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# Beverly Hills Weekly

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Issue 752 • February 27, 2014 - March 5, 2014



## Art Talk

**Incoming Fine Art Commission Chair Sandy Pressman discusses Beverly Hills' public art collection**

cover story • pages 8-9





# letters & email

## “BHCVB Gift Bags”

In good jest, regarding the Beverly Hills Conference and Visitors Bureau’s request for funding approved by the City Council, that includes \$10,000 budgeted for gift bags and “possible costs of shipping items and souvenirs overseas to China,” for China’s International Travel Market events – Will someone oversee those items we are purchasing for China to be made in Beverly Hills, California (or even America), and not from China in the first place, to mitigate expenses back and forth?

*Melody Doff  
Beverly Hills*

## “Second Unit Permits”

I am writing this letter in an attempt to bring to the forefront an issue that I think the City Planning Department and the City Planning Commission are instituting that damages the quality of living in the City of Beverly Hills.

Permits are being granted to build up to twenty-two feet on the rear of residential property lines that face directly into their neighbors’ most private living spaces. Unlike property lines along the front or sides of the property, where great

care is given to setback and landscape requirements, there are no setback or landscaping requirements for the rear of properties. This is especially ironic when it is usually bedrooms and backyards, areas where homeowners should expect the most privacy, that are being infringed upon.

I’ve spoken with the planning staff, and seem to get an attitude that [it] is perfectly legal and not their problem. I’ve seen the uncaring quote published in the *Courier* by Commissioner [Dan] Yukelson “Second units are encouraged by the state because they can be considered affordable housing, and it actually adds to the housing stock of our city.”

Not only are these units an intrusion, but they are being granted without any moderation to the neighbors most affected. There is absolutely no setback required where landscaping could be planted as a moderating factor. There is also no thought being given to windows at twenty-two feet that are allowed to open, giving the occupants direct views into their neighbors’ bedrooms and yards.

This has happened at the rear of my property, and upon completion, the most private parts of my house will now become the most public.

I hope that by bringing this to the community’s attention, enough anger can be made apparent to the City, that something to stop this can be instituted.

*Steve Stabler  
Beverly Hills*

## WHAT’S ON YOUR MIND?

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310.887.0789

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# SNAPSHOT

## BHTV10 Commission Schedule

Public Works Commission – Feb. 27 at 8:30 a.m. and 8:00 p.m., Feb. 28 at 3:00 p.m., and Mar. 3 at 5:00 p.m.  
Planning Commission – Feb. 27 at 1:30 p.m. and Mar. 3 at 8:00 p.m.  
Health and Safety Commission – Feb. 27 at 5:00 p.m.  
Recreation and Parks Commission – Feb. 28 at 12:00 p.m.  
Fine Art Commission – Feb. 28 at 8:00 p.m.



## SCIENCE OLYMPIAD CHAMPS CAMPUS ROAD

Hawthorne middle school students (from left to right) Evan Timmerman, Evan Karmes-Wainer and Avrami Hacker show off their entry in the “wheeled vehicle” event.

Horace Mann’s Elementary team earned a gold medal and El Rodeo and Hawthorne Elementary both earned silver medals at the Los Angeles County Science Olympiad competition at Occidental College on Feb. 22. The Horace Mann Middle School Science Olympiad team earned fifth place in the competition, and qualified for the Southern California State Science Olympiad competition in Anaheim in April.



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OUR DATA SPEAKS VOLUMES



# briefs

## Beverly Hills Weekly attorneys receive \$40,000 from the Courier



Ronald Richards

The Beverly Hills *Courier* paid an attorney fee motion on Monday of \$40,000 to the *Weekly* that was awarded Friday.

“It was an unbelievable victory for [Beverly Hills *Weekly* Publisher] Josh [Gross] and the *Weekly* that all those legal fees were awarded by the court,” *Beverly Hills Weekly*’s attorney Ronald Richards said.

The *Courier* sought thousands of dollars in compensatory damages that they claimed were lost as a result of the *Weekly*’s business practices. The Los Angeles Superior Court ruled in favor of the *Weekly* in a SLAPP motion (Strategic Lawsuit Against Public Participation) last December on two of the three causes of action. The *Courier* is appealing on two counts (prospective economic relations and negligent interference) and the *Weekly* is appealing the third cause of action (unfair business practice).

“The previous lawsuit was just an attempt to muddy the *Weekly*’s name in front of the City Council, which instead turned into the *Courier*’s worst nightmare, where they [were] instead ordered to pay \$40,000 in legal fees,” Richards said. “The *Courier* has no evidence that the *Weekly* is engaging in any competition against them and they have never been able to produce any evidence that they’ve lost a single piece of business as a result of the *Weekly*’s business practice.”

The case is stayed pending the appeal, which will be ruled on in a year and a half to two years.

## Rec and Parks Commission discusses open leash dog park

The Recreation and Parks Commission reopened discussion at Tuesday’s meeting on placing a public, open leash dog park at Roxbury Park.

After a City Council study session in November 2012 discussing possible off-leash dog park locations, city staff was not given further direction to pursue the topic.

“From a staff perspective, I think we have pretty much exhausted our understanding of publicly-owned areas that we’re giving consideration to,” Community Services Director Steve Zoet said.

Issues brought up at the time for pos-

sible locations that were brought to the City Council included sufficient space for dogs, noise levels and parking. Possible locations suggested were the Orange Grove, La Cienega Park’s athletic field, Coldwater Canyon Park, and Roxbury Park’s Croquet Green area.

“[Roxbury Park] seems to be the best choice from what I’ve seen, so if this square at Roxbury is not going to be acceptable to the community, I don’t even know if we have any other choices,” Vice Chair Simone Friedman said.

Though city staff has not received any public requests or comments concerning a dog park, commissioners Robbie Anderson and Susan Gersh proposed spreading awareness and gaining community support at the upcoming “Woofstock” event on Sunday.

“The land is certainly the major component,” Gersh said. “We would then have to form a support group within the community to really police, clean up, and manage this because staff is not really able to do that. It would require a strong support group within the community.”

Zoet said that if the commission would like to consider a dog park to be placed at Roxbury Park, the item would be formally placed on a future agenda for further in depth discussion. Recreation Services manager Brad Meyerowitz also suggested that Roxbury Park’s renovations and construction should be completed before the Commission brings anything to the City Council. During that time, the Commission can gather community support and work out details for the dog park.

Beverly Hills residents can visit [www.beverlyhills.org/directory](http://www.beverlyhills.org/directory) and e-mail the community service department to express their opinions on having a public dog park.

## Lack of enforcement on signage violations, Architecture Commission says

The Architecture Commission continues to take action on signage issues that have not been resolved in the City and opened discussion on possible solutions at their Feb. 19 meeting.



James Blakeley

“Most of us sitting on the commission feel that the sign and the building are one and they should be part of the package to enhance the building,” Architecture Commission Chair James

Blakeley said in the *Weekly*’s cover story issue #721. “We would like to have some sort of oversight to all of the signs that are going up in the city.”

After meetings with Mayor John Mirisch and City Enforcement in the past month, Blakeley took a few steps forward in ameliorating signage issues in the City.

“I walked the city in less than an hour and there [were] 128 violations relating to the sign program, which is ridiculous,” Blakeley said. “There is no way that [enforcement] can take care of that.”

Business owners who receive a citation

and do not fix their signs within the first month are fined \$106. If the sign is not fixed within a year, they are fined \$212. If the sign is still not fixed after another year the business is fined \$530.

*briefs cont. on page 4*

## Public Hearing on Proposed Fare Changes

# Metro Briefs

WESTSIDE/CENTRAL

### Public Hearing on Proposed Fare Changes

To continue reliable service of LA County’s expanding transportation network, Metro must consider gradually increasing fares. Metro’s approach to changing fares would also increase transit access by including free transfers on a single fare paid with a TAP card. A public hearing to gather comments will be held on Saturday, March 29 at 9:30am at Metro Headquarters; sign up in person by 11:30am to speak at the hearing. More information at [metro.net/newfares](http://metro.net/newfares).

### Upcoming Sepulveda Boulevard Lane Closures

Individual lane closures on Sepulveda Boulevard are expected soon in the Sepulveda Pass as part of the freeway improvements project. For the latest information on closures and construction schedules, check [metro.net/405](http://metro.net/405).

### Track Installation For Expo Phase 2

The Expo Construction Authority is in the process of laying more than 30 miles of track in West LA and Santa Monica for the second phase of the Expo Line. Phase 2 will extend west from the Culver City Station to Santa Monica. For more information and construction schedules, visit [buildexpo.org](http://buildexpo.org).

### Wilshire BRT Breaks Ground

Work recently began on the remainder of the Wilshire Boulevard Bus Rapid Transit (BRT) lanes. The \$31.5-million project is adding 7.7 miles of peak hour bus lanes to sections of Wilshire Boulevard between downtown LA and Santa Monica. More information at [metro.net/wilshire](http://metro.net/wilshire).

### Regional Connector Gets \$670 Million in Federal Funding

Top federal officials have awarded a \$670 million grant and an additional \$160 million in low-interest loans to the downtown Los Angeles Regional Connector Transit Project. The two-mile underground route will connect the Metro Blue, Gold and Expo Lines. Learn more at [metro.net/regionalconnector](http://metro.net/regionalconnector).



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Student Board Member Eliza Beenhouwer, Board Member Lewis Hall, Former Board Member Steven Fenton, Board Member Brian Goldberg, Board Member Noah Margo, Board Member Lisa Korbatov, Board Member Howard Goldstein, Superintendent Gary Woods, Chief Administrative Officer Dawnalyn Murakawa-Leopard and Chief Academic Officer Jennifer Tedford

### Former Board member and Beverly High faculty speak out

Former Board of Education member Steven Fenton and two Beverly High teachers blasted Board members at Tuesday's meeting on the current state of the Board and Beverly High.

"You knew it took a lot for me to be here tonight," Fenton said.

When Fenton left office in 2011, he told the Board, the district held "record highs in test scores, financial reserves and employee morale," but now the district has "record highs in district-wide lawsuits, employees shopping their resumes, and personal vendettas against [Principal] Carter Paysinger."

The Board of Education voted last week to hire a law firm to investigate the source of a classified draft report that was allegedly leaked to a Los Angeles Times reporter. The draft report summarizes a review conducted in August 2013 on Beverly Hills Sports Academy's camp operations when Paysinger and two other coaches started the camp approximately 15 years ago (see more in Issue #749).

Fenton handed out a declaration for board members on Tuesday, stating that if they were not the source of the classified document leak to the Los Angeles Times, then they will sign the declaration, under penalty of perjury.

"I'm going to hand out to all of you the following declaration: 'I am not the source of the disclosure of the report to the Los Angeles Times. I did not directly or indirectly disclose the report or its contents to the Los Angeles Times.'" Fenton said. "I'm hoping that all of you wouldn't have any problem signing this. Then we [do] not have to pay the money for the legal fees."

Beverly High faculty also expressed their concerns at the Board meeting on the future state of the high school administration and what effect it will have on the educational environment.

According to Beverly High Social Studies teacher Stewart Horowitz, about 75% of Beverly High's administration will be leaving at the end of the current school year, including the upcoming retirement of Assistant Principal Toni Staser and the resignation of Assistant Principal Regina Zurbano.

"This situation is unprecedented and none of you can believe that high levels of anxiety and uncertainty among staff leads to a better education," Horowitz told the Board.

Horowitz further expressed his concerns when last Friday's Highlights (student newspaper) included an article on, "How effective are [Beverly High] teachers?"

"After a decade of [the] Board of Education publicly criticizing teachers at the school, it's no surprise that students feel empowered to produce an article such as this one," Horowitz said.

Beverly High English teacher Minna Kim expressed both her praise for the current Beverly High administration and her concerns when that administration will not be the same for the next school year.

"The fluid student schedules organized by [Assistant Principal] Amy Golden, the unity and teamwork that comes from a respected and trusted leader, Carter Paysinger, and the flawless running of standardized testing done impressively in her rookie year by Regina Zurbano will not happen next year without them," Kim said. "The absence of these structures and its ripple effects will be felt in the classrooms' test scores prestige, morale, all the way down to what our kids will be able to accomplish as a result."

Kim said that knowing current administrative faculty will be leaving at the end of year has impaired her ability to bring "100 percent" of herself to her classrooms without the "structures around me that help me focus on my classroom and your kids."

"We have the same goals, just different understandings of how to get there," Horowitz said. "We have no choice but to find ways to compromise and then we will have found the way to a better education for all of our students."

### Two properties nominated, one denied for landmark nomination

The Cultural Heritage Commission formally nominated two properties and denied one property to be included in the Beverly Hills Local Register of Historic Properties on Feb. 20.

The 1483 Carla Ridge's structural integrity from its period of significance was not retained, and was denied landmark nomination 5-0.

Master Architect William Stephenson designed the mid-century California modern residence, which was significantly remodeled in 2004-2005.

City staff conducted a final review for the Carla Ridge property and concluded that several character-defining features were either removed or replaced and not representative of Stephenson's work. Among the features that were altered were the original white gravel topped roof, which was replaced, and the louvered window mental frames and window openings, which were also replaced, with some window openings modified.

"I'm very impressed that the process does work," Cultural Heritage Vice Chair Maralee Beck said.

"We were able to prove that the rules are not arbitrary, the rules are established well."

The residences located at 1000 North Crescent Drive, the Rogers – Cohn Estate, designed by Master Architect Robert Farquhar, and 620 North Sierra Drive, designed by Master Architect Marshall Wilkinson, were both nominated for landmark nomination, both accepted with a 5-0 vote.

"One of the extreme pleasures of being on this commission is to have owners of these cherished properties in the City of Beverly Hills come forth voluntarily to us and provide us the opportunity to share these wonderful estates for the future as landmark buildings," Beck said.

The owners of both nominated properties maintained the structural and architectural features to preserve the original work. If designated as a historic landmark, the property's character defining features will need to be maintained by the current and future owners.

The Cultural Heritage Commission's recommendations will be forwarded to the City Council for a formal vote.



1483 Carla Ridge



100 North Crescent Drive



620 North Sierra Drive

*briefs cont. from page 3*

"That's no incentive," Blakeley said. "For 100 bucks I don't care, I'll leave the sign there. Then the problem is the sign proliferates to other buildings."

Sign violations may occur due to size, shape, form, lettering, and other factors. According to Blakeley, it's expensive for the city to continually send out enforcement to give violations to business owners if they don't comply.

"It's a costly situation and enforce-

ment has better things to do than go after people who are putting up illegal signs," Blakeley said.

If businesses refuse to pay the fines after a year, the issue could go to the City.

"That can take up time that [the City Council] can [spend on] other things that are more important in the City," Blakeley said. "So how do we as a commission stop that gap?"

A sign regulation pamphlet that has

*briefs cont. on page 5*





(Left to right) Paige Dubelko, Sharona Nazarian, Samantha Wolfe, AJ Willmer, Richa Vijayvergiya, Nicole Sayegh and Chelsea Simmons at last year's LA Marathon supporting Lupus LA.

## Beverly High's Interact club running and fundraising for Lupus LA

Beverly High's Interact Club will be fundraising for Lupus LA and participating in the Los Angeles 5K run on March 8.

The Interact Club will have a cheering station on Rodeo Drive across from Chanel while the Lupus LA team is running the ASICS LA Marathon on March 9.

The Beverly Hills Rotary Club is Lupus LA's main sponsor for the event.

"It's been so instrumental to have the support of the Beverly Hills Rotary Club and unbelievably rewarding and important to have the support of [Beverly High's] Interact Club," Lupus LA Vice President of Finance and Beverly Hills Rotary Club member Alan Kaye told the Weekly. "It's not just about the amount of money you raise but it's about the people you touch and the people who get involved."

Lupus LA promotes lupus research, awareness, education and supports patients who suffer from the chronic autoimmune disease. Lupus LA has been participating in the Los Angeles Marathon for five years.

Visit [www.firstgiving.com/fundraiser/Interact/marathon](http://www.firstgiving.com/fundraiser/Interact/marathon) for more information on contributing and participating.

briefs cont. from page 4

information about what business owners can and can't do for signage was previously given to violators after a citation was given to them. To keep businesses better informed about sign regulations, Blakeley recommended that enforcement give the pamphlets to the businesses when they apply for signs, as opposed to afterwards when they receive the citation.

"The idea here is to get store owners to understand that there are rules and regulation to what they can't do," Blakeley

told the Weekly. "Maybe by getting that part done and getting the store owners informed and making certain things more beneficial for them to agree to the signage then maybe we'll be able to get rid of [half the signage issues.]"

At the next meeting, the Architecture Commission will discuss issues regarding signage, including enforcement and oversight. The Commission will take a formal vote on signage issues solutions, including violation fees and regulations, and prepare a presentation for a City Council agenda item.



Dylan Siegel

## Siegel is recipient of Charlotte Bacon Act of Kindness Award for Chocolate Bar

Dylan Siegel was awarded the Charlotte Bacon Act of Kindness Award on Feb. 22 for his book, Chocolate Bar.

The award recognizes anyone of the age 18 and under who performs acts of kindness.

Siegel wrote Chocolate Bar to sell and raise funds for his best friend, Jonah Pournazarian who was born with glycogen storage disease 1b, a liver disease with no cure that affects one in a million children. Siegel wrote and illustrated a 16-page book that used "chocolate bar" to describe something "awesome." (See Siegel's story in the Weekly's issue #690).

According to the Newton Kindness' website, Siegel raised \$400,000 towards his \$1 million goal. The money goes to Jonah's research fund at the University of Florida School of Medicine, where Jonah's doctor, David Weinstein, is working towards a cure for GSD, which will also help other liver-related diseases. This is the first time that this disease has received national attention.

Newton Kindness was formed in honor of Charlotte Bacon who lost her life in the Sandy Hook tragedy. The organization's purpose is to "promote kindness as a guiding principle of humanity" and to raise awareness of kindness through education, sharing and recognition.

Visit [www.chocolatebarbook.com](http://www.chocolatebarbook.com) for more information and to donate.

"Part of this is our responsibility to recommend to the City Council to what we need done," Blakeley said. "[We can] eliminate at least half of [the signage violations] because it hasn't gone away and it won't go away until something gets done. There [has to be] some deterrent to stop it."

## Superintendent Gary Woods' three year contract extension approved 4 - 1

Superintendent Gary Woods' contract was extended by three years with a 4 - 1 vote at the Board meeting on Tuesday.

Board members Brian Goldberg, Howard Goldstein, Lisa Korbatov and



Gary Woods

Noah Margo voted for the extension of the contract, with Lewis Hall voting against.

"I don't think there has been adequate discussion and consideration to this contract,"

Hall told the Board at their Tuesday meet-

briefs cont. on page 7

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Dr. Micheal Gitter, Sam Yebri, Lee Wallach, John Perez, David Nahai, David Pezeshki and Dr. Frank Matricardi

### Breakfast event to support Perez's State Controller campaign

California Assembly Speaker John Perez (D-Los Angeles) held a breakfast event at a private Beverly Hills residence on Feb. 23 to raise support and speak about his State Controller campaign.

Perez has been a friend of the Jewish and Iranian-American community and is a vocal supporter of Israel.

Hosts Ambassador Michael Melnicke and David Pezeshki led the event, with co-hosts including Iranian American Jewish Federation supporters, Rabbi Sameul Chmelnicke, Sam Yebri, David Nahai, Jonathan Istrin and Lee Wallach. Special guests included Assemblymember Richard Bloom (D-Los Angeles) and Santa Monica-Malibu School Boardmember Ben Allen.



(Left to right, front to back) Jenny Kim, Evan Pizzurro, Seth Pizzurro, Samantha Boudaie, Sam Bernstein, Taeyoung Ryu, Michael Huang, Deborah Yi, Dayeon Jeong, Horace Mann alumnus debater and volunteer league judge Sam Schwartz, Principal Steve Kessler, David Foldvary, Amit Geffner, Eric Lee, Josh Galst, Daniel Wiener, Jovani Hutton-Snair, Sasha Kubichka, Maani Tuli and volunteer league judge Jeffrey Kaplan.

### Horace Mann Debate Team competes at Marlborough School

The Horace Mann Debate Team competed at a tournament hosted by Marlborough School on Feb. 22.

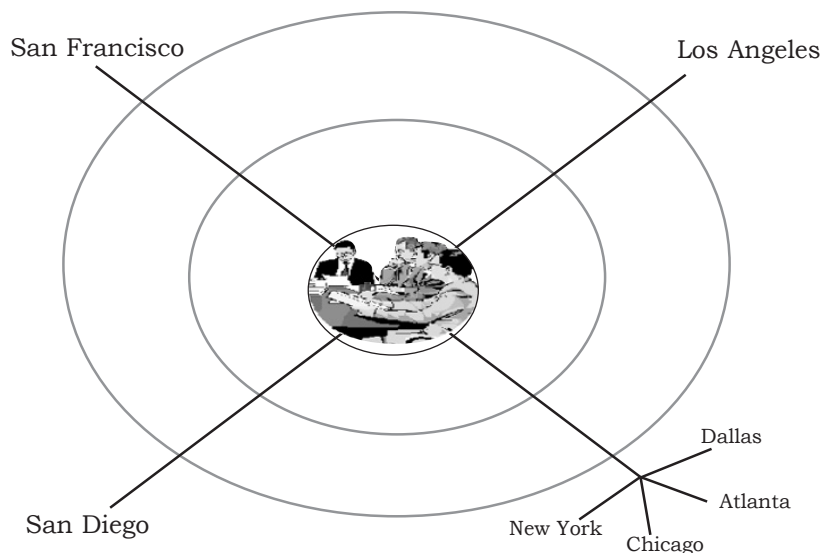
Six teams of three students each won 40 percent of their rounds. The tournament's topics were the U.S. Electoral College, drone warfare and the Cuban embargo.

Horace Mann the only BHUSD competitive debate team, and is part of the Public Debate League of Southern California. The team is coached by Horace Mann social studies teacher David Foldvary and is supported by the Horace Mann PTA.

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## BHHS Boys' Basketball Team Loses in Overtime in Playoff Opener

Norman girls' basketball team routed by Torrance in playoffs.

By Steven Herbert

Beverly High lost to Yorba Linda, 63-58, in a Southern Section Division 3AA first-round boys' basketball playoff game Feb. 19 at the Swim-Gym.

The Mustangs forced the overtime on Issac Douglass' 3-point basket with 1.8 seconds remaining in regulation, then outscored the Normans, 9-2, to conclude the overtime.

The Normans (18-10) led 16-9 at the end of the first quarter and 32-22 at halftime. They were outscored 17-12 in the third quarter, cutting their lead to 44-39.

Siavash Yektafar scored 23 points for Beverly Hills, which was seeded sixth in the 32-team field. Brandon Neman added 10 for the Normans, Trevor Bergher seven, Ben Cohen and Jalen Sands five each, Ronan Massana four and Navid Rafalian and Kyle Young two each.

Yektafar made three 3-point baskets and Bergher one.

Yorba Linda lost to West Valley, 47-42, in a second-round game Friday.

### Girls' Basketball

#### Beverly Hills 46, Renaissance Academy 45

Lauren Moghavam scored nine of her 13 points in the fourth quarter, including a 3-point basket, in the Public vs. Private Challenge Jan. 25 at the Swim-Gym.

The Normans led 14-10 at the end of the first quarter and 24-22 at halftime, but were outscored 12-8 in the third quarter to trail 34-32 entering the fourth.

Natasha Allen added seven, all over the first three quarters, Shannan Cohanzad

six, all in the first half, Asia Meadows five, Shantel Kahrobaee and Aleks Recupero four each, Jennifer Zhang three and Robin Ashkenazi and Avital Simone two each.

#### Culver City 73, Beverly Hills 21

The Normans were outscored 29-5 in the first quarter of an Ocean League game at Culver City Jan. 29.

Beverly Hills trailed 44-15 at halftime and 61-18 entering the fourth quarter.

Jessica Melamed scored 12 points for the Normans, all in the first half, including a second-quarter 3-point basket. Allen added four, Cohanzad three on a fourth-quarter 3-point basket and Ashkenazi two.

#### Torrance 74, Beverly Hills 25

Both Norman coach John Braddell and his Tartar counterpart Rick Momohara said they were "very surprised" by the one-sided outcome of their teams' Southern Section Division 2A first-round playoff game Saturday night.

"I thought going in we had an opportunity (to win), but they came out and played really well," Braddell said. "If they played like this all year, they would have been a first-place team."

Beverly Hills (13-14) scored the game's first three points, but Torrance responded with a 12-0 run, with freshman guard Jordan Sakasegawa making the first two of her six 3-point baskets.

Natasha Kashani's basket ended the run, but the Tartars then began another

12-0 run, ending the quarter with a 24-5 lead.

Torrance (14-11) led 51-19 at halftime, then outscored the Normans, 17-2, in the third quarter, increasing its lead to 68-21 entering the fourth quarter, which was played with a running clock, under the rule requiring a running clock when a team leads by at least 40 at the start of the fourth quarter.

"We ran into a buzz saw," Braddell said. "They shot very, very well. It's out of the ordinary for them to shoot the ball that well. We tried many, many defenses to slow them down, but nothing seemed to work."

Allen and Melamed each scored seven, Kashani four, Phoenix Gulzer and Arianna Mazzarini three each and Ashkenazi two.

Sakasegawa led all scorers with 18, all in the first half, and guard Carah Fukumoto added 16 for the Tartars, who finished third in the Pioneer League and were seeded 15th in the 32-team draw.

### Wrestling

#### Southern Section Northern Division Finals

Beverly High wrestlers Raven Castro, Iman Dayani and Bram Geiderman all won two matches in the meet held Friday and Saturday at Santa Maria High School.

Castro pinned Nico Pacheco of Cabrillo and defeated Andrew Cooper of Westlake, 14-3, then lost his final two matches in the 132-pound division.

Dayani defeated Erik Guzman of Santa Ana Valley, 20-6, and Kevin Luo, 6-4, then lost his final two matches in the 138-pound division.

Geiderman lost his first match, then pinned Erik Rodarte of Roosevelt and Chris Morales of Lompoc before losing his final match in the 195-pound division.

Norman senior David Prokopenko pinned Vincent Rodriguez in 35 seconds in a match in the 145-pound division.

### Boys' Soccer

#### Beverly Hills 4, Morningside 0

Norman goalkeeper Milton Joyner made four saves for his second shutout of the season, while Phin Bauer scored

twice and Ignacio Gonzalez had a goal and two assists in an Ocean League game at Nickoll Field Feb. 5.

Justin Kramer also scored for Beverly Hills, which led 2-0 at halftime.

The Normans led in shots, 25-4.

#### Beverly Hills 1, Santa Monica 1

Roman Zaragoza scored in the second half off Miguel Ramirez's assist in an Ocean League game at Santa Monica Feb. 7.

Joyner made 10 saves.

The Normans were outshot, 11-7.

The first half ended in a scoreless tie.

The Vikings were ranked fifth in the Southern Section Division 4 poll released Feb. 10.

#### Beverly Hills 2, Inglewood 1

Gonzalez scored both Norman goals in an Ocean League game Feb. 11 at Inglewood.

Joyner made three saves.

The first half ended in a scoreless tie.

Beverly Hills (8-11-3, 4-4-1 in league play) led in shots, 7-4.

### Track and Field

#### California Indoor State Meet

Beverly High sophomore Amanda Block tied her girls' pole vault school record by clearing 10 feet, 3 inches Feb. 17 at the Save Mart Center in Fresno, finishing in an 11-way tie for eighth.

Another Norman sophomore, Annabel Personeni, had the second-fastest time in the girls' 800 meters, two minutes, 23.67 seconds. Bianca Alonzo of Marlborough had the fastest time, 2:21.20.

Beverly Hills sophomore Lucas Brito was fifth in his section of the boys' 600-yard run in 1:20.73.

*Steven Herbert has covered Beverly Hills High School sports for the Beverly Hills Weekly since 1999. He has also covered college and professional sports for The Associated Press, Los Angeles Times and Washington Post. He can be reached at (310) 275-7943 or by email at stvherbert@aol.com.*

briefs cont. from page 5

ing. "If we did not extend the contract, Dr. Woods' contract would still continue over a year. I don't see an urgency in making the vote today."

Goldberg asked Woods if other districts have approached him about other openings.

"It's not uncommon to be approached, but you have to be a willing participant to go forward and at this time I have not been a willing participant," Woods said. "When I came here originally, I came here to try and to make a difference, and I'm probably more critical of myself than any of you could be. I have a better idea of what it's going to take to meet those standards and on behalf of the students and staff I need to meet those standards."

Woods began as superintendent of BHUSD on June, 2011. The majority vote extended his position term until June 30,

2018. According to the contract, Woods' salary will be \$249,000. Pursuant to the Education Code, a Board of Education can buy out a superintendent's contract at any time by paying 18 months' salary.

### BHUSD PTA presidents slated for 2014 -2015

BHUSD PTA presidents are slated for the upcoming 2014 - 2015 school year.

Formal nominations and voting to officially determine the PTA executive board will occur at each school's PTA meeting in March: Beverly High, Jodi Galen; Beverly Vista, Glenna Baron; El Rodeo, Marganeh Manavi and Linda Jankowski; Hawthorne, Lorraine Eastman and Tara Cucci; and Horace Mann, to be announced at the March 21 PTA meeting.

### Second Annual Persian American Woman's Conference

Iranian American Jewish Federation's Second Annual Persian American Woman's Conference, Exploring the Possibilities, will be held on March 9 at Montage Beverly Hills in honor of March Women's Month.

"All of the speakers will be giving inspirational stories of their life from their own experiences," IAJF President Shahla Zargarian Javdan told the *Weekly*. "We are hoping to encourage young people and woman of all ages into getting inspired and being able to go after their dreams."

Speakers include Farangis Sedaghatpour, Farrah Douglas, Goli Ameri, Homa Sarshar, Janet Daneshvar, Lisa Daftari, Parvaneh Bahar, Parvaneh Sarraf, Sholeh Shams, Sogol Pirnazar and

Stephanie Culler.

Two separate tickets can be purchased, one to attend the conference only, and another to attend the conference and have an intimate luncheon with the speakers with a question and answer session.

Registration starts at 8:30 a.m. and the conference will begin at 9:30 a.m. The private luncheon will start at 1:30 p.m.

Visit [www.pawc-la.org](http://www.pawc-la.org) for more information and to purchase tickets.

### Foundation BH to host fundraiser for Trumpet of the Swan musical concert

Trumpet of the Swan will be playing at the Wallis Annenberg Center for the Performing Arts at 3:00 p.m. on May 3 with a percentage of the ticket sales benefiting The Foundation Beverly Hills.

"We definitely believe in [The

briefs cont. on page 9



# coverstory

## ART TALK

### Incoming Fine Art Commission Chair Sandy Pressman discusses Beverly Hills' public art collection

By Nancy Yeang

#### How did you become a Fine Art Commissioner?

I joined Team Beverly Hills in 2009 and through the program was introduced to different commissions, learned about the city and thought it would be an interesting opportunity to participate in the city of Beverly Hills. I applied and I became a commissioner.

#### Why did you pick the Fine Art Commission?

I chose Fine Art because I am a collector. I was active at LACMA and was fortunate enough as a volunteer to run the Art Rental and Sales Gallery for many years. We worked with emerging artists. It also afforded me an education into the art world and I thought I could take the skills and apply them to the Fine Art Commission.

#### Did you leave LACMA's volunteer program when it closed?

No, I stopped before. I was with the Art Museum Council for many years but when you make a commitment it needs to be a full-time commitment and it was time for me to move on. I continue to support the museum but I left the council before it was terminated.

#### You said you collected art. What time period or pieces do you look for?

It's just a wonderful personal collection. We have New York School abstract expressionist art, we have interesting California art, a wonderful collection of South African township art and Cuban art.

#### What about art interests you?

I'm a very visual person. I find it to be a fascinating conversation. When I look at a piece of art, it resonates, whether I like it or don't like it. It gives me an opportunity to engage and that's what I'm hoping the Fine Art Commission achieves with the programs that we offer to the City.

#### What are some of the things that the Fine Art Commission is working on now?

We are still and always developing a public art collection by some of the most important artists in the world. We are following our charge from the City Council through our Fine Art obligation. We are maintaining the standards of selection of our work

established by the Fine Art Commissions that have come before us.

One direction that we have been taking is the establishment of a destination Sculpture Garden at Santa Monica Boulevard between Beverly Drive and Rodeo Drive. Currently, we have three pieces in the Garden; the Roxy Paine, the Yayoi Kusama and the Jaime Plensa. The concept of a sculpture garden is consistent with many cities and that is to have a restful and beautiful place that's accessible by any mode of transportation so that you can go to the park and enjoy what you see after a day of work or perhaps a long day of site-seeing. [You might have a] picnic on the lawn with your family and let the art and the environment be part of your restful experience within the city.

We've actually had a very productive year. We are charged with maintaining and preserving our public art. Many of our sculptures have suffered from long-time exposure to the environment. The city-owned art collection is an asset that will continue to maintain its value and the community will continue to enjoy the sculptures as they should be seen.

We've been working on the revision of the Fine Art Ordinance and I am very optimistic that we will soon be able to present this document to the City for final approval.

We are in the early stage of creating a Developer's Brochure. When developers

are applying for project permits with the City they will have all relevant information necessary to fulfill the City's Fine Art Obligation.

We are working with the Recreation and Parks Commission and our City Council liaisons to find a way to protect the Yayoi Kusama's Hyme of Life sculpture. Due to its fragile nature, we need to find a barrier that does not compromise the visual accessibility to the piece, but keeps visitors from getting too close. I think we are close to finding an aesthetically pleasing and viable resolution.

We continue our work with our fabulous Iphone app. It's on the Beverly Hills' [web] site. It's a picture of every piece of art throughout our city and it has a description

of the art. There's also a map of how to find [the art] and way[s] to access other information and other resources. We keep improving the site and we work with our staff so that we're up to date and every visitor and resident in the City can take a walking tour. Another thing that we're actually going to work on is a walking tour that is more user-friendly. [Some] one could pick up [a printed walking tour]

at the visitor center or hotels in case they don't have an Iphone.

I'm filled with excitement and enthusiasm for the Fine Art Commission. This is my sixth year. Our rotation has allowed me to truly grow with the job. I have learned so much from all of the former commissioners. I really feel that this is a great opportunity to continue the work of our commission and former commissioners,

We are very proud of the recently installed Millard Sheets at the library parking structure. There are several other Millard Sheets in the community and we are hoping to use these as tools for an additional education opportunity.

I've been working with [Assistant Director of Community Services] Nancy Hunt-Coffey to bring a mosaic artist to the library and have a class to teach the art of making mosaic. Of course using paper so that children aren't using glass, but allow the artist to show everyone how it is worked. We've several mosaic artists who might be willing to teach a workshop to families.

We thought it might be interesting to establish an art relationship and conversation with our residents and neighboring cities. This is something that we are going to be talking about and perhaps it will take the form of a town hall style art talk and walk where we can share thoughts. Art is a wonderful way

to keep old friends and make new ones. I realize that cities approach displaying art in different ways, and I think it might be interesting for us to, in a very fluid manner, have that conversation and find out if we can either improve or enhance the program that we have.

We will continue to have our commission priority exercises to look for new work to propose to the City and at the same time continue to reach out

to the community for suggestions for Fine Art to be considered by the commission. Our charge is not only to maintain and to preserve what we have, but also to find the right works for the City of Beverly Hills. The art collection is an asset to the City and the asset continues to grow.

#### It seems like you have a lot of ways to extend the conversation out to the community.

Exactly, art is a conversation, it really is an emotion. It doesn't matter if it's settling or unsettling, positive or negative, it's always a thoughtful conversation and you can meet people standing at an art installation and have a wonderful conversation with someone that you've never met before.

There's the Yayoi Kusama's piece for the Hyme of Life. You said some factors being taken into consideration are the visual aspects and something that keeps the viewers from getting closer to the piece. Are there any other factors being taken into consideration?

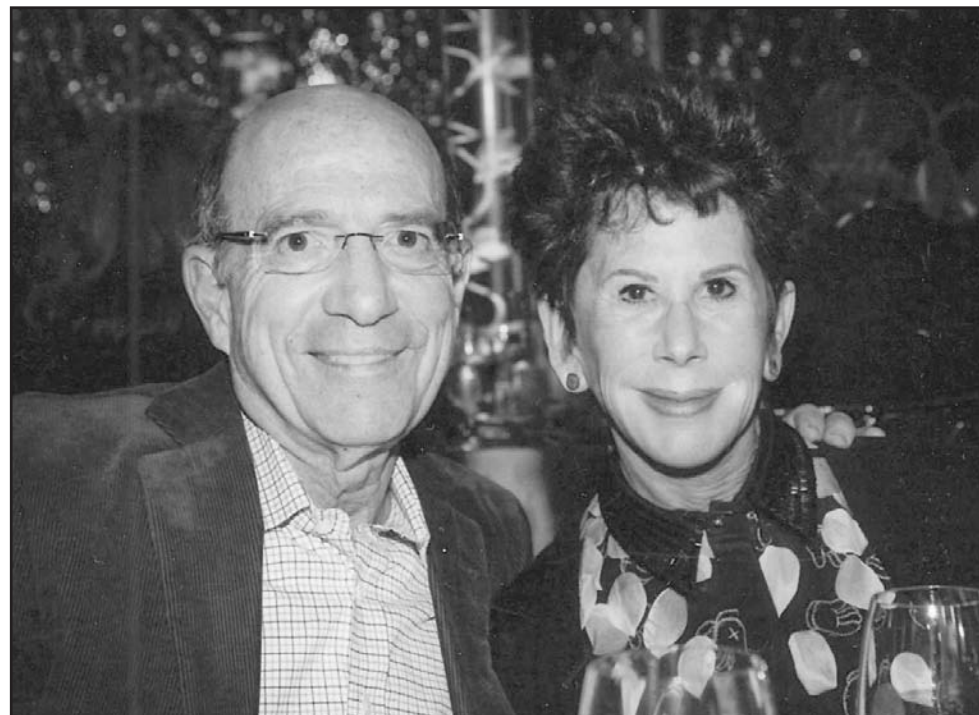
The piece is iconic for our city. It is somewhat fragile because it is flowers on stems. It's very attractive and it's like a magnet; it's absolutely a beautiful piece. We need to find a way to protect it. But that doesn't apply to the other art in the City. No other part of our collection seems to have created such enthusiasm for our residents and visitors in terms of contact.

We hired the firm Rosa Lowinger [to preserve the city's public art]. We are very conscientiously having every piece of artwork looked at, evaluated, restored and maintained. Part of our budget goes towards maintenance, preservation and lighting. The

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*“When I look at a piece of art, it resonates, whether I like it or don't like it. It gives me an opportunity to engage and that's what I'm hoping the Fine Art Commission achieves with the programs that we offer to the City.”*

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Barry and Sandy Pressman



Fine Art Commission is charged with really, the caretaking, being the caretakers of the city.

[Yayoi Kusama] is very unique, she's very exciting, and we're very lucky to have this work in our collection. The pieces of art that the Fine Art [Commission] selects after doing tremendous amount of due diligence are all unique pieces, and you'll never see another Kusama like that.

**A Carol Bove piece was recommended by the commission to be placed in Beverly Garden's Park. Can you tell us more about that?**

We have a priority exercise and the commissioners bring forth, as do community residents, pieces of art. We then go through, look at the art [and] evaluate [it]. We don't always pick a piece of art within each year, but this year the Carol Bove was presented and we believe she is outstanding in her field. We selected her work and we then proceeded to have a meeting with Recreation and Parks. The charge of Recreation and Park is to help select a site for the sculpture.

The Carol Bove was selected by the Fine Art Commission by [the] unanimous decision of the commission. We then met with Rec and Park and in the Northeast quadrant of the sculpture garden at Santa Monica between Rodeo and Beverly Drive, we selected a site for the Carol Bove [piece]. The next step in the process is to present to our council liaisons. If the council liaisons approve the piece going forward, we will then present to the City Council. If the City Council approves the piece, we will start the process of the commission of the Carol Bove.

**The art piece isn't created yet?**

Correct.

**So once it goes through the final stage of the process, if the piece is approved, the artist will create the art piece specifically for Beverly Hills**

Exactly, and it will be a unique piece for Beverly Hills.

**Recently, there were a few revisions to the Fine Art Commissions roles and responsibilities. What do you think about the revisions?**

The results so far of the meetings with

Councilmember Julian Gold are consistent with our group process.

**You talked about extending the conversation of art pieces into the Beverly Hills community. You also mentioned having that be brought to Beverly High as well.**

We have a committee that attends meetings at Beverly Hills with the high school. They have a show once a year and we're very supportive of their show. We actually have a member of our commission whose role is to attend these meetings and to bring back any information about what's going on in the schools with art. That subcommittee is called "Arts for All BHUSD." What we're doing is to continue our outreach.

**What are some of your goals when you become chair?**

I think I mentioned to you about having a relationship and conversation with neighboring cities. Perhaps some town hall style, art talks and walks, continue working on identifying artists and works of art for the Beverly Hills art collection and the Developer's Brochure.

Our commission is a team. When I sit as Chair for the first time in March, we will talk about these ideas and decide what and how we proceed. You will probably always hear me talk about "we" because I feel we make our decisions as a commission, as a team.

**What public art piece are you most proud of obtaining for the City?**

I like the art in the city. I like the opportunity to drive down the street and am blessed with seeing so much fine art in the city whether it's selected by us or by the developers.

I believe the Plensa [is my favorite] not only because it's beautiful and meaningful to me, but one because it's a piece where I went through the entire process. It represents my learning curve.

The Roxy Paine was installed when I was new to the commission but we haven't had a piece of work that we've selected that came through. I got to participate in the process [of the Plensa] from the very beginning; going to Rec and Parks, going to the liaison, going to [the] City Council, hearing about the negotiations with the gallery that repre-

sented Jaume Plensa, and then to [the] actual delivery of it.

The Plensa is created out of many alphabets and to me, art is communication. It represents all of the different people of our city and of our neighboring communities and there is a bit of everyone in that piece. It creates a human form which is made up of all these different letters of the alphabet. One of the reasons why I'm enthusiastic about the Carol Bove is that the piece is called "A Glyph." "Glyph" is a letter, and again it's about communication.

**How would Beverly Hills residents be able to give input on the type of art that is selected for Beverly Hills?**

All of our meetings are public. We've had residents come forward with art that perhaps belong to them or to a family member. In the past there have been donations to the city. Some of the art is from private collections to the city. If it meets the criteria and we have a place for it, it can be considered. Any resident of the community is welcome to bring a suggestion forward. We are open to hearing every idea.

**Tell us about your family.**

I'm married. My husband [Barry Pressman] is a physician at Cedars-Sinai [hospital] and he's chairman of the radiology department. He is also the Chair of the Public Works Commission.

I have two children. My daughter, Nathalie Kunin and son-in-law Doug Kunin live in Beverly Hills. Nathalie went to Beverly High. She is the founder of a company called Team Tutors and is an educator and an academic consultant. Her husband Doug is a psychotherapist. They have two children. Ethan Kunin [18] is a senior at Beverly High and is Captain of the tennis team, so we feel very honored to have the Chairs of two commissions and the Captain of the tennis team in our family. He's going to graduate this year. His younger brother Louie [12] is going to El Rodeo in September. Where[as] Ethan is a tennis player, Louie is a very high level runner and you can see him running around Beverly Hills. Nathalie has been on the board of BHEF. Nathalie was an art consultant before she had an epiphany and went back and got her master's degree in education. They're an amazing family.

I have a son and daughter-in-law. Ron

Frankel went to Beverly High. Ron has a company called Proof Inc. and he creates live on site visualizations for film. His wife is Marissa Levin and is the producer for a company called Apologue and she creates immersion storytelling environments. So we're a very visual family. They have two sons, Leo [8] and Eli [4]. The three younger children attend the Center for Early Education.

**You mentioned that your husband Barry is the Public Works Commission Chair. Do you exchange ideas and help each other out?**

We talk about our love of the city. He joined Team Beverly Hills after me. We're always interested in making our community a kinder, gentler place.

Barry appreciates art, but is not a collector. He does enjoy what we do and he does enjoy the process. We both are very process-oriented in our own fields which is very nice. It is lovely to have the ability to have conversation and to appreciate what we each do.

**Are you involved in anything outside of the Fine Art Commission?**

I'm President of the Grandparents Council at the Center for Early Education for about 14 years. I am the chairman on the board of Yarlung Records. We produce audio file recordings for young recording artists. I'm with Planned Parenthood. I am very active with Human Rights Watch and a member of the Beverly Hills Rotary Club.

Barry sits on the board of the Los Angeles Philharmonic, and as a couple, we chair the Board of Overseers which is a support group for the Los Angeles Philharmonic.

**Anything else you would like to tell us?**

Beverly Hills has a substantial public art collection that is accessible to our residents and visitors throughout our city. One just needs to look up and around and there is something wonderful to see. We are an open air museum, and our commission looks forward to continuing its work as the city's curators and caretakers to make recommendations to [the] City Council and to see our art collection continue to grow and to be appreciated.

*briefs cont. from page 7*

Foundation Beverly Hill's] mission and we think it's just a great fit," Marketing and Communications Consultant Deborah Warren said. "It's a perfect opportunity for people to bring their kids to see a wonderful concert and hear a wonderful book being read."

E.B. White's novel, *The Trumpet of the Swan*, will transform into a musical concert on stage. A full orchestra will perform while readers will re aloud from the book. The main character Louis is a trumpeter swan who was born without a voice and takes a journey to find the gift of music through is father.

A general ticket which includes a gift bag can be purchased for \$75, and a V.I.P.

ticket which includes a reception prior to the event can be purchased for \$100.

The Foundation Beverly Hill, a BHUSD fundraising organization established in 1978 to raise money and awareness for the public schools' needs.

Visit [www.thefoundationbh.org](http://www.thefoundationbh.org) for more information and/or to donate.

**BHUSD students to perform at OAKE National Conference in Atlanta, Georgia**

BHUSD students have been selected to perform at the Organization of American Kodaly Educators' 40th Annual National Conference in Atlanta, Georgia on March 22.

OAKE selected 20 BHUSD elementary and middle school students to participate in Children's Choir, Youth Choir, Concert Women's Choir and Chamber Ensemble. The students will attend a four-day intensive rehearsal schedule and will perform in a culminating concert at the Atlanta Symphony Hall on March 22.

- Beverly Vista School: Amanda Chong, Eva Simon, Hannah Sokolovsky, Jieun Seo, Justin Wolff, Katie Wu, Liv Berg, Naomi Shleifer, Rachel Asher, Sophia Schirmer, Taylor Rutigliano and Vittoria Spadafora

- Hawthorne School: Alyssa Miller, Celeste Emein, Celine Emein, Jordan Poltorak, and Shayna Eastman

- Horace Mann School: Naomi Jeng

- El Rodeo School: Alana Perkins and Michelle Balson

Vocal music teachers Christa Gutheinz from Hawthorne School, Fred Pinto from El Rodeo School, Judith Chan from Beverly Vista School and Jeinine Urquiza from Horace Mann School will be among the sponsoring teachers for the OAKE National Choir.

OAKE was founded in 1974 to support music education, promote music literacy and lifelong music making, and preserve the United States' musical heritage through education, artistic performance, advocacy and research.

*--Briefs compiled by Nancy Yeang*



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FICTITIOUS BUSINESS NAME STATEMENT: 2013015062: The following person(s) is/are doing business as: CLEMENTS DESIGN, 765 1/2 N. La Cienega Blvd. Los Angeles, CA 90069. A/RON 200617510293, KATHLEEN CLEMENTS DESIGN LLC, 765 1/2 N. La Cienega Blvd. Los Angeles, CA 90069. The business is conducted by: A Limited Liability Company has begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: Kathleen Clements, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 1/17/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0180

FICTITIOUS BUSINESS NAME STATEMENT: 2014016969: The following person(s) is/are doing business as: UPS STORE 5269, 559 S FAIR OAKS AVE STE 101 PASADENA, CA 91105; 830 GRIFFITH PARK DR. BURBANK, CA 91506. ZENY INC. 530 N GRIFFITH PARK DR. BURBANK, CA 91506. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: 08/15/97. Signed by: Gustavo Salgado, Zeny Inc. President. This statement is filed with the County Clerk of Los Angeles County on: 1/22/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0181

FICTITIOUS BUSINESS NAME STATEMENT: 2014016971: The following person(s) is/are doing business as: UPS STORE 5817, 928 San Fernando Blvd #J Burbank, CA 91504; 930 GRIFFITH PARK DR. BURBANK, CA 91506. Gussy Inc. 530 N GRIFFITH PARK DR. BURBANK, CA 91506. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: 10/06/2006. Signed by: Gustavo Salgado, Gussy Inc. President. This statement is filed with the County Clerk of Los Angeles County on: 1/22/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0182

FICTITIOUS BUSINESS NAME STATEMENT: 2014022821: The following person(s) is/are doing business as: JAM CA. 934 Duncan Ave. Manhattan Beach, CA 90266. DUNCAN STREET INVESTORS, INC. 934 Duncan Ave. Manhattan Beach, CA 90266. 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 by: Craig Averch, President. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0183

FICTITIOUS BUSINESS NAME STATEMENT: 2014022615: The following person(s) is/are doing business as: THE 1 OAK GROUP; THE ONE OAK TEAM. 5331 Shenandoah Ave. Los Angeles, CA 90056. JUDD WILLIAMS, 5331 Shenandoah Ave. Los Angeles, CA 90056. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: 01/01/2014. Signed by: Judd Williams, Partner. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0184

FICTITIOUS BUSINESS NAME STATEMENT: 2014022616: The following person(s) is/are doing business as: ETERNAL STAND OF DOG, 8872 Santa Monica Blvd. Hollywood, CA 90069; 256 S. Robertson Blvd. Beverly Hills, CA 90211. RONNIE CONNELL, 256 S. Robertson Blvd. Beverly Hills, CA 90211. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: Ronnie Connell, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0185

FICTITIOUS BUSINESS NAME STATEMENT: 2014022617: The following person(s) is/are doing business as: BERENDO BLDG, 843 BERENDO BLDG, 6340 Coldwater Canyon Ave #205 North Hollywood, CA 91606. IDRK PROPERTIES, INC. 6340 Coldwater Canyon Ave #205 North

Hollywood, CA 91606. 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 by: Dara J. Rezanipour, Owner/President. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0186

FICTITIOUS BUSINESS NAME STATEMENT: 2014268084: The following person(s) is/are doing business as: TARZANA DENTAL CENTER, 5620 Wilbur Ave #309 Tarzana, CA 91356. SHAHN SHAMSIAN DDS, INC. 3609 Caribeth Dr. Encino, CA 91436. 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 by: Shahn Shamsian DDS, INC, CEO. This statement is filed with the County Clerk of Los Angeles County on: 1/23/13. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0187

FICTITIOUS BUSINESS NAME STATEMENT: 2014022665: The following person(s) is/are doing business as: WORLD ACCOUNTING GROUP, 325 North Maple Drive #15925 Beverly Hills, CA 90210; WORLD REAL ESTATE GROUP P.O. Box 15925 Beverly Hills, CA 90209. GLOBAL SOLUTIONS INC. 325 North Maple Dr. #15925 Beverly Hills, CA 90210. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: 1093. Signed by: Farid Faryeh Global Solutions Inc., President. This statement is filed with the County Clerk of Los Angeles County on: 12/20/13. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0188

FICTITIOUS BUSINESS NAME STATEMENT: 2013018977: The following person(s) is/are doing business as: SERVEQUICK, 156 W. Slauson Ave. Unit 6 Los Angeles, CA 90003. ELEKALUK WONGWIBOUMATH, 3212 La Cienega Ave. Unit 6 Los Angeles, CA 90034; KLS PATHOMCHAIAMPURN, 5119 Fountain Ave. Apt. 125 Los Angeles, CA 90029; MATHA KUSUMAPAN, 4286 Parilton Ave. Los Angeles, CA 90039; SUPATT THAWATPEERACHAI, 156 W. Slauson Ave. Unit 6 Los Angeles, CA 90003. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: Kls P., Co-Partner. This statement is filed with the County Clerk of Los Angeles County on: 1/23/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0189

FICTITIOUS BUSINESS NAME STATEMENT: 2014020822: The following person(s) is/are doing business as: MT SERVICES, 1316 1/2 N. Harvard Blvd. Los Angeles, CA 90027. MARIO TENAGLIA, 1316 1/2 N. Harvard Blvd. Los Angeles, CA 90027. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 1/1/14. Signed by: Mario Tenaglia, Owner/President. This statement is filed with the County Clerk of Los Angeles County on: 1/27/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0190

FICTITIOUS BUSINESS NAME STATEMENT: 2014021086: The following person(s) is/are doing business as: 3RD WIRELESS, 3607 W. 3rd street Los Angeles, CA 90020. ANA BRITO, 1254 W. 6th Street Los Angeles, CA 90020. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 1/15/14. Signed by: Ana Paiz; Brito Paiz, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/27/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0191

FICTITIOUS BUSINESS NAME STATEMENT: 2014026878: The following person(s) is/are doing business as: ATENTATIVE CARE GIVERS, 944 N. Sierra Bonita Ave., #5 West Hollywood, CA 90066. NORMA SINGER, MIKE SINGER, 944 Sierra Bonita Ave. #5 West Hollywood, CA 90066. The business is conducted by: A married couple has begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: Mike SINGER, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/31/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0192

FICTITIOUS BUSINESS NAME STATEMENT: 2014020720: The following person(s) is/are doing business as: DURAGLO COLLISION, 14617 Aina St. Van Nuys, CA 91411. FRANCISCO MEZA, 14617 Aina St. Van Nuys, CA 91411. 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 by: Francisco Meza, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/27/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0193

FICTITIOUS BUSINESS NAME STATEMENT: 2014020273: The following person(s) is/are doing business as: KNIGHT IN ARMOR CONSTRUCTION, 10835 Vanowen St. #2 North

Hollywood, CA 91605. RANDY ST. GEORGE, 10835 Vanowen St. #2 North Hollywood, CA 91605. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 2000. Signed by: Randy St. George, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/27/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0194

FICTITIOUS BUSINESS NAME STATEMENT: 2014020722: The following person(s) is/are doing business as: YESIKA, 3218 W. Sunset Blvd. #12 Los Angeles, CA 90026. JESSICA SPEZZIA-VIRJEN, 3218 W. Sunset Blvd. #12 Los Angeles, CA 90026. 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 by: Jessica Spezza-Virjen, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/27/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0195

FICTITIOUS BUSINESS NAME STATEMENT: 2014020723: The following person(s) is/are doing business as: BORNOMADIC, 482 E. Calaveras St. Altadena, CA 91001. RYAN MEEHAN, 482 E. Calaveras St. Altadena, CA 91001. 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 by: Ryan Meehan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/27/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0196

FICTITIOUS BUSINESS NAME STATEMENT: 2014022056: The following person(s) is/are doing business as: THE RAVEN SPA, 2910 Rowena Ave. Silverlake, CA 90039. LITTLE BLACK BIRDS LLC, 6722 Fernhill Dr. Malibu, CA 90265. The business is conducted by: A Limited Liability Company has begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: Barry Walker Little Black Birds LLC, Manager. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0197

FICTITIOUS BUSINESS NAME STATEMENT: 2014022480: The following person(s) is/are doing business as: DESTINY INTRODUCTION, 3901 Coldwater Canyon Ave. Studio City, CA 91604. MARGIE RANDOLPH, 3901 Coldwater Canyon Ave. Studio City, CA 91604. 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 by: Margie Randolph, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0198

FICTITIOUS BUSINESS NAME STATEMENT: 2014022611: The following person(s) is/are doing business as: SUN VALLEY STEEL FABRICATORS INC. 9320 Glenoaks Blvd unit C and D Sun Valley, CA 91352. SUN VALLEY STEEL FABRICATORS INC. 9320 Glenoaks Blvd unit C and D Sun Valley, CA 91352. 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 by: Alfredo Hernandez, Sun Valley Steel Fabricators Inc. Manager. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0199

FICTITIOUS BUSINESS NAME STATEMENT: 2014022673: The following person(s) is/are doing business as: ANGELS COLLISION CENTER 8934 Lankershim Blvd. Sun Valley, CA 91352. JOSE A MORENO, 8938 Tokias Ave. Van Nuys, CA 91402. 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 by: Jose A Moreno, owner. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0200

FICTITIOUS BUSINESS NAME STATEMENT: 2014022709: The following person(s) is/are doing business as: SKYVES THE LIMIT VAPOR ROOM, SKY'S THE LIMIT VAPOR SHOP, 12125 Riverside Dr Suite 100 Valley Village, CA 91097. POURIA OOURMAZI, 14394 Addison St. Sherman Oaks, CA, 91403. 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 by: Pouria Oourmazi, owner. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0201

FICTITIOUS BUSINESS NAME STATEMENT: 2014022739: The following person(s) is/are doing business as: BARLOW CLINIC, 636 N Almont Dr. West Hollywood, CA, 90068; 8149 Santa Monica Blvd #118. West Hollywood, CA, 90046. BARLOW ACUPUNCTURE INC. 8787

Shoreham Dr. #401 West Hollywood, CA 90069. The business is conducted by: A corporation has begun to transact business under the fictitious business name or names listed here on: 9/12/12. Signed by: Nicholas Barlow, owner/president. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0202

FICTITIOUS BUSINESS NAME STATEMENT: 2014022800: The following person(s) is/are doing business as: MEVALEP INC. 10240 De Soto Ave. Chatsworth, CA, 91311. MEVALEP INC. 10240 De Soto Ave. Chatsworth, CA, 91311. 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 by: Mevalep Inc. President. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0203

FICTITIOUS BUSINESS NAME STATEMENT: 2014022808: The following person(s) is/are doing business as: VH TRANSPORTATION, 1650 Myra Ave Apt B. Los Angeles, CA, 90027. VALERIK HAKOBYAN, 1650 Myra Ave Apt B. Los Angeles, CA, 90027. 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 by: Valerik Hakozyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0204

FICTITIOUS BUSINESS NAME STATEMENT: 2014022872: The following person(s) is/are doing business as: SIDNA MARKETING, STUFFING, AND ADVERTISING, 5215 Buffalo Ave. Sherman Oaks, CA, 91401. DANA IGBUY, 5215 Buffalo Ave. Sherman Oaks, CA, 91401. 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 by: Dana Igbuy, President/Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0205

FICTITIOUS BUSINESS NAME STATEMENT: 2014022873: The following person(s) is/are doing business as: DANNYLEE KELLOGG, 7736 Ferncola Ave. Sun Valley, CA, 91352. DANNYLEE KELLOGG, 7736 Ferncola Ave. Sun Valley, CA, 91352. 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 by: Danylye Kellogg, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/28/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0206

FICTITIOUS BUSINESS NAME STATEMENT: 2014022940: The following person(s) is/are doing business as: NINGLEDGE, 6600 Topanga Canyon Blvd. Canoga Park, CA, 91303; 9500 Zelzah Ave. #C107 Northridge, CA 91325. AMIR DANAI; 9500 Zelzah Ave. #C107 Northridge, CA 91325; EMAD DANAEI 21860 Schoenborn St. Canoga Park, CA, 91304. The business is conducted by: Copartners have begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: Amir Danai, Partner. This statement is filed with the County Clerk of Los Angeles County on: 1/22/14. 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) 02/06/2014, 02/13/2014, 02/20/2014, 02/27/2014 0207

FICTITIOUS BUSINESS NAME







Section 14411, et seq., B&P) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 2014029828. The following person(s) is/are doing business as: LAW OFFICE OF CARRIE O'CONNOR, 13351 Riverside Dr. #619 Sherman Oaks, CA 91423. CARRIE SUE O'CONNOR, 13351 Riverside Dr. #619 Sherman Oaks, CA 91423. 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 by: Carrie Sue O'Connor. Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/14/14. 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) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 2014029828. The following person(s) is/are doing business as: LAW OFFICE OF CARRIE O'CONNOR, 13351 Riverside Dr. #619 Sherman Oaks, CA 91423. CARRIE SUE O'CONNOR, 13351 Riverside Dr. #619 Sherman Oaks, CA 91423. 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 by: Carrie Sue O'Connor. Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/14/14. 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) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 20140303795. The following person(s) is/are doing business as: F + M HOME HEALTH CARE, 3748 Regal Vista Dr. Sherman Oaks, CA 91403. PEARL ESTELE COBURN, ALBERT LAURENCE COBURN, 3748 Regal Vista Dr. Sherman Oaks, CA 91403. The business is conducted by: A Married Couple has begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: Pearl Estelle Coburn, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 2014031066. The following person(s) is/are doing business as: EJ PLUMBING, 11028 Vena Ave. Mission Hills, CA 91345. EUGHENI JIGNEA, 11028 Vena Ave. Mission Hills, CA 91345. 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 by: Eugheni Jigneia, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/5/14. 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) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 2014031142. The following person(s) is/are doing business as: NETWORK BALL BONDS, 27450 Torrey Road Ste. 100 Los Angeles, CA 91355. JACK WACKERSTEIN, 27450 Torrey Rd. Ste 100 Valencia, CA 91355. 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 by: Jack Wackerstein, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/5/14. 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) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 2014031179. The following person(s) is/are doing business as: VATRENI LA, 1517 West Magnolia Blvd. Burbank, CA 91506. AI#ON 3637094. THE EXPERT GROUP INC, 1517 West Magnolia Blvd. Burbank, CA 91506. 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 by: Arthur Mckhsyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/5/14. 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) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 2013003168. The following person(s) is/are doing business as: UNIVERSAL SOLUTIONS, 5059 Zelzah Ave. Encino, CA 91316. ORLY KOHANIM, 5059 Zelzah Ave. Encino, CA 91316. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 10/23/13. Signed by: Orly Kohanim, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/5/14. 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) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 20130031897. The following person(s) is/are doing business as: INK PROPERTY MANAGEMENT, 450 N. Brand Blvd. Suite 600 Glendale, CA 91203. JOHN IMIG, JANGTH IMIG, 5086 1/2 Hermosa Ave. Los Angeles, CA 90041. The business is conducted by: A Married Couple has begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: John Imig, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/5/14. 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) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 20130031801. The following person(s) is/are doing business as: COLLECTION KINGS, 913 N. Bel Aire Dr. Burbank, CA 91501. ARTHUR MKHSYAN, 913 N. Bel Aire Dr. Burbank, CA 91501. 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 by: Arthur Mckhsyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/5/14. 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) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 20130031910. The following person(s) is/are doing business as: WWS CARE, 17412 Ventura Blvd. #57 Encino, CA 91316. SERGIO PAZ, 17412 Ventura Blvd. #57 Encino, CA 91316. 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 by: Sergio Paz, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/6/14. 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) 02/23/2014, 02/20/2014, 02/27/2014, 03/06/14 02/26

FICTITIOUS BUSINESS NAME STATEMENT: 2014031943. The following person(s) is/are doing business as: URBAN FLOW, 31420 Arena Dr. Castaic, CA 91384. NUTTHUKO CHIEF GCABA, 31420 Arena Dr. Castaic, CA 91384. 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 by: Nutthuko Chief Gcaba, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/5/14. 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) 02/20/2014, 02/27/2014, 03/06/14 02/27

FICTITIOUS BUSINESS NAME STATEMENT: 2014032371. The following person(s) is/are doing business as: OOD CHEMICALS, 14447 Titus St. Panorama City, CA 91401; 13903 Sherman Way #10 Van Nuys, CA 91405. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: Jeremy Perez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/6/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/27

FICTITIOUS BUSINESS NAME STATEMENT: 2014032470. The following person(s) is/are doing business as: HITTMAN, H.I.T.T.M.A.N. 5328 Ahrens Dr. Woodland Hills, CA 91301. BRIAN BAILEY, 1700 Kenilworth Pasadena, CA 91103. 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 by: Brian Bailey, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/6/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/27

FICTITIOUS BUSINESS NAME STATEMENT: 2014032861. The following person(s) is/are doing business as: DO + GOPAL, 11329 Osage St. #C North Hollywood, CA 91601. RACHELLE GORPALS, 11329 Osage St. #C North Hollywood, CA 91601; AMBREY, DOG 5440 N. Tujunga Ave. #1219 North Hollywood, CA 91601. The business is conducted by: Copartners have begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: Rachelle GoPaul, Co-Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/6/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/28

FICTITIOUS BUSINESS NAME STATEMENT: 2014032404. The following person(s) is/are doing business as: MAKE IT MORE, 10557 Lindley Ave. #44 Porter Ranch, CA 91326. JENNIFER A. HOUIAN, 10557 Lindley Ave. #44 Porter Ranch, CA 91326. 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 by: Jennifer A. Houian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/6/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/28

FICTITIOUS BUSINESS NAME STATEMENT: 2014032995. The following person(s) is/are doing business as: BUTTERFLY OIL PERFUME, 5135 Coldwater Canyon, Sherman Oaks, CA 91423. MORAN NAOR; HANIT ZILBERBERG, 5135 Coldwater Canyon Ave. #108 Sherman Oaks, CA 91423. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed by: Moran Naor, Partner. This statement is filed with the County Clerk of Los Angeles County on: 2/6/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/28

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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/28

FICTITIOUS BUSINESS NAME STATEMENT: 2014033303. The following person(s) is/are doing business as: ROGELO'S LANDSCAPING, 19056 Keswick St. Reseda, CA 91355. ROGELO CRUZ, 19056 Keswick St. Reseda, CA 91355. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 2008. Signed by: Rogelio Cruz, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/6/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/28

FICTITIOUS BUSINESS NAME STATEMENT: 2014033825. The following person(s) is/are doing business as: PERFORMANCE AUTO ELECTRIC, 10950 Tuxford St. #1 Sun Valley, CA 91352. ADRIAN CAMERINO PONCE, 10100 Keswick St. Sun Valley, CA 91352. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 2/7/14. Signed by: Adrian Camerino Ponce, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/28

FICTITIOUS BUSINESS NAME STATEMENT: 2014033871. The following person(s) is/are doing business as: MI RANCHITO MEXICAN RESTAURANT, 13363 Satolby St. #102 N. Hollywood, CA 91605. LEONARDO REYES JUAREZ, 14690 Gledhill St. Panorama City, CA 91402. 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 by: Leonardo Reyes Juarez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/28

FICTITIOUS BUSINESS NAME STATEMENT: 20130034031. The following person(s) is/are doing business as: ROYAL QUALITY WOODWORK, 11142 Fleetwood St. #11 Sun Valley, CA 91352. NSHAN KRISHCHYAN, 1403 N. Alexandria Ave. Los Angeles CA 90027. 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 by: Nshan Krishchyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/28

FICTITIOUS BUSINESS NAME STATEMENT: 2014034064. The following person(s) is/are doing business as: LEGACY REALTY GROUP, 4405 Riverside Dr. Suite 101 Burbank, CA 91505. KATHERINE ANNETTE HATCH, 355 N. Maple St. #116 Burbank, CA 91505. 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 by: Katherine Annette Hatch, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/27

FICTITIOUS BUSINESS NAME STATEMENT: 2014034114. The following person(s) is/are doing business as: THEODORE CREACION, 11136 Cantlay St. Sun Valley, CA 91352. NELSON MAURICIO MANCIA GARCIA, 11136 Cantlay St. Sun Valley, CA 91352. 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 by: Nelson Mauricio Mancía Garcia, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/28

FICTITIOUS BUSINESS NAME STATEMENT: 2013003432. The following person(s) is/are doing business as: K & G MOTORS, 807 E. Wilson Ave. Glendale, CA 91206. K & G EXPORT IMPORT GLOBAL INC, 807 E. Wilson Ave. Glendale, CA 91206. 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 by: K & G Export Import Global Inc, President. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

FICTITIOUS BUSINESS NAME STATEMENT: 2013003492. The following person(s) is/are doing business as: AMBIANCE MEDICAL TRANSPORTATION; AMBIANCE NON EMERGENCY MEDICAL TRANSPORTATION, 11929 Vose St. Suite C North Hollywood, CA 91605. AI#ON 3357756. AMBIANCE MEDICAL TRANSPORTATION INC, 11929 Vose St. Suite C North Hollywood, CA 91605. 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 by: Tigran Terzian, Chief Financial Officer. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

FICTITIOUS BUSINESS NAME STATEMENT: 2014034551. The following person(s) is/are doing business as: ELEGANT TRUFFLES, 22287 Mulholland Hwy #93 Calabasas, CA 91302. NICOLE TAMKIN, 22500 Liberty Bell Rd. Calabasas, CA 91302. 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 by: Nicole Tamkin, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

FICTITIOUS BUSINESS NAME STATEMENT: 2014034528. The following person(s) is/are doing business as: AMERICARE SERVICES, 13101 Roscoe Blvd. Sun Valley, CA 91352. ENGELIE KLEIN, 13101 Roscoe Blvd. Sun Valley, CA 91352. 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 by: Engolie Klein, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

FICTITIOUS BUSINESS NAME STATEMENT: 2014031066. The following person(s) is/are doing business as: EJJ PLUMBING, 11028 Vena Ave. Mission Hills, CA 91345. EUGHENI JIGNEA, 11028 Vena Ave. Mission Hills, CA 91345. 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 by: Eugheni Jigneia, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/5/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

FICTITIOUS BUSINESS NAME STATEMENT: 2014034670. The following person(s) is/are doing business as: BEST WAY AUTO SALES, 10201 Lindley Ave L-199 Northridge, CA 91325. ALENSA & ALENSA INVESTMENT, INC. 10201 Lindley Ave L-199 Northridge, CA 91325. 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 by: Alesna & Alesna Investments Inc, President. Jorge Alesna, S. This statement is filed with the County Clerk of Los Angeles County on: 2/7/14. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2014030517  
Date Filed: 02/04/2014  
Name of Business: THE POST BOX, 15445 Ventura Blvd #7 Sherman Oaks, CA 91403  
Registered Owner: KIMA SAMI, 24133 Philiripmt St. Woodland Hills, CA 91367  
Current File #: 2012010396  
Date: 02/06/2012  
Published: 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29  
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2014028634  
Date Filed: 02/03/2014  
Name of Business: CASH ALL, 2929 Division St. Los Angeles, CA 90005  
Registered Owner: ARTAK KHACHATRIAN, 601 E. Lomita Ave #4 Glendale, CA 91205  
Current File #: 2012012918  
Date: 01/25/2012  
Published: 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

FICTITIOUS BUSINESS NAME STATEMENT: 2014038682. The following person(s) is/are doing business as: ECONOMY LINEN SERVICES; ECONOMY HOSPITAL WHOLESALE SUPPLY, 27219 Grand Ave. Saugus, CA 91350. DAVID VALLA, 27219 Grand Ave. Saugus, CA 91350. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 12/29/2009. Signed by: David Valla, Owner. This statement is filed with the County Clerk of Los Angeles County on: 02/12/2014. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

FICTITIOUS BUSINESS NAME STATEMENT: 2014011182. The following person(s) is/are doing business as: VALLEY HOPE OUTPATIENT; VALLEY HOPE PATIENT, 14416 Friar St. #C Van Nuys, CA 91401. FERNANDO RODRIGUEZ, 22532 Marin Pl. West Hills, CA 91307. 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 by: Fernando Rodriguez, President/Owner. This statement is filed with the County Clerk of Los Angeles County on: 01/14/2014. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

FICTITIOUS BUSINESS NAME STATEMENT: 2014017194. The following person(s) is/are doing business as: SOCAL DENTAL CARE, 6512 Laurel Canyon Blvd. North Hollywood, CA 91606. AI#ON: C632254. AFRIAMAN AND SHAMOELL DDS, INC. 6512 Laurel Canyon Blvd. North Hollywood, CA 91606. 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 by: Homan Sherman, President. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2014. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

FICTITIOUS BUSINESS NAME STATEMENT: 2014017195. The following person(s) is/are doing business as: GOLDEN STAR GROUPS, 911 E. Lomita Ave #208 Glendale, CA 91205. ARMENAK TOUMASIAN, 911 E. Lomita Ave #208 Glendale, CA 91205. 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 by: Armenak Toumasian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2014. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 02/29

FICTITIOUS BUSINESS NAME STATEMENT: 2014028386. The following person(s) is/are doing business as: FRESH START FUNDING, 6320 Canoga Ave. 15th Floor Woodland Hills, CA 91367. FEDERAL COMMERCIAL FUNDING CORP, 6320 Canoga Ave. 15th Floor Woodland Hills, CA 91367. 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 by: Ani Kessedjian, President. This statement is filed with the County Clerk of Los Angeles County on: 01/31/2014. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 0301

FICTITIOUS BUSINESS NAME STATEMENT: 20140241915. The following person(s) is/are doing business as: ROB'S AUTO SALE AND LEASING, 6309 Van Nuys Blvd. #207-B Van Nuys, CA 91401. ROBBIN WREN, 6309 Van Nuys Blvd. #207-B Van Nuys, CA 91401. 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 by: Robbin Wren, Owner. This statement is filed with the County Clerk of Los Angeles County on: 01/29/2014. 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) 02/20/2014, 02/27/2014, 03/06/14, 03/13/14 0302

FICTITIOUS BUSINESS NAME STATEMENT: 2014013004. The following person(s) is/are doing business as: GREEN SPOT, 12517 Oxnard St. North Hollywood, CA 91606. AI#ON: C638644. PURPLE FLOWER, INC. 12517 Oxnard St. North Hollywood, CA 91606.



County Clerk of Los Angeles County on: 2/13/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0327

FICTITIOUS BUSINESS NAME STATEMENT: 20140439633. The following person(s) is/are doing business as: LION HEART LIMO. 2847 Myers St. Burbank, CA 91504. HRAANT ISAYAN. 2847 Myers St. Burbank, CA 91504. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: 02/14/2014. Signed: Hrant Isayan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/13/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0328

FICTITIOUS BUSINESS NAME STATEMENT: 20140439734. The following person(s) is/are doing business as: AAA AUTO REGISTRATION. 15016 Ventura Blvd #4 Sherman Oaks, CA 91435. 91403; 11815 Dorothy St. #5 Los Angeles, CA 90049. 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: Soheila Ourian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/13/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0329

FICTITIOUS BUSINESS NAME STATEMENT: 20140439805. The following person(s) is/are doing business as: CAR STEREO SALES. 305 E. 9th Street Ste #113 Los Angeles, CA 90015. PRINCESS YERUSHALMI. 1620 S Wooster Street Los Angeles, CA 90035. 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: Princess Yerushalmi, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/13/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0330

FICTITIOUS BUSINESS NAME STATEMENT: 20140439885. The following person(s) is/are doing business as: TRANS CARGO. 7569 Owens St. Tujunga, CA 91042. ARMEN BABAYAN. 7569 Owens St. Tujunga, CA 91042. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: 05/12/2009. Signed: Armen Babayan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/13/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0331

FICTITIOUS BUSINESS NAME STATEMENT: 20140440178. The following person(s) is/are doing business as: WANDERING STRANDS. 6510 Rhea Ave. Reseda, CA 91335. RALEEN K DONOVAN. 6510 Rhea Ave. Reseda, CA 91335. 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: Raleen K Donovan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/13/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0332

FICTITIOUS BUSINESS NAME STATEMENT: 20140440265. The following person(s) is/are doing business as: HALVA SQUARES. 333 Cameron Pl Apt #2 Sherman Oaks, CA 91408. GAREN SEPIANIAN. 333 Cameron Pl Apt 1 Los Angeles, CA 91207. 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: Garen Sepianian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/13/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0333

FICTITIOUS BUSINESS NAME STATEMENT: 20140440476. The following person(s) is/are doing business as: GARBAGE DOOR SERVICES. 5214 Noble Ave Sherman Oaks, CA 91418. GIL IFRGAN. 5244 Noble Ave Sherman Oaks, CA 91411. 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: Gil Ifergan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/13/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0334

FICTITIOUS BUSINESS NAME STATEMENT: 20140440912. The following person(s) is/are doing business as: SHOP EARTH. 1110 W Victory Blvd #9 Burbank, CA 91506. SHOP EARTH CORPORATION. 1110 W Victory Blvd #9 Burbank, CA 91506. 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: Hector Raul Barrera, President/CEO. This statement is filed with the County Clerk of Los Angeles County on: 2/14/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0335

FICTITIOUS BUSINESS NAME STATEMENT: 20140440954. The following person(s) is/are doing business as: PAVON HOME CARE. 13421 Borden Ave, Sylmar, CA 91342. ELIAZAR ACOSTA. 13421 Borden Ave, Sylmar, CA 91342. 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: Eliazar Acosta, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/14/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0336

FICTITIOUS BUSINESS NAME STATEMENT: 20140440955. The following person(s) is/are doing business as: SAN FERNANDO VALLEY DISCOUNT MEDICAL SUPPLY. 14431 Ventura Blvd #145 Sherman Oaks, CA 91423. RAFIK TOKHUNTS. 14431 Ventura Blvd. #145 Sherman Oaks, CA 91423. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: 08/02/2007. Signed: Rafik Tokhunts, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/14/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0337

FICTITIOUS BUSINESS NAME STATEMENT: 20140440960. The following person(s) is/are doing business as: GREEN EARTH PHARMACY. 14431 Ventura Blvd. #145 Sherman Oaks, CA 91423. RAFIK TOKHUNTS. 14431 Ventura Blvd. #145 Sherman Oaks, CA 91423. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: 04/30/2007. Signed: Rafik Tokhunts, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/14/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0338

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2014041329  
Date Filed: 2/14/2014  
Name of Business: SAFE MED TRANSPORTATION. 7462 Radford Ave #5 North Hollywood, CA 91605.  
Registered Owner: RUBEN RUBENYEN. 7462 Radford Ave #5 North Hollywood, CA 91605.  
Current File #: 2012265650  
Date: 12/27/2012  
Published: 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0339

FICTITIOUS BUSINESS NAME STATEMENT: 20140441510. The following person(s) is/are doing business as: LOS ANGELES MORTUARY. 2300 W. Olympic Blvd #223 Los Angeles, CA 90006; FUNERARIA S. LEE. 1939 S. Perkins Ave McFarland, CA 93250; SOCIAL MORTUARY. SEUNGWON S. LEE. 19139 Ludlow St. Porter Ranch, CA 91326. 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: Seungwon S. Lee, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/14/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0340

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2014041590  
Date Filed: 02/14/2014  
Name of Business: FREEDOM FROM GRIEF. 17550 Tribune St. Granada Hills, CA 91344.  
Registered Owner: SANDRA ATMORE. 17550 Tribune St. Granada Hills, CA 91344; VICKI HAGADORN. 7007 Farmington Van Nuys, CA 91406.  
Current File #: 2012169671  
Date: 08/22/2012  
Published: 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0341

FICTITIOUS BUSINESS NAME STATEMENT: 20140441576. The following person(s) is/are doing business as: CAR TITLE LOANS. 10835 Santa Monica Blvd. #208 Los Angeles, CA 90025; FAST CASH LOANS, INC. 10835 Santa Monica Blvd. #208 Los Angeles, CA 90025. The business is conducted by: A corporation has begun to transact business under the fictitious business name or names listed here on: 02/01/14. Signed: Kamran Tavakoli, President. This statement is filed with the County Clerk of Los Angeles County on: 2/20/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0342

FICTITIOUS BUSINESS NAME STATEMENT: 20140444948. The following person(s) is/are doing business as: VALLEY POOL PROS. 23890 Copper Hill Dr. #404 Valencia, CA 91354; INQUEST INDUSTRIES, INC. 23890 Copper Hill Dr. #403 Valencia, CA 91354. The business is conducted by: A corporation has begun to transact business under the fictitious business name or names listed here on: 02/01/14. Signed: Inquest Industries, Inc., President, Kevin Josing. This statement is filed with the County Clerk of Los Angeles County on: 2/20/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0343

FICTITIOUS BUSINESS NAME STATEMENT: 20140443579. The following person(s) is/are doing business as: HAIR STUDIO LOTUS. 328 S. Beverly Dr. Suite C Beverly Hills, CA 90212; SHIZUE NOMOTO. 2415 W. 237TH St. Torrance, CA 90501. 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: Shizue Nomoto, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/20/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0344

FICTITIOUS BUSINESS NAME STATEMENT: 20140442020. The following person(s) is/are doing business as: MARK NEWTON CUSTOM WOODCRAFT. 18257 Calvert St. Tarzana, CA 91335; MARK RICHARD NEWTON. 18257 Calvert St. Tarzana, CA 91335. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Mark Newton, Sole Proprietor. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0345

FICTITIOUS BUSINESS NAME STATEMENT: 2014042313. The following person(s) is/are doing business as: GLOBAL WHITENING SD. 19030 Hamlin St. #2 Reseda, CA 91335. ALICIA ASHKENAZI. 19030 Hamlin St. #2 Reseda, CA 91335. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: 02/18/14. Signed: Alicia Ashkenazi, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0346

FICTITIOUS BUSINESS NAME STATEMENT: 20140442219. The following person(s) is/are doing business as: NEW BLOOD ART. 1742 Riverside Drive Glendale, CA 91201. AMELIA BERNAYS. 1742 Riverside Drive 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: Amelia Bernays, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0347

FICTITIOUS BUSINESS NAME STATEMENT: 20140430409. The following person(s) is/are doing business as: A AND A SATELLITE. 6470 Van Nuys Blvd. Suite E. Van Nuys, CA 91401. AJURIMAS UTKA. 19127 Friar St. Tarzana, CA 91335; ANDRIUS JA'NAVICIUS. 8001 Red lands Ave. #04 Playa Del Rey, CA 90293. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: 11/26/2004. Signed: Aurimas Utkas, Co-Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0348

FICTITIOUS BUSINESS NAME STATEMENT: 20140430434. The following person(s) is/are doing business as: J316 ROL OFF CO. 9229 Sepulveda Bl. #111 North Hills, CA 91343. LUIS SALINAS. J316 ROL OFF CO. 9229 Sepulveda Bl. #111 North Hills, CA 91343. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: 02/19/2014. Signed: Edger A. Flores, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0349

FICTITIOUS BUSINESS NAME STATEMENT: 2014042980. The following person(s) is/are doing business as: AMERICA'S BEST PEST MANAGEMENT. 6648 Peach Ave. Van Nuys, CA 91406. EDGAR ANDRES FLORES. 6448 Peach Ave. Van Nuys, CA 91406. 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: Edger A. Flores, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0350

FICTITIOUS BUSINESS NAME STATEMENT: 2014042818. The following person(s) is/are doing business as: WORLD FILM INSTITUTE/AWARDS, OLYMPIA ARTS INSTITUTE/AWARDS, FAMILY FILM AWARDS. 818 Gretna Greenway #201 Los Angeles, CA 90049. ANTONIO GELLINI. 13010 Wentworth St. Arleta, CA 91331. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: 4/12/2014. Signed: Sergio Gellini, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0352

FICTITIOUS BUSINESS NAME STATEMENT: 2014042610. The following person(s) is/are doing business as: FEDERAL REPO & TOW SERVICES. 1225 N. Vermont Ave. Los Angeles, CA 90029. ARMEN AYVAZYAN. 758 Ridge Dr. Glendale, CA 91208. The business is conducted by: Copartners have begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Sargis Ayvazyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0353

FICTITIOUS BUSINESS NAME STATEMENT: 2014042570. The following person(s) is/are doing business as: PRESTO FITNESS. 1812 West Burbank Blvd. Suite 369 Burbank, CA 91506. ALVIN PRESTO. 7214 Troost Ave. Unit B North Hollywood, CA 91605. 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: Alvin Presto, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0353

FICTITIOUS BUSINESS NAME STATEMENT: 2014042518. The following person(s) is/are doing business as: THE SMOOTHIE ZONE. 28024 Eddie Lane Santa Clarita, CA 91350. The business is conducted by: A Limited Liability Company has begun to transact business under the fictitious business name or names listed here on: 01/5/2014. Signed: Genesis Technical Consultant, Member: Geniera Loukwood. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0354

FICTITIOUS BUSINESS NAME STATEMENT: 2014042327. The following person(s) is/are doing business as: DREAM HIGH TOTAL SERVICES. 2402 Olive Ave. La Crescenta, CA 91214. DANIEL IHN. 2402 Olive Ave. La Crescenta, CA 91214. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: 3/18/2014. Signed: Daniel Ihn, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0355

FICTITIOUS BUSINESS NAME STATEMENT: 2014043290. The following person(s) is/are doing business as: ATS COLLECTION (ALL THINGS SHELLEY). 4078 Beck Ave. Studio City, CA 91604. SHELLEY EISINGER STARK. 4078 Beck Ave. Studio City, CA 91604. 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: Shelley Eisinger Stark, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/19/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0356

FICTITIOUS BUSINESS NAME STATEMENT: 2014043292. The following person(s) is/are doing business as: MINT GROUP/MINT MANAGEMENT GROUP. MINT MARKETING GROUP. MMG. 1626 Wilcox Ave. #212 Hollywood, CA 90028; IGOR ZAGRUZNY. 1626 Wilcox Ave. #212 Hollywood, CA 90028. 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: Shelley Igor Zagruzny, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/19/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0357

FICTITIOUS BUSINESS NAME STATEMENT: 2014043293. The following person(s) is/are doing business as: la baron limo. 21200 Kittridge St. #1114 Land Hills, CA 91303. AREZOU SALARPPOUR. 21200 Kittridge St. #1114. FARHAD NEJADI. 21200 Kittridge St. #1114 Woodland Hills, CA 91363. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Arezou Salarpour/ Farhad Nejadi, Partners. This statement is filed with the County Clerk of Los Angeles County on: 2/19/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0357

03/13/14, 03/20/14 0358

FICTITIOUS BUSINESS NAME STATEMENT: 2014043576. The following person(s) is/are doing business as: LABELLA. 6600 Topanga Canyon Blvd. #1065 Canoga Park, CA 91303. MEREDIAN FASHION, INC. 14554 Hartland St. #203. 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: Meredian Fashion, INC. Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/19/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0359

FICTITIOUS BUSINESS NAME STATEMENT: 2014044578. The following person(s) is/are doing business as: RTB BUS LINE. 8834 Burnet Ave. #17 North Hills, CA 91343. RTB BUS LINE. 8834 Burnet Ave. #17 North Hills, CA 91343. The business is conducted by: A corporation has begun to transact business under the fictitious business name or names listed here on: February 7, 2014. Signed: Benedicto Esteban Alvarado, Manager. This statement is filed with the County Clerk of Los Angeles County on: 2/19/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0361

FICTITIOUS BUSINESS NAME STATEMENT: 2014044358. The following person(s) is/are doing business as: FAITH AUTO REPAIR. 12159 Brandford Unit 4 Sun Valley, CA 91352. MARIA M. WITRAGO. 13515 Wenworth St. Arleta, CA 91331. JOEL W. RAZO. 13515 Wenworth St. Arleta, CA 91331. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Maria Witrago, Partner. This statement is filed with the County Clerk of Los Angeles County on: 2/19/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0362

FICTITIOUS BUSINESS NAME STATEMENT: 2014043444. The following person(s) is/are doing business as: CASHOLA/MULTIMEDIA, OPERATION MUSIC PRODUCTIONS. 8801 New Castle Ave. Northridge, CA 91325. LEVI SMITH JR. 8801 New Castle Ave. Northridge, CA 91325. LEVI SMITH JR. 8801 New Castle Ave. Northridge, CA 91325. 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: Levi Smith Jr., Owner, Levi Smith. This statement is filed with the County Clerk of Los Angeles County on: 2/19/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0363

FICTITIOUS BUSINESS NAME STATEMENT: 2014043538. The following person(s) is/are doing business as: MALIBU PROECT MANAGEMENT, BOTTLE ROCK WINERY. 32091 Canterhill Place Westlake Village, 91361, 30651 0. Blvd. A1 BOX 300 Agoura Hills, 91301. WILLIAM HIRSH. 32091 Canterhill Place Westlake Village, 91361. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: 12/1/13. Signed: William Hirsh, Manager/Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/19/2014. 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) 02/27/2014, 03/06/14, 03/13/14, 03/20/14 0364

FICTITIOUS BUSINESS NAME STATEMENT: 2014043776. The following person(s) is/are doing business as: EUPHORIA EVENTS. 1769 El Cerrito Pl. #305 Los Angeles, CA 90028. PAUL J. BARNETT. 1769 El Cerrito Pl. #305 Los Angeles, CA 90028. 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: Arina Daiana Parau, Owner. This statement is filed with



ANGELES, CA 90010. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ GO INVESTMENT GROUP, LLC BY: JUNGHYUN KIM, MEMBER  
This statement was filed with the County Clerk of LOS ANGELES County on FEB 13 2014 indicated by file stamp above.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

LA1384353 BH WEEKLY 2/20, 27 3/6, 13 2014

NOTICE OF TRUSTEE'S SALE TS No. CA-10-370547-EV Order No.: 100394043-CA-GTI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/12/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): REZA NASR AND FERESHTEH FAGHIHI, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP Recorded: 6/19/2007 as Instrument No. 20071472955 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 3/20/2014 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$692,012.17 The purported property address is: 927 NORTH KINGS ROAD # 109, WEST HOLLYWOOD, CA 90069 Assessor's Parcel No.: 5529-005-079 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-10-370547-EV. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be

entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: Quality Loan Service Corporation 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-10-370547-EV IDSPub #0062554 2/27/2014 3/6/2014 3/13/2014

FILE NO. 2014 045835  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LE BEAUTY CORE, 440 S. VERMONT AVE, #109, LOS ANGELES, CA 90020 county of: LOS ANGELES.  
Registered Owner(s): K W ART, INC, [CA], 3075 WILSHIRE BLVD, #313, LOS ANGELES, CA 90010. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ K W ART, INC BY KYUNG HO WOO, CEO  
This statement was filed with the County Clerk of LOS ANGELES County on FEB 20, 2014 indicated by file stamp above.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

LA1385779 B H WEEKLY 2/27 3/6,13,20 2014

FILE NO. 2014 045834  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: MODI MEDIA, 100 PARK AVE, 4TH FL, NEW YORK, NY 10017 county of: NEW YORK.  
Registered Owner(s): GROUP M WORLDWIDE, LLC [DELAWARE], 100 PARK AVE, 4TH FL, NEW YORK, NY 10019. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ GROUP M WORLDWIDE, LLC, BY KEVIN FAREWELL, MANAGING MEMBER  
This statement was filed with the County Clerk of LOS ANGELES County on FEB 20 2014 indicated by file stamp above.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

LA1386503 B H WEEKLY 2/27 3/6,13,20 2014

#### ORDINANCE NO. 14-O-2655

AN ORDINANCE OF THE CITY OF BEVERLY HILLS APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND METROPOLITAN CRESCENT ASSOCIATES, LLC, FOR DEVELOPMENT AND USE OF THE PROPERTIES AT 155 NORTH CRESCENT DRIVE AND 9355 WILSHIRE BOULEVARD FOR A MIXED USE PROJECT INCLUDING SERVICED RESIDENCES AND RESTAURANT USE

THE CITY COUNCIL OF THE CITY

OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. The City of Beverly Hills ("City") and Metropolitan Crescent Associates, LLC ("Developer") desire to enter into that certain development agreement (the "Development Agreement" herein), attached to this Ordinance as Exhibit A in connection with the development and use of properties at 155 North Crescent Drive and 9355 Wilshire Boulevard for a mixed use project including serviced residences and restaurant use (the "Project").

Section 2. The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the City's Local CEQA Guidelines. The City previously prepared and certified an Environmental Impact Report ("EIR") for the Project to analyze the potential impacts on the environment of the mixed use project when initially approved in 2002. Upon review of the proposed changes to the project as approved in 2002, the City Council, for the reasons set forth in the addendum to the Final EIR, which is hereby incorporated herein by reference, finds that: changes to the previously certified EIR are necessary due to the proposed changes in use of the property, but none of the conditions of CEQA Guidelines Section 15162 require preparation of a subsequent EIR. The City Council finds that the proposed changes in use, subject to the conditions of approval recommended on the project, will ensure that no significant impacts will result, and adopts the addendum. The project remains subject to all applicable mitigation measures identified in the previously certified Final EIR. The documents and other materials that constitute the record on which this recommendation was made are located in the Department of Community Development and are in the custody of the Director of Community Development.

Section 3. On November 21 and December 12, 2013, the Planning Commission conducted a duly noticed public hearing to consider the Development Agreement and the Project. Notices of the time, place and purpose of public hearing were duly provided in accordance with California Government Code Sections 65867, 65090 and 65091. At the conclusion of its consideration, the Planning Commission recommended that the City Council find that the Development Agreement is consistent with the General Plan, and to approve the Development Agreement.

Section 4. On February 4, 2014, the City Council conducted a duly noticed public hearing to consider the Development Agreement and the Project. Notices of the time, place and purpose of the public hearing were duly provided in accordance with California Government Code Sections 65867, 65090 and 65091.

Section 5. The provisions of the Development Agreement are consistent with the City of Beverly Hills General Plan and comply with its objectives and policies, and in particular advances the following General Plan Policies:

- Policy H 2.5 Adaptive Reuse. Support innovative strategies for the adaptive reuse of residential and commercial structures to provide for a wide range of housing types.
- Policy LU 15.1 Economic Vitality and Business Revenue. Sustain a vigorous economy by supporting businesses that contribute revenue, quality services and high-paying jobs.

The Development Agreement implements the terms of the General Plan and City ordinances, a zone text amendment to allow serviced residences and restaurant uses in the Project, and does not allow development except in conformance with the General Plan.

Section 6. The City Council hereby approves the Development Agreement and authorizes the Mayor to execute the Development Agreement on behalf of the City.

Section 7. No later than ten (10) days after the effective date of this Ordinance, the City Clerk shall record with the County Recorder a copy of the Development Agreement and the notice shall describe the land to which such contract applies.

Section 8. The City Clerk shall cause this Ordinance to be published at least once in a

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

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

Adopted: February 18, 2014  
Effective: March 21, 2014

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills, California

ATTEST:  
BYRON POPE (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
JEFFREY C. KOLIN  
City Manager

SUSAN HEALY KEENE, AICP  
Director of Community Development

EXHIBIT A

DEVELOPMENT AGREEMENT

CITY OF BEVERLY HILLS

WHEN RECORDED MAIL TO:

City of Beverly Hills  
Attention: City Attorney's Office  
455 North Rexford Drive  
Room 230  
Beverly Hills, CA 90210

#### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made by and between THE CITY OF BEVERLY HILLS, a California municipal corporation (the "City"), and METROPOLITAN CRESCENT ASSOCIATES, LLC, a Delaware Limited Liability Company (the "Developer"). The City and Developer are individually referred to herein as a "Party" and collectively referred to as the "Parties."

#### RECITALS

This Agreement is made and entered into with regard to the following facts, each of which is acknowledged as true and correct by the Parties to this Agreement.

A. Developer is the [ owner of a leasehold interest in that certain real property located in the City of Beverly Hills, California and legally described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

B. Developer desires to further develop and operate the Project (as hereafter defined) by adding a restaurant and bar to the Project and expanding the current permitted uses to allow the following uses in addition to the currently permitted uses on the Property: (i) serviced residence uses and (2) restaurant and bar uses, including, without limitation, room service to the serviced residence units.

C. Developer has applied to the City for approval of this mutually binding Agreement, pursuant to the provisions of the Development Agreement Act (as hereafter defined) and other applicable laws.

D. Developer has submitted that certain Application for Zone Change, General Plan Amendment, Specific Plan Amendment, dated February 20, 2013 (the "Application") to the City (in its governmental capacity) for certain approvals, entitlements, findings and permits required for the development and operation of the Project, including, without limitation the following (collectively, and together with any and all Subsequent Project Approvals (as hereafter defined) the "Project Approvals"): (1) a zoning code amendment, (2) a planned development permit amendment, (3) an extended hours permit; and (4) a



development agreement for the Project under the Development Agreement Act.

E. The City Council has specifically considered the advantages and impacts of this Project upon the welfare of the City and believes that the Project will benefit the City.

F. This Agreement eliminates uncertainty in planning and provides for the orderly further development of the Project in a manner consistent with the City's Zoning Regulations (as hereafter defined), the Applicable Rules (as hereafter defined) and the General Plan (as hereafter defined).

G. To provide such certainty, the City desires, by this Agreement, to provide Developer with assurance that Developer can proceed with further development and operation of the Project with the uses, density and other land use characteristics specified in the Project Approvals. Developer would not enter into this Agreement without the City's agreement that the Project can be developed and used, during the term of this Agreement, with the uses, density and other land use characteristics and approvals specified in the Project Approvals.

H. The City has determined that, as a result of the further development of the Project in accordance with the Project Approvals and this Agreement, substantial benefits will accrue to the public.

I. On December 12, 2013, pursuant to the requirements of the Development Agreement Act, the Planning Commission of the City of Beverly Hills conducted a hearing on Developer's application for this Agreement.

J. On February 4, 2014, pursuant to the requirements of the Development Agreement Act, the City Council of the City of Beverly Hills (the "City Council") conducted a hearing on Developer's application for this Agreement.

K. The City Council has found and determined that this Agreement is consistent with the City's General Plan and all other plans, policies, rules and regulations applicable to the Project.

L. On [month] [day], 2014, the City Council adopted Ordinance No. 14-O-\_\_\_ approving this Agreement, and such ordinance became effective on [month] [day], 2014.

## AGREEMENT

NOW THEREFORE, pursuant to the authority contained in the Development Agreement Act, as it applies to the City, and in consideration of the mutual promises and covenants herein contained and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereto agree as follows:

1. **Definitions.** For all purposes of this Agreement, except as otherwise expressly provided herein or unless the context of this Agreement otherwise requires, the following words and phrases shall be defined as set forth below:

(a) "AKA Beverly Hills Project" shall mean the serviced residence use permitted to be operated on the Property by the Project Approvals, whether or not operated under the "AKA" name.

(b) "Applicable Rules" means the rules, regulations, ordinances, resolutions, codes, guidelines, and officially adopted procedures and official policies of the City governing the use and development of real property, including the City's Zoning Regulations, adopted as of the Effective Date, all as amended pursuant to the Project Approvals. Among other matters, the Applicable Rules set forth and govern the permitted uses of land, the density or intensity of use, the maximum height and size of the buildings and the provisions for reservation or dedication of land for public purposes applicable to the use and development of the Property.

(c) "Business Day" means any day other than a Saturday, Sunday or California or Federal holiday on which banks in the City are customarily closed.

(d) "CEQA" means the California Environmental Quality Act (California Public Resources Code Section 21000 *et seq.*), as it now exists or may hereafter be amended.

(e) "Conditions of Approval" shall mean those conditions of approval, if any, which are not set forth in this Agreement and which are otherwise imposed by the City in connection with the City's approval of the Project Approvals.

(f) "Development Agreement" or "Agreement" means this Agreement.

(g) "Development Agreement Act" means Article 2.5 of Chapter 4 of Division 1 of Title 7 (Sections 65864 through 65869.5) of the California Government Code (as the same may be amended and/or re-codified from time to time).

(h) "Discretionary Action(s)" or "Discretionary Approval(s)" means an action that requires the exercise of judgment, deliberation or discretion on the part of the City, including any board, agency, commission or department and any officer or employee thereof, in the process of approving or disapproving a particular activity, as distinguished from a Ministerial Permit or Ministerial Approval (as hereafter defined).

(i) "Effective Date" shall mean the date this Agreement, fully executed, is recorded in the Official Records of the Los Angeles County Recorder.

(j) "Entitlements" means "Entitlements" as defined in Section 6.

(k) "General Plan" means the General Plan of the City, as it exists as of the Effective Date.

(l) "Gross Room Revenue" means consideration received from lessees of dwelling units at the AKA Beverly Hills Project for the occupancy of units and ancillary space in the AKA Beverly Hills Project. Revenue shall be valued in money, whether to be received in money, goods, labor, or otherwise, including all receipts, cash, credits, property and services of any kind or nature, without any deduction therefrom.

(m) "Ministerial Permit(s)," or "Ministerial Approval(s)" means a permit or approval that requires the City, including any board, agency, commission or department or any officer or employee thereof, to determine whether there has been compliance with applicable rules, statutes, ordinances, conditions of approval, and/or regulations, as distinguished from an activity which is included in the definition of Discretionary Action or Discretionary Approval.

(n) "Mortgage" means any mortgage, deed of trust, encumbrance, sale leaseback or other security interest encumbering all or any portion of the Property, given by Developer for the purpose of securing funds to be used for financing the acquisition of the Property or any portion thereof, the construction of improvements thereon and/or any other expenditures reasonably necessary and appropriate to develop and/or operate the Project, or any refinancing of any of the foregoing.

(o) "Mortgagee" means, collectively, the holder of the beneficial interest under any Mortgage, together with the successful bidder at a foreclosure sale or a transferee by deed in lieu of foreclosure or similar instrument, who comes into possession of the Property or any part thereof pursuant to foreclosure, deed in lieu or otherwise.

(p) "Municipal Surcharge" means the fee paid pursuant to Section 9(d) of this Agreement.

(q) "Processing Fees" means all application, inspection and other fees and charges required by the City that are applied uniformly to all development related activity, including fees for land use applications.

(r) "Project" means the AKA Beverly Hills Project.

(s) "Project Approvals" means Project Approvals as defined in Recital D above.

(t) "Property" means the real property described in Exhibit "A" attached hereto and defined in Recital A.

(u) "Reserved Powers" means the power and authority of the City to enact regulations and/or take Discretionary Action if the same is expressly found by the City to be necessary to protect residents of the City, those employed in the City, or visitors to the City, from a condition that is

dangerous to public health or safety or if the same is required to comply with California or federal laws (whether enacted previous or subsequent to the Effective Date of this Agreement). Reserved Powers also include the power and authority of the City to enact regulations that apply generally to hotels and serviced residences or multi-family residential uses and serviced residences within the City, including regulations of hotel, serviced residence, or multi-family residential use operations, provided that such regulations do not impact the permitted uses, density, height or square footage of the Project permitted by the Zoning Regulations.

(v) "Serviced Residence" means a multi family transient use where each dwelling unit includes a full kitchen, laundry facilities and bathroom, no dwelling unit is leased or occupied by any person for less than seven (7) consecutive days, and each dwelling unit is maintained and offered services at a luxury standard.

By way of illustration, at the time of adoption of this agreement, a "luxury standard" includes a 24-hour resident service team, high-tech fitness center, full-service business center with executive board room and complimentary high-speed Internet access, a lounge, en-suite dining, same-day valet dry-cleaning and laundry service, and full-time, on-site management and maintenance. All dwelling units include fully-accessorized kitchens, contemporary furnishings, well-appointed bathrooms, premium cable television and Wi-Fi access.

All residents shall jointly occupy the entire dwelling unit, under a single written lease.

(w) "Subsequent Land Use Regulations" means any change in or addition to the Applicable Rules adopted after the Effective Date of this Agreement, including, without limitation, any change in any applicable general or specific plan, zoning, subdivision, or building regulation, including, without limitation, any such change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever by the Mayor, City Council, Planning Commission or any other board, agency, commission or department of City, or any officer or employee thereof, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project.

(x) "Subsequent Project Approvals" shall mean all further Discretionary Actions or Discretionary Approvals, Ministerial Permits and Ministerial Approvals required or requested with respect to the Project. Following adoption or approval, a Subsequent Project Approval shall become a Project Approval.

(y) "Zoning Regulations" shall mean the official zoning regulations of the City adopted as of the Effective Date of this Agreement.

## 2. Recitals of Premises, Purpose and Intent.

(a) **State Enabling Statute.** To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted the Development Agreement Act which authorizes any city to enter into binding development agreements establishing certain development rights in real property with persons having legal or equitable interests in such property. Section 65864 of the Development Agreement Act expressly provides as follows:

"The Legislature finds and declares that:

(a) The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

(b) Assurance to the applicant for a development project that upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval, will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs of development."

Notwithstanding the foregoing, to ensure that the City remains responsive and accountable to its residents while pursuing the benefits of development agreements contemplated by the Legislature, the City accepts restraints on its police powers contained in development agreements only to the extent and for the duration required to achieve the mutual objectives of the Parties.

(b) **The Project.** The Developer intends to develop and operate the Property as described in the Project Approvals, subject to the Applicable Rules, the Project Approvals, and the Conditions of Approval. The Parties hereby agree that, subject to the exercise of the City's Reserved Powers, for the term of this Agreement, the permitted uses, the density and intensity of use, the maximum height and size of the buildings, provisions for reservation or dedication of land for public purposes and the design, improvement and other guidelines, standards and specifications applicable to the development and use of the Property shall be those set forth in the Project Approvals, the Applicable Rules, this Agreement, and the Conditions of Approval. Subject to the exercise of the City's Reserved Powers, any Subsequent Project Approvals shall, at the election of Developer, be subject to the Applicable Rules or the rules, regulations, ordinances, resolutions, codes, guidelines, and officially adopted procedures and official policies of the City at the time of such Subsequent Project Approval.

3. **Property Subject to Agreement.** This Agreement shall apply to all of the Property.

4. **Application of Agreement.** This Agreement shall apply to the development and use of the Property. Such development and use shall be in accordance with the Project Approvals and this Agreement.

5. **Term of Agreement.** The initial term of this Agreement shall commence on the Agreement Effective Date, and shall continue for one (1) year.

Notwithstanding the term set forth above, the obligation to pay the Municipal Surcharge pursuant to Section 9 shall continue indefinitely as provided in Sections 9 and 11.

6. **Permitted Uses; Density; Building Heights and Sizes; Required Dedications.** The City and Developer hereby agree that the permitted uses of the Property (including, without limitation, as set forth in Recital B hereof), the density and intensity of such uses, and the maximum heights and sizes of the buildings and improvements on the Property, allowed in connection with the development and operation of the Project shall be as set forth in and consistent with prior entitlements as modified by the Project Approvals, and as they may be lawfully amended by Developer from time to time (collectively the "Entitlements"). As set forth in the Project Approvals, the City and Developer agree that Developer shall not reserve or dedicate land for public purposes given the nature of the Project's site and the presence of necessary public improvements in the area of the Project. Developer shall not cause or permit any use of the Property that is not permitted by the Entitlements, and shall not cause or permit the construction of any building or improvement that exceeds the maximum density, building heights and/or building sizes set forth in or otherwise required by the Entitlements.

7. **Developer's Rights.** Developer shall have and is hereby vested with the rights, during the term of this Agreement, to develop and operate the Project as set forth in the Entitlements, all of which are hereby incorporated in this Agreement by reference.

## 8. Changes in Applicable Rules.

(a) **Non-Application of Changes in Applicable Rules.** The adoption of any Subsequent Land Use Regulations after the Effective Date of this Agreement, or any change in, or addition to, the Applicable Rules (other than changes in Processing Fees as provided in this Agreement), including, without limitation, any changes in the General Plan or the Zoning Regulations adopted after the Effective Date of this Agreement, including, without limitation, any such change by means of ordinance, initiative, resolution, motion, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by any board, agency, commission or department of the City, or by the electorate, as the case may be, which would, absent this



Agreement, otherwise be applicable to the Project and which would conflict in any way with or be more restrictive than the Entitlements, shall not be applied to the Project during the term of this Agreement unless such changes represent an exercise of the City's Reserved Powers.

(b) Changes Mandated by Federal or California Laws or Regulations. Changes in, or additions to, the Applicable Rules adopted or made operative on or after the Effective Date shall apply to the Project if such changes or additions are specifically mandated to be applied to developments such as the Project by applicable California or federal laws or regulations. If the City or Developer believes that such a change or addition required by California or federal law or regulation exists, then that Party shall provide the other Party hereto with a copy of such California or federal law or regulation and a statement of the nature of its conflict with the provisions of the Applicable Rules and/or of this Agreement. For the purposes of this Agreement, the City's determination as to the applicability of California or federal laws to the Project shall be final and conclusive. In the event that any such change or addition shall be required by California or federal law or regulation, the City shall reasonably cooperate with Developer in minimizing the impact of such change upon the Project and the Property.

(c) Changes in Uniform Codes. Notwithstanding any provision of this Agreement to the contrary, construction in connection with the Project shall be subject to changes occurring from time to time in the provisions of the City's building standards codes, including the City's building, mechanical, plumbing and electrical regulations that are based on the recommendations of a multi-state professional organizations and become applicable throughout the City, including the California Building Code and other similar or related uniform codes.

(d) Changes in Processing Fees Under Applicable Rules and Applicability of other Fees. The Project shall be subject to any increase in Processing Fees imposed by the City, provided that such a change is applied on a City-wide basis. Except as provided in Section 9, no fees are imposed on Developer pursuant to this Agreement. Additionally, nothing in this Agreement shall exempt Developer from fees set forth in the Beverly Hills Municipal Code or the City's adopted schedule of rates, fees and charges.

#### 9. Developer's Obligations.

(a) Conditions of Approval. Developer shall comply with the Conditions of Approval.

(b) Reimbursement of Project Approval Costs. No later than the thirty (30) days following the Effective Date, Developer shall reimburse the City for all of its reasonable and customary costs to process the Project Approvals, including reasonable legal processing costs related to the Project Approvals and preparation of this Agreement, if any.

(c) Processing Fees. Developer agrees to pay all Processing Fees applied to the Project at the rate and amount in effect at the time the fee is required to be paid.

(d) Municipal Surcharge. The owner of the AKA Beverly Hills shall pay to the City, in perpetuity, an amount of six percent (6.0%) of the Gross Room Revenue generated by the AKA Beverly Hills Project on all room occupancies of thirty calendar days or less (the "Municipal Surcharge").

(i) Timing of Payment. The Municipal Surcharge shall be payable monthly, based on the actual Gross Room Revenue received during the month for which payment is to be made, at the same time and in the same manner as is required for payment of the City's transient occupancy tax imposed pursuant to Title 3, Chapter 1, Article 3 of the Beverly Hills Municipal Code, or its successor.

(ii) Letter of Credit to Secure Municipal Surcharge. Developer shall provide the City with a letter of credit, or other form of security reasonably acceptable to the City Manager and City Attorney, in the initial amount of two hundred thousand dollars (\$200,000) for the purpose of securing its

obligation to pay the Municipal Surcharge. The letter of credit shall be substantially in the form attached hereto as Exhibit B, and shall be in substance and form reasonably satisfactory to the City Attorney, and shall be issued by an issuer reasonably acceptable to the City Manager in good faith. The letter of credit may be drawn by City to pay any monthly installment of the Municipal Surcharge if Developer fails to pay any monthly installment of the Municipal Surcharge within thirty (30) days after its due date (and partial and multiple drawings shall be permitted). The letter of credit may be drawn in full by City if (i) the City receives notice of termination from the issuing bank or if the letter of credit is not extended, renewed or replaced (as shown by delivery to City of a copy of the extension or renewal amendment that is acceptable to the City Attorney, or the original of a replacement letter of credit acceptable to the City Manager and City Attorney) from an issuer reasonably acceptable to the City Manager, as applicable, or substitute collateral reasonably acceptable to the City Manager and City Attorney) at least thirty (30) days prior to any fixed expiry date in the letter of credit; or (ii) if the issuer is no longer creditworthy, as reasonably determined by the City Manager and in good faith, and the letter of credit is not replaced with a similar letter of credit reasonably acceptable in form and substance to the City Attorney or substitute collateral reasonably acceptable to the City Manager and City Attorney within thirty (30) days after written notice from the City Manager to Developer that the issuer is no longer creditworthy. Developer hereby covenants to provide such an extension or renewal amendment or replacement letter of credit or such substitute collateral, within such thirty (30) day period such that the letter of credit (and/or such substitute collateral) is maintained in perpetuity. In the event of a full or partial draw under the letter of credit, Developer shall deliver to the City an amendment to the letter of credit raising the available amount thereof to \$200,000 (or additional collateral acceptable to the City Manager and City Attorney) within thirty (30) days.

If the letter of credit has been maintained and not drawn upon in whole or part for a period of two (2) years, the letter of credit may be reduced in amount to one hundred thousand dollars (\$100,000). However, if at any time after such reduction, the letter of credit is drawn upon by City in accordance with the terms hereof, or if Developer transfers its interest in the Property or the Agreement, then Developer shall deliver to City an amendment to the letter of credit raising the available amount thereof to \$200,000.

(iii) Acknowledgement. The parties acknowledge and agree that the Municipal Surcharge is not a tax or a levy by City.

(iv) Late Charges, Interest. If Developer fails to pay the Municipal Surcharge within ten (10) days after its due date, Developer shall pay a late charge in the amount equal to the lesser of (i) two thousand dollars (\$2,000), increased on the first day of each calendar year by the increase, if any, during the immediately preceding calendar year in the Consumer Price Index - All Urban Consumers for Los Angeles-Riverside-Orange County, California as published by the U.S. Department of Labor, Bureau of Labor Statistics (or any successor thereto); or (b) four percent (4%) of the Municipal Surcharge payment due but not paid. The parties hereto acknowledge and agree that the amount of the costs and expenses that City will incur in the event the Municipal Surcharge is not paid when due is extremely difficult to calculate, and that the late charge set forth in the immediately preceding sentence is a reasonable, good faith estimate of such costs and expenses, but payment of such late charge shall not limit the City's remedies following any default by Developer under this Agreement. If any Municipal Surcharge, including any late charge, is not paid within ten (10) days after the date on which the Surcharge is due, then such Municipal Surcharge (including any late charge) shall bear interest, from the due date until paid, at the rate that

is the lesser of (i) eighteen percent (18%), or (ii) the highest rate then permitted by applicable law.

(e) Transient Occupancy Tax. The operator of the AKA Beverly Hills Project, as "operator" is defined in Beverly Hills Municipal Code Section 3-1-302, shall collect, report and remit the City's transient occupancy tax in accordance with the provisions of the Beverly Hills Municipal Code or their successors.

10. Audit. Developer shall maintain full and accurate records with respect to the Municipal Surcharge. For the purpose of determining whether the Municipal Surcharge has been properly calculated and paid to the City, City shall have access one time annually, without charge and upon reasonable notice, during normal business hours, to such records, and the right to examine and audit the same and to make copies and transcripts therefrom, and to inspect all program data, documents, proceedings and activities related to the Municipal Surcharge. Such examination and audit shall be at the City's expense unless the examination and audit reveals that Developer has underpaid the Municipal Surcharge by at least ten percent (10%) in any one month. If the examination and audit reveals that Developer has underpaid the Municipal Surcharge by at least ten percent (10%) in any one month, then Developer shall reimburse the City for the cost of the examination and audit and the City shall be entitled to conduct another audit during that year,

11. Default. Failure by City or Developer to perform any term or provision of this Agreement for a period of thirty (30) days from the receipt of written notice thereof from the other, or failure of Developer to timely provide a letter of credit extension, renewal amendment, replacement letter of credit, letter of credit amendment or substitute collateral as required by Section 9(d)(ii), shall constitute a default under this Agreement, subject to extensions of time by mutual consent in writing. Any such default notice shall specify in detail the nature of the alleged default and the manner in which said default may be satisfactorily cured. If the nature of the alleged default is such that it cannot reasonably be cured within such thirty (30) day period (if applicable), the commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure within such period.

Upon a default by City or Developer, after notice and expiration of the thirty (30) day period (if applicable) without cure, the other party, at its option, shall have all rights and remedies provided by law and/or may give notice of intent to terminate this Agreement pursuant to Government Code Section 65868. Following such notice of intent to terminate, the matter shall be scheduled for consideration and review by the City Council within thirty (30) calendar days in the manner set forth in Government Code Sections 65867 and 65868. Following consideration of the evidence presented in said review before the City Council and a determination that a default exists, the Party alleging the default by the other Party may give written notice of termination of this Agreement to the other Party. Upon any such termination, the respective rights, duties and obligations of the Parties hereto shall without further action cease as of the date of such termination (except as to duties and obligations that arose prior to the date of such termination). In no event shall monetary damages be available against the City for any alleged default or breach by the City. In no event shall consequential damages be available against Developer or any seller of any portion of the Property for any alleged default or breach of this Agreement.

12. Termination and Expiration. Upon the expiration of the term or termination of this Agreement, and except as provided below, the vested rights provided by this Agreement shall terminate and be of no further force or effect. However, such expiration or termination shall not affect Developer's obligations under Section 9(d) and Section 10, nor the obligation to pay any claim of any Party hereto arising out of the provisions of this Agreement prior to the effective date of such termination. Additionally, for a period of four years after expiration or termination of this Agreement, such expiration or termination shall not affect Developer's vested right pursuant to Section 7 to construct a restaurant as permitted by the Entitlements. The obligations under Section 9(d), and the obligation to pay any claim arising before the effective date of expiration or termination, shall continue after expiration or termination in perpetuity or until completed.

13. Transfers of Interests in Property or Agreement. In the event of a proposed transfer of interest in the Property or in this Agreement by Developer to a transferee, Developer agrees to make commercially reasonable efforts to provide the City at least thirty (30) days written notice of such proposed transfer and shall provide satisfactory evidence that the transferee will assume in writing through an assignment and assumption agreement all remaining obligations of Developer under this Agreement. The assignment and assumption agreement shall be in a form reasonably satisfactory to the City Attorney. However, Developer has no obligation to obtain the consent of the City to assign this Agreement to a transferee. Notwithstanding the foregoing: (i) the terms, covenants and conditions of this Agreement shall be binding upon any transferee whether or not such an assignment and assumption agreement is signed by the assignee upon acquiring the Property; and (ii) no such transfer shall relieve Developer (transferor) of any obligations under this Agreement during the one year term hereof unless: (A) at least thirty (30) days before any transfer, Developer has submitted to City the name of the proposed transferee and financial information regarding the transferee reasonably satisfactory to the City's Chief Financial Officer, and the City determines, prior to transfer, that the proposed transferee is able to satisfactorily fulfill the obligations of this Agreement, and (B) the transferee accepts, in writing, the obligations of Developer under this Agreement. Upon any transfer after the one year term hereof, Developer shall be relieved of all liability and obligations hereunder (without regard to whether any of the same shall survive the termination or expiration hereof). Such writing shall be in form and content reasonably satisfactory to the City Attorney.

#### 14. Mortgagee Protection.

(a) In General. The provisions of this Agreement shall not prevent or limit Developer's right to encumber the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to such portion. The City acknowledges that Mortgagees may require certain interpretations and modifications of this Agreement and agrees upon request, from time to time, to meet with Developer and representatives of such Mortgagees to negotiate in good faith any such request for interpretation or modification. The City shall not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement and does not, in the City's sole determination, diminish the City's benefits from this Agreement or the security for those benefits. Any Mortgagee shall be entitled to the rights and privileges set forth in this Section.

(b) Notice of Default to Mortgagee. If a Mortgagee has submitted a request in writing to City in the manner specified herein for giving notices, the City shall exercise its best efforts to provide to such Mortgagee written notification from the City of any failure or default by Developer in the performance of Developer's obligations under this Agreement, which notification shall be provided to such Mortgagee at such time as such notification is delivered to Developer.

(c) Right of Mortgagee to Cure. Any Mortgagee shall have the right, but not the obligation, to cure any failure or default by Developer during the cure period allowed Developer under this Agreement, plus an additional sixty (60) days if, in order to cure such failure or default, it is necessary for the Mortgagee to obtain possession of the property such as by seeking the appointment of a receiver or other legal process. Any Mortgagee that undertakes to cure or attempt to cure any such failure or default shall provide written notice to the City that it is undertaking efforts of such a nature; provided that no initiation of any such efforts by a Mortgagee shall obligate such Mortgagee to complete or succeed in any such curative efforts.

(d) Liability for Past Defaults or Obligations. Subject to the foregoing, any Mortgagee shall take such property subject to the terms of this Agreement and in no event shall any such property be released from any obligations associated with its use and development under the provisions of this Agreement. Nothing in this Section 13 shall prevent City from exercising any remedy it may have for a default under this Agreement (subject to the cure periods set forth



in Section 13(c) above), provided, however, that in no event shall such Mortgagee personally be liable for any defaults or monetary obligations of Developer arising prior to acquisition of possession of such property by such Mortgagee.

15. **Binding Effect.** All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, reorganization, consolidation or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the parties and their respective heirs, successors and assigns. All of the provisions of this Agreement shall constitute covenants running with and appurtenant to the land and the covenants made and benefits granted and established, and the rights and restrictions contained herein, are intended to, and shall, inure to the benefit of and be binding upon the Developer.

#### 16. **Indemnification.**

(a) Developer agrees to and shall indemnify, hold harmless, and defend, the City and its respective officers, officials, members, agents, employees, and representatives, from liability or claims for death or personal injury and claims for property damage which may arise from the acts, errors, and/or omissions of Developer or its contractors, subcontractors, agents, employees or other persons acting on its behalf in relation to the Project and/or in any manner arising from this Agreement. The foregoing indemnity applies to all deaths, injuries, and damages, and claims therefor, suffered or alleged to have been suffered by reason of the acts, errors, and/or omissions referred to in this Section 15, regardless of whether or not the City prepared, supplied, or approved plans or specifications, or both. In the event of litigation, the City agrees, at no cost to the City, to cooperate with Developer. This indemnification, hold harmless and defense requirement shall survive the termination or expiration of this Agreement. The City reserves the right, in cases subject to this indemnity, to reasonably approve the attorney selected by Developer to defend Developer and the City in any such action.

(b) In the event of any court action or proceeding challenging the validity of this Agreement, any of the Project Approvals, or the CEQA determination for the Project, Developer may defend at its own expense, the action or proceeding. In addition, Developer shall reimburse the City for the City's costs in defending any court action or proceeding challenging the validity of this Agreement, any of the Project Approvals, or the CEQA determination for the Project, and Developer shall also pay any award of costs, expenses and fees that the court having jurisdiction over such challenge makes in favor of any challenger and against the City. Developer shall cooperate with the City in any such defense as the City may reasonably request and may not resolve such challenge without the prior written consent of the City. In the event Developer fails or refuses to reimburse the City for its cost to defend any challenge to this Agreement, any of the Project Approvals, or the CEQA determination for the Project, the City shall have the right to terminate this Agreement, subject to the notice and cure requirements of Section 10 above. In all events, the City shall have the right to resolve any such challenge in any manner, in its sole discretion, provided, however, Developer's consent shall be required (and may be granted or withheld in Developer's discretion) if the City is reimbursed for its defense by Developer and the resolution of the challenge shall require a payment by Developer or limit Developer's rights under this Agreement. Additionally, in the event of any litigation or referendum initiated by third parties to attack, set aside, modify, void or annul this Agreement, any of the Project Approvals, or the CEQA determination for the Project, (each, a "Challenge"), the term of this Agreement shall be tolled for the period during which such Challenge is proceeding until fully and finally resolved.

In order to ensure compliance with this Section 15(b), within twenty (20) days after notification by the City of the filing of any claim, action or proceeding to attack, set aside, void or annul this Agreement, any of the Project Approvals, or the CEQA determination for the Project, Developer shall deposit with the City cash or other security in the amount of one hundred thousand dollars (\$100,000), satisfactory in form to the City

Attorney, guaranteeing indemnification or reimbursement to the City of all costs related to any action triggering the obligations of this Section 15. If the City is required to draw on that cash or security to indemnify or reimburse itself for such costs, Developer shall restore the deposit to its original amount within fifteen (15) days after notice from the City. Additionally, if at any time the City Attorney determines that an additional deposit or additional security up to an additional fifty thousand dollars (\$50,000) is necessary to secure the obligations of this Section; Developer shall provide such additional security within fifteen (15) days of notice from the City Attorney. The City shall promptly notify Developer of any claim, action or proceeding within the scope of this Section 15.

17. **Relationship of the Parties.** The Parties acknowledge and agree that Developer is not acting as an agent, joint venturer or partner of the City, but each is, in fact, an independent contractual party and not in any way under the control or direction of the City except as is expressly provided to the contrary in this Agreement.

18. **Recordation.** As provided in Government Code Section 65868.5, the City Clerk shall record a copy of this Agreement with the Registrar-Recorder of the County of Los Angeles within ten (10) days following its execution by both Parties. Developer shall reimburse the City for all costs of such recording, if any.

19. **No Third Party Beneficiaries.** The only signatories to this Agreement are the City and Developer. There are no third party beneficiaries and this Agreement is not intended and shall not be construed to benefit or be enforceable by any other person whatsoever other than the successors in interest of the signatories.

20. **Advice; Neutral Interpretation.** Each Party has received independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof. This Agreement has been drafted through a joint effort of the Parties and their counsel and therefore shall not be construed against either of the Parties in its capacity as draftsman, but in accordance with its fair meaning.

21. **Certificate of Compliance.** At any time during the term of this Agreement, any Mortgagee or other party may request any Party to this Agreement to confirm that (i) this Agreement is unmodified and in full force and effect (or if there have been modifications hereto, that this Agreement is in full force and effect as modified and stating the date and nature of such modifications) and that (ii) to the best of such Party's knowledge, no defaults exist under this Agreement or if defaults do exist, to describe the nature of such defaults and (iii) any other information reasonably requested. Each Party hereby agrees to provide a certificate to such lender or other party within ten (10) Business Days of receipt of the written request therefor.

22. **Consideration.** The City and Developer acknowledge and agree that there is good, sufficient and valuable consideration flowing to the City and to Developer pursuant to this Agreement as more particularly set forth in the Recitals and Section 2 of this Agreement. The Parties further acknowledge and agree that the exchanged consideration hereunder is fair, just and reasonable.

#### 23. **Periodic Reviews.**

(a) **Special Reviews.** The City Council of the City may order a special periodic review of Developer's compliance with this Agreement at any time. The cost of such special reviews shall be borne by the City, unless such a special review demonstrates that Developer is not acting in good faith compliance with the provisions of this Agreement. In such cases, Developer shall reimburse the City for all costs, direct and indirect, incurred in conjunction with such a special review.

(b) **Procedure for Review.** The City's Director of Community Development (the "Community Development Director") shall conduct the review contemplated by this Section 22 to ascertain whether Developer has complied in good faith with the terms and conditions of this Agreement during the period for which the review is conducted. The Community Development Director shall give Developer written notice that any such review has been commenced, and shall give Developer at least twenty (20) days after Developer's receipt of such notice to provide to the Community Development Director such in-

formation as Developer deems relevant to such review. In addition, upon the written request of the Community Development Director, Developer shall furnish such documents or other information as requested by the Community Development Director.

(c) **Result of Review.** If, following such a review, the Community Development Director finds good faith compliance by Developer with the terms and conditions of this Agreement, the Community Development Director shall issue to Developer an executed certificate of compliance, certifying Developer's good faith compliance with the terms and conditions of this Agreement through the period of such review. Such certificate shall be in recordable form, and shall contain such information as may be necessary to impart constructive record notice of the finding of good faith compliance hereunder. Developer shall have the right to record such certificate of compliance in the Official Records of the County of Los Angeles.

If, following such a review, the Community Development Director finds that Developer has not complied in good faith with the terms and conditions of this Agreement, the Community Development Director shall specify in writing the respects in which Developer has failed to so comply. The Community Development Director shall provide Developer with written notice of such noncompliance as provided in Section 10 and the City may follow the default procedures as set forth in Section 10.

(d) **Effect on Default Procedures.** Nothing in this Section 22 shall be interpreted to prevent the City from providing Developer with a notice of default hereunder at any time, including any time other than during a periodic review under this Section 22, or from terminating this Agreement pursuant to the provisions of Section 10 following any event of default by Developer.

#### 24. **Future Litigation Expenses.**

(a) **Payment of Prevailing Party.** If the City or Developer brings an action or proceeding (including, without limitation, any motion, order to show cause, cross-complaint, counterclaim, third-party claim or arbitration proceeding) by reason of default, breach, tortious act, or act or omission, arising out of this Agreement, the prevailing party in such action or proceeding shall be entitled to its costs and expenses of suit including, reasonable attorneys' fees and expert witness fees.

(b) **Scope of Fees.** Attorneys' fees under this Section 23 shall include attorneys' fees on any appeal and, in addition, a party entitled to attorneys' fees shall be entitled to all other reasonable costs and expenses incurred in connection with such action. In addition to the foregoing award of attorneys' fees to the prevailing party, the prevailing party in any lawsuit shall be entitled to its attorneys' fees incurred in any post-judgment proceedings to collect or enforce the judgment. This provision is separate and several and shall survive the merger of this Agreement into any judgment on this Agreement.

25. **Headings.** The section headings used in this Agreement are for convenient reference only and shall not be used in construing this Agreement. The words "include," "including" or other words of like import are intended as words of illustration and not limitation and shall be construed to mean "including, without limitation."

26. **Amendment.** This Agreement may be amended from time to time, in whole or in part, by mutual written consent of the Parties or their successors in interest, as follows:

(i) City and Developer, by mutual agreement, may terminate or amend the terms of this Agreement, and the amendment or termination shall be accomplished in the manner provided under California law for the enactment of development agreement amendments.

(ii) Except as may be otherwise agreed to by the Parties, no amendment of this Agreement shall be required in connection with the issuance of any Subsequent Project Approval. Any Subsequent Project Approval issued after the Effective Date of this Agreement automatically shall be incorporated into this Agreement and vested hereby.

27. **Alterations.** No alteration, amendment or modification of this Agreement shall be valid unless evidenced by a written instrument executed

by the parties hereto with the same formality as this Agreement, and made in the manner required by the Development Agreement Act.

28. **Waiver.** The failure of either Party hereto to insist in any one or more instances upon the strict performance of any of the covenants, agreements, terms, provisions or conditions of this Agreement, or to exercise any election or option herein contained, shall not be construed as a waiver or relinquishment for the future of such covenant, agreement, term, provision, condition, election or option, but the same shall continue and remain in full force and effect. No waiver by any Party hereto of any covenant, agreement, term, provision or condition of this Agreement shall be deemed to have been made unless expressed in writing and signed by an appropriate official or officer on behalf of such Party.

29. **Severability.** If any article, section, subsection, term or provision of this Agreement, or the application thereof to any party or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of the article, section, subsection, term or provision of this Agreement, or the application of the same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining article, section, subsection, term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law, except that if any provision of Section 9 is held invalid or unenforceable, then this entire Agreement shall be void and unenforceable and of no further force and effect.

30. **Force Majeure.** Performance by any Party of its obligations hereunder (other than for payment of money) shall be excused during any period of "Permitted Delay," which Permitted Delay shall mean and include delay caused by an event beyond the reasonable control of the Party claiming the delay (and despite the good faith efforts of such Party) that prevents the Party from fulfilling the obligations for which it seeks excuse including, without limitation, all of the following to the extent that they prevent the Party claiming delay from fulfilling the obligation from which it seeks to be excused: acts of God; civil commotion; riots; strikes; picketing or other labor disputes; shortages of materials or supplies; damage to work in progress by reason of fire, floods, earthquake or other casualties; failure, delay or inability of the other Party to act; terrorism; and litigation brought by a third party attacking the validity of this Agreement, any of the Project Approvals or the CEQA determination for the Project.

31. **Notices.** All notices, disclosures, demands, acknowledgments, statements, requests, responses and other communications (each, a "Communication") to be given under this Agreement shall be in writing, signed by a signatory hereto (or an officer, agent or attorney of such party) giving such Communication, and shall be deemed effective (i) upon receipt if hand delivered or sent by overnight courier service; or (ii) upon delivery or the date of refusal if sent by the United States mail, postage prepaid, certified mail, return receipt requested, in either case addressed as follows

To Developer: Metropolitan Crescent Associates, LLC  
c/o Korman Communities  
220 West Germantown Pike,  
Suite 250  
Plymouth Meeting,  
Pennsylvania 19462  
Attn: Robert S. Grossman

With Copy to: Seyfarth Shaw, LLP]  
333 S. Hope St. Suite 3900]  
Los Angeles, CA 90071  
Attn: Richard C. Mendelson,  
Esq.

To City: City Manager  
City of Beverly Hills  
455 North Rexford Drive  
Fourth Floor  
Beverly Hills, California  
90210

With Copy to: City Attorney  
City of Beverly Hills  
455 North Rexford Drive  
Room 220  
Beverly Hills, California  
90210

Any signatory hereto may from time to







dential zone text amendments are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that the amendments will not have the potential for any impacts on the environment. Further, the amendments would be exempt from CEQA pursuant to Section 15305 for single-family residential properties with slopes of less than 20%, as well as Section 15308 as an action to protect the environment of the single family residential areas of the City. The City's multi-family areas are not in areas with 20% or greater slopes.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Legislative Findings. The City Council hereby finds as follows:

- A. The City was approached by Metropolitan Crescent Associates, LLC, regarding a proposed "AKA Beverly Hills Project," which would include authorization to operate an existing residential / mixed use project to provide "serviced residences," a type of multi-family transient accommodation. "Serviced residences" are luxury dwelling units with full kitchens, laundry facilities, and bathrooms, that are offered, without limitation, housekeeping, valet dry-cleaning and laundry services, and, with a minimum stay of seven (7) consecutive days. At present, a "luxury standard" includes a 24-hour resident service team, high-tech fitness center, full-service business center with executive board room and complimentary high-speed Internet access, a lounge, en-suite dining, same-day valet dry-cleaning and laundry service, and full-time, on-site management and maintenance. All dwelling units include fully-accessorized kitchens, contemporary furnishings, well-appointed bathrooms, premium cable television and Wi-Fi access.
- B. The request that the City authorize this new type of transient use which, as a hybrid hotel / residential use, does not fit neatly into the City's traditional land use categories, caused the City to consider how transient uses allowed in the City's residential and mixed use zones are and should be defined.
- C. Concurrent with the request for serviced residences, the City has become more aware of the degree to which dwelling units in the City are being used for short-term rentals through such websites as Airbnb (www.Airbnb.com), Vacation Rentals By Owner (www.vrbo.com), and similar on-line short-term rental websites.
- D. Unfettered short-term rentals of single-family and multi family residential properties has the potential to change the character and stability of the City's residential neighborhoods. The Land Use Element of the City's General Plan, includes Goal LU 5 calling for "Complete, Livable, and Quality Neighborhoods." Goal LU 5 is bolstered by the following general plan policies that memorialize the City's commitment to preserving and maintaining the stability of single family residential areas:
  1. "Policy LU 5.1 Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of the City's residential neighborhoods, recognizing their contribution to the City's identity, economic value and quality of life."
  2. In relevant part, "Policy LU 5.8 Encroachment of Incompatible Land Uses. Protect residential neighborhoods from the encroachment of incompatible nonresidential uses and disruptive traffic, to the extent possible."
- E. The Land Use Element of the City's General Plan includes Goal LU 6 regarding Single-Family Residential Neighborhoods calling for "[m]aintenance of the identity, scale, and character of the distinct single-family residential neighborhoods." Goal LU 6 memorializes the City's commitment to preserving and maintaining its single-family residential neighborhoods from incompatible and character changing uses

such as short-term rental of single family residences.

- F. On November 12, 2013, VRBO listed 73 vacation rentals in Beverly Hills, approximately 45 were described as single family residences including 28 houses, 7 villas, 1 castle, 1 country house, 2 bungalows, and 6 estates. The remaining appeared to be multi-family in nature. In addition, a number of properties in the City were listed as available on the airbnb.com, some in single family neighborhoods and some in multi-family areas.
- G. The impact of short-term rentals in single family residential neighborhoods have been discussed in various news articles, including a September 2, 2013 article in the Los Angeles Times in which residents of the Silver Lake neighborhood in Los Angeles have expressed concerns about the operation of "virtual hotels, packing homes with throngs of visitors whose sheer presence alters the community feel." The City of New York also has concerns with the phenomenon, where, according to a Los Angeles Times Article of October 7, 2013, stays of less than 30 days, like in Beverly Hills, generally are not permitted in apartment units.
- H. In multi-family residential neighborhoods, there is a greater likelihood of and expectation of shorter term occupancy of units such as apartments than in single family neighborhoods, however use of properties for stays of shorter than 30 days runs counter to the residential nature of the multi-family zones where hotel uses are prohibited. Existing ordinances prohibit this type of use, but further clarification is warranted.
- I. Protection of the City's single family neighborhoods warrants amendment of the City's single-family residential zones to establish a minimum term of any rental or lease, and limit the number of times per year single family residential units, including second units, can be rented for short-term occupancy.
- J. Protection of the City's multi-family neighborhoods warrants amendment of the City's single family residential zones to provide a definition of transient use and clarify that short-term stays of less than 30 days are not permitted, with an exception for the hybrid Serviced Residences Use proposed to be allowed only in the Mixed Use Planned Development Overlay Zone (M-PD-2).

Section 2. Section 100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to insert a new defined term "Serviced Residence" between the existing defined terms "Second Unit" and "Setback, Front," as follows, with all other portions of Section 10-3-100 remaining in effect without amendment:

"SERVICED RESIDENCE: A multi family transient use where each dwelling unit includes a full kitchen, laundry facilities and bathroom, no dwelling unit is leased or occupied by any person for less than seven (7) consecutive days, all residents jointly occupy the dwelling unit under a single written lease, and each dwelling unit is maintained and offered services at a luxury standard. By way of illustration, at the time of adoption of the ordinance enacting this definition, a "luxury standard" includes a 24-hour resident service team, high-tech fitness center, full-service business center with executive board room and complimentary high-speed Internet access, a lounge, en-suite dining, same-day valet dry-cleaning and laundry service, and full-time, on-site management and maintenance. All dwelling units include fully-accessorized kitchens, contemporary furnishings, well-appointed bathrooms, premium cable television and Wi-Fi access."

Section 3. Section 1935 of Article 19.3 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to revise paragraph B and add a new paragraph J as follows, with all other portions of Section 10-3-1935 remaining in effect without amendment:

"B. Restaurants and bars may be permitted as part of a planned development but only in portions of a mixed use development with an underlying

zoning of C-3 or RMCP";

"J. Serviced Residence uses may be permitted as part of a planned development but only in those portions of a mixed use development with an underlying zoning of RMCP"

Section 4. A new paragraph D is hereby added to Section 1939 of Article 19.3 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code, with all other portions of section 10-3-1935 remaining in effect without amendment:

"D. The planning commission may permit, as part of a planned development approval pursuant to Article 18.4 of this Chapter, no more than ten percent (10%) of the parking spaces required to be provided for serviced residences to be used for taxi and limousine staging."

Section 5. Section 100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to revise the existing definition of "Single Housekeeping Unit" to read as follows:

"SINGLE HOUSEKEEPING UNIT: A traditional family or the functional equivalent of a traditional family, whose members are a nontransient interactive group of one (1) or more persons, where if consisting of more than one (1) person, such persons jointly occupy a single dwelling unit, jointly use common areas, share household activities and responsibilities (e.g., meals, chores, and expenses), and where, if the unit is rented or leased, all adult members jointly agree to occupy and be responsible for the entire premises of the dwelling unit under a single written rental agreement or lease and the make-up of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager."

Section 6. Section 100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to insert a new defined term "Multi-Family Transient Use" between the existing defined terms "Multi-Family Residential Zone" and "New Car Dealer" as follows, with all other portions of Section 10-3-100 remaining in effect without amendment:

"MULTI-FAMILY TRANSIENT USE: Rental or lease of a multi-family dwelling unit for a period of less than thirty (30) days."

Section 7. Section 100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to insert a new defined term "Single-Family Transient Use" between the existing defined terms "Single-Family Residential Zone" and "Single Housekeeping Unit" as follows, with all other portions of Section 10-3-100 remaining in effect without amendment:

"SINGLE-FAMILY TRANSIENT USE: Rental or lease of a single-family residence or second unit for a period of less than six (6) months."

Section 8. The table of uses set forth in paragraph A of Section 302 of Article 3 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to insert a new row immediately after the "Home Occupations..." row, entitled "Single-Family Transitional Use", inclusive of new footnote number 4, with all other portions of paragraph 10-3-302 A remaining in effect without amendment:

	R-1	R-1X	R-1.5	R-1.5X	R-1.5X2	R-1.6X	R-1.7X	R-1.8X
Single-Family Transient Use <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>

4. A Single-Family Transient Use of a single family residence or second unit, as defined in Section 10-3-100, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited."

Section 9. Section 401 of Article 4 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to read as follows:

"10-3-401: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1. shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A Single-Family Transient Use of a single family residence

or second unit, as defined in Section 10-3-100, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited."

Section 10. Section 501 of Article 4 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to read as follows:

"10-3-501: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A Single-Family Transient Use of a single family residence or second unit, as defined in Section 10-3-100, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited."

Section 11. Section 601 of Article 4 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to read as follows:

"10-3-601: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.5 shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A Single-Family Transient Use of a single family residence or second unit, as defined in Section 10-3-100, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited."

Section 12. Section 701 of Article 4 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to read as follows:

"10-3-701: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.5X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A Single-Family Transient Use of a single family residence or second unit, as defined in Section 10-3-100, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited."

Section 13. Section 801 of Article 4 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to read as follows:

"10-3-801: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.5X2 shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A Single-Family Transient Use of a single family residence or second unit, as defined in Section 10-3-100, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited."

Section 14. Section 901 of Article 4 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to read as follows:

"10-3-901: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone



R-1.6X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A Single-Family Transient Use of a single family residence or second unit, as defined in Section 10-3-100, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited."

**Section 15.** Section 1001 of Article 4 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to read as follows:  
"10-3-1001: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.7X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A Single-Family Transient Use of a single family residence or second unit, as defined in Section 10-3-100, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited."

**Section 16.** Section 1101 of Article 4 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is amended to read as follows:  
"10-3-1101: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.8X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A Single-Family Transient Use of a single family residence or second unit, as defined in Section 10-3-100, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence or second unit. Use of a single-family residence or second unit for a single-family transient use more than twice per calendar year is prohibited."

**Section 17.** The City Council has considered the addendum prepared for this project in accordance with the California Environmental Quality Act in conjunction with the EIR previously certified for the development on the project site, finds that the proposed project will not have any new or substantially increased significant adverse impacts on the environment, and hereby adopts the addendum. Further, the City Council finds that the proposed amendments to the text of the various single-family residential zones do not change the conclusion in the addendum. The City Council finds that the residential zone text amendments are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that the amendments will not have the potential for any impacts on the environment. Further, the amendments would be exempt from CEQA pursuant to Section 15305 for single family residential properties with slopes of less than 20%, as well as Section 15308 as an action to protect the environment of the single family residential areas of the City. The City's multi-family areas are not in areas with 20% or greater slopes.

**Section 18.** The City Council hereby approves this Ordinance and authorizes the Mayor to execute the Ordinance on behalf of the City.

**Section 19. Publication.** The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

**Section 20. Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the appli-

cation thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

**Section 21. Effective Date.** This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: February 18, 2014  
Effective: March 21, 2014

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills, California

ATTEST:  
BYRON POPE (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
JEFFREY C. KOLIN  
City Manager

SUSAN HEALY KEENE  
Director of Community Development

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

ORDINANCE NO. 14-O-2653

AN ORDINANCE OF THE CITY OF BEVERLY HILLS APPLYING THE CITY'S MEDICAL USE OVERLAY ZONE TO THE PROPERTY LOCATED AT 8767 WILSHIRE BOULEVARD.

WHEREAS, on November 21, 2013, the Planning Commission conducted a duly noticed public hearing to consider a proposed Zoning Amendment to apply the City's Medical Use Overlay Zone to the property located at 8767 Wilshire Boulevard and recommended that the City Council disapprove the proposed amendment.

WHEREAS, on January 7, 2014 and January 21, 2014, the City Council conducted a duly noticed public hearing to consider proposed Zoning Amendment and related applications. Thereafter, on February 4, 2014, the City Council introduced the Ordinance.

WHEREAS, the City Council finds that the Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the environmental regulations of the City. A Mitigated Negative Declaration (MND) was previously adopted by the City Council on January 30, 2007 for the existing commercial building on the subject site. Pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, a lead agency (the City of Beverly Hills in this case) may prepare an addendum to a previously adopted MND if some changes or additions to the MND are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent MND have occurred. Pursuant to CEQA Guidelines Section 15162, no subsequent MND or Environmental Impact Report shall be prepared for the Project unless, on the basis of substantial evidence in the light of the whole record, one or more of the following is determined:

- (1) Substantial changes are proposed in the project that will require major revisions of the previous MND due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance

identifies one or more significant effects not discussed in the previous MND, significant effects previously examined will be substantially more severe than shown in the previous MND, mitigation measures or alternatives previously found not to be feasible or not analyzed in the MND would be feasible and would substantially reduce one or more significant effects but the project proponents decline to adopt the measure or alternative.

The above criteria have been assessed in accordance with the State CEQA Guidelines, and the Project, in the independent judgment of the City, has been determined to be eligible for an addendum to the previously adopted MND because it does not result in any new or substantially increased environmental impacts. Therefore, an addendum to the MND has been prepared and is incorporated herein by reference.

The City Council has considered the MND and addendum, finds that the project will not have any significant impacts on the environment, as mitigated, and hereby adopts the addendum.

**Section 1. NOW, THEREFORE, THE COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:**

The City's Medical Use Overlay Zone, as set forth in Article 18.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code, is hereby applied to the property located at 8767 Wilshire Boulevard, and more specifically described in Exhibit A of this Ordinance.

**Section 2.** The City Council hereby approves this Ordinance and authorizes the Mayor to execute the Ordinance on behalf of the City.

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

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

Adopted: February 18, 2014  
Effective: March 21, 2014

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills, California

ATTEST:  
BYRON POPE (SEAL)  
City Clerk

APPROVED AS TO FORM:  
DAVID M. SNOW  
Assistant City Attorney

APPROVED AS TO CONTENT:  
JEFFREY C. KOLIN  
City Manager

SUSAN HEALY KEENE  
Director of Community Development

EXHIBIT A

8767 Wilshire Blvd.  
Beverly Hills

Legal Description

Lots 15, 16, 19 and 20 of Tract No. 4988, in the City of Beverly Hills, County of Los Angeles, State of California, as per the Map recorded in Book 54, Pages 98 and 99 of Maps, in the Office of the County Recorder of said County.

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

ORDINANCE NO. 14-O-2652

ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE to ALLOW COMMISSION CHAIRS TO SERVE FOR TWO COMPLETE

YEARS

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

**Section 1. Commission Chair Terms.** The City Council hereby amends Paragraph E of Section 2-2-107 ("Operational Procedures") of Article 1 ("General Provisions") of Chapter 2 ("Commissions and Committees") of Title 2 ("Administration, Personnel, and Procedures") of the Beverly Hills Municipal Code to read as follows:

"E. A chairperson and a vice chairperson shall be elected by the members from the membership. A member shall not serve as chairperson in excess of two years. The foregoing sentence shall no longer be effective and shall be repealed in its entirety on October 1, 2014 and replaced with the following sentence: A member shall not serve as chairperson in excess of two years; provided, however, that a member shall not serve as chair for two consecutive years."

**Section 2. Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be remain in full force and effect.

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

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

Adopted: February 18, 2014  
Effective: March 21, 2014

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills, California

ATTEST:  
BYRON POPE (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
JEFFREY C. KOLIN  
City Manager

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



# CLASSIFIEDS

To place your ad, call  
310-887-0788

## 100-199 Announcements

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

## 200-299 Services

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

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

## LEGEND

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

**300-399 Rentals**  
300-House Furnished  
302-House Unfurnished  
304-Apartments Furnished

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

**400-499 Real Estate**  
400-Homes For Sale  
401-Real Estate  
402-Condominiums  
404-Commerical/Industrial  
406-Mobile Homes  
408-Income Property  
410-Lots For Sale  
412-Farms/Ranches  
414-Resort Property  
416-Lakeshore Property  
418-Oceanfront Property  
420-Out-of-State Property

422-Real Estate Exchange  
424-Real Estate Wanted

## 500-599 Employment

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

## 600-799 Merchandise

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

735-Office Furniture  
740-Television/Radio

## 800-899 Financial

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

## 900-999 Transportation

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

## 140-HEALTH AIDS

Medical Guardian - Top-rated medical alarm and 24/7 medical alert monitoring. For a limited time, get free equipment, no activation fees, no commitment, a 2nd waterproof alert button for free and more - only \$29.95 per month. 800-761-2855 (Cal-SCAN)

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Canada Drug Center es tu mejor opcion para ordenar medicamentos seguros y economicos. Nuestros servicios de farmacia con licencia Canadiense e Internacional te proveeran con ahorros de hasta el 90 en todas las medicinas que necesites. Llama ahora al (800) 385-2192 y obtén \$10 de descuento con tu primer orden ademas de envio gratuito. (CalSCAN)

## 170-CAREGIVER

I am a caregiver to the elderly. 20 years experience, good references. Reliable, honest & kind. I don't drive, so live-in only. 5-7 days/wk. Tessie (818) 357-1936

## 100- ANNOUNCEMENTS

Introducing Rev. Dr. Pierre, Powerful Spiritualist-Reader-Advisor from Haiti (West Indies). Can help solve many problems: curses, bad spells, companionship, etc. Over 30 years of experience. Call for your appointment: (313)468-9189.

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 Savings up to 50% off!

Forest Lawn Hollywood Hills. URGENT! 4 Cemetery Plots for sale at beautiful Grace Section. \$4,500 per plot. Please call (818) 481-3505.

GREEN HILLS PLOTS. 1 dbl companion Coral Tree Garden plot and 1 dbl companion Peninsula View Lawn Crypt. Beautiful area, sold out. Value: \$16,500 asking: \$10,500. 5 dbl companion Ascension Slope plots. Value: \$13,200 each, asking: \$8,200 each. Vista Del Sol

single plot value: \$6,600, asking: \$4,500. Call (310)347-8799

2 side by side slots in Aca- cia Garden Glendale, Forest Lawn \$6,000.00 each EVEN Plots not sold separately Extremely low price, great value Call Ralph (818) 890-1020 or (213) 509-2054

Forest Lawn Hollywood Hills Spaces 3 and 4, Lot 3319. Churchyard Section \$14,000 for both (includes transfer fees) Sarah (661) 319-9236

Forest Lawn Hollywood Hills. Companion Garden Crypt #1731-AB. Court of Remembrance Section. Double vault included. For more information, call collect (918) 512-8174

Forest Lawn Cypress, 4 Lots available. \$4,500/ each, save 25% if you buy all 4. Willing to trade for something of equal value. (435) 851-1875

Forest Lawn Cypress, Eternal Peace Section, 2 side-by-side plots, priced \$8k, asking \$4k each (949) 478-9867

Forest Lawn Glendale Double Lot Block 2854 Harmony Section \$6,000 Call (562) 972-0798 for more details

Forest Lawn Hollywood Hills. Sanctuary of Reflection. 2 above-ground burial vaults. \$15,000 obo (310) 305-8602

Green Hills Memorial Park Rancho Palos Verdes One Cemetery Plot Grace Lawn Section Asking \$8,500 obo (816) 604-7323

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 Memorial Park 2 plots \$9,000 for pair, \$5,000 each. Kristie (562) 743-0357

Home of Peace Cemetery, Whittier CA. Court of King David. G-C-A Crypts #101 A&B \$8,000 OBO. Jack (213) 280-5417

Hillcrest Cemetery 9101 Canyon Road, Bakersfield. Lot 704 Park View Lawn right by entrance. Asking \$5,000. (661) 832-6115

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

INGLEWOOD PARK CEMETERY. Gorgeous hillside views from this "Double" Grave #E, Lot 218, in Cherry Blossom. Asking price: \$7,800.00 OBO. (760)772-3254.

Inglewood Park Cemetery, 2 side-by-side burial plots located in Holly Garden \$4,000 each. PRICE NEGOTIABLE (661) 910-1362

Inglewood Cemetery Plot for sale in the exclusive Mira Mar section. Priced at \$5,000 (Price Negotiable). Great location. Call (310) 831-5854

Melrose Abbey Memorial Park 2 All-Inclusive Cemetery Plots Located at Melrose Abbey in Anaheim, California Valued at \$16,600 asking \$10,000 tcyong87@verizon.net (714) 296-8930

Mt Sinai Memorial Park Single Plot on Gentle Slope \$5950 OBO. Cemetery price: \$8,400 (435) 655-5760

Mt 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

Oakview Memorial Park. Chatsworth, CA. Located by the old church. \$3,700. Call Dana (805)405-0612.

Pacific View Cemetery. Single plot or stackable double in sold out Ocean View section. \$21,000 OBO. Call: (510) 427-5564. No brokers please.

Pacific View Cemetery: Cremation in inurnment (for 2) in Reflections Garden C-12 #44 valued at \$30,000 asking \$19,500 OBO. Contact (912) 660-4312.



Filipino caregiver service- in home assisted living with transportation bonded and insured. Certified nursing companion/ assistant. Call Randy (310)289-9205

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One European trained physical therapist with Master's degree, skilled in the art of patient care. One MBA adept in the administrative needs required with Drs/Ins/SS/Medicare. Both caring and compassionate. Excellent cooks. (310) 748-2227

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#### 222-CARPET CLEANING

JJ carpet cleaning- Two rooms for \$55.00 steam cleaning, deep cleaning, odor control. Call Jorje at (323) 388-6296 or (562) 774-7226

#### 236-ELECTRICAL

Panel upgrades, Trouble shooting, Any electrical problems, Recess lighting, Install new breakers, Landscaping lighting, Custom lighting design, Trustworthy, reliable and on budget (310) 930-0484

#### 241-FLOORING

A-1 Flooring. Hardwood Floors, Repairs, Carpentry and Drywall services. I have 30 years of experience! Free estimates. (310) 415-7194 or (310) 371- 9747 Lic#262771

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Tres Flores General Contractors: Room addition, Plumbing, Electrical, Roofing, Reglazing, Tub + Jacuzzi Restoration, Dry Wall Painting, Repairs. License # 986119 Call 818)389-5089

#### 244-CONTRACTOR

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#### 255-LEGAL SERVICES

Auto Accident Attorney - INJURED IN AN AUTO ACCIDENT? Call Injury-Fone for a free case evaluation. Never a cost to you. Don't wait, call now. 1-800-958-5341 (Cal-SCAN)

#### 260-MUSIC INSTRUCTION

Cello lessons in your home from Julliard graduate who is a cellist and teacher. Will give your child the training they need to succeed in the high school orchestra! Over 10 years of experience as a teacher. Call for rates (661)-874-5745

#### 263-PETS FOR SALE

Pomeranian Puppies. Akc female puppies, healthy, loveable, will be small, current on shots, socialized \$1200. Each. Call (760)248-7030 or (760)553-5226.

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#### 278-TREE SERVICE

Tree Trimming. Any kind of tree service. Tree Trimming, stump removal, custom pruning, brush clearance, tree topping, landscaping. LIC #849041 Liability Insurance, Workers Comp. Call to schedule free estimate. 310-473-6439

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#### 220-TUTORING

Spanish and French professor for scholars. All Ages. Call Luisa (310) 999-1305  
Elementary and middle school tutor in all subjects from BHHS scholars graduate. For more information call (310) 500-0846

#### 318-OFFICE SPACE

Private office for rent in an 800 sq. ft. entertainment management company at 1180 S. Beverly Dr. Available now \$850/mo. Perfect for a writer or independent entertainment professional. For inquiry please call (310) 550-2176.

#### 325-OFFICE FOR LEASE

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#### 500-EMPLOYMENT

AIRLINE CAREERS begin here - Get FAA approved Maintenance training. Financial aid for qualified students - Housing available. Job placement assistance. CALL Aviation Institute of Maintenance (877) 804-5293 (Cal-SCAN)

#### 501-HELP WANTED

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#### 520-JOBS WANTED

Part-time assistant available for rent trade exchange. In home concierge, all aspects of home management. Contact Kathryn (310) 592-3090 gk77999@gmail.com A-LIST caregiver/companion/personal assistant, when only the best is required. Well organized, reliable, and trustworthy. All around great cook. Call (213) 807-3316

#### 609-ITEMS WANTED

CASH FOR DIABETIC TEST STRIPS!! Don't throw boxes away-Help others. Unopened /Unexpired boxes only. All Brands Considered! Call Anytime! 24hrs/7days (888) 491-1168 (Cal-SCAN)

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Custom USA Made Mattress Sets 60-80% off while supplies last! (310) 482-3333

#### 726-MISCELLANEOUS

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