP, a Washington, D.C.-based lobbying firm.

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tion, where we are actually taking a step back in the other direction. I'll look at that as something positive even if personally I don't quite feel we've gone far enough."

According to a staff report prepared by Miller, the changes will result in a 3.2-percent reduction in the employer pension rate for public safety employees.

The report also includes charts show-

ing the projected savings over 20 years if 100 percent of Beverly Hills' public safety employees are enrolled in the second tier of pension benefits 10 years or 20 years from now.

If that transition occurs in 10 years, projected savings over 20 years are approximately \$7.6 million, with an average annual savings of \$378,000. If the transition occurs in 20 years, projected savings over 20 years are approximately \$5.3 million, with an average annual savings of \$263,000.

Assistant Director of Administrative Services Noel Marquis said Monday morning that without looking at the precise ages of all of Beverly Hills' public safety employees, "in the next 20 years, most of the people we've got should have retired and the bulk of the public safety people will be in the new tier."

As City Treasurer Eliot Finkel pointed out, the report did not include an estimate of what the second-tier pension benefits would cost the City.

"In a mood of transparent government, I would like to see what it's going to cost us for these pension benefits, before and after," Finkel said. "CalPERS may not be forthcoming with the exact numbers. CalPERS' numbers haven't been terribly reliable in the past, but there are ways of making estimates as to what it's going to cost us for these pension benefits."

Mirisch requested staff determine the costs and make the information available to the public.

In a phone interview, Marquis said CalPERS did not provide projections of what the second-tier pension benefits would cost the city.

"It's really difficult for them to calculate anything until we have people on board and know what their salary range is," Marquis

said. "Each person with CalPERS, their rate is determined by their age, their status as far as marriage or single, how many years of service they may already have, a multitude of factors."

When asked how CalPERS was able to calculate projected savings, Marquis said CalPERS calculated based on actuarial assumptions.

"[CalPERS does] actuarial assumptions based on where they believe the averages will end, but until you actually have people on board and in the position, they're not calculating real numbers," Marquis said. "They're calculating actuarial assumptions. All those things are based on market conditions and what they think they're going to earn and how many people will leave before they reach retirement. It's numbers that are based on certain assumptions."

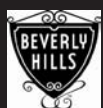
Health and Safety Commission plans media outreach; Judelson reflects on term as chair



Debra R. Judelson

At Debra R. Judelson's last Health and Safety Commission meeting as chair on June 25, the commission discussed a proposal to issue public health messages via BHTV10 and other media, and plans for National Night Out on Aug. 7.

"One of the big things we talked about at the meeting is coming up with a way to give



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, July 24, 2012, at 7:00 p.m.**, in the Council Chambers of the City Hall, 455 N. Rexford Drive, Beverly Hills, California, will hold a public hearing to consider adoption of:

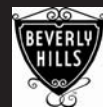
A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES, FEES & SERVICE CHARGES FOR THE FISCAL YEAR 2012/2013.

The proposed resolution will increase the taxes, fees, and service charges that are charged to the public for the various activities and services as set forth in the schedule for fiscal year 2012/2013. Many of the fees and charges would be adjusted to obtain full-cost recovery. In some cases fees were adjusted by 3% based on the Consumer Price Index (CPI) for November 2011 to reflect the increase in the City's costs. In other cases, the fees were adjusted to reflect a change in service level, or more equitable distribution of costs, rather than by the CPI. The fees would become effective on September 1, 2012.

Copies of the proposed Resolution and the Fee Study Report are available for review or purchase in the Office of the City Clerk, Room 290, 455 N. Rexford Drive, and in the Finance Department, 3rd Floor, 455 N. Rexford Drive, Beverly Hills, California. Any interested person may attend the meeting and be heard. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, California, 90210. The comments should be received prior to the hearing date. If you need more information, please contact Carolyn Johnson at (310) 285-2459.

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

BYRON POPE, CMC
City Clerk



NOTICE OF PUBLIC HEARING

The Parking Authority of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, July 24, 2012, at 7:00 p.m.**, in the Council Chambers of the City Hall, 455 N. Rexford Drive, Beverly Hills, California, will hold a public hearing to consider adoption of:

A RESOLUTION OF THE PARKING AUTHORITY OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF PARKING FACILITY RATES FOR THE FISCAL YEAR 2012/2013.

The proposed resolution will add one additional fee to the fees that are charged to the public for the Parking Facility Rates set forth in the schedule for fiscal year 2012/2013. The fees would become effective on September 1, 2012.

Copies of the proposed Resolution and the Rate Schedule are available for review or purchase in the Office of the City Clerk, Room 290, 455 N. Rexford Drive, and in the Finance Department, 3rd Floor, 455 N. Rexford Drive, Beverly Hills, California. Any interested person may attend the meeting and be heard. Written comments may also be submitted and should be addressed to the Parking Authority, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, California, 90210. The comments should be received prior to the hearing date. If you need more information, please contact Carolyn Johnson at (310) 285-2459.

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

BYRON POPE, CMC
Clerk to the Parking Authority

more attention to some of our health related issues," Judelson said.

Judelson said the commission has started a list of public health topics to address, including texting while walking and tips for preventing the spread of flu, such as encouraging people to sneeze into the crook of their arms instead of into their hands.

Judelson said the goal is to produce short videos on various topics to air on the City's cable station as well as post on websites like YouTube. Rick Gale from the City's cable office was on hand to discuss the idea with the commission.

Regarding National Night Out, Judelson said the commission is involved with coordinating the event and will staff booths during the event, which will take place on Rexford Drive between the Fire Department and the library on Aug. 7 from 7 to 9 p.m.

National Night Out is an event sponsored by the Beverly Hills Police Department, Beverly Hills Fire Department, Office of Emergency Management and Beverly Hills Library that promotes public safety-community partnerships, crime prevention, safety and neighborhood unity. The event features police and fire displays, emergency preparedness information, CPR information and more.

Larry King and his wife Shawn hosted last year's event, which had a turnout of more than 500 people.

Judelson said the highlight of her term as chair was coordinating and hosting the community disaster summit, Preparing Our Community: Seeking Solutions and Sharing

Strengths, which took place at City Hall on April 30.

"We were able to make connections with a wide range of groups in our community and have them engage with not only our speakers but also with each other," Judelson said. "The networking was fantastic."

The summit aimed to reach out to the business community so organizations know how to prepare, respond and recover from a disaster.

"[Serving as chair] was a lot of fun. It was a lot of work and for me it was an amazing opportunity to see more of what goes on in the city because as the chair you go to mayor's cabinet meetings and you end up speaking at city council," Judelson said.

One of the issues Judelson spoke up about to the City Council was maintaining the Health and Safety Commission at seven members. The City Council decided not to reduce the commission to five members, as it has done with other commissions including the Architectural and Traffic and Parking commissions.

Karén Setian and Gail Millan were named chair and vice chair. Judelson has about a year and a half remaining on her term on the commission.

Staff to update Public Works Commission on plastic bag ban this morning

At the Public Works Commission's request, Senior Management Analyst Daniel Cartagena will provide an update Thursday morning to the commission on the City's

progress looking into a potential plastic bag ban.

Commission Chair Peter Foldvary said City staff has compiled a current, comprehensive list of approximately 2,100 Beverly Hills businesses that would be impacted by a plastic bag ban ordinance. This summer, the City plans to send out a survey requesting feedback from businesses regarding a potential plastic bag ban. Staff will compile the responses and present results to the City Council.

In Issue #642, Cartagena told the *Weekly* the surveys would ask businesses to indicate what types of bags they currently offer customers, their understanding of how the ordinance would work, and whether or not they would support a plastic bag ban.

Since the City Council discussed the possibility of a plastic bag ban in October at Vice Mayor John Mirisch's request, Pasadena's plastic bag ban has gone into effect and the

Los Angeles City Council has approved its own plastic bag ban ordinance. Other Southern California municipalities that have banned plastic bags include Malibu, Santa Monica, Manhattan Beach, Calabasas, Long Beach and West Hollywood.

On July 1, 2011 the plastic bag ban ordinance passed by the Los Angeles County Board of Supervisors went into effect banning single-use plastic carryout bags at large stores in the County's unincorporated areas, and requiring a 10-cent charge for each paper bag provided to a customer. Smaller stores were required to implement the ordinance starting Jan. 1. Recyclable paper bags and reusable bags must be made available to customers. Stores found not to be in compliance initially receive a warning, followed by a fine for subsequent violations.

If the City Council decides to move forward with drafting an ordinance, Cartagena

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NOTICE OF PUBLIC HEARING

DATE: July 26, 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, July 26, 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 Conditional Use Permit to allow the conversion of approximately 6,000 square feet of ground-floor retail space to medical office space within the existing commercial building located at **8536 Wilshire Boulevard** (Wilshire Le Doux Medical Plaza); and

A request for a Conditional Use Permit to allow a portion of the code-required parking for the proposed medical office conversion to be provided within an off-site commercial building located at 99 North La Cienega Boulevard. A total of 12 off-site parking spaces are proposed to be provided at the 99 North La Cienega Boulevard property.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a Class 1 (Section 15301) Categorical Exemption for operational changes and interior alterations to an existing commercial building, and the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

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

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

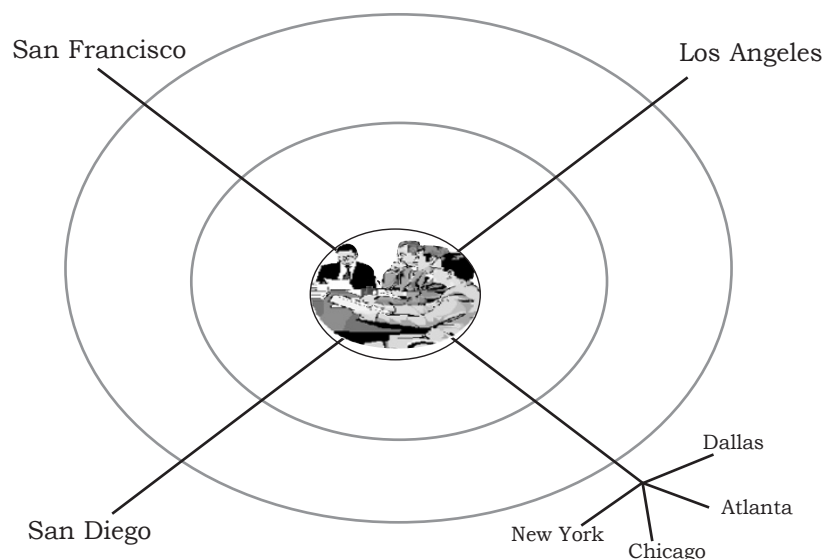
If there are any questions regarding this notice, please contact **Ryan Gohlich, Senior Planner** in the Planning Division at 310.285.1194, or by email at rgohlich@beverlyhills.org. Copies of the applications, plans, and Categorical Exemption are on file in the Community Development Department, and can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

Sincerely,
Ryan Gohlich, Senior Planner

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from the hills of beverly



Being fair counts

And pictures without sound

By Rudy Cole

Your columnist was a witness in a permit parent appeal before the Los Angeles County Board of Education Tuesday that was both revealing and frustrating.

Because the process is ongoing, and for now, I will not use actual names of the parents, the elementary school child or the representative of the Beverly Hills Unified School District who participated in the hearing.

Some background: When the district needed more students, and was dependent on state funding, based on enrollment, it accepted out-of-district pupils under an Opportunity Permit process. At various times and under different school boards, a number of other permit plans were approved. One was a program for the children of City and school district employees, which is remaining, and another was a more convoluted program called the Legacy permit program.

Basically, "Legacy" meant that grandparents who continued to live here could provide a method for enrollment for their grandchildren even if the parents lived outside the district, as long as the child has an alumnus parent. The ostensible motive was to encourage grandparent support for the schools.

When the district became basic aid and no longer depended on attendance for state financing, it abruptly dropped the Opportunity Permit program, but not without considerable angst and disputation. We made headlines everywhere. This did lead to smaller class sizes with some reductions in costs.

But Legacy and employee permits were left untouched, that is until recently, when the new board cut the Legacy program, too.

My friends, the subject of this narrative, had become incredibly active in support of the schools. The grandparents financially, and the parents both monetarily, and as exemplary, good school citizens. Their three school-age children faced different fates. The youngest was not allowed to register and was refused admittance even though a kind of guardianship was attempted, but was not workable. The other two continued in an elementary school.

When the oldest student was ready to enter fifth grade, the district had finally decided that even the Legacy permits should not be renewed and students refused re-entry at "natural breaking points," meaning fifth grade.

What troubled me was the breaking of a promise made. The district said "support our schools and your grandchild can be

educated here." It did not say for one year at a time, but in a continuing program.

As I said, the family went far beyond what was intended. Money was donated to the schools and, equally important, a parent became one of the best volunteers in the district, giving support almost every day in the school's office, not to mention very time consuming volunteer work for the school PTA. No one could possibly doubt their contributions.

On the other hand, you can understand the hesitation of the County Board, or LACOE, when it heard an appeal from the BHUSD on the refusal to reenroll the student. It appeared to them that the Legacy program favored those with sufficient resources to obtain permits. However, playing by the rules, doing what was expected, should also have not led to punishing the children.

The vote of the County board was four to three, better than other parent appellants who lost by a five to two vote. In my friend's case, the board refused to accept the recommendation of the hearing officer who had heard all the arguments and supported their appeal.

What was bizarre and not ingenuous was the behavior of our district representative, for a number of reasons. First, our school administrator argued that accepting the very few Legacy children could place enormous pressures on school finances, and listed a number of possible horror stories on likely revenue cuts.

The rep obviously did not mention that our district was in sufficiently good shape to provide her with a \$40,000 yearly raise, within the past few weeks! (I did not raise this at the County Board appeal meeting, but just maybe I should have.)

However, aside from the case involving my friends, the school rep did something, on a separate appeal that was very disturbing.

This case was about a non-resident parent who worked for the schools full time. Knowing that our district was not going to oppose the appeal, our school representative nevertheless put the parent through the agony of testifying and waiting to be heard in a very contentious environment. After, but not before the parent made her appeal, our rep informed the County Board the district no longer opposed the permit. Of course, that immediately ended the hearing and the board did not even have to take a vote.

But the insensitivity of not telling the parent and not aborting the hearing before having to testify was incomprehensible.

All of this was in an open hearing and

recorded; there is no violation of closed hearings rules in this report. Also, in fairness, some members of our school board may have thought the district would not actively oppose the appeals, and did have compassion for the legacy permit family.

However, there are some related problems, ones that could trouble the district in future years: The monitoring of expenditures by the city, which provides the schools with over \$10 million annually through the Joint Powers Agreement.

Legally, the JPA is not a grant but funding for services to the city by the school district. The only post grant controls are reports on actual deliverance of school services.

But, as a practical matter, the JPA has created some critical inequities for the city. Don't misunderstand: I support the best and highest pay and benefits for our teachers. The classroom is the final test of our educational commitment. However, the city now watches the district expend enormous sums on their non-education programs while the city has to cut its own programs, even reducing numbers of firefighters, police officers and code enforcement staff, while the schools make no comparable cost savings. On the contrary, the pay increase for the school staff member mentioned above flies in the face of the city's early retirement of police officers.

Clearly, our schools have an historic priority on community support, but the first legal responsibility of city government is public safety and accountability of the use of resources to make that happen.

Now, enter a spending spree of the district on legal fees: Within a few months, the legal fees paid to lawyers this calendar year will approach \$2 million! Yes, much of that is for the effort to prevent tunneling under the high school, but it may soon occur to the council to ask the district to be extremely prudent in expenditures. That \$2 million could have gone a long way in preventing early retirements of cops, as only one example of cuts the city has had to make.

We should also be appreciative of the statesmanlike behavior of our city council. Faced with some irrational attacks by one or two board members for supposedly not being more hysterical on the subway route issue, the council might, and it would have been understandable, been more demanding of school board accountability of the use of city funds. That there was no linkage, either directly or subtly, is a credit to the council.

In fairness, the new board majority has helped lower the voices of discontent and helped create a more congenial city-board relationship. In fact, the only councilmember to even whisper the possibility of cuts in the JPA, similar to cuts in many city services, was Vice Mayor **John Mirisch**.

Incidentally, when then-Mayor **Thomas Levyn** actually once suggested, even mildly, that the schools needed to do more explain-

ing on how they were spending school funds, the school community descended on a council meeting en masse to protest.

For the record, while an administrator received a mammoth pay increase, the site principals did not. There are some obvious inequities here too.

Final thoughts: The school staff person may provide excellent services to the district, just not at this hearing. And the whole board seems to have made the right choice in the hiring of Supt. **Gary Woods**.

This was not a great week for my communication skills. I had one other less than successful effort, this one with Time Warner.

As you may have noticed, both the school and city cable channels were without sound for over a week, including my city program, "Inside Beverly Hills." Some viewers may actually have welcomed the silence and not having to hear my voice and, no, we were not trying to duplicate the success of the film "The Artist."

On a more serious and important note, citizens were not able to hear councilmembers at a public meeting, and had no knowledge of how decisions were made. (Sound and full coverage was available on computers via city web site, but not as workable as watching meetings on the tube live or on replay.)

When I realized this was not just a problem on my own set, I called Time Warner and explained the issue. A tech person began by asking me some routine questions: Was I sure all my connections were working and more.

I tried once more to explain this was not just my TV, but throughout the city. How did the rep respond? "Have you disconnected or moved your cable box recently?" she inquired.

Somewhat frustrated, I gave a snarky answer: "Yes, I unplugged my cable and the whole city had TV silence."

What was clear, and although the problem had been ongoing for over a week, the people answering the phone at TW had not been informed of any area-wide malfunction.

It should be mentioned that Time Warner has had a far better record of service than any of its predecessors, and that most of their service and telephone staff are both competent and responsive. Unlike past providers, they do answer the phone promptly and customer care is almost always totally professional. Just not when we lose sound.

Incidentally, this is not a new problem for the school district; board meetings often go silent. Editorial comment omitted.

The technical service providers at Time Warner should have been informed Beverly Hills had a city-wide problem with sound and Time Warner should have posted a scroll that the station was having technical difficulties.

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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said the City Council would decide whether to adopt the Los Angeles County model, which has already gone through environmental review required by the California Environmental Quality Act, or draft a new ordinance that might require initiating environmental review.

This morning, the Public Works Commission will also hear a staff presentation about the City's fleet services. Foldvary said staff will provide information on procurement, operations and fleet initiatives for the next fiscal year, as well as for the previous fiscal year, which concluded June 30.

Navarro named Newport-Mesa Unified School District superintendent

The Newport-Mesa Unified School

District has hired Fred Navarro, a former Costa Mesa High School principal and district-office administrator, as its new superintendent.



Fred Navarro

The N-MUSD Board of Education unanimously approved Navarro's three-year contract at its formal meeting on June 26.

Navarro, who starts Aug. 1, replaces interim Superintendent Robert Barbot. Barbot replaced Jeffrey Hubbard,

who was fired in January after he was convicted of two felonies for misappropriation of public funds related to his work as BHUSD's superintendent.

Currently, Navarro is superintendent of the Lennox School District.

When asked to comment on the significance that Navarro previously worked for the district, Board of Education member Walt Davenport said, "Certainly some familiarity with the district is a plus, but the selection process went much deeper than that. We're very pleased and look forward to having him on board."

The majority of the N-MUSD Board of Education, including Davenport, supported Hubbard in the approximately one-year period leading up to Hubbard's trial. Hubbard earned approximately five months

paid leave to prepare for the trial before returning to work prior to the start of the 2011-2012 school year.

Hubbard was released from County jail in February after serving four days of a 60-day sentence for his two-count felony conviction for allocating \$20,000 to former BHUSD Facilities Director Karen Christiansen and raising her car allowance without Board of Education approval. A condition of Hubbard's probation prevents him from holding a position of public trust.

N-MUSD Board of Education President David Brooks did not return phone calls from the Weekly.

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by the Obama/Holder Justice Department, so those parts of the law were allowed to stand, including, for example, statutes on human smuggling. Second, of the four contested sections, the critically important one was not only upheld, but was actually upheld UNANIMOUSLY. Even Obama's handpicked, self-described "wise Latina," Sonia Sotomayor, concurred. Furthermore, the parts that were struck down were ones that simply made state crimes out of already existing federal statutes, and were somewhat redundant anyway from a purely legal point of view, if not in practice.

For years, Rudy has attempted to marginalize all the opinions he disagrees with by branding them with his scarlet "far-Right" or "Right-wing" labels (as if those viewpoints are somehow loathsome, regardless of the accuracy of his characterizations). He doesn't seem to have the words "far-Left" or "Left-wing" in his vocabulary however, despite the fact we have scads of examples of those political types running things in the ruins of what was once the great state of California. He calls them by their preferred label "progressive." It's time for Rudy to treat us conservatives (and those that lean that way) with respect by calling us by our widely preferred label—"conservative"!

Mark Mendlovitz
Beverly Hills

RUDY COLE RESPONDS: By "far left" does the writer mean the United States Supreme Court that found most of the law unconstitutional, Arizona law enforcement who argued the law was unenforceable and the myriad local governments and private agencies that proposed a boycott of the state? The "far Left and far Right" both make me nervous. The Far Right when it fought permitting victims of Nazi Germany to come to America and opposed lend lease to England, and tolerated the anti-Semitic rants of Father Coughlin, and the Far Left when it sides with Arab extremists who want to deny the right of Israel to exist.

Question: Is it legal for me to have a letter writer deported? But I appreciate your being a reader.








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coverstory

THE LIGHT IN HER EYES

The Weekly's exclusive interview with Director Julia Meltzer

By Melanie Anderson

1986 Beverly High graduate Julia Meltzer co-directed and co-produced *The Light In Her Eyes*, a documentary that premieres next week on the PBS program *POV*.

What is *The Light In Her Eyes* about?

The Light In Her Eyes is a film about [Houda al-Habash] a leader of a Qur'an school for women and girls in Damascus, Syria. It's about the new form of leadership in the Islamic hierarchy. There are more women who are studying Islam in a more scholarly, serious way and this mosque is an example of that. It's also about the life of a conservative Muslim young woman, what it feels like to be her, what values she embodies and practices. It's a world that many people have very, very strong opinions about but don't know much about, because it's pretty private and secretive. Actually being able to see how people interact, to see people express their opinions and live their lives, gives viewers a lot of insight into what these people think and what their lives are like.

What inspired you to make this film?

I went to Damascus, Syria in 2005 and 2006 as a Fulbright scholar. I taught journalism at the University of Damascus. I had a colleague who was studying the Qur'an with Houda at her mosque. She brought me to the mosque and I walked in and I thought, "I never get to see places like this. This is a story worth telling."

This would be a complicated world to access just because being an American visiting a mosque consistently raises a lot of red flags for the secret police that pretty much runs throughout society in Syria. I didn't know Houda well enough for her to be able to grant me that permission. I asked her at that time, I said, "You know, I would really like to do this." She said, "What would the film be about? Is it about a positive message about Islam?" The film is positive, but I by no means wanted to make a film that was just like, "Let me spread the word for you."

For three years I pursued. I kept in touch with her and I kept asking her, "Can I come? Can I spend a summer with you in your mosque?" She wanted me to get permission from the government. I asked for permission but I did not ever get an answer. If you don't have permission, basically Houda had to take it on and say, "Well, let's do this without permission and it's on me; it's on my shoulders." In 2008, she said, "Just come and stay with us for the summer."

She and I did not really understand clearly the film that I was making at the very begin-

ning and for a subject generally, people don't really understand what it takes to make a documentary film. The amount of footage that you have, the ratio of what you shoot to what you use is a very high ratio. I think she was baffled by what we were doing and why we needed all this stuff, but I think in the end she definitely trusted us. She trusted us that we were doing something that was good. She said there was a lot of time that she was really worried. She was most worried about how we were going to translate it and would our translation be accurate.

Tell us what made Houda an interesting subject.

Houda's a really complex character. I think that characters like that are really interesting subjects because there are a lot of things that Houda espouses and her values and what she tells people that I don't agree with, but there are a lot of things that I do agree with. Right there you have a lot of contradiction and complexity and that's a hard character to represent but also a really interesting character, because sometimes you're exactly on her team and other times you're not.

How is Houda a contradictory character?

Houda really feels that in her teaching and in her mosque that she's giving girls a choice to practice, to follow the straight path, or to not follow. I don't see it so much as a choice. I see that she's telling girls that they can get in line with God or not. Like any sort of rigid religious practice, if you're not in line with God, you're going to Hell. On the other hand,

she does tell girls that within Islam, they can be leaders, they can be teachers. You can choose. You don't have to stay home all the time. You don't have to only follow what your husband says. Within her conservative Muslim circle, that can be very revolutionary because a lot of those girls are not going to be told that by other people, so those are some of the contradictions that I see.

What were some of the obstacles you faced filming in Syria?

Every day [was] an obstacle. I always anticipated that I could be told to stop and I would be given no reason and I would just have to leave, and not necessarily by any authority, but by Houda. She might just say, "I can't do this anymore and I can't tell you why." The way that people live their lives there, people don't plan ahead so much. You would make a plan to do something; it changes at the last minute. [There were] a lot of things that we were told we would be able to shoot that we weren't able to shoot. Women tend to, when they're at home with their families, they don't wear their *hijab*. Obviously because the camera was there they had to always wear the *hijab*. There was always a certain point when they were like, "Can we just stop filming because we have to be formal in a certain way that we're not usually when we're at home." Also, sometimes it was very hard to know really what was going on, because people aren't always going to give you a straight, honest answer about things.

You said Houda trusted you. Did it become easier to get her to open up to you in the end?

No, because the political situation got increasingly more tense. We started in 2008. We finished in 2010. When we did our last shoot, we were really restricted in our time with [Houda]. She wouldn't let us come to her apartment with any equipment. We had to send it ahead and then we had to leave it there. We were very, very restricted in what we could do because there were people watching her. It is true about documentary subjects not necessarily opening up but the level to which that happens in Syria is extremely high because people deeply don't trust one another. It's like, "Are you a member of the secret

police?" You don't really know who people are. It's deeply, deeply in their DNA to not share information.

That said, do you feel good about what you were able to capture?

Yeah, I do. I feel like we got inside a world that for sure no Syrian could have captured, because most Syrian filmmakers are secular people and they would never be trusted by that community. I feel really good about the material that we have. I just wish that we had more. I wish that we had a deeper understanding of really who Houda is and what makes her tick in a deep way. We couldn't get that deep with her. But we got a lot of really lovely material and they really love the film, too. I feel very satisfied and gratified that we did a good job representing their reality.

What was the most surprising thing you learned about Syria while making this film?

The most surprising thing to me is really coming to understand how much this faith and its practice give to this community of women. I'm a relatively secular-minded person. I was raised Jewish. I have some faith and some belief in faith, but it certainly is not to the same degree that those women practice their faith. I really came to understand something deeper about faith and what it gives people.

I really understood how stratified and how segregated that society is. People really don't cross over in that world. If you're a Sunni Muslim, you stay with your people. If you're a Christian, you generally stay with your people. If you're a Shiite, you stay with [your people]. People are really, really separate. I think there are differences between mosques and ways that people practice and I feel like I got to understand that in a way that maybe many Syrians don't necessarily experience, because they don't traffic in those worlds.

How has the ongoing conflict in Syria impacted your subjects?

Houda's school is closed and her family has left and they now live in the Emirates, so that was a major impact in their lives. The building next to their apartment building was bombed. It's a very different world there now and it's very, very chaotic, very dangerous. I don't think that I'll experience the Syria that I experienced over the last decade. That Syria is gone.

It's pretty amazing timing you had for this project. What does that mean to you?

There is a lot of focus on Syria. Our film doesn't deal with the uprising so a lot of people really just want to know about the uprising. We've gotten a lot of that, not being programmed because our film is not about the uprising. However, it helps us that people are generally hearing about Syria every day and it's a film about a particular community in Syria. I feel really, really lucky and very thankful that I had the opportunity to document something that doesn't really exist anymore.

Isn't that upsetting as well?

Yeah, it is. It's really sad that what Houda built is not there and certainly it exists in all the hearts of the women who went there, but



Left to right: Director/Producer Julia Meltzer, Houda al-Habash, Director/Producer Laura Nix

I'm really happy that there's a document of that and that's something people will be able to experience and learn from. I'm amazed that we were able to do that.

You come from a prominent political family—former state Senator Alan Sieroty is your uncle. How did that influence you to be involved in public service?

I think I have to go back to my grandmother [Jean Sieroty]. My grandmother is a very influential person in our family and in my life. She had very, very strongly held political beliefs and I know that's why my uncle is who he is, because of his mother. She definitely inspired me to do what I believed in and to always believe that you can do the impossible and that hard work and persistence is what makes things happen.

I'm definitely interested in stories about complex, very strong women leaders. My grandmother was an amazing person. She was also a very difficult and complicated person. I like those stories. Not everyone is an angel and I think it's easy to paint someone kind of one color and to make them look amazing. It's harder to show all the different sides and show the sides that are really incredible and the, oh, she wasn't that nice a person. I grew up with that, knowing my grandmother is amazing and she is also complicated. That's something everyone in my family experiences, too. That's part of the story.

What inspired you to become a filmmaker?

It's something that I did at the end of my undergraduate years and part of what inspired me to make films is that I was interested in telling stories that we just don't get to see or hear that much about and contributing something, an experience or a world, that generally is not the mainstream story that's told.

Did your education in Beverly Hills inspire your career choices?

When my brother, my sister and I grew up in Beverly Hills, we went to public school. We had amazing opportunities that I don't know that it's the same now. I got to learn a foreign language starting in first grade and I had really great teachers. I'm a really strong believer and supporter of public education. That part of my life and all the teachers that I had from K through 12th grade certainly influenced who I am and I feel lucky that I was able to get a really good public education.

Tell us which teachers stand out.

I had a really great fifth-grade teacher, Karen Elgin [at El Rodeo]. I had a really great eighth-grade science teacher, Mrs. [Rachelle] Marcus. I had a really great Spanish teacher in high school, Mr. [Fred] Dominguez. I swam on the swim team and my swim coach [Dick Douglas] was also my AP American history teacher. He was another influential person in my life.

Did studying foreign language from a young age influence you to make this mostly foreign-language film?

Definitely. I like learning languages. Arabic is much, much more complicated than Spanish, but the other thing that interested me about this film, which didn't make it into the final

film as much as I intended it to, is that learning the Qur'an is really deeply about learning the Arabic language, so part of the reason why Arab speakers or even non-Arab speakers memorize the Qur'an is because it teaches you Arabic. Essentially you learn patterns of speech and you learn verb conjugations, which are really complicated in Arabic. It's a language lesson in addition to being a lesson about the faith.

Are you a fluent Arabic speaker?

No. I can understand a lot of Arabic and I can get around, but I'm not fluent.

Did that create challenges during the film?

Yeah. I would always have a young Syrian woman working with me. There were two people who worked on the film [as translators]. I generally know what's going on and I can converse in some way but I am not a fluent speaker. In some ways, having a little bit of distance and having a Syrian with you allows you a certain type of entrée that, it allows you to be there and observe things in a way that is just different. It's different than if you deeply understand everything, because you really watch people's interactions much more closely because you're not totally sure what's going on. It makes you engage in a different way.

Do you have any local screenings planned?

We are definitely going to do something at USC at the end of fall. We don't know what the date is yet. That will be a campus-wide screening that will be sponsored by the film school.

Tell us about the response the film is getting so far.

We have really great audiences. We've screened the film at a number of festivals and it's going to be broadcast on POV [next week]. We're really, really thrilled that we were selected to be on POV. Their viewership is like 1.7 million viewers so that's amazing that that many people will get to experience this film and learn something about this world. I think generally audiences feel the same way that we do about the film and that is that they're surprised that this world is kind of different than they thought and that their perceptions of conservative Muslim women are that they're really limited and that they're oppressed and that they don't have many choices. I think the film shows something different and that's surprising to people.

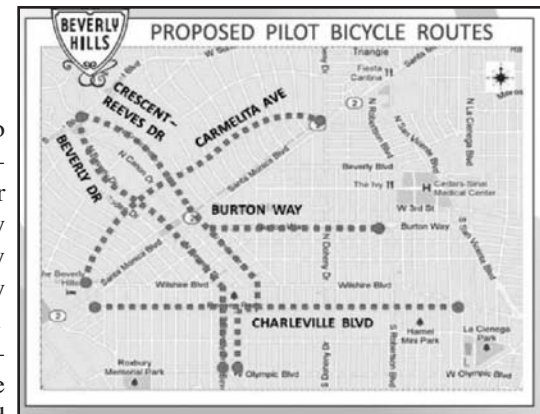
The Light In Her Eyes is scheduled to air on PBS OC on Fri., July 20 at 9 p.m. and on PBS SoCal on Sun., July 22 at 10:30 p.m. For additional air times and to view the film on demand between July 20 and Aug. 19, visit pbs.org/pov/.

The documentary will be presented this Sunday in Long Beach at Long Beach Cinematheque at 737 Pine Ave at 1:30 p.m. The free screening, which is presented by PBS SoCal, will be followed by a Q&A with Meltzer and co-director/producer Laura Nix. To RSVP, visit lightinhereyes.eventbrite.com/. For more information about the film, visit thelightinhereyesmovie.com/.

Beverly Hills may not be ready for pilot bicycle routes

The City Council is expected to continue its discussion of a potential pilot bike-route program later this month, but the possibility was raised at last week's study session that Beverly Hills may not be ready for such a program.

A handful of residents, including Lillian Raffel and Better Bike organizer Mark Elliot, expressed safety concerns about the five



Five potential bike routes under consideration

potential bike routes. Elliot, who was actively involved in the Traffic and Parking Commission's process of studying potential bike routes, said he doesn't believe the proposal would improve road safety.

"I would suggest to the council to give direction to go back and take another look holistically and see how we can come up with a bike-route network and individual routes that serve everybody's purpose, keep cyclists safe, keep motorists from unduly endangering cyclists, and of course to protect pedestrians from cyclists and motorists," Elliot said.

In the past, Elliot was critical of the proposed program because the City asked consultant Fehr & Peers to identify only potential bike routes that would not require eliminating automobile travel lanes or parking.

Councilmember Julian Gold asked Traffic and Parking Commission Vice Chair Alan Grushcow, who attended last week's study session, if the commission would have recommended moving forward with the pilot bike route program if Elliot had suggested withdrawing the proposal earlier.

"We thought this particular plan in conjunction with our consultants was a good first step," Grushcow said. "Bikes are taking a more prominent position in people's lives. This particular program is a pilot program. [It's] a good way to try it and pick different size streets in different environments and see how it works."

Grushcow and Commissioner Jeff Levine, who were part of the commission's bicycle ad hoc committee, were the only two commissioners to vote to recommend all five routes to the city council.

In May, the Traffic and Parking Commission voted in favor of three of the five routes: sharrows on Crescent-Reeves between Sunset and Olympic boulevards, sharrows on Carmelita Avenue from Doheny Drive to Wilshire Boulevard, and a bike lane on Burton Way between Robertson Boulevard and Crescent Drive.

Proposed sharrows on Beverly Drive and Charleville Boulevard were not recommended by the commission.

Sharrows are painted markings on the roadway indicating it is to be shared by vehicles and bicycles.

Bosse said she could not support routes on Carmelita or Charleville due to frequent stop signs, which she said could pose a safety risk since both bicyclists and motorists have been known to not stop at all stop signs on those two streets.

"I think bicycles [are] definitely a wave of the future, but I don't think we're quite there yet, and again I think for Mark Elliot, who I do look to as understanding this probably better than any of us up here, if he says we're not ready, I think we still have to go back to the drawing board," Bosse said.

Gold and Bosse were the only councilmembers to ask questions and make comments on the bike route presentation before the City Council retired to its closed session meeting. The City Council is expected to continue the discussion July 24.

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Concern Foundation Block Party this Saturday

The Concern Foundation's 38th annual Block Party, which takes place at Paramount Studios this Saturday starting at 6 p.m., will celebrate the 60th anniversary of the birth of rock and roll. The block party will feature the theme, "Oh what a night!," and honor Lance Freed and the legacy of his father, DJ Alan Freed, who coined the phrase "Rock & Roll."

Live performances will take place at four different stages, featuring the Tom Nolan Band, The Wonderelles and DJ Dwayne Brown. The Hula Hoop troupe "Hoop it Up!" will perform and give Hula Hoop les-

sons. Other activities include spa services provided by Le Spa at the Sofitel and digital photos by Brian Kramer Photography. There will be traditional casino-style gaming, an opportunity drawing and over 150 silent auction packages. The live auction features vacation packages with airfare provided by American Airlines and other items and opportunities. The block party will also provide refreshments from more than 50 different restaurants and caterers.

Concern Foundation is dedicated to raising and granting funds to support cancer research worldwide. Tickets are now on sale. For more information, visit www.concernfoundation.org or call (310) 360-6100.

--Briefs compiled by Melanie Anderson

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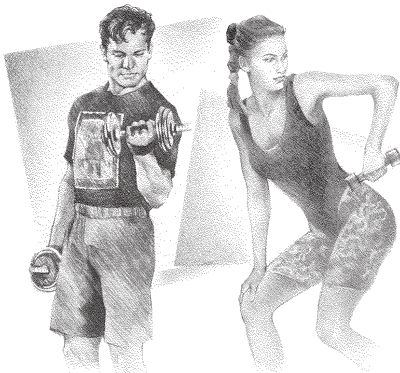
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FILE NO. 2012 109991
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1) VADIM KONVISER, DDS, 2) NATASHA G. YASHAR, DDS, 3130 S. SEPULVEDA BLVD, LOS ANGELES, CA 90034 county of: LOS ANGELES. The full name of registrant(s) is/are: CA DENTAL PRO INC. (NEVADA), 737 S. WINDSOR BLVD, #304 LOS ANGELES, CA 90005. This Business is being conducted by a/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/ CA DENTAL PRO INC, BY: LIDA PAUKERT, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on JUN 06 2012 indicated by file stamp above.
NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
LA1191307 BH WEEKLY 6/14, 21, 28, 7/5, 2012

FICTITIOUS BUSINESS NAME STATEMENT: 2012109712: The following person(s) is/are doing business as HOLLYWOOD ROYALE GARDENS. 6054 Franklin Ave, Los Angeles, CA 90028. HOLLYWOOD ELDERLY CARE INC 6054 Franklin Ave, Los Angeles, CA 90028. The business is conducted by: a Corporation has begun to transact business under the fictitious business name or names listed here on: 7/01/2010. Signed: Nonna Shapiro, President. This statement is filed with the County Clerk of Los Angeles County on: 6/5/2012. 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 6/21/2012, 6/28/2012, 7/5/12, 7/12/12 921

FICTITIOUS BUSINESS NAME STATEMENT: 2012107814: The following person(s) is/are doing business as NORTH RIVER CAPITAL. 118 North Kilkeas Dr Los Angeles, CA 90048. RIO NORTE CAPITAL INC. 118 North Kilkeas Dr Los Angeles, CA 90048. 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: Kenneth M Lande. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2012. 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 6/21/2012, 6/28/2012, 7/5/12, 7/12/12 921

FICTITIOUS BUSINESS NAME STATEMENT: 2012115267: The following person(s) is/are doing business as VIBRANT LIFE. 13020 San Fernando Road Unit 4, San Fernando CA 91342. CLIFFORD WOODS LLC. 13020 San Fernando Road Unit 4, Sylmar CA 91342. The business is conducted by: A Liability Corporation has begun to transact business under the fictitious business name or names listed here on: January 1, 2012. Signed: Clifford Woods, LLC. This statement is filed with the County Clerk of Los Angeles County on: 6/12/2012. 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 6/21/2012, 6/28/2012, 7/5/12, 7/12/12 922

FICTITIOUS BUSINESS NAME STATEMENT: 2012103196: The following person(s) is/are doing business as MONCLER. 328 N. Rodeo Drive Beverly Hills, CA 90210. HARK K. SAMAROO P.O. 350 5th Ave Fl. 41 New York, New York 10118. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: June 20, 2012. Signed: Moncler USA, INC. This statement is filed with the County Clerk of Los Angeles County on: 5/25/2012. 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

File No. 2010053226
Date Filed: 4/20/2010
Name of Business: LA LOCAL LOCK SMITH 5112 Sepulveda Blvd. #116 Sherman Oaks, CA 91402
Registered Owner: HANAN BEN- ABU 5112 Sepulveda Blvd. Sherman Oaks, CA 91402
Current File #: 2012129097
Date: 6/27/12
Published: 7/12/12, 7/19/12, 7/26/12, 8/2/12 1079

NOTICE OF TRUSTEE'S SALE TS No. 12-0019176 Doc ID #0008718318192005N Title Order No. 12-0032172 Investor/Insurer No. 6527512138 APN No. 5535-013-011 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/09/2007. 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 FRANCISCO J. DE LA CRUZA MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, dated 07/09/2007 and recorded 7/17/2007, as Instrument No. 20071684621, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/23/2012 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: 5412-5414 MONROE STREET, W HOLLYWOOD, CA, 90038. 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 \$810,918.28. 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. 12-0019176. 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-4252357 06/28/2012, 07/05/2012, 07/12/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 738752CA Loan No. 3062933175 Title Order No. 090803724-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05-25-2006. 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 07-19-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY

as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 06-02-2006, Book , Page , Instrument 06 1211872, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MOSHE ADRI, AN UNMARRIED MAN, 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: THAT PORTION OF LOT 10 OF TRACT NO. 7996, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 186, PAGES 4 TO 7 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THAT CERTAIN CURVE ON THE EASTERLY BOUNDARY OF SAID LOT 10, HAVING A RADIUS OF 90.07 FEET AND A LENGTH OF 44.10 FEET, DISTANT SOUTHERLY 15.50 FEET FROM THE NORTHERLY TERMINUS THEREOF; THENCE ALONG THE BOUNDARY OF SAID LOT 10, NORTHERLY ALONG SAID CURVE, 15.50 FEET; THENCE NORTH 39° 38' 39" WEST 195.16 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT, 76° 27' 38" WEST 269.40 FEET TO THE MOST WESTERLY CORNER OF SAID LOT; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT, SOUTH 22° 27' 44" EAST 340.67 FEET; THENCE LEAVING SAID BOUNDARY NORTH 67° 32' 16" EAST 39.71 FEET; THENCE NORTH 18° 29' 05" WEST 13.72 FEET; THENCE NORTH 71° 39' 47" EAST 60.20 FEET; THENCE NORTH 16° 04' 34" EAST 180.56 FEET; THENCE SOUTH 85° 51' 04" EAST 116.99 FEET IN THE POINT OF BEGINNING. EXCEPT THE THEREFROM THAT PORTION LYING WESTERLY OF THE GENERAL EASTERLY BOUNDARY OF LOTS 13, 14 AND 15 OF TRACT NO. 23198, AS PER MAP RECORDED IN BOOK 661, PAGES 37 THROUGH 40 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,093,580.61 (estimated) Street address and other common designation of the real property: 1735 SUMMITRIDGE DRIVE BEVERLY HILLS, CA 90210 APN Number: 4355-002-028 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: 06-28-2012 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 CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting &

Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4258939 06/28/2012, 07/05/2012, 07/12/2012

NOTICE OF TRUSTEE'S SALE APN: 4340-006-080 TS No: CA08002381-11-1 TO No: 1001523 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED July 2, 2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 23, 2012 at 11:00 AM, by the fountain located at 400 Civic Center Plaza, in the city of Pomona, County of Los Angeles, MTC FINANCIAL INC. dba TRUSTEE CORPS, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on July 17, 2007 as Instrument No. 20071684600 of official records in the Office of the Recorder of Los Angeles County, California, executed by DAVID REED, A SINGLE MAN, as Trustor(s), in favor of WASHINGTON MUTUAL BANK, FA 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: 851 N SAN VICENTE BLVD #203, 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 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. 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 \$680,872.35 (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. 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. DATE: June 22, 2012 TRUSTEE CORPS TS No. CA08002381-11-1 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Ernie Aguilar, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-730-2727 TRUSTEE CORPS MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid 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 telephone number for information regarding the Trustee's Sale or visit the Internet Web site address on the previous page for information regarding the sale of this property, using the file number assigned to this case, CA08002381-11-1. 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 postpo-

nement information is to attend the scheduled sale. A-4262849 06/28/2012, 07/05/2012, 07/12/2012

Trustee Sale No. 749380CA Loan No. 0701955742 Title Order No. 110262516-CA-MAI NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-06-2005. 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 07/19/2012 at 09:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-13-2005, Book NA, Page NA, Instrument 05 2466899, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: FAHMI EL MENOUIFI, A WIDOWER, as Trustor, WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$1,015,846.95 (estimated) Street address and other common designation of the real property: 9233 BURTON WAY #206 BEVERLY HILLS, CA 90210 APN Number: 4342-010-031 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: 06-21-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee DEREK WEAR-RENEE, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com 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. P960052 6/28, 7/5, 07/12/2012

NOTICE OF PETITION TO ADMINISTER ESTATE OF RUTH LILLIAN LEWIS
Case No. BP135319

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RUTH LILLIAN LEWIS

A PETITION FOR PROBATE has been filed by Lee L. Lewis in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Lee L. Lewis be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held on July 25, 2012 at 8:30 AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012.

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

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

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

Attorney for petitioner:
HARRY L HATHAWAY ESQ
SBN 33440
FULBRIGHT & JAWORSKI LLP
555 S FLOWER ST
41ST FLR
LOS ANGELES CA 90071

NOTICE OF TRUSTEE'S SALE TS No. 12-0027467 Doc ID #0001403714522005N Title Order No. 12-0046070 Investor/Insurer No. 140371452 APN No. 4383-019-010 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/15/2006. 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 RONALD L BARCENILLA, A SINGLE MAN, dated 08/15/2006 and recorded 8/25/2006, as Instrument No. 06 1897383, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 07/30/2012 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: 10032 WESTWANDA DR, BEVERLY HILLS, CA, 902101429. 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 \$734,343.27. 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. 12-0027467. 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-4255734 07/05/2012, 07/12/2012, 07/19/2012

NOTICE OF TRUSTEE'S SALE TS No. 12-0025815 Doc ID #0008704305482005N Title Order No. 12-0043286 Investor/Insurer No. 1696970713 APN No. 4328-004-116 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/20/2004. 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 SIMA SWEARINGEN AND PETER J SWEARINGEN, MARRIED TO EACH OTHER, dated 09/20/2004 and recorded 10/22/2004, as Instrument No. 04 2734480, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 08/02/2012 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: 9950 DURANT UNIT #404, BEVERLY HILLS, CA, 90212. 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 \$156,832.27. 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. 12-0025815. 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-FN4255014 07/05/2012, 07/12/2012, 07/19/2012

FILE NO. 2012 127420
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: TOFU SHACK, 735 E. 12TH ST #408, LOS ANGELES, CA 90021-2100 county of: LOS ANGELES. The full name of registrant(s) is/are: JUONG WON SHIN, 6110 NEVADA AVE #220, WOODLAND HILLS, CA 91367. This Business is being conducted by a/an: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name/names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime).

/s/ JUONG WON SHIN, OWNER
This statement was filed with the County Clerk of LOS ANGELES County on JUN 25 2012 indicated by file stamp above.

NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
LA1199711 BH WEEKLY 7/5,12,19,26 2012

FILE NO. 2012 128516
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SUN MOON LAUNDRY, 10703 S. INGLEWOOD AVE, INGLEWOOD, CA 90304 county of: LOS ANGELES. The full name of registrant(s) is/are: SUN HEE MOON, 3953 ABELLA ST, GLENDALE, CA 91214. This Business is being conducted by a/an: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name/names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime).

/s/ SUN HEE MOON, OWNER
This statement was filed with the County Clerk of LOS ANGELES County on JUNE 26, 2012 indicated by file stamp above.

NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
LA1200878 BH WEEKLY 7/5, 12, 19, 26, 2012

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/30/2006. 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 OF TRUSTEE'S SALE Trustee's Sale No. 2012-100223 On 7/26/2012 at 9:00 AM, behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, Beacon Default Management, Inc., a California corporation, as duly appointed Trustee under that certain DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING dated 6/30/2006, executed by CASDEN DOHNEY PROPERTY LP, a Delaware limited partnership as Grantor, recorded on 6/30/2006, as Instrument No. 06 1450710, that certain LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING dated 6/30/2006, executed by CASDEN OFFICE PROPERTIES, LP, a Delaware limited partnership as Grantor, recorded 6/30/2006, as Instrument No. 06 1450712 and that certain LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING dated 6/30/2006, executed by CASDEN LAPEER LP, a Delaware limited partnership as Grantor, recorded 6/30/2006, as Instrument No. 06 1450714, in the office of the Recorder of Los Angeles County, State of California, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, or cashier's check made payable to Beacon Default Management, Inc. (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit: LEGAL DESCRIPTION AND TAX PARCEL NO : Please see Exhibit "A-1", "A-2" and "A-3" attached hereto Exhibit "A-1" LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: LOTS 675 AND 676 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,

AS PER MAP RECORDED IN BOOK 69, PAGES 11 THROUGH 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2: LOT 677 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 69, PAGES 11 THROUGH 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. COMMONLY KNOWN AS: 9090 WILSHIRE BOULEVARD, BEVERLY HILLS, CALIFORNIA 90211 APN: 4331-023-057 and 4331-023-058 Exhibit "A-2" LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 958, 959, 960, 961 AND 962 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 11 THROUGH 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. COMMONLY KNOWN AS: 9150 WILSHIRE BOULEVARD, BEVERLY HILLS, CALIFORNIA APN: 4331-018-001, 4331-018-003, 4331-018-002, 4331-018-004 Exhibit "A-3" LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: LOTS 405, 406, 407, 408 AND 409 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 11 THROUGH 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON. PARCEL 2: ALL BUILDINGS AND IMPROVEMENTS SITUATED ON LOTS 405, 406, 407, 408 AND 409 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 11 THROUGH 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE TITLE THEREOF BEING LIMITED BY THE PROVISIONS OF THE LEASE RECORDED MARCH 19, 1987, AS INSTRUMENT NO. 87-402784, OFFICIAL RECORDS, AND AS AMENDED. COMMONLY KNOWN AS: 8942 WILSHIRE BOULEVARD, BEVERLY HILLS, CALIFORNIA APN: 4333-001-052 and 4333-001-053 From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other comment designation of the above described property is purported to be: Please see Exhibit "A-1", "A-2" and "A-3" attached hereto. Directions to the property may be obtained pursuant to a written request submitted within ten (10) days from the first publication of this notice to the beneficiary, in care of the Trustee at the address listed below. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$66,280,478.91. 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 Exhibit "B" attached hereto. Exhibit "B" Personal Property Description 1. All of Grantor's right title and interest in the property situated in the County of Los Angeles, State of California, more particularly described on Exhibit A-1, A-2 and A-3 attached hereto (the "Premises"), together with all of the easements, rights, privileges, franchises, tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in any way appertaining thereto, and all of the estate, right, title, interest, claim and demand whatsoever of Grantor therein or thereto, either at law or in equity, in possession or in expectancy, now or hereafter acquired; 2. All of Grantor's right title and interest in all of the structures, buildings and improvements of every kind and description now or at any time hereafter located or placed on the Premises (the "Improvements"); 3. All of Grantor's right title and interest in the furniture, furnishings, fixtures, goods, equipment, inventory or personal property owned by Grantor and now or hereafter located on, attached to or used in and about the Improvements, including, but not limited to, all machines, engines, boilers, dynamos, elevators, stokers, tanks, cabinets, awnings, screens, shades, blinds, carpets, draperies, lawn mowers, and all appliances, plumbing, heating, air conditioning, lighting, ventilating, refrigerating, disposal and incinerating equipment, and all fixtures and appurtenances thereto, and such other goods and chattels and personal property owned by Grantor as are now or hereafter used or furnished in operating the Improvements, or the activities conducted therein, and all building materials and equipment hereafter situated on or about the Premises or Improvements, and all warranties and guaranties relating thereto, and all additions thereto and substitutions and replacements therefor (exclusive of any of the foregoing owned or leased by tenants of space in the Improvements); 4. All of Grantor's right title and interest in the easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, and other emblements now or hereafter located on the Premises or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, tenements, hereditaments and appurtenances, reversions and remainders whatsoever, in any way belonging, relating or appertaining to the Property or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Grantor; 5. All of Grantor's right title and interest in the water, ditches, wells, reservoirs and drains and all water, ditch, well, reservoir and drainage rights which are appurtenant to, lo-

cated on, under or above or used in connection with the Premises or the Improvements, or any part thereof, whether now existing or hereafter created or acquired; 6. All of Grantor's right title and interest in the minerals, crops, timber, trees, shrubs, flowers and landscaping features now or hereafter located on, under or above the Premises; 7. All of Grantor's right title and interest in the cash funds, deposit accounts and other rights and evidence of rights to cash, now or hereafter created or held by Lender pursuant to this Deed of Trust or any other of the Loan Documents (as hereinafter defined) or Contemporaneous Loan Documents (as hereinafter defined), including, without limitation, all funds now or hereafter on deposit in the Reserves (as hereinafter defined); 8. All of Grantor's right title and interest in the leases (including, without limitation, oil, gas and mineral leases), licenses, concessions and occupancy agreements of all or any part of the Premises or the Improvements (each, a "Lease" and collectively, "Leases"), whether written or oral, now or hereafter entered into and all rents, royalties, issues, profits, bonus money, revenue, income, rights and other benefits (collectively, the "Rents and Profits") of the Premises or the Improvements, now or hereafter arising from the use or enjoyment of all or any portion thereof or from any present or future Lease or other agreement pertaining thereto or arising from any of the Leases or any of the General Intangibles (as hereinafter defined) and all cash or securities deposited to secure performance by the tenants, lessees or licensees (each, a "Tenant" and collectively, "Tenants"), as applicable, of their obligations under any such Leases, whether said cash or securities are to be held until the expiration of the terms of said Leases or applied to one or more of the installments of rent coming due prior to the expiration of said terms, subject to Section 2.7 of the Deed of Trust, Security Agreement and Fixture Filing; 9. All of Grantor's right title and interest in the contracts and agreements now or hereafter entered into covering any part of the Premises or the Improvements (collectively, the "Contracts") and all revenue, income and other benefits thereof, including, without limitation, management agreements, service contracts, maintenance contracts, equipment leases, personal property leases and any contracts or documents relating to construction on any part of the Premises or the Improvements (including plans, drawings, surveys, tests, reports, bonds and governmental approvals) or to the management or operation of any part of the Premises or the Improvements; 10. All of Grantor's right title and interest in the present and future monetary deposits given to any public or private utility with respect to utility services furnished to any part of the Premises or the Improvements; 11. All of Grantor's right title and interest in the present and future funds, accounts, instruments, accounts receivable, documents, causes of action, claims, general intangibles (including, without limitation, trademarks, trade names, service marks and symbols now or hereafter used in connection with any part of the Premises or the Improvements, all names by which the Premises or the Improvements may be operated or known, all rights to carry on business under such names, and all rights, interest and privileges which Grantor has or may have as developer or declarant under any covenants, restrictions or declarations now or hereafter relating to the Premises or the Improvements) and all notes or chattel paper now or hereafter arising from or by virtue of any transactions related to the Premises or the Improvements (collectively, the "General Intangibles"); 12. All of Grantor's right title and interest in the water taps, sewer taps, certificates of occupancy, permits, licenses, franchises, certificates, consents, approvals and other rights and privileges now or hereafter obtained in connection with the Premises or the Improvements and all present and future warranties and guaranties relating to the Improvements or to any equipment, fixtures, furniture, furnishings, personal property or components of any of the foregoing now or hereafter located or installed on the Premises or the Improvements; 13. All of Grantor's right title and interest in the building materials, supplies and equipment now or hereafter placed on the Premises or in the Improvements and all architectural renderings, models, drawings, plans, specifications, studies and data now or hereafter relating to the Premises or the Improvements; 14. All of Grantor's right title and interest in the right, title and interest of Grantor in any insurance policies or binders now or hereafter relating to the Property, including any unearned premiums thereon; 15. All of Grantor's right title and interest in the proceeds, products, substitutions and accessions (including claims and demands therefor) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards; and 16. All of Grantor's right title and interest in the other or greater rights and interests of every nature in the Premises or the Improvements and in the possession or use thereof and income therefrom, whether now owned or hereafter acquired by Grantor. 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: Beacon Default Management, Inc., 15206 Ventura Boulevard, Suite 216, Sherman Oaks, California 91403, Telephone Number: (818) 501-9800. The sale contemplated by this Notice of Trustee's Sale will be conducted by an agent of the Trustee. The name, street address and telephone number of the Trustee's agent are: Priority Posting and Publishing, Inc., 17501 Irvine Boulevard, Tustin, California 92780, Telephone Number: (714) 573-1965. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the

property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-573-1965 or visit this Internet Web Site www.priorityposting.com, using the file number assigned to this case 2012-100223. 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 further information regarding sale contemplated by this Notice of Trustee's Sale, log on to www.priorityposting.com or call (714) 573-1965. Dated: 6/22/2012 Beacon Default Management, Inc., a California corporation, Trustee By Erica Itskovich, Trustee Sale Officer P961217 7/5, 7/12, 07/19/2012

NOTICE CALLING FOR BIDS BEVERLY HILLS UNIFIED SCHOOL DISTRICT

Bid Deadline: 1:00 p.m. on Thursday, August 2, 2012
Place of Bid Receipt: 255 Lasky Dr. Beverly Hills, CA 90212 - Purchasing Department

Project: BEVERLY HILLS HIGH SCHOOL CHILLER #1 REPAIRS - BID #11-12/009

NOTICE IS HEREBY GIVEN that the Beverly Hills Unified School District of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "DISTRICT," will receive up to, but not later than, the above-stated time, sealed bids for the award of a contract for the above Project. Those bids timely received shall be opened and publicly read aloud.

There will be a mandatory job walk and conference at 9:00 a.m., July 17, 2012 at the BHUSD District Office (Main Lobby), located at 255 Lasky Drive, Beverly Hills CA 90212. Late arrivals will not be allowed entrance. All attendees will be escorted to the High School site by a District Representative. Any bidder failing to sign-in, attend the entire job walk and conference will be deemed a nonresponsive bidder and will have its bid returned unopened.

Plans and Specifications are on file at 241 Moreno Drive, Beverly Hills, CA - Facilities & Planning Offices. The plans and specifications (Project Manual) in electronic format ONLY will be available at the Facilities & Planning Offices at no charge on or after July 7, 2012. Contractors are required to contact the Facilities & Planning Office at (310) 551-5100, Ext. 2390 to schedule and pick-up Project bid documents.

In accordance with the provisions of California Business and Professions Code Section 7028.15 and Public Contract Code Section 3300, the DISTRICT requires that the bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted: Class C-20. Any bidder not so licensed at the time of the bid opening will be rejected as nonresponsive.

All work must be completed within 25 consecutive calendar days from the date specified on the Notice to Proceed issued by the DISTRICT. Time is of the essence. Failure to complete the work within the time set forth herein will result in the imposition of liquidated damages for each day of delay in the amount set forth in the Information for Bidders.

Each bid shall be accompanied by a bid security in the form of cash, a certified or cashier's check or bid bond in an amount not less than ten percent (10%) of the total bid price, payable to the DISTRICT.

Each Bidder is required to furnish and maintain proof of Commercial General Liability Insurance, Comprehensive Automobile Liability Insurance, and Workers' Compensation Insurance.

The DISTRICT reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

The DISTRICT has obtained from the California Department of Industrial Relations the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed for the Project. Such rates are as follows: Craft, Classification, or Type: Use Applicable Prevailing Wage Rate

The general prevailing rate of per diem wages is based upon a working day of eight (8) hours. The rate for holiday and overtime work shall be at least time and one-half.

It shall be mandatory upon the successful bidder to whom the contract is awarded, and upon any subcontractor listed, to pay not less than the said specified rates to all workers employed by them for the Project.

No bidder may withdraw any bid for a period of Thirty (30) calendar days after the date set for the opening of bids.

Pursuant to Section 22300 of the Public Contract Code, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the DISTRICT to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

Publication Dates: 07/05/12 & 07/12/12

NOTICE OF TRUSTEE'S SALE Quality Loan Service Corporation TS#:CA-11-436347-RM Order#:110172666-CA-GTO YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/4/1993. 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): RODRICK E. MCGREW AND ROSALAND M. MCGREW, HUSBAND AND WIFE, AS JOINT TENANTS Recorded: 4/8/1993 as Instrument No. 93-665584 in book xxx , page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 8/2/2012 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: \$490,738.02 The purported property address is: 2008 SAN YSIDRO DR BEVERLY HILLS, CA 90210 Assessor's Parcel No. 4384-030-006 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to JPMorgan Chase Bank, N.A. 2780 Lake Vista Drive Lewisville TX 75067. Pursuant to California Civil Code §2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has not obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. 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 Mortgagee, 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: 714-573-1965 or Login to: www.priorityposting.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders rights' against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. IDSPub #0031153 7/12/2012 7/19/2012 7/26/2012

NOTICE OF PETITION TO ADMINISTER ESTATE OF ROBERT I. KATZ Case No. BP135421

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROBERT I. KATZ

A PETITION FOR PROBATE has been filed by Anita Pick, Jan Charness & Joel Zimmerman in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Anita Pick, Jan Charness & Joel Zimmerman be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will

and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

A HEARING on the petition will be held on July 30, 2012 at 8:30 AM in Dept. No. 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 deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

YOU MAY EXAMINE the file kept by the court.

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

Attorney for petitioner:
JOELLE M. DRUCKER, ESQ
SBN 169475
DRUCKER LAW OFFICES APC
468 N CAMDEN DR
2ND FL
BEVERLY HILLS CA 90210

Trustee Sale No. 18379CA Title Order No. 110009677-CA-MAI NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/10/2005. 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 8/1/2012 at 09:00 AM, MERIDIAN FORECLOSURE SERVICE f/k/a MTDs, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 06/28/2005, Book , Page , Instrument 05 1517823 of official records in the Office of the Recorder of Los Angeles County, California, executed by: LYNDA ANN BARENES, AN UNMARRIED WOMAN as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the notes (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 91766 Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$503,028.29 The street address and other common designation of the real property purported as: 8455 FOUNTAIN AVENUE UNIT 525 , WEST HOLLYWOOD, CA 90069 APN Number: 5555-002-088 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 the property itself. Placing the highest bid at 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 may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date

for the sale of this property, you may call (714) 573-1965 or visit this Internet Web site www. Priorityposting.com , using the file number assigned to this case 18379CA. 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 street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". DATE: 7/3/2012 MERIDIAN FORECLOSURE SERVICE f/k/a MTDTS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE 3 SAN JOAQUIN PLAZA, SUITE 215, NEWPORT BEACH, CA 92660 Sales Line: (714) 573-1965 OR (702) 586-4500 Stephanie Garcia, Foreclosure Officer MERIDIAN FORECLOSURE SERVICE IS ASSISTING THE BENEFICIARY TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. P963770 7/12, 7/19, 07/26/2012

NOTICE OF INTENDED TRANSFER OF RETAIL ALCOHOLIC BEVERAGE LICENSE UNDER SECTIONS 24073 AND 24074, CALIFORNIA BUSINESS AND PROFESSIONS CODE

1. Licensee(s) Name(s): Beverly Hills T Bone House Corp
2. Premises Address(es) To Which The Licenses(s) Has/ Have Been Issued: 8635 Wilshire Blvd., Beverly Hills, CA 90211
3. Licensee's Mailing Address: 13854 Valley Vista Blvd. Sherman Oaks, CA 91423.
4. Applicant(s) Name(s): TC2-Downtown LA LLC
5. Proposed Business Address: 801 S. Main St., Los Angeles, CA 90014
6. Mailing Address of Applicant: 87 Robinson St., Toronto, Ontario MBJ IL6
7. Kind of License Intended To Be Transferred: On Sale General Eating Place - License #47-374606
8. Escrow Holder/Guarantor Name: Glen Oaks Escrow - Escrow No. 096462-FM
9. Escrow Holder/Guarantor Address: 6100 San Fernando Rd., Glendale, CA 91201
10. Total consideration to be paid for business and license, including inventory, whether actual cost, estimated cost, or a not-to-exceed amount): \$37,000.00

TOTAL AMOUNT \$37,000.00

The parties agree that the consideration for the transfer of the business and the license(s) is to be paid only after the Department of Alcoholic Beverage Control has approved the proposed transfer. The parties also agree and herein direct the above-named escrow holder to make payment of distribution within a reasonable time after the completion of the transfer of the license as provided in Section 24074 of the California Business and Professions Code. Licensee(s)/Transferor(s) TC2-Downtown LA LLC Applicant(s)/Transferee(s) By: Vincent Mammoliti, Managing Member Date Signed: Jan 24, 2012 7/12/12 CNS-2344004#

Escrow No. 12-609624521-DJ
Locate No. CAIND0000-0960-0096-
NOTICE TO CREDITORS
OF BULK SALE
(SECS. 6104, 6105 U.C.C.)

NOTICE IS HEREBY given to creditors of the within named seller that a bulk sale is about to be made of the assets described below.

The names and business addresses of the seller are: AGOURA HILLS TEXACO, INC., 5226 Palo Comado Canyon Road, Agoura Hills, CA 91301

The location in California of the chief executive office of the seller is: 201 S. Canon, Beverly Hills, CA 90212

As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are:

The names and addresses of the buyer are: CAL J. MELAND and PERRI MELAND, 450 E. Olive Avenue, #339, Burbank, CA 91501

The assets to be sold are described in general as: furniture, fixtures, and equipment, goodwill and are located at: 5226 Palo Comado Canyon Road, Agoura Hills, CA 91301

The business name used by the seller at that location is: AGOURA HILLS TEXACO, INC.

The anticipated date of the bulk sale is July 30, 2012 at the office of FIDELITY NATIONAL TITLE COMPANY, 950 Hampshire Road, Westlake Village, CA 91361

This bulk sale is subject to California Uniform Commercial Code Section 6106.2.

If so subject, the name and address of the person with whom claims may be filed is DEBBI JORNS, FIDELITY NATIONAL TITLE COMPANY, 950 Hampshire Road, Westlake Village, CA 91361, and the last date for filing claims shall be July 27, 2012, which is the business day before the sale date specified above.

CAL J. MELAND, PERRI MELAND, Buyer(s)

Escrow No. 011309-TU
NOTICE TO CREDITORS
OF BULK SALE
(Division 6 of the Commercial Code)

(1) Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made on personal prop-erty hereinafter described.

(2) The name(s) and business address of

the seller are: THE VOYAGER CORP., 246 Robertson Boulevard, Beverly Hills, CA 90211-9268

(3) The location in California of the chief executive office of the seller is: 246 S. Robertson Boulevard, Beverly Hills, CA 90211-9268

(4) The name(s) and business address of the buyer are: ATO VENTURES, INC., 15951 Villanova Circle, Westminster, CA 92683

(5) The location and general description of the assets to be sold are: furniture, fixtures, equipment, tradename, good-will, lease, leasehold improvement of that certain business located at: 246 Robertson Boulevard, Beverly Hills, CA 90211-9268

(6) The business name used by the seller at that location is: MASSAGE ENVY SPA BEVERLY HILLS

(7) The anticipated date of the bulk sale is July 30, 2012 at the office of TRADEWINDS ESCROW, INC., 23670 Hawthorne Blvd., Suite 211, Torrance, CA 90505, Escrow No. 011309-TU, Escrow Officer: TAMIKO UMEZAWA

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is July 27, 2012

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: none

Date: June 16, 2012
Transferees: ATO VENTURES, INC., a California Corporation, By: Tuyet Oanh Quach

ORDINANCE NO. 12-O-2625

AN ORDINANCE OF THE CITY OF BEVERLY HILLS REQUIRING CONVENIENCE STORES TO OBTAIN A CONVENIENCE STORE CONDITIONAL USE PERMIT AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

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

Section 1. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. This ordinance has been assessed with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. This Ordinance does not authorize construction, and in fact imposes the same restrictions on development as already exist under Urgency Ordinances 11-O-2608 and 11-O-2609 in order to protect the public health, safety, and general welfare. This Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. Further, this Ordinance is exempt from CEQA on the separate and independent ground that it is an action of a regulatory agency (the City) for protection of the environment, because it will protect residential neighborhoods and commercial uses from impacts associated with intensification of commercial uses, and thereby qualifies as a Class 8 exemption pursuant to Section 15308 of Title 14 of the California Code of Regulations.

Section 2. The Ordinance is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy LU 5.8 "Encroachment of Incompatible Land Uses" strives to protect residential neighborhoods from intrusion of incompatible uses and disruptive traffic.

Section 3. The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by adding the following definition between the terms "Common Property Line" and "Corner Lot" as they presently appear in 10-3-100, with all other definitions in the Section remaining unchanged:

"CONVENIENCE STORE: Any retail business selling general food and drink products not intended for home preparation and consumption with more than half the square footage of the retail sales floor area dedicated to the sale of such foods and drinks, tobacco, magazines, toiletries, or any combination thereof. 'Convenience Store' does not include a retail business occupying a tenant space whose primary entrance opens into the interior of a commercial building. 'Convenience Store' does not include newsstands, tobacconists, specialty food stores, or retail stores containing a licensed pharmacy.

Section 4. The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by

adding the following definition between the terms "small family daycare home" and "story" as they presently appear in 10-3-100, with all other definitions in the Section remaining unchanged:

"SPECIALTY FOOD STORE: Any retail business dedicated to the sale of specialized types or classes of food and drink products, including but not limited to import food stores, bakeries, and chocolatiers.

Section 5. The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by adding the following definition between the terms "though lot" and "Trousdale estates" as they presently appear in 10-3-100, with all other definitions in the Section remaining unchanged:

"TOBACCONIST: Any retail business with at least ninety percent of its retail floor area dedicated to the sale of tobacco products such as cigarettes, tobacco, and pipes.

Section 6. The City Council hereby amends Section 10-3-1604 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code regarding uses conditionally permitted in the C-3 Zone by adding "Convenience Stores not occupying a tenant space whose primary entrance opens into the interior of a commercial building" between the uses "Educational Institutions" and "Hotels, subject to the provisions of article 28.6 of this chapter" as they presently appear in 10-3-1604, with all other uses in the Section remaining as previously adopted.

Section 7. The City Council hereby amends Section 10-3-1702 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code regarding uses conditionally permitted in the C-3A Zone by adding "Convenience Stores not occupying a tenant space whose primary entrance opens into the interior of a commercial building" between the uses "Clubs" and "Drive-up, drive-in and drive-through facilities, subject to the provisions of section 10-3-1612 of this chapter" as they presently appear in 10-3-1702, with all other uses in the Section remaining as previously adopted.

Section 8. The City Council hereby amends Section 10-3-1802 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code regarding uses conditionally permitted in the C-3B Zone by adding "Convenience Stores not occupying a tenant space whose primary entrance opens into the interior of a commercial building" between the uses "Clubs" and "Drive-up, drive-in and drive-through facilities, subject to the provisions of section 10-3-1612 of this chapter" as they presently appear in 10-3-1802, with all other uses in the Section remaining as previously adopted.

Section 9. The City Council hereby amends Section 10-3-2003 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code regarding uses conditionally permitted in the C-5 Zone by adding "Convenience Stores not occupying a tenant space whose primary entrance opens into the interior of a commercial building" between the uses "Car washes that: A. Are enclosed in a building; B. Exclusively serve a business whose operation is primarily devoted to the sales, long term leasing or rental of automobiles or other motorized vehicles; C. Are located on the site of the business being served; and D. Do not exceed twenty feet (20') in width or forty feet (40') in length. When reviewing the conditional use permit application for such car washes, the planning commission shall consider the conditional use permit criteria set forth in section 10-3-1613 of this chapter" and "Educational institution uses teaching grade levels one through twelve (12)" as they presently appear in 10-3-2003, with all other uses in the Section remaining as previously adopted.

Section 10. The City Council hereby adds a new Section 10-3-3800.1 to Article 38 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code establishing a Convenience Store Conditional Use Permit:

"10-3-3800.1 CONVENIENCE STORE CONDITIONAL USE PERMIT. Where authorized in the zone, the City may permit Convenience Stores as a conditional use in the same manner that it would process an application for a conditional use permit pursuant to this Article 38. The City may impose any conditions on a Convenience Store conditional use permit that are necessary to preserve the public health, safety, or welfare, or to mitigate any potential adverse impacts resulting from the establishment of a Convenience Store

including impacts associated with congregation. The City shall not approve a conditional use permit for a Convenience Store unless it makes all of the following findings:

1. The proposed use will contribute to and enhance the character of the neighborhood and location, and will promote harmonious development in the area, and will contribute positively to the branding and image of the city;
2. The proposed use will have adequate buffering between the use and residential areas, schools, parks, and locations where children gather, and will not adversely interfere with the use and enjoyment of residential properties in the vicinity of the proposed development;
3. The proposed use will not result in detrimental impacts to existing or anticipated residential or commercial development in the vicinity of the project with regard to traffic levels, traffic safety, pedestrian-vehicle conflicts, pedestrian safety hazards, parking demand, parking design, and loading or manner of operation;
4. The proposed use will not create excessive noise, unpleasant odors, noxious fumes, excessive lighting, increased litter, or substantial interference with neighboring properties or uses due to the activities associated with the proposed use or its hours of operation;
5. The proposed use will not create an over-concentration of convenience stores in the vicinity."

Section 11. 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 require a convenience store conditional use permit, or any part thereof, is determined to be invalid, a convenience store use shall be construed as prohibited in the commercial zones.

Section 12. Repeal of Interim Ordinance. The City Council hereby repeals Interim Ordinance No. 11-O-2608 and Ordinance No. 11-O-2609 as last extended by Ordinance No. 12-O-2621, which repeal shall become effective only upon this Ordinance taking effect

Section 13. 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 14. 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: July 3, 2012
Effective: August 3, 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 C. KOLIN
City Manager

SUSAN HEALY KEENE
Director of Community Development

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

CLASSIFIEDS

To place your ad, call
310-887-0788

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725-Furniture
726-Miscellaneous

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

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915-Motorcycles
920-Trailers
925-Classics
930-Auto Leasing
935-Aircraft
940-Boats
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BETH OLEM CEMETERY, HOLLYWOOD FOREVER
Desirable single location for sale
Sec. 16, Row E, #33
Call (818) 363-4757

Eden Memorial Park
Mount Jerusalem
2 plots and extras
\$17,000 obo
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Eternal Valley Memorial Park
Located in the Garden of Pioneers.
Asking for: \$7,395. Additional Plot available for \$7,395.
Please call Joel: (818) 830-1627.

El Camino Memorial Cemetery
2 Single Plots for Sale Located at Olive Rest Lawn, Lot 55
Retail Price \$7,320, Selling for \$4,000 each or both for \$7,000

Includes transfer fees. Call (619) 417-6012

Hollywood Forever Double Plot for sale
Section 8, Across from Mausoleum
\$110K/OBO
Call (443) 858-6000

Forest Lawn in Cyprus
1 Beautiful Crypt in the Fond Remembrance Section by the church.
Worth \$4800. Asking for \$3800 OBO.
Please call Vicki: 714-373-45526.

Forest Lawn Hollywood
\$4,800/space
Close to entrance @ Valle of Hope 2 spaces side-by-side
Next to Church of the Hills and Woodland Park
(818)-627-1340, leave a message

Forest Lawn Hollywood Hills
Ascending Dawn Section. Space 3AB Block 5397. Companion Space overlooking a hillside location. This lot is ideal for those who wish to be together in eternal life. \$8500 Contact Bill: 310-628-2401

Forest Lawn Cemetery Plot for Sale
Murmuring Tree 9497 Space 1
Valued at \$7,500, Asking \$4,500 OBO
Beautiful view of the fountain which is only 45 steps up the hill
Call Eric (805) 304-9596

FOREST LAWN HOLLYWOOD HILLS

1 Double Hillside Scenic Plot
Ascending dawn. Space 1 Lot 58
\$8,000/OBO. Worth over \$11,000
Call Fred (323) 293-6076

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

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

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

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

Hillside Memorial Park, Mount Shalom, Single plot, Block 9. Beautiful Location next to tree/bench. \$25,950, Endowment Included, Will split transfer fee. Call or email: (323)646-1994 marissaroth@earthlink.net

Holy Cross Cemetery Mausoleum
Double burial site for sale \$10,000 each
Call (909) 562-9152

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

Montecito Memorial Park San Bernardino Area
1 plot in Magnolia Gardens area, section 525
Valued at \$8,500
Will accept \$4,500 or best offer
(909) 824-2959

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

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

Pacific View Cemetery, Newport Beach
One double plot for sale Very desirable area located in sea view section
Call Shirley (949) 673-4533

Double burial site for sale
Located at the Pierce Village Memorial Park in Westwood, Los Angeles
Call (310) 401-3100

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

2 Plots for sale at Rose Hills Cemetery
Priced to sell.
Lot 7925 Graves 3 & 4
Located at Garden of Rest Retail Value \$6,200, Selling \$2,800 for both!
Includes transfer & endowment fees
Call James (801) 995-3362

Rose Hills, 5 graves together, Asking: \$7,000 each (\$35,000 total) + all and any additional transfer fees. Shirley (310)537-6162

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

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

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

VALHALLA CEMETERY, Burbank
Double Crypt in Mausoleum Remembrance, Eye level.
Asking price is \$8000. Please call Bob for viewing: (818) 429-9536

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

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