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# Beverly Hills Weekly

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Issue 693 • January 10 - January 16, 2013



## Branching Out

**Parks and Urban Forest Manager Ken Pfalzgraf talks about the trees that make Beverly Hills unique**

**cover story • pages 8-9**



# briefs

## Candidates for L.A. Mayor take position on Beverly High subway route

Five candidates for Los Angeles mayor participated in a Jewish Community debate at Beverly Hills' Beth Jacob Congregation on Jan. 3, where they addressed the Westside Subway extension route proposed to tunnel under Beverly High.

The question regarding the Westside Subway extension came during the final minutes of the debate and was from a member of the audience.

Los Angeles City Councilmember Eric Garcetti was the sole supporter of the route.

"I'm very optimistic that the negotiations that are going on right now between

Beverly Hills and the school district can resolve the public safety issues, can resolve the transportation issues and can solve the economic issues -- getting this subway done," he said.

Los Angeles City Councilmember Jan Perry spoke against the route and said she did not think it was a good idea, especially because there are other options.

"There's an oil field, there's instability, the school wants to expand its footprint and I've attended MTA meetings, especially when that item was up, the City of Los Angeles [has] four votes on there and they're a very powerful force to deal with and I think in many ways Beverly Hills was rolled over and that money could be spent elsewhere," said Perry.

Perry also said the issue should not be deadlocked as it is and that the City of L.A. as the largest city should be the most forthcoming and gracious.

Perry is backed by Board of Education member Lisa Korbatov.

Former Asst. U.S. attorney Kevin James

said the Beverly Hills Unified School District had done a good job in pointing out the dangers of tunneling under the high school.

"We need an alternative route," said James. "It is not worth the risk given the school, the lives that are in that school, and the nature of the gasses that are under the school and the energy and the oil."

City Controller Wendy Gruel said it was important to continue dialogue with the City of Beverly Hills and the BHUSD to ensure safety, but she felt there was a necessity for a Century City stop.

During the debate hosted by Civic Care, the five candidates running to replace L.A. Mayor Antonio Villaraigosa debated on a variety of topics such as education, civic engagement, the city's deficit and transportation. The debate was moderated by David Suissa, the president of the *Los Angeles Jewish Journal*.

City of Beverly Hills Mayor Willie Brien and Vice Mayor John Mirisch both attended the event where they received a round of applause during the introductory remarks.

## Panera Bakery to occupy former Chamber of Commerce building

Despite earlier promise of more City parking on South Beverly, the Beverly Hills City Council approved an amendment to a lease between the City and Panera Bakery for 239 S. Beverly Drive.

In May 2012, the council approved a ten year lease with Panera. The amend-

## WHAT'S ON YOUR MIND?

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# SNAPSHOT

### Corrections [Issue #691]

The article "Open house meeting for possible dog park at Roxbury Park scheduled for Jan. 28" misidentified the location of the meeting. The dog park informational meeting will take place in the Roxbury Memorial Park Community Center at 6:30 p.m. on Jan 28.

### Inside Beverly Hills—BHTV10

*Inside Beverly Hills*, moderated by columnist Rudy Cole, will next air on Jan. 10 at 6:30 p.m. about panhandling; Jan. 10 at 9 p.m., Jan. 11 at 10 p.m., Jan. 14 at 4 p.m. and Jan. 15 at 7:30 p.m. about the SE Area Task Force; Jan. 11 at 6:30 p.m. about public safety; Jan. 14 at 8 p.m., Jan. 15 at 6 p.m. and Jan. 16 at 3:30 p.m. with Judie Fenton; Jan. 15 at 10:30 p.m. about Beverly High graduates; and Jan. 16 at 10 p.m. with guests Sol Levine and Dana Tomarken.



## CHEERIO! STONEHENGE

Beverly High student Amanda Manaster and Board of Education President Jake Manaster visit England's historic ancient ruins.

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OUR DATA SPEAKS VOLUMES



ment provides an allowance of \$160,000, delays the start of rent by six months and extends the term of the lease by 12 months, according to the staff report.

Panera had not been able to occupy the space until both the Chamber of Commerce and Convention and Visitors Bureau moved locations and until the City removed asbestos and lead hazards from the building. The building is ready to deliver to Panera.

Because Panera could not access the building, they had limited knowledge of the infrastructure and the company has found issues that have impacted the budget and delayed completion of the cafe.

Of the \$160,000 allowance, the City will contribute \$100,000 towards the cost of an elevator to the second floor so that it is ADA compliant. The elevator is estimated to cost \$225,000.

The City will contribute the remaining \$60,000 toward a sprinkler system estimated to cost \$120,000. The building does not have a system and because it will be a mixed-use building, it must have a rated fire separation between both floors, according to the staff report.

The electrical services of the building must be upgraded. Southern California Edison does not have the capacity to accommodate the required amp service. Improvements in this area will delay construction by six months, so the City agreed to delay rent by six months.

Due to the six month rent delay of \$144,000 per month and \$160,000 allowance, the City has extended the lease term by 12 months, making it an 11-year lease, of which the net result of additional revenue by the amendment is \$59,593.

The lease contains two 5-year extension options, but the City may terminate the lease after 11 years or 16 years, provided they give one year written notice, if they decide to move forward with converting the space to public parking, as had been previously discussed when the chamber and CVB moved locations.

Councilmember Barry Brucker said the building was originally proposed for parking but the City would have to acquire the adjacent buildings.

"The timeline is such that we would have to secure the building on either side and so it's a long term hold. By the time we would ever need it for parking or be able to use it for parking, there's 10 years of opportunity," said Brucker.

Acting Director of Administrative Services Noel Marquis said the plans revolving parking were not immediate.

"It was one of those opportunities where a building came up that we could acquire in an area that we know has a lack of parking and someday the City's going to need to do something to provide additional parking there, so we took advantage of the opportunity to get it and in the interim we're going to put the property to use," said Marquis.

The City can acquire the adjacent building by eminent domain. J.P. Okhovat, whose family owns the 241 S. Beverly building said he declined to comment on the City's lease with Panera.

## County parcel tax may be placed on March Mail-in-ballot

The Board of Supervisors may vote on a ballot measure that would impose a parcel tax on the 2.2 million parcels within the flood control district in Los Angeles County at their meeting on Jan. 15.

The Clean Water, Clean Beaches Measure would fund projects to reduce trash and pollution in our waterways and protect local sources of drinking water from contamination.

Water pollution is at levels above accepted health standards and Clean Water Act regulations, clean drinking water is threatened by contamination, and seven of the 10 most polluted beaches in California are on the Los Angeles coast, according to the informational packet released by the County.

The amount ranges from \$54 a year for most single-family homes and could be thousands for larger properties. The measure would raise approximately \$290 million a year for initiatives to reduce storm and urban runoff.

The fee would be determined by the amount of runoff the properties generate and based on the size of the parcel. School districts would not be exempt and the BHUSD, already facing a budget deficit, would be subject to the tax.

According to Chief Administrative Officer, Dawnalyn Murakawa-Leopard, the estimated cost to the district would be \$43,673.

Distributed by the Department of Public Works, in conjunction with the Los Angeles county flood control district, mailers were sent to all 2.2 million parcels that would be affected by the tax in

early December, according to David Sommers, public information officer for the Board of Supervisors.

If decided upon, safeguards would be put in place so that all funds would go to local water quality improvement projects and would not be able to be used for anything else. The measure would create an oversight committee to review expenditures, subject to financial and performance audits and the fee could not increase without a majority vote of property owners.

The county Board of Supervisors could vote to move forward with the election at their meeting on Jan. 15 unless it receives written protests from a majority of property owners in L.A. County, a nearly impossible hurdle.

If the board decides to move forward with this measure, it will likely be a vote-by-mail ballot.

A simple majority from those participating in the mail-in land-owner election would be needed to pass the measure, according to Joel Bellman, spokesperson for Supervisor Zev Yaroslavsky. However, the Board has yet to decide on whether to move forward with the measure and whether it will be in the form of a mail-in ballot or a general election.

If the measure is placed on a general election ballot, it will need two-thirds majority vote from voters.

Property owners in opposition to the proposed measure can attend the public hearing or fill out the form below and mail it to the Board of Supervisors prior to their meeting on Jan. 15 at 9:30 a.m. Property owners must include their property address and APN number, which can be found on the property tax bill or the county assessor's website.

### Protest Form

Property owners or an authorized representative may complete this form or write a letter, and mail to the Executive Officer of the Board of Supervisors, P.O. Box 866006, Los Angeles, CA 90086 or hand deliver at the Kenneth Hahn Hall of Administration, Room 383, 500 West Temple Street, Los Angeles, CA. To be counted as a protest, this form or your letter must include the Assessor's Parcel Number and parcel address, be signed by the property owner or an authorized representative and be delivered no later than the end of the public hearing. Only one protest per property will be accepted and counted. (The barcode contains a parcel identifier.)

I protest the proposed clean water fee.

Print name \_\_\_\_\_

Sign name \_\_\_\_\_

## 7-Eleven appeals Planning Commission decision; Council sets hearing date

The City Council has set an appeal hearing date for 7-Eleven convenience stores in regards to a conditional use permit application denied by the Planning Commission last October.

The Council will review the appeal on Feb. 5. Vice Mayor John Mirisch will have to recuse himself because he lives within 500 feet of the project proposed at 401 S. Robertson.

The Planning Commission unanimously decided they could not make the required findings to allow 7-Eleven to open in Beverly Hills citing concerns about noise, that the store might be a potential magnet for crime and that there would not be enough parking spaces available to meet the demand.

The space has been a vacant lot since 2004. Beforehand, a gas station operated at the location.

The written appeal submitted by David Sabin, a representative for 7-Eleven, states that the commission denied the application based on traffic and environmental

impacts and insufficient parking.

"We believe this decision is appealable because the traffic study prepared concluded there would be no reasonable impact, that the staff's environmental assessment indicated there would be no increase to noise, light, glare, or traffic, and lastly our site plan provided 15 parking stalls whereas city code requires eight and the empirical data suggests 15," Sabin wrote in the appeal.

Since the City council passed an interim ordinance in April of 2012, high-impact

convenience stores—stores that dedicate over half the square footage to the sale of general food and drink products, tobacco, magazines and toiletries; open before 7 a.m. or close after 9 p.m.; and have on-site surface parking or are located within 300 feet of a residential zone—must apply for a conditional use permit to operate in Beverly Hills.

There is an existing 7-Eleven seven blocks away from the proposed location,

*briefs cont. on page 4*



## NOTICE OF COMMISSION VACANCY:

RECREATION AND PARKS COMMISSION –  
deadline to apply February 1, 2013

The Beverly Hills City Council is seeking qualified candidates to fill one vacancy on the Recreation and Parks Commission.

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

BYRON POPE, CMC  
City Clerk



Left to right: Design Review Commissioners Howard Szabo, John Wyka, Susan Strauss, Vice Chair Ilene Nathan, Chair Arline Pepp, and Mayor Willie Brien, project designer Madeline Stuart, property owners Kira and Craig Cooper, project architect Daniel Heifetz and Councilmember Barry Brucker

### Design Review Commission awards two homes

The Design Review Commission presented two homes with awards at the Beverly Hills City Council formal meeting Tuesday night. Pictured above, the commission awarded property owners Kira and Craig Cooper, architect Daniel Heifetz and designer Madeline Stuart for the renovation of their Spanish mission revival style home.

The commission also awarded Mia Lehrer, the landscape Designer, and architects of record, Bill Bernstein and Carlos Zubieta for the new construction of a single-family home in an international style. Both homes are located on Alta Drive. The property owners of the new construction did not wish to be identified.

*briefs cont. from page 3*

on the southwest corner of La Cienega and Olympic boulevards in the city of Los Angeles.

### Beverly graduate Michele Flournoy made short list for Secretary of Defense nomination



Michele Flournoy

1979 Beverly High graduate Michele Flournoy has made the short list to lead the Pentagon as Secretary of Defense.

Flournoy, who was co-captain of the junior varsity volleyball team

at Beverly High, is a graduate of Harvard University and studied international relations at the University of Oxnard.

She worked at the Pentagon during the Clinton administration and founded the Center for a New American Security, a D.C. organization which works to develop pragmatic and principled national security and defense policies.

Most recently, she worked in the Pentagon as undersecretary of Defense for policy, and resigned from the position in February 2011 to spend more time with her children.

President Barack Obama has officially nominated Republican and former Nebraska Senator Chuck Hagel, but Hagel

has received opposition due to comments made by Hagel in the past criticizing Israel and early opposition to sanctions against Iran and his nomination is likely to be met with a fight in the Senate.

### Horace Mann auditorium expected to be completed in April

The Horace Mann auditorium, currently under construction, is due to reopen after spring break around April 8, according to Horace Mann Principal Steve Kessler.

Kessler said he is pleased with the district's handling of the construction. He attends meetings every Tuesday morning to make sure the auditorium is going well and he expects to follow the same protocol when the bigger restoration plans at the school take place.

Kessler said the new plans for the school are going to make it a "jewel of a campus."

Kessler said the new classrooms will be of the 21st century with increased square footage and will be equipped with an audio-visual system. There will be an increased square footage on the playground by approximately 10,000 square feet and the three new buildings will align with the theme of the original Horace Mann buildings, such as the Spanish S clay tiles. The plans include a multi-purpose room, which the school has never had, he said.

"Now we're going to have a community center and volleyball-basketball area. It can be many different uses and another thing that we did in our community center is we put in outlets for gas and plumbing, so if they want to have barbeques or social



### Beverly High marches in London's New Year's Parade

The Beverly High Marching Band participated in the city's annual New Year's Day Parade.

The band was invited in March 2011 and was one of 14 U.S. bands invited to play in the parade, according to band director Bill Bradbury. The band also played in a concert on Saturday, Dec. 29 with other high school bands.

Board of Education President Jake Manaster, who helped chaperone the trip, said the trip was "unforgettable."

events there, they'll be able to do that, so I think our new campus would be bringing in a lot of our community to utilize our facilities," said Kessler.

Kessler who has taught at Horace Mann since 1976 said there has always been a problem with parking and he believes the proposed underground parking will alleviate the problem.

Kessler said he's been told preliminarily that new construction on the school could begin in January 2014.

### Golden Globe Awards cause street closures

The Beverly Hills Police Department has announced street closures and parking restrictions due to the 70th Annual Golden Globes Awards at the Beverly Hilton Hotel on Jan. 13.

Santa Monica Boulevard will be closed from Wilshire Blvd to Century Park East on Jan. 13 from 9 a.m. to midnight. The south roadway of Santa Monica Boulevard or Little Santa Monica will remain open during this time.

Whittier Drive from Lomitas Avenue to Wilshire Boulevard will be closed to provide for the inspection and congregation of arriving participant vehicles. Residents living between Wilshire and Elevado will be allowed vehicular access to their residences in a lane provided along the east curb.

No parking will be allowed on Whittier Drive between Lomitas and Wilshire Boulevard to accommodate this inspection area on Jan. 13 from 10:00 am to 10:00 pm. No exemptions are allowed in this area.

Additionally, to minimize potential parking concerns to the surrounding residential streets, "No Parking" signs will be posted restricting street parking on Jan. 13 from 6:00 am to mid-

night on Elevado Drive between Wilshire Boulevard and Walden Drive; Trenton Drive – between Whittier Drive and Wilshire Boulevard; Carmelita Avenue – between Wilshire Boulevard and Walden Drive; and Walden Drive – between Santa Monica Boulevard and Whittier Drive.

Residents without permit parking may call the City's Transportation Department at (310) 285-2548 to obtain a parking exemption. To report any problems on the day of the event, the Police Department may be called at (310) 550- 4875.

If you have any questions please contact the City's Office of Community Services at (310) 285-2408, or Sergeant Dennis Lynch at the Police Department Traffic Bureau at (310) 285-2196.

### Board of Education unanimously approves contract for engineering design for kitchen classroom improvements at Beverly High

The Board of Education unanimously approved a contract with Henrikson and Owen Group to provide engineering design services for improvements to the kitchen classroom fume.

The engineering design will be paid for with Measure E funds and cost the district an amount not to exceed \$14,000.

The Beverly Hills Fire Department requires that a kitchen fume and fire suppressant hood be installed. Chief Administrative Officer Dawnalyn Murakawa-Leopard said the school district was currently working with the fire department, but in the event, changes are not made to the classroom, the cooking program would not be able to continue.

The program is funded by the County



Left to right: Noah Margo, Rose Kaiserman, Alison Brown

### Beverly Vista alums donate \$1,500 to PTA

The Beverly Vista class of 1982 presented a \$1,500 check to the BV PTA at their meeting on Tuesday. According to Board of Education Vice President Noah Margo, a large portion of the donation came from Fred Tatasciore, a BV graduate who does not have children in the district. Tatasciore is a voice actor who has been the voice as the Hulk in the 2006 release of *The Ultimate Avengers*.

Margo organized a class of 1982 reunion in November where he asked fellow Beverly Vista graduates to donate to the PTA.

with money allocated to ROP programs. During the discussion, Board of Education President Jake Manaster asked if the district would lose the ROP funding if class was discontinued, but Murakawa-Leopard said the district could still receive funding if it were applied to a different ROP course, but not the particular course could not continue without the installation of the fume.

### Weekly and Chamber to co-host city council candidate forum

*Beverly Hills Weekly* and the Beverly Hills Chamber of Commerce will co-host a debate for all six city council candidates in February in the Council chamber. The exact time and date is to be announced.

### City Council unanimously approves PCEC application to drill two new oil wells under City of Beverly Hills

The Beverly Hills City Council unanimously approved an application by Pacific Coast Energy Company, formerly known as Breitburn on a 4-0 vote at the City Council meeting on Tuesday night.

Vice Mayor John Mirisch recused himself from discussions because he lives on South Clark Drive and receives royalty checks.

The drill site is located in the City of Los Angeles at the intersection of Pico and Doheny about 500 feet south of Beverly Hills city limits. One of the proposed wells, WP60H, would be drilled to a total depth of 5,880 feet. The well would enter City limits at 5,442 feet below ground under the northeast portion

of Whitworth Drive and South Rexford Drive. The bottom hole of the well would be located just northeast of South Rodeo Drive and El Camino Drive. The other well, WP61, would have a proposed depth of 5,270 feet and enter city limits at 3,176 feet below ground, west of the intersection at Whitworth Drive and South Rexford Drive ultimately stopping southeast of the intersection of South Beverly Drive and Olympic Boulevard.

During a discussion on Nov. 13, the discussion was deadlocked regarding the application by PCEC with Mayor Willie Brien and Councilmember Julian Gold in support and Councilmember Lili Bosse and Councilmember Barry Brucker against the application.

Brucker said his main concern had been an increase of number of wells in the City. Following the discussion on Nov. 13, PCEC sent a letter to the Council who said they would abandon two wells and had abandoned a well since the company was denied a similar application in 2007.

On Tuesday night, Bosse asked staff to verify whether the third well had in fact been abandoned. On Nov. 13, Bosse said she was concerned with the amount of oversight the City had regarding the wells. The City's oil regulations gives the City engineer the ability to evaluate conditions of the oil facility "from time to time" and she felt it needed to be a "time certain."

Previously in the evening the council also unanimously approved a revision to the ordinance requiring the Director of Public Works to monitor all wells beneath the City and requiring the director to inspect the wells at least every two years.

Bosse said she was happy they had amended the ordinance and provided the



Proposed design plans for Horace Mann

### Board of Education moves forward with Horace Mann site plans

The Board of Education approved unanimously an amendment to the original contract with WLC architects for architect and engineering modernization services at Horace Mann.

The Board also unanimously approved the Department of State Architect (DSA) plan check applications and fees for the new classroom building with the underground parking and modernization of the existing administration building.

The contract with WLC architects was amended to reflect a decrease in scope as a result of previous negotiations between the staff and the architect in order to remain within budget. Cost of the new building is not to exceed \$28 million and the cost to renovate Building A is not to exceed \$8.46 million.

Total costs of the DSA plan check fees are \$294,000 for the New Building and \$96,400 for the administration building.

oversight to the residents.

Brucker said the net reduction in wells was moving the City in the right direction.

The revision to the ordinance approved by the Council earlier in the evening also amended the Beverly Hills municipal code clarifying the provision that any and all above surface equipment and extraction activities associated with any oil or gas well pursuant to a council permit is required to be located at least 500 feet away from any school or park site within the city of Beverly Hills and not extend to sites outside of city limits.. The drill site on Pico is about a half block away from a school on the corner of Wetherly and Pico in the city of Los Angeles.

The revision to the ordinance also requires a member of City staff to collect public information annually regarding the drill site and provide it in a report to the City Council. This requirement was a recommendation of the Planning Commission from its Dec. 18 meeting.

### Jewish Big Brothers Big Sisters removed from list of non-complying organizations

The Charitable Solicitations Commission has removed Jewish Big Brothers Big Sisters from the commission's list of organizations that fundraise in the City of Beverly Hills and fail to donate 50 percent of net proceeds back to the organization.

Recent financial reports show that the organization has donated more than 50 percent of its net proceeds from fundrais-

ing and were removed from the list of organizations from the City website.

### Board of Education directs staff to bring "fencing" plan for high school back for vote

The Board of Education directed staff to place a plan for controlled access at Beverly High on the Board's agenda as a voting item on Tuesday night.

The plan discussed was created in 2011 and was approved by the board, but was set aside when costs of the plan's implementation "sky rocketed," according to Board of Education President Jake Manaster.

The plan was set aside when it was unsure what the constructions plans at the school would be. Manaster said any construction at the high school would be about two to three years away, so the board was interested in revisiting the plan for controlled access.

The plan includes motorized gates for vehicle traffic control, would require people to enter from a central access point which would restrict people from entering buildings freely from the outside, and the students would also not be able to exit those doors without setting off an alarm.

The plan also calls for manned posts for security guards. Though the item on the agenda was labeled "fencing," Manaster said the plan did not include an actual fence around Beverly High.

The plan was placed on the agenda as a discussion item at the request of Board of Education member Brian Goldberg in

*briefs cont. on page 6*

# from the hills of beverly



## Random Items

### Chamber Bldg. Future

By Rudy Cole

Try not to venture too far from Beverly Hills news and issues, those are sufficiently challenging to comprehend, but I am concerned about the nomination of **Chuck Hagel** for Secretary of Defense.

President **Barack Obama** is clearly entitled to every benefit of doubt regarding nominations for his cabinet. His is the ultimate responsibility for their success and failure. Unlike appointments to the judiciary who become, or should be, totally independent once they take the oath, the cabinet is an arm of the incumbent administration.

Nor are the words Hagel used to describe AIPAC and other supporters as “Jewish” backers of Israel all that offensive, but it is the mindset that does disturb me.

For most supporters of Israel, it is not an issue of regional politics or how powerful Jewish voting or financial contributions can or should influence American campaigns, it is a question of Israel’s survival.

Clearly, the most dynamic change in the region’s dynamics was the demise of the Soviet Union. Whatever Israel could or might do and how much that depended on American support was always balanced against a likely Soviet response.

But without the continued backing of the United States, Israel would face a constant and real threat to its very existence. The dynamics of change in the region have yet to settle into any permanent conditions that would expand the peace process and while not even remotely as critical as Soviet intrusion, Iran’s nuclear development has to be a constant concern, mostly for Israel.

Hagel may indeed have a record of support for Israel and he will probably win nomination, but his words expose a possible bias that cannot be dismissed with an apology.

Certainly, the president could have found someone equally qualified who would not distress Israel or its American friends.

On a side note, suppose you had a **Rip Van Winkel** and were awakening after a slumber since the late 1930s to read the following:

“French actor who objected to tax increases receives Russian citizenship” and “Republican leaders decry anti-Semitic comments of a Democratic president’s cabinet nominee.”

Few if any Republicans, and not that many

Democrats either, denounced the weekly radio hate messages of Father **Coughlin** whose virulent anti-Semitism mirrored the opinions of Germany’s Nazis. It was also true that most isolationists were Republican and supporters of the Hitler apologizing America First movement, led by **Charles Lindbergh**, both in the years just before Pearl Harbor.

Coughlin’s Sunday afternoon radio talks had high ratings and even FDR failed in an attempt to have the Vatican intervene.

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#### THE SOUTH WILL RISE AGAIN

Apparently, the City is in no rush to create more parking on South Beverly Drive. Now, instead of a parking structure at the former Chamber of Commerce property, the City will do a lease with a restaurant tenant; just what South Beverly needs, another eatery.

It took some very bold efforts for past councils to put up the tax dollars that created our City-owned parking lots. Cannot blame them for the horrendous design problems almost all have, but without them, we have even more problems in competing with surrounding malls.

One of the areas still in need of parking is Robertson – Wilshire, and without that any plans for improvements will face serious impediments.

The history of South Beverly Drive is one of our more fascinating studies in City government. For years, the fight to make the City pay any attention to the street was led by former silent film star **Corrine Griffith**, a major property owner on the street and the creator of the Four Corners identical buildings at South Beverly and Charleville.

Just one of her fights: City holiday decorations were placed inside the business triangle and on Wilshire, but never on South Beverly. In fact, this was not changed until very recently when the Chamber’s **Anita Zusman-Eddy** and **Bobbe Joy Dawson**, succeeded in convincing the City to spread the joy to South Beverly.

Back to Griffith. Although she passed away several decades ago, she left a big mark on our city. A silent film star who used her earnings to buy Beverly Hills real estate and not for an extravagant life style, in an “in your face” gesture, she created the tribute to the

film industry art work at South Beverly and Olympic on property she owned.

Griffith, a **Thomas Jefferson** devotee, constructed a scaled down version of Monticello on South Beverwil as her home. It came as a big shock when the original surveyor turned out to be mistaken and her house was just a few feet outside city limits. (Among her other major holdings: the hotel property at Olympic and Beverwil, also not in Beverly Hills.) You can identify her house – it is one of two she built on the street with gas lamps in front.

Griffith did care about her personal comfort. Rather than try to rent all the spaces in what she dubbed the Four Corners, she used one for her own office and another to park her Packard.

Before Subway and other eateries discovered South Beverly, the street was a mixture of law offices, jewelry and clothing stores, but very few diners. There was a **Maison Girard**, but even when the food industry made the street a foodies venue, it was not until Ruth’s **Chris Steak House** arrived that there was any real fine dining. One of the first **Hamburger Hamlet’s** was on the 100 south block, but not since new owners acquired the Four Corners were there any restaurants on that property, now there are several.

For some reason, the north-east corner store front has yet to lend itself to a successful food rental, although many have tried including, an early juice only shop. The last to leave was an, ugh, sushi diner. Incidentally, it was not a good month for the property owners/managers – the Four Corners. They are also being blamed for the loss of **Junior’s** in Westwood, which closed abruptly after supposedly failing to come to terms on a new lease.

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All this aside, the City supposedly made the deal for the Chamber property on South Beverly Drive so that the street would have a second parking facility. That should still be the objective.

#### CORRECTION

Friendly note from **Stephen Kalt**, partner and chef of **Caulfield’s**, the bar and diner inside **Thompson’s Hotel**, correcting my comment that they were serving canned orange juice. **Josette** confirms that I misunderstood the server: Glad to report no canned juice on their menu.

Actually, the food was quite good and merits a visit for another try at a later menu. Kalt also explained why – many foreign guests - they add a gratuity to the check, but said they will consider avoiding that for non-hotel patrons.

#### SO FAR, BORING.

Even though some of the six council can-

didates are walking and have had mailers, the election has yet to create any real excitement.

Maybe voters are exhausted by the presidential election or the candidates have yet to define their differences, but there is simply no buzz out there about the City council race.

If there is a low vote, is that more helpful to incumbents or challengers? Depends. The two incumbents on the ballot, Vice Mayor **John Mirisch** and Mayor Dr. **Willie Brien**, have not always agreed on council issues, although not as often as some believe, have very different base constituencies. Both face the same problem: Convincing their supporters that they need their votes and that the election is not a slam dunk.

The two more serious challengers are former Mayor and Councilmember **Nancy Krasne** and Planning Commission Vice Chair **Brian Rosenstein**, both with strong backing, financial resources and high name recognition.

Most of the candidates will hold their campaign kickoffs this Sunday. They are timed so that you could visit all and hear their appeals for your votes. Often, the size of the turn outs are good indications of how their campaigns are doing. In the last election, **Lili Bosse** packed the house, almost twice the number as her opponents, and she easily led the field.

You should try to hear the candidates and mix with your neighbors at the kickoffs. Your involvement helps our city stay responsive.

\*\*\*

This merits a lot more ink, but we will all miss the special kind of public service **Howard Berman** gave to his state and country.

Berman lost his bid for reelection in a changed valley district after a long and outstanding career in the congress and before that, the state legislature. For part of that time, he represented Beverly Hills in the Assembly.

A long time political ally of Cong. **Henry Waxman**, Berman was far more a fit on the west side than the valley, but any district should have been proud to have him represent them in Washington.

A person of enormous skills, people caring and brilliant on government process, Israel had few better friends in the congress than Howard. I am certain this is only a pause not an end to his public service. The Obama administration would be well advised to find a big desk for him in the state department or as an ambassador.

For what you did for your country, your district and in foreign affairs, a grateful Beverly Hills thanks you, Howard. Our vote you would have had.

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

*briefs cont. from page 5*

light of the mass shooting last month in Connecticut.

“I just think that access control is primary here for the schools. The open campus is just inviting issues that we don’t need, so this is a premiere solution to the problems that we have before us,” said BHPD Lt. Joe Chirillo.

Board of Education member Lisa

Korbatov said she recalled that not only did the fees of the plan come out much larger than they had anticipated, but also discussions of concerns surrounding the plan.

“There was some concerns, there was no way to really lock down the campus in a thoughtful way because there are so many entrances and exits or egresses and ingresses and then I lastly recall that

a lot of it would be of temporary nature because a lot of it would be thrown out after Measure E,” said Korbatov.

The plans discussed Tuesday night have not been modified from the plans put on hold in 2011.

“What I will say is that as you’ve already heard from our law enforcement and security professionals here at Beverly Hills High School, control access is key,”

said Goldberg. “You developed a wonderful plan.”

Goldberg said he intended to bring the plan back so the board could give direction to move forward with the plan to be a voting item.

“The time is now to implement, not lament that we didn’t take action when we had the opportunity,” he said.

*briefs cont. on page 7*

briefs cont. from page 6

In regards to the Measure E construction at the high school, Goldberg said that even if the Board were to approve plans that night, DSA approval could take 18 months to two years before construction. He said it was time to move the issue off the shelf and on the front burner.

Board of Education Vice President Noah Margo said he agreed with looking at security issues but asked what the cost breakdown would be.

Superintendent Gary Woods estimated the general cost would be close to a quarter of \$1 million.

### Board of Education holds off on relocating District Data Center

The Board of Education directed to bring the relocation of the District Data Center back at a later date citing various concerns from different board members on Tuesday night.

Board of Education member Lewis Hall said he could not vote in favor of relocating the center to the Science and Technology center at Beverly High because he felt the Board was getting ahead of itself and more planning was necessary.

The center would house each of the school's servers and grade systems, the district repository and student information, and e-mail servers. Board of Education President Jake Manaster said there was also the potential for the center to house video surveillance servers and data relat-

ed to possible iPad or tablet-based textbooks.

"We don't know overall cost for overall construction," said Hall. "I just want to see costs. Design seems high to me. I think we're getting ahead of ourselves."

The Board had previously authorized the design service and was voting on the approval of a contract with Henrikson and Owen Group to provide engineering design services.

Chief Administrative Officer Dawnalyn Murakawa-Leopard said the district relies on technology and data a great deal. Currently the school sites host their own servers and the district office also has its own server.

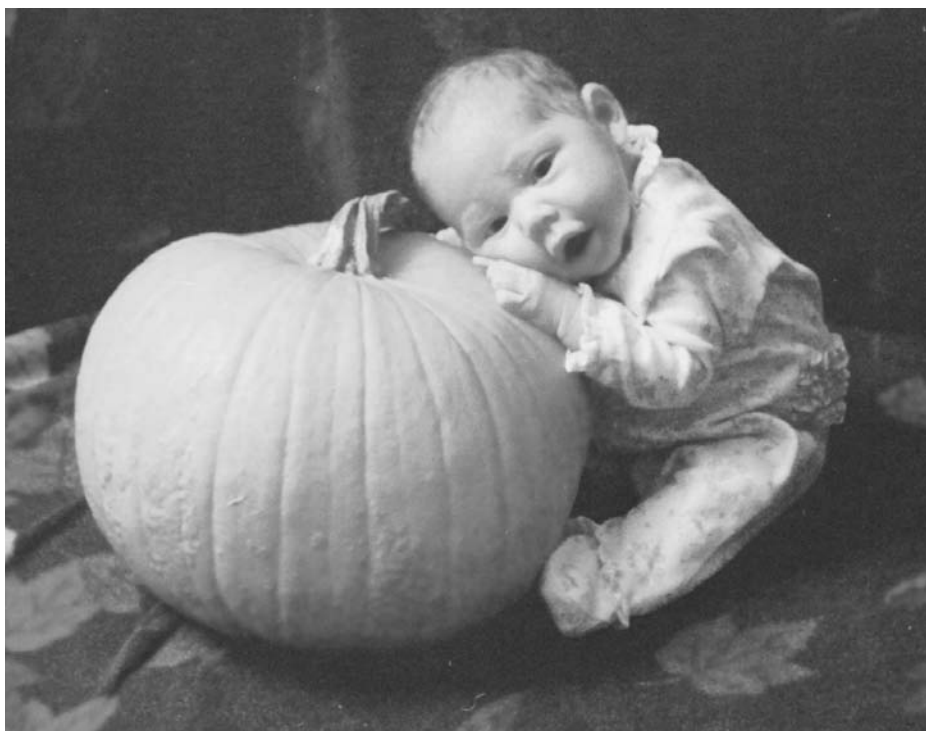
The servers are housed in closets without a cooling system that were originally designed to house telephone systems, which do not give off the heat computers do, according to Manaster. Manaster said there has been some premature wear on some of the equipment due to lack of a cooling system.

Board of Education member Brian Goldberg said he had voted to move forward with the data center, but understood the concerns by Hall.

"I'm concerned we're going down this path without knowing what we're looking at," said Goldberg.

Board of Education Vice President Noah Margo said he felt the board should have a minimum of requirements and be provided a ball park figure with total costs.

Manaster had a problem with the center's proposed location. The center was



### Recent arrivals

1992 Beverly High graduate Edward Johnson and Shanti Harter welcomed Makhana Alohanani Jordan into the world on Oct. 16, 2012, at 6 pounds, 12 ounces and 20 inches long.

being proposed on the first floor of the Science and Technology Building and would take up classroom space.

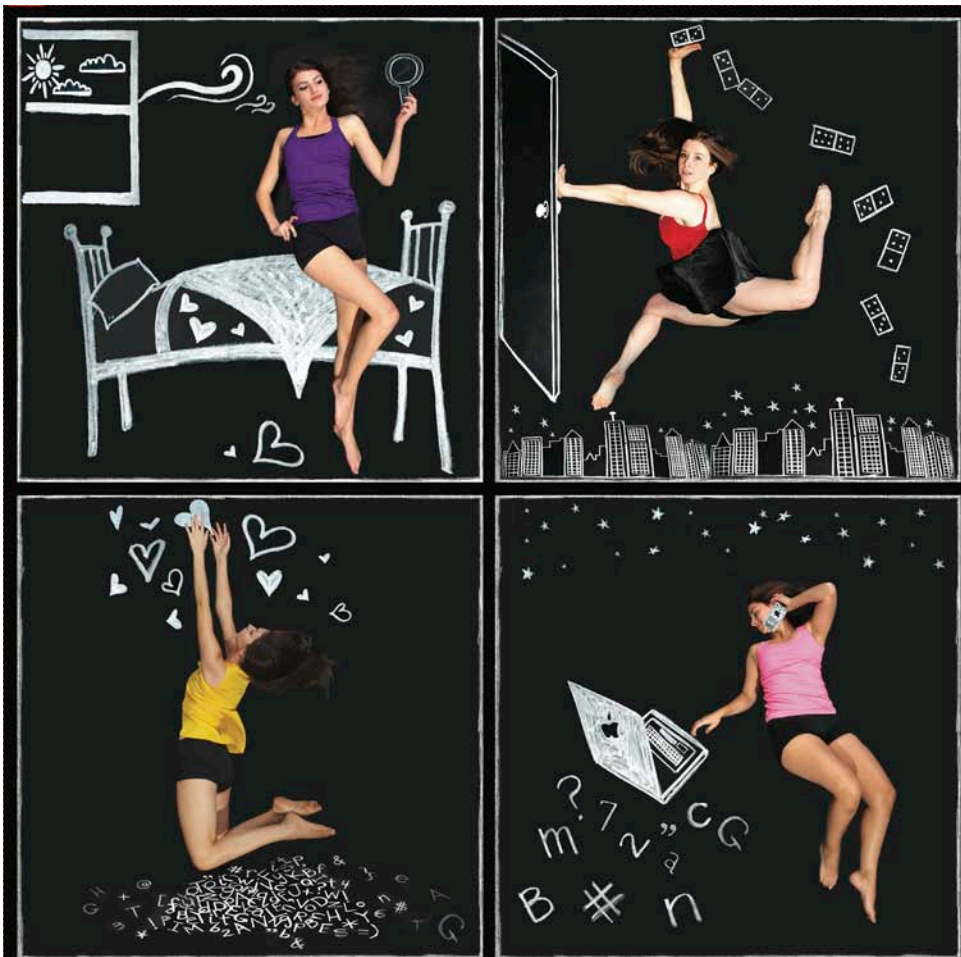
Manaster said he was not aware it would take up classroom space and that he felt it was not necessary to take an entire classroom.

"I can't support approving designs on a room that I think is overkill," he said.

Because the center would need its own HVAC cooling system, Manaster said a smaller room would also be easier to cool and he would like to see the item come back with a smaller footprint.

Manaster said the board was leaning toward the Science and Technology build-

briefs cont. on page 10



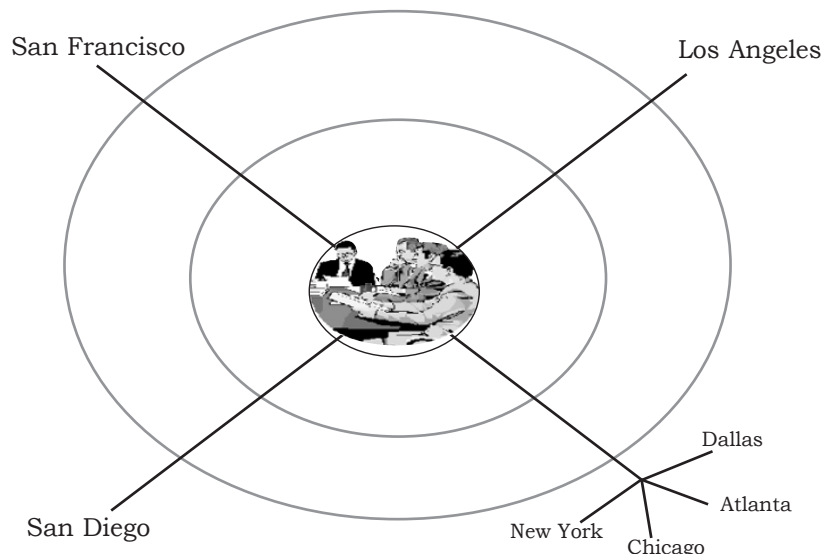
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# coverstory

## BRANCHING OUT

**Parks and Urban Forest Manager Ken Pfalzgraf talks about the trees that make Beverly Hills**

**unique**

**By Andrea Aldana**

**What exactly does an Urban Forester do?**

In this City, I am responsible for the care for the care and sustenance of about 25,000 street and park trees and some of them go back to over 100 years old.

**How did you follow this career path?**

Kind of by accident, I used to work in the oil fields and I used to run cranes and then that work slowed down during the last oil boom bust and I ended up in Las Vegas and through crane operations started moving palm trees around and I really had an interest in that, so I kind of developed a specialty in palm trees and how they transplant and how they work, understanding diseases and things that affect them structurally and then I started mapping populations out and analyzing them through computers. When I was in Las Vegas, I had quite a few of the resort properties as clients, and I guess word spread of me out into California and I started picking up clients in California and then the City at some point contacted me to take a look at a particular problem they were having with trees here and once they saw how I approach problems in large tree populations, they asked me if I wouldn't be interested in competing for what became the Parks and Urban Forest Manager job.

**Was the particular problem concerning palm trees?**

Yes, it was disease and structural problems in some of the Canary Island Date Palms. Probably going back into the 1980s, there's been some amount of coverage in the newspapers along the way about it in particular in this City. It's been a problem throughout the southwest and prior to coming here, I had actually done a couple of studies and had some articles published about them.

**What kind of disease was it?**

It's a disease that affects their conductive tissue. It's kind of a wilt. It's rather complicated because there's genetic relationships and things that go with climate and that type of thing, so one of the first things I did when I got here was went through and visited every Canary Island Date Palm in the City personally and collected data on it and went through the data structure and then we

took the loss ratios and what was expected to be lost in the future and formulated a plan and we're starting to see trees being replanted where trees have been lost over the last 40 years.

My work's very gratifying in that I've met some really incredible people that are engaged in work that isn't really apparent right now, but when you're involved in urban forest planning, sometimes the work that you do today -- It's like for example, every time I drive [down Maple Drive], I'm just in awe over the trees. They're getting rather old and few of them have their problems and we've lost a few and replaced them, but the work that someone did back in the 1930s is still evident today and they're nameless today but their work is just awesome, so there's kind of an opportunity for a legacy that comes with this. It's something that's very gratifying and its one of the few things that you can do that actually outlives you and creates a legacy for you.

**The tree-lined streets in the City make Beverly Hills very unique. How do the trees contribute to the character of the City?**

I like to tell people and this is actually a fact, on my desk here, I have a button, and I think it goes back into the 1920s, it says, "Finest of all, Beverly Hills Home sites." I've been told [it] was worn by one of the sales people that was selling lots here. People were rather smart because at one time there was virtually nothing here except foot hills and a few agricultural crops and when they developed the City as part of the original plan, they had oiled the streets so instead of just dirt dusty roads, there were oiled streets and curbs and sidewalks, and trees.

Before the houses were even built, they were planting streets of trees and so people that were interested in coming in and buying a lot, which back then you could buy a lot for about \$800, part of the sales approach was I think was, you could see that the street was there, the sidewalks were there, the trees were there, so you could come in on the train or venture out here and drive out. They would arrive here and they would see these little trees on the streets. I think it gave them the impression that the only thing missing in the equation was them and the house that they would build, and so I like to tell people when it comes to the trees, that the trees are the original identity element for the City of Beverly Hills.

**What's the procedure for removing trees that tear up the sidewalk?**

Well, we don't just go in and cut trees down. Our urban forest has been open to public input since going back into the 1940s. Over time, the trees start to decline so one of the parts of my job that I really enjoy, is that I'm able to with our computer inventory which can give me information about each tree or I can collectively look at a group

of trees on a street and kind of determine how things are going -- Are there just a few trees that are doing poorly? Is there some reason I can spot as to why? Is there a trend coming on? When I see that happening, if it's just one tree that's having a problem, I typically just walk up, knock on the door and arrange an appointment or right then just talk to the resident there and we have an intimate discussion right there and make a decision. When it comes to a widespread problem, what we do is we

send out notices. I make a report to the [Recreation and Parks Commission] and we'll send out a meeting invitation to everybody on the street and let them know we're going to be discussing this problem. I'll receive some direction from them and we'll actually arrange for a meeting on the street where people can see the problems firsthand and if they have any questions for me as to what I'm talking about or what I'm seeing or any of that.

Really the success of the forest goes back to the involvement of the residents and in the bigger picture very little to do with the staff. I'll make some technical recommendations and what we do is we actually ballot the residents and they pick the replacement tree.

By the way very few people do it that way and they wonder why there's such apathy about trees, I have people here that are very involved with the trees and just because someone has an opinion that may be different than mine, I don't look down upon that. I actually enjoy it and it reminds me

that people care enough about their trees to speak up and that's what makes this place different.

**When you say very few people, do you mean very few cities?**

I've heard some of my counterparts say other cities, if a road is coming or a project is coming, sometimes trees are just something that's in the way and that's very disheartening if you're someone who's looking at the long term effect of things. So, I very much appreciate this process and couldn't imagine working somewhere where it wasn't in place.

**There are a variety of legal issues surrounding the removal of trees. Can you give us examples of situations you've had to deal with?**

There's a difference between trees that are dangerous right now, which is usually indicative of a problem, say a disease where trees have hollowed trunks. You should be able to see something like that coming on and if you can see something like that coming on, you can show physical evidence of it or if there's a certain number of trees that are coming into that group say every year or every couple of years because simply of age and decline, you can say when a tree hits this type of condition, then we'll remove it. You have plenty of opportunities usually to stage the removal and replacement program, so it's not suddenly going in and cutting the trees.

On the other hand, there are some trees that are very vigorous and meant to grow in open spaces. If you have [figus] trees located in an open park space, there's all kind of room for their roots to develop normally. There's a ficus tree that we find on some of our streets that are very vigorous trees. They grow well; they're evergreen, handle pollution very well. They seem to be the answer to everybody's tree problems but when you put them in a contained area where there's a narrow parkway with a street and a sidewalk and the roots grow at some point the sidewalk gets broken and they are trip hazards, so the sidewalk has to be fixed. When people planted our trees here in the City just after the turn of the last century on some of these streets, they planted the trees they were familiar with and brought cuttings from back east and some didn't do too well, so it's more of a matter of wrong tree, wrong place. There's a street up in the northern part of the City called Chevy Chase. There was a very narrow parkway and there were ficus trees there so they didn't do too well. Their roots have been cut on 10 year intervals [and] there were starting to be some infections of roots and trees being blown over when it was windy.

**Palm Drive. Can you tell us what's significant about that street?**

There are several significant things about it. First off, I know that South Palm was planted in 1936 and I know that because a gentleman who's a Team Beverly Hills graduate had been around and he let me know that he's been watching trees since a young boy and back in the 1930s when those trees were planted that lacking snow and



snowballs, he and his friends had been making mud balls out of the soil that the trees were just planted in and throwing them at cars so he was escorted home by the Beverly Hills Police. He assured me that the redness of his behind testified to the fact that he knew when those trees were planted.

North Palm doesn't have palm trees at all. It has Jacaranda trees.

#### What about Maple Drive?

Maple drive has Camphor trees. They were planted also in the 1930s -- and I'm a palm person, I actually have a daughter named after a palm tree -- but that is one of my favorite streets in the City because the trees touch each other across the street, they're very large, they're very stately. Even though the trees are all the same type, there's an individuality about each of them if you walk and look at them, and the street is so peaceful. I love that street.

#### And Oakhurst?

[North] Oakhurst has Jacarandas as well. Some people love the trees and some people just hate the trees. I had something happen to me once that was rather interesting. I had received a call that someone was very upset about how their tree was doing. Typically, I have the ability to just go out and meet with people. I like to do that. When you call the City and ask what my number is, they'll give you my cell number and people will call me. I went out onto Palm Drive and this is pretty typical of Jacaranda trees, and someone was very upset -- this tree must be sick, it's dropping these flowers, these flowers stain the car, these flowers stain the sidewalk and these flowers get on my shoes and go into

the house and stain my carpets and they're just miserable, they smell, they're odorous-- this person was giving me a million reasons why this tree was just bad and should be cut down.

We don't cut trees down in this City unless there's something really wrong with them and at that point, they would be replaced with the same type of tree. This person was just very upset and felt that I was giving them the bureaucratic run around. At the same time, my cell phone is blowing up in my pocket and this person would not stop calling, so I excuse myself and took the call and it was the office and there was a person from a magazine who had heard that the jacarandas were in full bloom and wanted to know where the best street was to take picture of the trees. [They] were about a half a block from where I was at right then. So at that moment I had someone wanting me to cut the tree down while I had someone else waving at me excited to talk to me about why the trees are so beautiful and how they could photograph them. So I found that very interesting and typical of some of the challenges I have in my work. Nonetheless everything worked out all right, the tree is still there.

#### When are they typically in full bloom?

Typically it is on May. It depends a lot on the weather. If we have a wet winter, the bloom is not good. They like to be on the dry side in the soil and they'll bloom the best. Jacarandas seem to be the most beautiful ones and they bloom on last year's wood so if you come in and prune them during the winter before they bloom, they hardly get any flowers so we have to consider that as

well. The Jacaranda is most popular with people who don't live on the street where they grow.

#### And Elm Drive?

Elm Drive had American Elms on it and they've been replaced with Chinese Elms, so there are actually Elm trees on the street.

#### When were they replaced?

That process started in 1996 and there are very few American Elms left. That's one of the streets where we systematically replaced a few trees each year to build diversity into the population of trees.

#### Was there something wrong with American Elms?

Some of the trees that are popular back east, [when] we bring them out here, they miss their cycle of seasons and then there are insect problems. It loved California so much that it grew all year round and the insects with it. I love that tree, it was vase shaped, it got very large and it didn't present problems to traffic. It grew up and out and is very stately.

#### What are some of the projects you've been working on?

Currently, we are planting vacant sites for Canary Island Date Palms that have been lost in the past. In this [master] plan, we have 15 different streets to deal with and we're basing the replacement program on attrition rates so the streets that have the highest attrition rates are being done first. The big project that we have going on, we've done a lot of the City's Pine trees this year and we're continuing to trim trees on Coldwater Canyon and that's

Sunday only work. We would cause a geographical shut down of traffic if we were to do that at any other time.

#### What's another challenging experience would you say you've faced on the job?

I had to go out and take a look at [an American elm] tree that one of my inspectors had said we really need to remove. Typically, when we mark a tree for removal, if it needs to come out immediately, if it's falling over that's one thing, but if we see some structural issues, we put it on a removal list. It takes a few days to process that, so I went out and took a look at the tree, agreed with the inspector as to what it looked like and there was a person there that would not have tree removed, [saying] it looks the same to me, its green, its big and that was end of it and we're going to call mayor and the mayor's going to do something about it. I just pointed out what I thought the problem was. I encouraged her to maybe have her arborist take a look at it, so the next morning a branch fell off the tree and crushed her rose garden. She wouldn't call me because she told the tree inspector, she was afraid to call me and she wanted to know if the tree inspector could go out there and remove the tree without me knowing about it.

In my experience, people relate trees sometimes to their own mortality. Trees are sometimes planted in memory of people; they're planted by people to celebrate occasions. Sometimes in life, the only thing that you have left from your childhood might be the tree in front of your parents' house, so those are things I don't take lightly.

## detention&arrestsummary

*Beverly Hills Weekly receives the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for any errors or omissions in the Detention and Arrest Summary.*

MATEO JOSE VEGA-CHOLULA, 37, of Los Angeles, arrested on 12/30/2012 for no proof of insurance and driver unlicensed upon highway.

MICHAEL YOUSSEF JIRGIS, 24, of Los Angeles, arrested on 12/29/2012 for indecent exposure.

TROY JAMES SILVA, 28, of Las Vegas, arrested on 12/29/2012 for driving under the influence.

CORNELL ANTWRONE PERSELL, 31, of Santa Rosa, arrested on 12/28/2012 for outside misdemeanor warrant.

CORY WAYNE BRYAN, 35, of Los Angeles, arrested on 12/28/2012 for outside misdemeanor warrant and driving with a suspended license.

DAVID LOPEZ, 35, of Glendora, arrested

on 12/28/2012 for driving under the influence with blood alcohol over 0.8 and driving under the influence.

SHIRIN SHADGOO, 62, of Beverly Hills, arrested on 12/27/2012 for grand theft; burglary-shoplift; receiving stolen property; and possession of burglary tools.

TERESA MEDINA, 29, of Burbank, arrested on 12/27/2012 for possession of meth/etc; theft or driving of vehicle; and possession of drug paraphernalia.

LUIS DAVID BILBUA, 60, of Los Angeles, arrested on 12/26/2012 for outside felony warrant.

KENNETH WAYNE MATTOS, 48, of Santa Monica, arrested on 12/23/2012 for petty theft.

CARRIE SUE CUMMINGS, 54, of Santa Barbara, arrested on 12/22/2012 for burglary-commercial.

DANNIELLE NICOLE JACKSON, 31, of Chicago, arrested on 12/22/2012 for grand theft; burglary-commercial; and obtaining or using personal identifying information with-

out authorization.

ANGELICA VERONICA CHAVEZ, 22, of Oakland, arrested on 12/21/2012 for burglary-commercial; obtaining or using personal identifying information without authorization; forgery; and forgery of state, corporate or official seal.

DENNIS LEE ZIEGLER, 32, of Encino, arrested on 12/21/2012 for possession of marijuana/hashish and possession of drug paraphernalia.

ALEXIS DOMINIQUE BALLARD, 23, of Reseda, arrested on 12/21/2012 for outside misdemeanor warrant and driving with a suspended license.

RAYMOND HAYRAPETYAN, 36, of Glendale, arrested on 12/21/2012 for burglary-commercial, obtaining or using personal identifying information without authorization; possession of meth/etc; forgery; and possession of drug paraphernalia.

JENNIFER RACHAEL JEFFRIES, 43, of Santa Monica, arrested on 12/21/2012 for burglary-shoplift; possession of a controlled substance; possession of meth/etc; and possession of drug paraphernalia.

MARION RAY DUKE, 25, of Hawthorne, arrested on 12/21/2012 for BHPD arrest warrant-felony.

LUIS GODINES, 23, of Reseda, arrested on 12/21/2012 for outside misdemeanor warrant and driving with a suspended license.

IBIS FABIAN FUENTES, 33, of Inglewood, arrested on 12/20/2012 for against peace officer engaged in performance of their duties; battery against person defendant had dating; and resisting or obstructing public officer.

LAURIE RITZ, 40, of Los Angeles, arrested on 12/20/2012 for refusing to leave land, real property, or structure.

ALEX JOHN LEON, 27, of Pico Rivera, arrested on 12/20/2012 for public intoxication and battery-use of force or violence upon another.

PHILLIP CAMERON KLIPPSTEN, 30, of Los Angeles, arrested on 12/20/2012 for driving under the influence with blood alcohol over 0.8 and driving under the influence.

STEVE TODD HARTRY, 43, of Westchester, arrested on 12/18/2012 for outside misdemeanor warrant.

PAUL EDWARD ROSENBERG, 51, of Santa Monica, arrested on 12/19/2012 for BHPD arrest warrant - misdemeanor.



## BHHS Girls' Soccer Team Routs Firebaugh Norman boys' soccer team shuts out El Segundo.

By Steven Herbert

Beverly High scored six goals in the second half in an 8-0 victory over Firebaugh in a nonleague girls' soccer game Dec. 18 at Nickoll Field.

Kaela Reisfelt had two goals and two assists while Lauren Kurtz also scored twice for the Normans.

Ashley Aviram had one goal and three assists, Elena Rust one goal and one assist and Shannon Haggins and Jessica Karpiak each scored once. Ashley Geilem had an assist.

Kylie Colvin made two saves and Amanda Manaster one to combine on Beverly Hills' fourth shutout of the season.

The Normans led in shots, 19-3.

### South Holiday Girls' Soccer Tournament

#### Louisville 2, Beverly Hills 1

Aviram scored the tying goal in the 55th minute on a 25-yard free kick, but the Royals scored the game-winner in the 68th minute in a 70-minute consolation bracket game Dec. 15 at South Torrance High School.

Louisville opened the scoring in the 10th minute on a penalty kick.

Colvin made four saves and Manaster three, each playing a half. Both allowed a goal.

The Normans were out-shot, 9-7.

### South Bay/Westside Tournament

#### San Pedro 1, Beverly Hills 0

The Normans lost by one goal for the fourth time this season, allowing a 78th-minute goal on a 25-yard free kick by Kirsten Bauman in an 80-minute game Dec. 19 at San Pedro.

Colvin made eight saves.

Beverly Hills (4-4-1) was out-shot, 9-8.

### Boys' Soccer

#### Beverly Hills 2, El Segundo 0

Gefen Laredo scored in the 60th and 74th minutes of a South Bay/Westside Tournament game at Nickoll Field Dec. 11.

Junior midfielder Phin Bauer recorded his second assist of the season on the first goal as his shot the crossbar and the

ball rebounded to Laredo, who scored his fourth goal on the season.

Elijah Lichtenberg was credited with his third assist of the season for his through ball the set up the second goal.

Milton Joyner made five saves for his first shutout of the season.

The Normans led in shots, 16-5, with Lichtenberg taking eight of their shots.

"We finally played 80 minutes," Beverly Hills coach Steve Rappaport said. "It's first game where we've been solid from beginning to end. We controlled the flow of the game. It was an excellent performance."

Sweeper Roman Zaragoza "played a really solid game" and Lichtenberg "controlled the middle, both offensively and defensively, which is something we really haven't been doing," said Rappaport, who also praised the play of defenders Harry Green and Jacob Price.

#### Loyola 3, Beverly Hills 0

The Cubs, ranked third in the Southern Section Division 1 poll released Dec. 17, showed "the areas we needed to improve as a team," defensive positioning and movement of "the ball in the midfield," Rappaport said after the South Bay/Westside Tournament game at Loyola Dec. 6.

"They were catching our shifting of our defenders," Rappaport said. "We were exposing a single defender too much. We need to be smarter in how we were moving the ball around to open up our attack."

Loyola scored in the 28, 31st and 50th minutes and out-shot Beverly Hills, 8-7. Joyner made five saves.

Lichtenberg, usually a forward or midfielder was shifted to sweeper "and gave an outstanding effort in trying to keep the Normans in the match," Rappaport said.

The Normans have defeated the Cubs once and tied them twice since the school's boys' soccer program began in the 1973-74 season, according to Rappaport, Beverly Hills' coach since the 1988-89 season.

#### Mira Costa 2, Beverly Hills 1

Anton Saleh scored his first goal of

the season for the Normans (2-4-2) off a corner kick in the second half to cut the Mustangs' lead to 2-1 in a nonleague game at Mira Costa Dec. 14.

Beverly Hills was outshot, 6-5. Joyner made four saves in 65 minutes of play.

The Normans trailed 1-0 at halftime.

### Girls' Basketball

#### Saugus 56, Beverly Hills 48

Jazz Anderson scored 27 points, making all seven of her free throws, for the Normans in a nonleague game Dec. 19 at the Swim-Gym.

Beverly Hills trailed 13-12 at the end of the first quarter, 31-21 at halftime and 46-32 entering the fourth quarter, when it outscored the Centurions, 16-10.

Jessica Melamed added eight points, making all four of her free throws, Natasha Allen five, and Robin Ashkenazi, Natasha Kashani, Dorsa Mehrannia and Megan Yee two each for the Normans.

### Boys' Basketball

#### Max Preps Holiday Classic

#### Beverly Hills 51, Bella Vista 46

Siavash Yektafar scored a game-high 19 points and Justin Ifekwunigwe and Ronan Massana each added 12 for the Normans in a pool play game Dec. 26 at Xavier College Prep High School in Palm Desert.

Beverly Hills outscored the Broncos, 19-13 in the second quarter to take a 32-30 halftime lead as Massana scored eight points, Brandon Neman six on two 3-point baskets, and Ifekwunigwe five, including a 3-point basket.

The Normans increased their lead to 43-38 entering the fourth quarter, outscoring Bella Vista, 11-8, in the third quarter, with Yektafar scoring five points, including a 3-point basket.

Yektafar scored another five points, including his third 3-point basket of the game, in the fourth quarter, as Beverly Hills outscored the Broncos, 8-7.

The Normans were outscored 17-13 in the first quarter, despite Yektafar's seven points, including a 3-point basket.

Neman added six points and Daniel Dayan two.

Beverly Hills lost to Silverado, 70-48, in a pool play game Dec. 27 at Marywood Palm Valley High School in Rancho Mirage.

"They were an extremely athletic team who shot the ball very well," Norman coach Jarvis Turner said. "They played harder and tougher than us."

Beverly Hills lost to J.W. North, 62-50, in a pool play game Dec. 28 at Palm Springs High School.

The Normans trailed 21-13 at the end of the first quarter, 34-25 at halftime and 51-39 entering the fourth quarter. They remained in striking distance of the

Huskies with three minutes to play when "a couple of whistles didn't go our way," including having a technical foul called against a Beverly Hills player, Turner said.

"I was extremely proud about how we played against such a good team," Turner said.

The Normans defeated Green Valley, 65-59, in overtime in the seventh-place game of the Gear to the Max Division Dec. 29 at La Quinta High School, overcoming a 15-point deficit in the fourth quarter to even their record at 7-7.

Yektafar was named to the all-tournament team and Massana also drew praise from Turner for his play.

Statistics for Beverly Hills' final three tournament games were not available.

### College Basketball

Austin Mills, a 2012 Beverly High graduate, scored seven of his eight points in a two-minute span midway through the second half, helping host Pepperdine's comeback efforts in a 54-47 victory over Portland Friday in a West Coast Conference game.

The Waves trailed 39-27 before Mills began what proved to be a 12-0 run by making a layup with 13:05 left. He made two free throws with 11:40 to play and a 3-point basket 35 seconds later that cut the Pilots' lead to 39-34.

Mills' other point came on a free throw with 30 seconds left that put Pepperdine ahead, 51-46.

"Player of the game last night was freshman Austin Mills, having the poise to step up and run the team and leading the charge for the win," Waves coach Marty Wilson wrote on the Internet message distribution system Twitter.

Following the game, Wilson said, "For a freshman who hasn't played a whole lot, he's got a great feel for the game and a huge heart. He's not afraid to fail and that's why he succeeds. He makes great plays. He's very good on ball screens, he's very unselfish and makes great decisions."

### College Football

Caylin Hauptmann, a 2009 Beverly High graduate, has accepted an invitation to play in the NFLPA Collegiate Bowl college all-star game at The Home Depot Center Jan. 19, organizers announced.

Hauptmann, a 6-foot 4-inch, 312-pound offensive tackle who played the final three seasons of his college career at Florida International, was a second-team All-Sun Belt Conference selection.

*Steven Herbert can be reached at (310) 275-7943 or by email at stvherbert@aol.com.*

*briefs cont. from page 7*

ing because it was the only building at Beverly High that was certain to stay regarding construction plans at the high school.

The district data center relocation would be paid for by Measure E funds. The engineering design phase would cost an

amount not to exceed \$54,000 according to the staff report.

## Beverly Hills restaurants participate in California Restaurant Month

Beverly Hills restaurants will partici-

pate in California restaurant month with a week long program ending on Jan. 13.

The week themed "Dine Around the World in Beverly Hills," highlights ethnic food in the City. A specialty dish and drink will be offered at participating restaurants all week. Participating restaurants include BierBeisl, Bouchon Bistro,

Coupa Café, Crustacean, Doma, Frida Mexican Cuisine, Livello at L'Ermitage, Momed, Scarpetta, Tanzore, and The Blvd at Beverly Wilshire.

For more information, visit [www.love-beverlyhills.com/californiarestaurantweek](http://www.love-beverlyhills.com/californiarestaurantweek)

--Briefs compiled by Andrea Aldana

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FICTITIOUS BUSINESS NAME STATEMENT: 2012252627: The following person(s) is/are doing business as EMP TRANSFORMATIONS. 2337 Del Mar Road. Montrose, CA 91020. WILL POWER PRO, LLC. 2337 Del Mar Road #10 Montrose, CA 91020. The business is conducted by: A Limited Liability Company has begun to transact business under the fictitious business name or names listed here on: 12/16/2012. Signed: William L. Swick, President. This statement is filed with the County Clerk of Los Angeles County on: 12/20/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1821

FICTITIOUS BUSINESS NAME STATEMENT: 2012252626: The following person(s) is/are doing business as EAGLE JANITORIAL SERVICES; EAGLE CARPET CLEANING SERVICES. 18375 Ventura Blvd. Suite 653 Tarzana, CA 91356. ALXRYN, LLC. 18375 Ventura Blvd. Suite 653 Tarzana, CA 91356. The business is conducted by: A Limited Liability Company has begun to transact business under the fictitious business name or names listed here on: 12/16/2012. Signed: Rosa A. Rocha, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 12/20/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1822

FICTITIOUS BUSINESS NAME STATEMENT: 2012250469: The following person(s) is/are doing business as B&R RUBBER STAMPS. 4575 Melrose Ave. Los Angeles, CA 90029. IRAJ FAHIMIAN. 4575 Melrose

Ave. Los Angeles, CA 90029. 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: Iraj Fahimian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/18/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1823

FICTITIOUS BUSINESS NAME STATEMENT: 2012251392: The following person(s) is/are doing business as FOROUZAN LAW. 1875 Century Park East. Suite 1000 Los Angeles, CA 90067. DANIEL FOROUZAN. 252 South Palm Dr. Beverly Hills, CA 90212. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 11/1/2012. Signed: Daniel Forouzan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/19/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1824

FICTITIOUS BUSINESS NAME STATEMENT: 2012250580: The following person(s) is/are doing business as ACE AUDIO VIDEO INSTALLERS. 5255 Hermitage Ave. Unit 101 Valley Village, CA 91607. ALEKSEY CHERNISHCHEV. 5255 Hermitage Ave. Unit 101 Valley Village, CA 91607. 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: Aleksey Chernishchev, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/18/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1825

FICTITIOUS BUSINESS NAME STATEMENT: 2012241905: The following person(s) is/are doing business as 4TH HEALTH CARE. 3459 E. 4th St. Los Angeles, CA 90053. AIHON C3502372. LAVA SHAK, INC. 3459 E. 4th St. Los Angeles, CA 90063. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Artak Tovmasian, President. This statement is filed with the County Clerk of Los Angeles County on: 12/05/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1826

FICTITIOUS BUSINESS NAME STATEMENT: 2012241881: The following person(s) is/are doing business as ESI JEWELRY. 732 1/2 S. Broadway Los Angeles, CA 90014. FARIBA POORSAEED. 732 1/2 S. Broadway Los Angeles, CA 90014. 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: Fariba Poorsaeed, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/05/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1827

FICTITIOUS BUSINESS NAME STATEMENT: 2012247890: The following person(s) is/are doing business as COMMUNITY ORGANIC WELLNESS. 342 W. Pico Los Angeles, CA 90015; COW. 1336 S. Grand Ave. Los Angeles, CA 90015. SAMUR KHOUJA. 1336 S. Grand Ave.

Los Angeles, CA 90015. 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: Samur Khouja, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/13/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1828

FICTITIOUS BUSINESS NAME STATEMENT: 2012247536: The following person(s) is/are doing business as Q MASSAGE THERAPY. 14451 Titus St. Panorama City, CA 91402. YUN SOO KIM. 400 S. Fayette Park Place Los Angeles, CA 90057. 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: Yun Soo Kim, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/13/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1829

FICTITIOUS BUSINESS NAME STATEMENT: 2012249338: The following person(s) is/are doing business as ACE AUDIO VIDEO INSTALLERS. 5255 Hermitage Ave. Unit 101 Valley Village, CA 91607. ALEKSEY CHERNISHCHEV. 5255 Hermitage Ave. Unit 101 Valley Village, CA 91607. 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: Aleksey Chernishchev, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/18/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1830

FICTITIOUS BUSINESS NAME STATEMENT: 2012249143: The following person(s) is/are doing business as BEST ECO-ORGANICS. 2049 Bellevue Dr. Glendale, CA 91201. EDMOND MADATYAN. 2049 Bellevue Dr. Glendale, CA 91201. 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: Edmond Madatyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/17/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1831

FICTITIOUS BUSINESS NAME STATEMENT: 2012249131: The following person(s) is/are doing business as FIRST INTEGRITY FINANCIAL INSURANCE COMPANY; FIF INSURANCE COMPANY. 7100 Hayvenhurst #324 Van Nuys, CA 91406. ROSEMARY FERREIRA. 20318 Devonshire Chatsworth, CA 91311. 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: Rosemary Ferreira, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/17/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1832

FICTITIOUS BUSINESS NAME STATEMENT: 2012249130: The following person(s) is/are doing business as FIRST INTEGRITY FINANCIAL

FICTITIOUS BUSINESS NAME STATEMENT: 2012234068: The following person(s) is/are doing business as ANGELICA BAKERY. 21013 Sherman Way Unit 3. Canoga Park, CA 91303. AI#ON C1779478. 323 N. CRESCENT DR., INC. 21013 Sherman Way Unit 3. Canoga Park, CA 91303. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: 11/19/2012. Signed: Herbert Senger, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/26/12. 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 12/20/13, 12/27/12, 1/3/13, 1/10/13 1818

FICTITIOUS BUSINESS NAME STATEMENT: 2012250081: The following person(s) is/are doing business as ASAF LAW. 8383 Wilshire Blvd. #950 Beverly Hills, CA 90211. ASAF AGAZANOF. 8383 Wilshire Blvd. #950 Beverly Hills, CA 90211. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 12/10/2012. Signed: Asaf Agazanof, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/18/12. 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 12/27/12, 1/3/13, 1/10/13, 1/17/13 1819

FICTITIOUS BUSINESS NAME STATEMENT: 2012250080: The following person(s) is/are doing business as CASHMERE AGENCY. 12350 Beatrice St. Los Angeles, CA 91316; CHUNG & ASSOCIATES,







90001

The full name of registrant: INFANT AND NUTRITIONAL PRODUCTS OF CALIFORNIA INC, A CALIFORNIA CORPOARTION, 2040 HAWKINS CIR, LOS ANGELES, CA 90001 [CALIFORNIA]

This business was conducted by: CORPORATION  
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/ INFANT AND NUTRITIONAL PRODUCTS OF CALIFORNIA INC BY: PEDRAM ZAMINI, PRESIDENT  
This statement was filed the County Clerk of LOS ANGELES county on DEC 18 2012.  
LA1251816 BH WEEKLY 12/27 2012 1/3,10,17 2013

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES

Date of Filing Application: DECEMBER 17, 2012  
To Whom It May Concern:  
The Name(s) of the Applicant(s) is/are: RUBY'S 3RD ST. LLC  
The applicants listed above are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at:  
8422 W 3RD ST  
LOS ANGELES, CA 90048-4112  
Type of License(s) Applied for: 47 - ON-SALE GENERAL EATING PLACE  
Department of Alcoholic Beverage Control 888 S. FIGUEROA ST, STE 320, LOS ANGELES, CA 90017 (213) 833-6043  
LA1255055 BH WEEKLY 12/27/12, 1/3, 10, 2013

FILE NO. 2012 252232

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: DEBBIE'S IMPERIAL CLEANERS, 4132 CRENSHAW BLVD, LOS ANGELES, CA 90008 county of: LOS ANGELES. The full name of registrant(s) is/are: ALAN YUI B. KIM, 4132 CRENSHAW BLVD, LOS ANGELES, CA 90008. 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/ ALAN YUI B. KIM

This statement was filed with the County Clerk of LOS ANGELES County on DEC 20 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).  
LA1253560 BH WEEKLY 12/27, 2012, 1/3, 10, 17, 2013

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHARLES WARDELL BROWN, JR.  
CASE NO. BP138319

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CHARLES WARDELL BROWN, JR.. A PETITION FOR PROBATE has been filed by LAURIE ANNE BROWN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that LAURIE ANNE BROWN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 01/25/13 at 8:30AM in Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

Attorney for Petitioner  
JOEL J. LOQUVAM, ESQ. - SBN 129611  
LAW OFFICES OF JOEL J. LOQUVAM & ASSOCIATES  
9701 WILSHIRE BLVD. STE 1000  
BEVERLY HILLS CA 90212

12/27, 1/3, 1/10/13  
CNS-2425767#

Trustee Sale No. 24699CA Title Order No. 95503560  
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05-04-2007. 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 01-17-2013 at 9:00 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 05-15-2007, Book , Page , Instrument 20071175690 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: KEITH HERMAN, TRUSTEE OF KEITH HERMAN SEPARATE PROPERTY TRUST DATED APRIL 13, 2004 as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SKYLINE FINANCIAL CORP., 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 Legal Description: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST Amount of unpaid balance and other charges: \$2,850,826.47 The street address and other common designation of the real property purported as: 9653 OAK PASS ROAD , (BEVERLY HILLS AREA) LOS ANGELES, CA 90210 APN Number: 4384-012-016 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](http://www.priorityposting.com), using the file number assigned to this case 24699CA. 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: 12-21-2012 MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, 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 JESSE J. FERNANDEZ, PUBLICATION LEAD MERIDIAN FORECLOSURE SERVICE IS ASSISTING THE BENEFICIARY TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. P1011638 12/27, 1/3, 01/10/2013

T.S. No.: 2012-23438 Loan No.: 7130363034  
NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/23/2010. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by 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 a Deed of Trust described below. 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.

Trustor: ELENA G ALAMO, AN UNMARRIED WOMAN Duly Appointed Trustee: Western Progressive, LLC Recorded 10/1/2010 as Instrument No. 20101400128 in book ---, page --- and rerecorded on --- as --- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 1/29/2013 at 9:30 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$278,816.03 Street Address or other common designation of real property: 8530 HOLLOWAY DRIVE NO. 303, WEST HOLLYWOOD, CALIFORNIA 90069-2477, A.P.N.: 4339-004-135 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Pursuant to California Civil Code §2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: The beneficiary or servicing agent declares that it has obtained from the Commissioner of Corporation a final or temporary order of exemption pursuant to California Civil Code Section 2923.53 that is current and valid on the date the Notice of Sale is filed and/or the timeframe for giving Notice of Sale Specified in subdivision (s) of California Civil Code Section 2923.52 applies and has been provided or the loan is exempt from the requirements.

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 this 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 (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>, using the file number assigned to this case 2012-23438. 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

Date: 12/18/2012  
Western Progressive, LLC, as Trustee  
c/o 18377 Beach Blvd., Suite 210  
Huntington Beach, California 92648  
Automated Sale Information Line: (866) 960-8299  
<http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>  
For Non-Automated Sale Information, call: (866) 240-3530

Laterrika Thompkins , Trustee Sale Assistant

T.S. No. 12-2466-11 Loan No. 1170045711 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/21/2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by 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 a Deed of Trust described below. 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. Trustor: BRENDA L. STONE, AN UNMARRIED WOMAN Duly Appointed Trustee: The Wolf Firm, A Law Corporation Recorded 09/28/2011 as Instrument No. 20111312973 of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 1/28/2013 at 09:00 AM Place of Sale: At the Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive Norwalk, CA. 90650 Amount of unpaid balance and other charges: \$412,586.38, estimated Street Address or other common designation of real property: 838 N. DOHENY DR., NO. 607, WEST HOLLYWOOD, CA A.P.N.: 4340-019-064 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 or visit this Internet Web site [www.auction.com](http://www.auction.com), using the file number assigned to this case 12-2466-11. 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. Date: 12/28/2012 The Wolf Firm, A Law Corporation 2955 Main Street, 2nd Floor Irvine, California 92614 Foreclosure Department (949) 720-9200 Sale Information Only: (800) 280-2832 Auction.com, Frank Escalera, Team Lead P1010880 1/3, 1/10, 01/17/2013

T.S. No. 20120257 Loan No.: 1435290/LUKEHART NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED October 31, 2005 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that UNIONBANCAL MORTGAGE CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by JENNIFER LUKEHART, A SINGLE WOMAN Recorded 11/4/2005 in Book N/A Page N/A Inst. # 05 2671207 , of Official Records in the office of the County Recorder of Los Angeles county, California, and pursuant to the Notice of Default and Election to Sell there under recorded 9/18/2012 in Book N/A Page N/A Inst. # 2012-1397587 of said Officials Records, will SELL on 1/24/2013 at 9:00 AM : Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza Pomona, CA at public auction to the highest bidder for cash (payable at time of sale in lawful money of the United States) (NOTE: CASHIER'S CHECK(S) MUST BE MADE PAYABLE TO UNIONBANCAL MORTGAGE CORPORATION) 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 described 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: 1330 N. CRESCENT HEIGHTS BL #9 WEST HOLLYWOOD, CALIFORNIA 90046 APN# 5554-006-024 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 of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$424,714.49. The Beneficiary may elect to bid less than the full credit bid. 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 Financial Code and authorized to do business in this



state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal of the note secured by said deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and of the trusts created by said Deed of Trust. 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 for information regarding the trustee's sale or visit this Internet Web site <http://www.priorityposting.com> regarding the sale of this property, using the file number assigned to this case T.S. No. 20120257. 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 mortgage loan servicer, beneficiary, or authorized agent has not obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 has been met. UnionBanCal Mortgage 8248 Mercury Court. M-520, PO BOX 85416 San Diego, California 92186-5416 858-496-5484 UNIONBANCAL MORTGAGE CORPORATION BY: TONY SCANDLYN, VICE PRESIDENT P1011473 1/3, 1/10, 01/17/2013

Title Order No. 1102575 Trustee Sale No. 2011-2193 Reference No. HOPP-4 APN No. 4328-014-034 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 9/2/2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that on 1/29/2013 at 9:00 AM S.B.S. LIEN SERVICES As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 9/7/2011 as Document No. 20111210935 Book Page of Official Records in the office of the Recorder of Los Angeles County, California, the purported owner(s) of said property is (are): DAVID HOPP The purported new owner: DAVID HOPP WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, (payable at the time of sale in lawful money of the United States, by cash, a cashier's check drawn by a State or National bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.): Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766. All right, title and interest under Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any, of the real property described above is purported to be: 135 S MCCARTY DRIVE #404 BEVERLY HILLS, CA 90212 AKA 135 S. MCCARTY DR. 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. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$12,687.63 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, BEVERLY HILLS PINNACLE HOMEOWNERS ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien,

not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call FOR SALES INFORMATION, PLEASE CALL (714)573-1965 or LOG ONTO or visit this Internet Web site [www.priorityposting.com](http://www.priorityposting.com) using the file number assigned to this case 2011-2193. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 1367.4(C) (4). PLEASE NOTE THAT WE ARE A DEBT COLLECTOR AND ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. FOR SALES INFORMATION, PLEASE CALL (714) 573-1965 or LOG ONTO [www.priorityposting.com](http://www.priorityposting.com). Date: 12/28/2012 S.B.S. Lien Services, 31194 La Baya Drive, Suite 106 Westlake Village, CA 91362 Annissa Young, Trustee Sale Officer WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. P1012488 1/3, 1/10, 01/17/2013

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 243419CA Loan No. 3010298580 Title Order No. 465468 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-02-2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 01-31-2013 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-20-2006, Book , Page , Instrument 06 2333678, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MICHAEL REYES A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Legal Description: PARCEL 1 A PORTION OF LOT 20 OF TRACT NO 5571, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 107, PAGES 72 TO 80 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT, THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, SAID SOUTHERLY LINE BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100 FEET, A DISTANCE OF 25.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 250 FEET (A RADIAL LINE AT SAID POINT BEARS SOUTH 58° 53' 00" WEST), THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND MEASURED ALONG SAID CURVE A DISTANCE OF 120.79 FEET TO THE TRUE POINT OF BEGINNING (A RADIAL LINE AT SAID POINT BEARS SOUTH 31° 12' 03" WEST), THENCE NORTH 00° 00' 05" EAST 141.86 FEET, THENCE NORTH 84° 42' 10" WEST 112.12 FEET, THENCE SOUTH 6° 28' 00" WEST 70 FEET, THENCE SOUTH 21° 28' 00" WEST 50.11 FEET TO A POINT IN SAID SOUTHERLY LINE, SAID SOUTHERLY LINE BEING SAID LAST MENTIONED CURVE (A RADIAL LINE AT SAID POINT BEARS SOUTH 1° 54' 52" EAST), THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE 144.49 FEET TO THE TRUE POINT OF BEGINNING PARCEL 2 THAT PORTION OF MULHOLLAND DRIVE AS VACATED BY ORDINANCE NO 143 631 RECORDED AUGUST 31, 1972 AS INSTRUMENT NO 3547 IN BOOK D-5588, PAGE 658, OFFICIAL RECORDS AS SHOWN

ON THE MAP OF TRACT NO 5571, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107, PAGES 72 TO 80 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 20, THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 20, SAID SOUTHERLY LINE BEING A CURVE NORTHEASTERLY HAVING A RADIUS OF 100 FEET, AN ARC DISTANCE OF 25.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250 FEET (A RADIAL LINE AT SAID POINT BEARS SOUTH 58° 53' 00" WEST), THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AN ARC DISTANCE OF 176.5 FEET THROUGH A CENTRAL ANGLE OF 40° 27' 03" TO THE TRUE POINT OF BEGINNING (A RADIAL LINE AT SAID POINT BEARS SOUTH 18° 25' 57" WEST), THENCE CONTINUING WESTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 20 AN ARC DISTANCE OF 19 FEET THROUGH A CENTRAL ANGLE OF 04° 21' 16" TO A POINT (A RADIAL LINE OF SAID POINT BEARS SOUTH 14° 04' 41" WEST), THENCE ALONG SAID RADIAL LINE SOUTH 14° 04' 41" WEST A DISTANCE OF 3.00 FEET, THENCE EASTERLY TO A LINE THAT BEARS SOUTH 18° 25' 57" WEST DISTANCE THEREON 3.0 FEET FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 18° 25' 57" EAST A DISTANCE OF 3.0 FEET TO THE TRUE POINT OF BEGINNING Amount of unpaid balance and other charges: \$2,794,214.65 (estimated) Street address and other common designation of the real property: 13325 MULHOLLAND DRIVE BEVERLY HILLS, CA 90210 APN Number: 2386-001-013 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-07-2013 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: [www.lpsasap.com](http://www.lpsasap.com) or 1-714-730-2727 [www.priorityposting.com](http://www.priorityposting.com) or 1-714-573-1965 [www.auction.com](http://www.auction.com) or 1-800-280-2832 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 three companies: LPS Agency Sales and Posting at (714) 730-2727, or visit the Internet Web site [www.lpsasap.com](http://www.lpsasap.com) (Registration required to search for sale information) or Priority Posting and Publishing at (714) 573-1965 or visit the Internet Web site [www.priorityposting.com](http://www.priorityposting.com) (Click on the link for "Advanced Search" to search for sale information), or [www.auction.com](http://www.auction.com) at 1-800-280-2832 or visit the Internet Web site [www.auction.com](http://www.auction.com), 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-4345198 01/10/2013, 01/17/2013, 01/24/2013

T.S. No. 12-2519-11 Loan No. 0012228193 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/9/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this

state will be held by 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 a Deed of Trust described below. 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. Trustor: MARKO JARIC, A SINGLE MAN Duly Appointed Trustee: THE WOLF FIRM, A LAW CORPORATION Recorded 5/12/2006 as Instrument No. 06-1054831 of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 1/31/2013 at 9:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza Pomona, CA. Amount of unpaid balance and other charges: \$1,734,527.87, estimated Street Address or other common designation of real property: 2139 EL ROBLE LN (BEVERLY HILLS AREA) LOS ANGELES, CA 90210 A.P.N.: 4388-009-036 AND 4388-006-029 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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](http://www.priorityposting.com), using the file number assigned to this case 12-2519-11. 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. Date: 1/2/2013 THE WOLF FIRM, A LAW CORPORATION 2955 Main Street, 2nd Floor Irvine, California 92614 Foreclosure Department (949) 720-9200 Sale Information Only: (714) 573-1965 [www.priorityposting.com](http://www.priorityposting.com) Frank Escalera, Team Lead P1012852 1/10, 1/17, 1/24/2013

FILE NO. 2012 254724  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: BEACH CITIES ESCROW, A NON-INDEPENDENT BROKER ESCROW, 1601 PACIFIC COAST HWY, #265, HERMOSA BEACH, CA 90254 county of: LOS ANGELES. The full name of registrant(s) is/are: BEACH CITIES RE INC [CALIFORNIA], 1601 PACIFIC COAST HWY #265, HERMOSA BEACH, CA 90254. 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/ BEACH CITIES RE INC BY: MICHAEL WEURTH CHIEF EXECUTIVE OFFICER

This statement was filed with the County Clerk of LOS ANGELES County on DEC 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).  
LA1255238 BEVERLY HILLS WEEKLY 1/10, 17, 24, 31, 2013

# CLASSIFIEDS

To place your ad, call  
310-887-0788

## 100-199 Announcements

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

## 200-299 Services

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

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

## LEGEND

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

300-399 Rentals  
300-House Furnished  
302-House Unfurnished

400-499 Real Estate  
400-Homes For Sale  
401-Real Estate  
402-Condominiums  
404-Commercial/Industrial  
406-Mobile Homes  
408-Income Property  
410-Lots For Sale  
412-Farms/Ranches  
414-Resort Property  
416-Lakeshore Property

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

500-599 Employment  
500-Employment Opportunities  
501-Help Wanted  
505-Work at Home  
510-Employment Agencies  
515-Business Services  
516-Business Opportunities  
520-Jobs Wanted  
521-Personal Shopper  
522-Drivers

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

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

800-899 Financial  
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804-Money Wanted  
806-Mortgage & Trust  
808-Escrows

900-999 Transportation  
900-Autos For Sale  
905-Trucks & Vans  
910-Motorhomes/Campers  
915-Motorcycles  
920-Trailers  
925-Classics  
930-Auto Leasing  
935-Aircraft  
940-Boats  
945-Personal Watercraft  
950-Marine Supplies  
955-Autos Wanted

## INGLEWOOD CEMETERY

Single Funeral Plot for sale  
Purchased in 1986, Located in a great location Selling b/c I have moved to GA & won't be coming back to LA  
\$7,500 OBO. Call Kay (404) 323-1345

Mt Sinai Memorial Park  
Single plot on hill in Mt Sinai Memorial Park Zion section Map 4.  
\$8000 obo  
(818) 425-5925

Mount Sinai Memorial Park  
Single Plot on Gentle Slope  
\$5950 OBO. Cemetery price: \$8,400  
Contact: (435) 655-5760  
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 Memorial Park in Corona Del Mar, 6 plots side-by-side, 103 A & B and 136 C, D, E, and F in Bayview Terrace, \$11,000 each. Nancy Buchell (949)683-0873

Rose Hills Memorial Park, National Shrine Lawn, 1 plot. Value \$4500, asking \$3500 includes transfer fee. Private Party (562)897-2697

Rose Hills, Garden of Benediction, Lot 2262, 4 SBS graves. Beautiful area below Memorial Chapel. \$3200 per grave + fees, (208) 777-8427.

## 100- ANNOUNCEMENTS

DID YOU KNOW that Ten Million adults tweeted in the past month, while 164 million read a newspaper in print or online in the past week? ADVERTISE in 240 California newspapers for one low cost. Your 25 word classified ad will reach over 6 million+ Californians. For brochure call Elizabeth (916)288-6019. (CAL-SCAN)

## 115- CEMETERY

PLOTBROKERS.com  
Southern California's Premier Cemetery Plot Broker  
Call Toll Free (888) 918-8808  
Serving all of Southern California

GORGEOUS CREST-LAWN CEMETERY  
4 plots available for \$11,795  
Located in Graceland Mike (909) 864-6545

Make your final resting spot  
Desert Lawn Memorial plot  
Garden of prayer, aka "Faith"  
Lot 189, Spaces E & F, \$2,000 each (925) 899-6797

EDEN MEMORIAL PARK  
Single Plot Judea Center #953 Space C  
Sold-Out Section  
Beautiful Olive Trees  
Very Easy Access  
Adjacent Parking Area  
Valued at \$12,000  
Asking \$8,000  
Seller Very Motivated  
All responsible offers considered  
(805)-691-9591

Eden Memorial Cemetery  
1 Cemetery space with vault in sold out area of Mt. Shalom (Beverly Hills #393) Plot 3000, Space D  
Cemetery priced at \$12,500. Will sell for \$8,500.  
\$400 transfer fee to cemetery at signing  
Call Susan (225) 930-4986

Eden Memorial Park. 2 adjoining plots in sold out Mount Shalom section. Asking \$15,000 OBO. Contact: Georgiebb@msn.com or (623)-249-9389

EDEN MEMORIAL PARK Two Prime Side-by-Side Eye Level Crypt Spaces. Court of Prophets, beautiful views at the top of the hill. Row B, Spaces 483 and 484. All maintenance fees have been paid in perpetuity. Offered Below Retail at \$17,000 obo for both, transfer fee included.

biontears@adelphia.net or (310)-503-8279

EDEN MEMORIAL CEMETERY- Mission Hills  
3 Beautiful Plots located in the Eternal Gardens (gated area)  
Plots are adjoining  
Completely sold out area valued by cemetery at \$29,000  
Asking for \$8,500 each- Discount offered when all 3 purchased  
Contact Jay: jaypev@gmail.com or (503)-267-4362

Forest Lawn Memorial Park, 1 lot in Cypress, OC CA. \$3,000 obo. (770)-941-7497, annie17ah@earthlink.net

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

Forest Lawn Glendale. 5 plots in Resurrection Section, \$3,000 each OBO (or all for 16,000). Beautiful area. (916)-847-7607

Forest Lawn Glendale 2 plots  
Side by Side in Acacia Garden \$6K. each (818) 890-1020

Green Hills Rancho Palos Verdes  
Eventide Terrace Plot 85 Space B  
One plot, 2 interments  
Retails for \$11,500, Asking \$8,000 or best offer (310)291-8314

Green Hills Rancho Palos Verdes  
Two companion plots. \$12,750 each-- asking \$10,750.  
I'll pay transfer \$300 (310) 371-6382

Beautiful Green Hills Memorial Park, Rancho Palos Verdes, CA  
One Plot, Two Spaces (Valley of Peace)  
Retails for \$10,500, great price at \$6,500.00 or best offer (562)397-2759

Greenwood Cemetery, Bible Mausoleum, Side by side crypt  
Located in the Mathew Corridor- Entry level Tier A; Crypt #25 and #27  
Valued at \$13,600, selling both for \$7,500  
Owner will pay for transfer fees  
Cash or cashier's check for payment (619) 795-2181

Hillside Memorial Park  
Mount of Olives Sections  
Sold Out Section  
Block 3, Plot 202, Space 8  
Valued at \$16,800  
Asking \$14,500  
Will pay transfer fee  
Harry (951) 769-1984

Hillside, Mount of Olives, Single Plot (Block 13, Plot 397 Space 8). \$20,000 obo, including transfer fees. Linda (310)246-3206

Hillside Memorial Park, Canaan section.  
On Hillside, single lot 2 Privileges. Will split Transfer \$500. \$15,000.00. (949)-400-5071

Hillside Memorial Park, Garden Mausoleum, Companion, Wall Crypt in Canaan section, Top level. Sacrifice \$17,000 (below market value). Bennett (310)721-2252

HOLLYWOOD FOREVER  
Beth Olam Garden of David  
2 single outside wall crypts  
Valued \$19,800  
Asking \$16,000 (310)-201-5929 pp.

Burial Plot Available  
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