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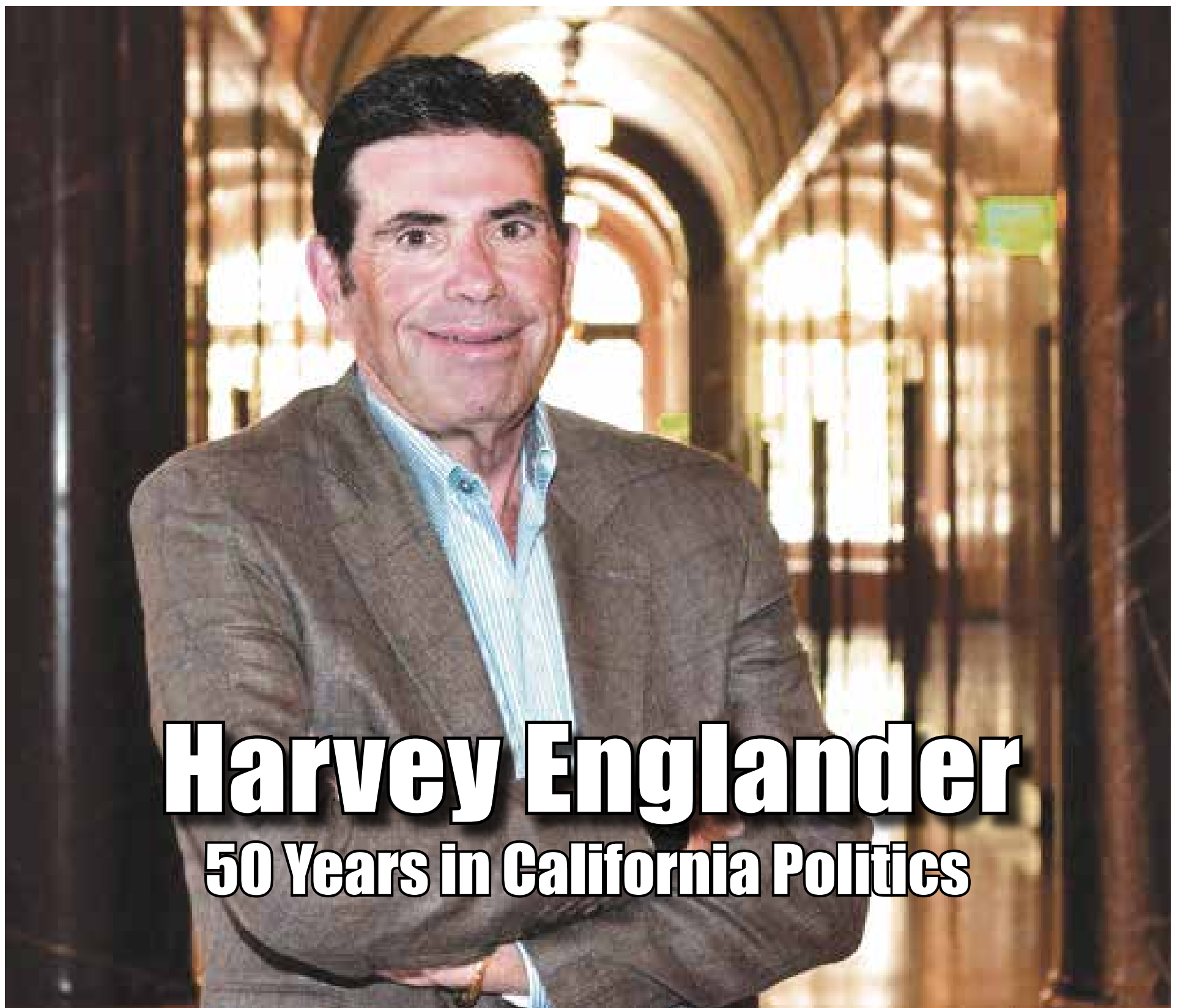
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Harvey Englander 50 Years in California Politics

cover story • pages 4-5



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briefs

Still No Deal: Rent Stabilization Commission to Craft Final RSO

After more than two years of deliberation and debate the Beverly Hills City Council voted unanimously on Tuesday to allow the not yet developed Rent Stabilization Commission to draft an updated version of the Rent Stabilization Ordinance (RSO), which will then return to the Council for final approval. To do so, the Council will first approve an ordinance establishing the commission and begin the process of selecting residents to serve as Rent Stabilization commissioners.

This commission would, according to Council discussions on Tuesday, be made up of two tenant representatives, two landlord representatives, and one independent, at-large representative. To serve as a representative of either side or to serve as an at-large commissioner, an individual must be a resident of Beverly Hills. Tenant representatives must be tenants within the City; landlords must live in and own residential property in Beverly Hills. The at-large member must live in Beverly Hills, but would "ideally" not be a landlord of residential property. The Council also said "alternate" commissioners would be selected to serve in the place of any RSO

commissioner who might need to miss a meeting—this, they said, would prevent one side from having a larger voice on the commission than the other.

"Let them see if they can find something they could come to us with that they agree on," said Vice Mayor John Mirisch, suggesting that allowing tenants and landlords to work together could allow for a more bipartisan approach. "Let them start the work and build it organically."

Councilmember Lili Bosse also advocated for allowing the commission to take the lead on the ordinance, stating that doing so would allow for more time to fix some of the key issues the Council still had with the document, particularly in regard to probationary tenancy and habitability standards.

"I think if we understand what the goal is and what the reason is for having things like the probationary tenancy we can then work our way back and solve the issue," Bosse said. "Let's look at that and find a way to solve it without having it look like a no-cause eviction. That, to me, is the tweak. It's finding out why we have the issue and how to solve it in a different way."

Mayor Julian Gold and Councilmember Lili Bosse will serve as the ad hoc committee for the commission. The ordinance establishing the commission as an official extension of the City will return to Council for a vote on March 5.

The decision to allow the commission to create a final version of the RSO came after a majority of the Council said they would not vote for the ordinance or that they felt

more time was needed to finalize the document. Councilmember Robert Wunderlich, in particular, was concerned about the specificity of language throughout the draft RSO and whether or not it would hold up legally as it was presented. He, like Councilmembers Bosse and Friedman and Vice Mayor John Mirisch, also said probationary tenancy was a deal breaker for him.

Probationary tenancy is a term that refers to the termination of a Chapter 6 tenancy at the end of the first year of a lease. If this part of the RSO were to remain, it would allow landlords to evict Chapter 6 tenants prior to the end of the first year of tenancy without paying relocation fees, which the Council initially supported as a way to allow landlords the opportunity to make sure a tenant family was the "right fit" for their building. On Tuesday the tone shifted to indicate a belief that landlords could use probationary tenancy to discriminate against certain "types" of tenants without reason, effectively making the policy mirror no-cause eviction—something the Council voted to end last year.

"Where it is a complete, one hundred percent deal breaker for me is probationary tenancy," Bosse told her fellow Councilmembers. "I still see this as an exact step back to what we were so proud of doing by eliminating no-cause eviction. To me, this is exactly that."

Councilmember Wunderlich also spoke against probationary tenancy at length, particularly in light of the 'disruptive tenant' policy already provided for in the



SNAPSHOT



ANTI-SMOKING STARS NORTH REXFORD DRIVE

At its last meeting the Beverly Hills Health and Safety Commission honored Beverly High's Medical Science Academy for their anti-smoking efforts, including speaking at commission meetings on smoking cessation. Pictured: Faculty sponsor Colleen Lynch, Leo Padilla, Jason Mirharooni, Penelope LaPaglia, Sophia Cohen, and BHUSD Superintendent Michael Bregy.



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draft RSO. The disruptive tenant policy allows landlords to make a case before the Rent Stabilization Commission that a tenant is disruptive and should be evicted. The commission would then decide whether or not a termination of tenancy would be necessary.

Tenant advocates, like Alma Ordaz and Chuck Moffit, took turns blasting the policy as well, calling it “ill-conceived” and “ill-thought out.”

“Make no mistake,” said Ordaz. “No cause, no reason probationary tenancy is no-cause eviction. It all comes down to the same thing: The tenant can be forced to move with no choice, no recourse, and no voice.”

Other big issues that took center stage on Tuesday include habitability standards, which will continue to be worked on with further study about what those should look like for Beverly Hills, and relocation fees. John DeLuca, who has regularly spoken at RSO meetings in favor of landlords, questioned whether the amount of relocation fees a landlord would owe to an evicted tenant were correct given current law.

“The basis is that four months are being calculated for in the fees, however, you can’t ask for four months. You can’t ask for last month’s rent up front in the county of LA,” DeLuca said. “You can’t tell someone moving in to give me their first month, last month, and security deposit. It’s illegal.”

Councilmember Lester Friedman questioned staff about whether DeLuca’s statement was true, to which they responded that they were not sure and would verify the legality of the fees as soon as possible.

The Council will see an ordinance establishing the Rent Stabilization Commission on March 5 and applications for those interested in serving on the commission will become available shortly after.

Speakers Divided Over Spagnoli Lawsuits, Council Says Full Investigation to Continue

City residents appeared torn at Tuesday night’s City Council meeting over the continuing litigation against Beverly Hills Police Department Chief Sandra Spagnoli with some members of the community standing in firm support of her—each wearing white and blue stickers emblazoned with the slogan ‘We’re With the Chief & BHPD’—while others spoke against Spagnoli and insisted upon a full investigation in the claims against her.

Though discussion of the lawsuits was not agendized, members of the Council used the allotted ‘Councilmember Reports’ time at the start of the meeting to discuss Chief Spagnoli and the public’s response to the allegations of discrimination and harassment laid against her and the BHPD. Councilmember Lili Bosse read a letter into the record written by Lacy Burt in which Burt stated her belief that Spagnoli could not be guilty of discriminating against the LGBT+ community because she has not discriminated against Burt, who is married to a woman.

“I am openly gay. Having known Sandra for 25 years, the allegations are contrary to the person I’ve known her to be,” Bosse

read. “I met Sandra when she was in the police academy and I was her assigned training officer. We established a bond through that experience which remains unbroken today. Sandra has been a friend and confidant through the good times and bad times in my life and is very important to me. She has always been a loving and supportive person and has never cast judgment regarding my lifestyle. In fact, in 2010 she attended one of the most important days of my life, which was my wedding.”

Vice Mayor John Mirisch also defended Spagnoli at the start of the meeting by reading into the record an op-ed he wrote for *Beverly Hills Courier* last week. In perhaps the most shocking turn of events of the evening, Mirisch then asked staff to play a tape of Vera Markowitz, a resident and former City Council candidate who has taken leadership of the BHPD Crisis group organizing against the chief of police, declaring that it would show her making “blatantly racist remarks.”

In the video, dated March 13 of last year, Markowitz is shown saying the following: “On my street—I live on Arden—there is the issue that Pamela was talking about. A woman was lying in her backyard in her bedroom, but she was lying down. Three black men were looking in her window and she went screaming out. The fact is, right across the street from her, right across the street from her, at 4:30 in the morning, in a family with small children, they broke into the house. We have huge issues.”

Markowitz did not respond directly to the comments she made in the video when she addressed the Council, instead stating: “The Chief should have been suspended after two lawsuits. Any other police officer would’ve been. She should’ve been. The amount of support I’m now receiving in the City is unbelievable. People want to see action and the fact that [Vice Mayor] John [Mirisch] chooses to just smear me and call the chief a slut, which I think is awful... But, this is our time. This is your time to take action and that’s all I’m going to say.”

Later, during public comment, long-time Beverly Hills residents like Anita Rosenstein spoke against Spagnoli and urged the Council to take the investigation into her workplace conduct seriously. Rosenstein even went so far as to say she originally agreed with the perspective that a “good ol’ boy” system was working against Spagnoli, but said her mind was changed after she saw female employees had filed claims against her as well.

“The City Council’s press release stated that it was the insurance company’s decision to settle. I sent this lawsuit to five different law firms and they all said the same thing: Insurance companies don’t settle for this large a sum unless they are afraid they will lose when they go to trial. The City Council wants you to believe that this is about a disgruntled employee. Come on,” Rosenstein said. “The Council’s response is, ‘Unfortunately this is the cost of doing business.’ Really? Why did you hire a crisis management firm then? Is that business as usual for you as a City Council?”

Others, like Rose Kaiserman and Kelly Shatz, showcased unwavering support of Chief Spagnoli and her character. Kai-

serman said Spagnoli was an “incredible asset” to the City and the school district, noting that she is “always willing to go the extra mile” to attend meetings and answer questions that parents and students may have. Shatz made similar remarks about Spagnoli’s usefulness to the City before directly addressing the accusations of Anti-Semitism.

“Sandra and I have become very close friends. I know her character and I know who she is. She has spent Jewish holidays with my son and my family. She has sat my Passover Seder,” Spatz said. “When did Beverly Hills start listening to bullies? We are better than that. Let them [the BHPD Crisis group] come up here and say what they have to say. They won’t because that’s what ignorant people do. They hide.”

Jennifer Pizer, the Law and Policy Director for Lambda Legal, the oldest and largest national legal organization committed to achieving full recognition of the civil rights of lesbian, gay, bisexual and transgender (LGBT) people and people living with HIV, and several other representatives from national organizations, including the Los Angeles LGBT Center and the American Civil Liberties Union, also attended the meeting to warn the Council against defending Spagnoli too ardently.

Pizer told the Council that though she is not personally aware of the intimate details of what happened to lead up to the lawsuits being filed, she questions whether or not employees would swear to falsehoods under the penalty of perjury as they would have done if the lawsuits are, as Spagnoli advocates allege, just the “sour grapes” of an old guard being passed over for jobs. She also questioned whether or not a Council that has spoken so strongly in defense of Spagnoli could carry out a fair investigation into the alleged discrimination.

“I am somewhat concerned at the tone I’ve heard expressed here that sounds like it’s been prejudged at least by certain members of this body,” Pizer said. “So, I want to ask you to do the serious investigation that has been promised. Let it be real, and then do whatever the results of that investigation tell you.”

The entire Council swore that they would, in fact, be able to carry out a fair and equitable investigation. Councilmember Lili Bosse was particularly offended that residents and community members would believe she would not take seriously allegations of Anti-Semitism, given that many of her own family members perished due to Anti-Semitism during the Holocaust. In her comments, she stated that ensuring discrimination and Anti-Semitism were not allowed to continue both in Beverly Hills and elsewhere is something that is “the fiber of [her] being.”

“I will not tolerate discrimination. My whole family perished because of discrimination. So, no, I will not tolerate discrim-

ination. He asked if we will take action. Yes, if there is a need to take action, we will take action. He asked if we will get the facts. Yes, if there are facts, we will get the facts,” Bosse said. “We take this seriously. The fiber of who I am, what I have grown up with, and everything that I stand for is everything that I’m hearing in these Council chambers. We are taking this seriously. We would take action. We would never tolerate any kind of discrimination.”

Mayor Julian Gold later affirmed Bosse’s statements, adding that a full investigation will be conducted and that the Council would take any necessary steps to remove Spagnoli from power if the allegations against her were found to be true.

“For those who would ask for clarity and suggest that we have not been clear, let me lend my voice to their ear. We are unequivocally opposed to any form of abuse, intolerance, or hatred for any reason and we do take it seriously,” Gold said. “Enough is enough. We have and will continue to investigate these claims.”

Beverly High Ranks Second in LA County Academic Decathlon Super Quiz

Beverly High’s Academic Decathlon team ranked second overall in the Los An-

LA COUNTY ACADEMIC DECATHLON SUPER QUIZ TOP TEN	
#1	West HS (Torrance USD)
#2	Beverly High (BHUSD)
#3	Mark Keppel HS (Alhambra USD)
#4	Rosemead HS (El Monte Union HSD)
#5	El Rancho HS (El Rancho USD)
#6	Edgewood HS (El Monte Union HSD)
#7	Saugus HS (William S. Hart Union HSD)
#8	Rowland HS (Rowland USD)
#9	Redondo Union HS (Redondo Beach USD)
#10	Palos Verdes Peninsula HS (Palos Verdes Peninsula USD)

*Source: Los Angeles County Office of Education
*The above scores are unofficial. Final scores will be announced on February 7.

geles County Academic Decathlon Super Quiz competition on February 2, beating out opponents from Mark Keppel High School and Rosemead High School. West High School took home first place.

The Super Quiz tournament is only one piece of the overall academic decathlon competition, which includes 55 schools from across the county, and is considered to be an ‘academic relay’ in which students demonstrate their knowledge and proficiency of a specific theme. Other aspects of the educational tournament include interview and speech events, tests covering literature, mathematics, social science, science, art, economics and music, and a 50-minute essay. Final team and individual results will be announced February 7 in Montebello. An awards ceremony will be held on February 9 at Hollywood High School, located at 1521 N. Hollywood Avenue, to celebrate each team and individual participant.

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coverstory

HARVEY ENGLANDER

50 Years in California Politics

By Kelcey Caulder

You just had your 50th Hamilton High School reunion. In a letter about the event, you said that back in high school you would have been voted ‘least likely to succeed.’ How did you go from that to where you are now?

It was luck and a good teacher. I was inspired by so many teachers in high school. One teacher that I’m still in touch with from high school is Mr. Johnson, who was the former president of UTLA and the California Teachers Association.

I only had grades to go to junior college and I wanted to avoid the draft. It was the spring of 1968. I

went to Santa Monica College and took the Dumbbell English exam. I remember I looked around the auditorium and I saw all these kids I knew in high school. Something internally said to me, ‘If you go to this school and hang around with these same kids your life won’t change.’ Someone told me I could go to LA City College, which I’d never even heard of because no one in

my family had ever gone to college. It was down on Vermont, which I thought was the other end of the world. I went over there and I registered.

I got lucky enough to have Phil Schlessinger as my political science professor [at LACC] and he became a mentor and friend until the day he died. In fact, my 50th birthday party was the last time that his wife was at an event. She was dying of cancer and I sent a car for them to come to the party at my house. It was her last outing and Phil was very grateful. He died about five or six years ago I guess. He had Alzheimer’s the last few years, so we lost him maybe ten

years ago, I always say. I stayed in touch with him throughout my life, though, because out of pure luck I took his class and he saw something in me that made him take me under his wing.

Then, I found that I had some talents. I found I could write, create, and strategize. I also found there were some things I didn’t like to do. I hate fundraising. I hate asking people for money, but I learned enough to get other people to do that.

I graduated from UCLA. I’m very proud of my UCLA heritage. I was the

graduation speaker at the School of Political Science about five years ago which was an unbelievable honor for me, but LA City College has a special place in my heart. If it hadn’t been for the community college system I don’t know what would’ve happened to me.

What about that experience made you think politics was the right field for you?

I originally wanted to be a history teacher. I thought, ‘Wow, summers off. It’s five days a week. I won’t have to work that hard,’ but our term project was to get involved with a political campaign. It could be any campaign that you wanted and I chose Bobby Kennedy [in 1968]. The comradery of the volunteers was amazing. We started out making signs and literally stuffing envelopes, but they asked us to do other things like drive in the motorcade. I put my hand up for that. I showed up and was there and was consistent. So, they asked if I wanted to organize my college campus. I said yes.

That started with Phil noticing me. I

took his class in the summer. I thought it would be interesting. I had no clue there were jobs in politics. I just thought, ‘Wow.’ I was working at that time at a part-time after school job too. I would go to classes in the morning for two or three hours a day and then spend three or four hours at my job. I worked as a clerk in the food store and as a telemarketer because I came from a very poor family. My mom was a widow. It was my mom and I, so I had to help contribute to the family. So, I would go to school and then work and then volunteer at the campaigns. I had no clue this was a profession before. I didn’t even know what public relations was. I like to say I got lucky.

By the way, I got a C in his class. I should point that out. I did get an A in Poli Sci II, though.

You worked with Alagem Capital Group and Cain International on their acquisition of the One Beverly Hills property at 9900 Wilshire Boulevard. Have the plans for that property changed since the acquisition, given Alagem’s ownership of the nearby Beverly Hilton?

Yes, and it had to because now we have the ability to master plan both properties together rather than one property and then the other property. So, we can move density, mass, and buildings as we put the plan together for what will be an unbelievable 17 acres total with 13 acres of brand new activity. The two sites have been approved for over a million square feet of residential and hotel development. The question is, even if you stay within that envelope, how does it look? You can have an envelope that is four inches by ten inches or one that is six inches by six inches. It’s still an envelope and will hold the same amount. So, if we assume the same amount and I don’t know that we are because there is a competition going on among some of the world’s greatest architects to come up with their plan, we then have to look at what’s allowed in terms of square footage, traffic, and other amenities like open space and decide how to create a unified plan that brings not two separate properties dissected by Merv Griffin Way, but one property that still has access and has everything that people would want.

You were the consultant on the 2005 Montage and 2008 Hilton projects. What made you want to work on those projects?

I lived on the Westside for a good part of my life, but when I originally moved to Beverly Hills 19 or 20 years ago I sort of had it in my mind that I wasn’t going to be involved in anything local to the city because my stepsons had done K-12 in Beverly Hills and were very well-known. The LA Times did a big story on my younger stepson Trevor [Charlston] having heart surgery and then kicking three field goals in a Beverly Hills High Championship game and then going on to Warden. My older stepson Gavin [Charlston] was the only two-time bandleader. They were both very popular in the city. My other sons [Adam and Josh Englander] had grown up in Palm Desert. So, I sort of told myself to stay out of Beverly Hills politics.

I started watching the Montage Hotel project and thought it was a terrific project to begin with, but I still kept saying I wasn’t going to get involved. At the time I was actually involved in some other controversial and very successful real estate campaigns throughout Los Angeles and saw the referendum against the Montage and the tactics being used by the consultants. In my mind, I thought, ‘Wow, this doesn’t make a lot of sense.’ Unbeknownst to me, the developers Jay Newman and the Athens Group were looking at things that I had done other places and knew they wanted to make a change. Jay called me up and asked me to lunch. I said sure. We sat down and talked about the project. I told him how I would do things differently and they retained me to run the campaign against the referendum. We won that pretty substantially. I think it was about a 56-44 vote against it.

From there, I started working on what has been known as 9900 Wilshire Boulevard. I’ve been involved in those projects, the two-hour free parking issue, and the attempt to add additional taxes to doctors and lawyers and service companies. I decided that I could work in the city and maintain friendships. I think I have done that. I think I have a great relationship with all five members of the Council. I have great respect for them. I think I have great relationships with all of the elected officials. They’re not getting paid much money and, even if they are, public service takes so much out of them. My former wife was a school board member in Orange County and I remember the teacher strike. I remember teachers picketing my home, throwing garbage in our lawn. I remember our kids, who were

“I lived on the Westside for a good part of my life, but when I originally moved to Beverly Hills 19 or 20 years ago I sort of had it in my mind that I wasn’t going to be involved in anything local to the city.”

—Harvey Englander

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Rowley Named to Princeton Review’s List of 20 School Counselors Who Make a Difference

Beverly High College Counselor Casey Rowley was named to the *Princeton Review*’s list of 20 School Counselors Who Make a Difference on Monday, just in time for National School Counseling Week.

Rowley, who also serves as an adjunct professor at the University of La Verne,

is a member of both the National Association for College Admission Counseling (NACAC) and the Western Association for College Admission Counseling (WACAC). She told the *Review* that she connects with students through her blog where she shares college admission insights, college tours, and motivation.

“It’s a true passion project. In my travels I’ve been able to see the value of college fit and the incredible programs worldwide that can shape a young person’s life and ultimately career. Education is powerful, and I’m excited to be a part of it,” Rowley

said. The advice she gives most often to students, she said, is “own your story.”

Helping students to achieve that goal of self-confidence is what she loves

about being a counselor in the first place.



Casey Rowley

“Helping students redefine what success means for them and their future is what drives me in my work. For me, the ability to work with students and help them see a number of options that can lead them to a positive trajectory in life is powerful. When one of my seniors got rejected from her dream school—and then shared her gratitude about finding success in losing, because of an email she’d received from me—it made an impact,” Rowley said. “The ability to help students find their own narrative, their own voice, and their own self-efficacy in the college admission pro-

in elementary school, being somewhat abused by their teachers even a little after the strike was over. I recall the hard feelings of people because my wife tried to have a very middle of the road position. She came from teaching, then became an administrator, and then became a school board member. So, I have great respect for all of the time and energy that elected officials put in. When I lobby them and advocate on behalf of a client I try to be very mindful that I can't ever lie. If I lie, my career is over because if I lie and they take an actions based upon that lie it will come back to me. Then I have no credibility left with anybody. So, do I represent my client's interests? Yes. Do I point out my opponent's problems or challenges? Yes.

Beverly Hills is a unique city to work in. We have challenges that many other cities don't have and challenges that many other cities do have. It's a small town in the midst of a big city and as sophisticated as the residents are, and let's face it they are very sophisticated and successful, there are people who still say we have a three-story height limit. Well, we don't have a three-story height limit. We don't want the Wilshire Boulevard in Beverly Hills to be an extension of the Wilshire Corridor, but at the same time there are places where height works. We have to be willing to set realities. If you have a plot of land and you build a building that's tall, it will take up a certain amount of space and it will leave space for open space. If you build a building that's less tall but has the same square footage, it takes up a lot more space and reduces the open space. So, we have to make a decision about what we want. What I find interesting are the people who say, 'They're going to make so much money!' My response is: 'Don't you make money with what you do?'

I had this conversation this morning at breakfast actually when I was talking about a friend of mine who built himself a house. He had a stonemason come in and do hand carvings for two years because he could afford it and wanted a really spectacular house. Someone said it was a waste. I don't think that. He employed five to six people for two years. Was it a waste for them? If you're doing something that will employ other people, that's a good thing. Beny Alagem is going to build a spectacular space that is going to put hundreds, if not thousands of people to work. It's going to provide millions in

tax revenue and it won't have a negative effect on traffic. It's going to be beautiful to look at and will have open space for people to enjoy. So, it may be tall... okay.

When you're driving your car or walking down the street you're not looking at the top of the buildings. You're looking pretty much straight ahead. Can you tell the difference between a 15 or 20 story building? The answer is no.

There were complaints about the Waldorf during planning and people love the Waldorf. There were complaints about the Montage. I was sitting at my doctor's office on Beverly Drive looking east and he said we were never going to get the park. He was totally opposed to it. I told him it was going to happen. Now, every time I go in he says I was right. He tells me he loves looking out at the park from his office. He says, 'You did everything you said your clients were going to do.' I love going there for summer concerts. My wife and I take our dog and our grandkids. I love seeing people who opposed the project there enjoying the project. I don't say anything, but it makes me feel good.

What advice would you give to a young person who wants to work in politics today?

One, education is important. It's critically important. Learning to write is important too. To be able to write you have to be a reader, so read everything and write. Find issues or people who you agree with and volunteer on their campaign. Remember that no job is too small. The better you do the small jobs, the more you'll be recognized to do the bigger jobs. Go to work for an elected official or government agency. Learn how government works because you can't fix something



Harvey Englander, Donna Englander, Taylor Charlston, Christina Richards Charlston, Gavin Charlston.

work and do things for organizations like the EPA because the environment is important to you. Environmental Science would be great for that. So, your education is critical and your internships are critical.

I know how difficult it is to go to school and work and still be involved with all of these things, but I did it. Maybe because I've done it I worked very hard to make sure my children didn't have to do that. My children didn't have to work during their college days. They had to work over summer vacation. I made sure of that. They couldn't just go to the beach every day, but they didn't have to work after class. They could participate. What I missed in my education was the full college experience because I would go to class and then go directly to work. For example, when I was at UCLA, seven weeks of the last nine weeks of the last quarter of my senior year I was on the road with Hubert Humphrey. It was very exciting, but I did still miss things.

Being on the stage in Philadelphia when Hubert Humphrey in 1972 won the first presidential primary of his career, and he started running in 1960, was amazing. Hanging out with him in Milwaukee, Wisconsin, hanging out with all of the presidential candidates and their staff in the bars in Wisconsin, was great. We all got along. We were rivals, but we had great respect for each other. One of the things I'm starting to see in politics today is the lack of respect between the competing candidates and their staffs.

or make it better unless you know how it works. If you want to get a graduate degree, M B A , or law degree, do that. There are lots of fields of interest. Maybe you want to go to

You're being honored at a LA City College dinner at the Beverly Wilshire Hotel on March 12. Tell us about that.

I have been fortunate to be able to give back. About ten years ago, the Executive Director of the LA City College Foundation called me up for lunch and said they really wanted me to be on the Board. I was honored to do that and joined the Board. I brought other people in to be honored and learned that a client who later became a friend of mine had gone to City College ten years before me and he donated a piece of sculpture and lots of money because he's a very wealthy guy. He was honored a few years ago for that. You know, community colleges are a real gateway in for people like me and even people who go to a four-year college and decide they don't want to be at such a big, impersonal place yet. So, when the Executive Director told me a few months ago that they were considering this and asked me what I thought about it, I said I understood the role and knew I'd have to raise money for it. I asked him if I could run it by my family and I did. I talked to my wife and all four of my sons.

They were thrilled. They said I never let anyone honor me. The closest I ever came was when I gave that UCLA commencement speech. They said they were proud of me, the life I've lived, and the life I've been able to give to my family and grandchildren. They were all in favor of my doing it, so I said yes. I've rolled up my sleeves and called upon my friends to help, hoping that they will help. It's hard to ask someone to spend money to come honor me, but I'd rather be honored and have this feeling than have it all be posthumous. I'm deeply touched and honored that the foundation is having me. Jay Leno, who is a neighbor of mine on the same street, is the MC. We've just heard that Herb Alpert is going to be performing. I've loved his music since I was a teenager and he's a LA City College alum as well. We have amazing alums. We have elected officials, actors, and people in the medical profession.

Watch Harvey Englander on Beverly Hills View: <https://vimeo.com/314072026>

Tables, tickets, and journal tributes for the LA City College Foundation's 2019 Gala can be purchased online at www.laccfoundation.org. For more information call Rebecca Rauh at (323) 904-4400.

cess is the best part of my job."

Concert Series Brings Romantic Pairings to Greystone

The annual Music in the Mansion Concert Series will feature Romantic Pairings—the guitarist and the soprano—with duo Anastasia Malliaras and Aaron Hass and duo Laurel Irene and Jaxon Williams on Sunday, February 17 at 2:00 p.m. at Greystone Mansion & Gardens, located at 905 Loma Vista Drive.

Malliaras and Hass will perform original

repertoire for voice and guitar, as well as transcriptions from piano. The repertoire was originally written for guitar and voice and showcases more obscure song cycles that are rarely heard, while the transcriptions reinterpret classic art songs with a spin that highlights the duo's unique sound. Selections for Malliaras and Hass' performance include Mario Castelnuovo-Tedesco's "The dove that nests in the tree tops" and "Sorrow shatters my heart" from The Divan of Moses-ibn-ezra.

Irene, a vocal artist, and classic guitar player Williams are known for their cap-

tivating performances and extra-musical expression. They will perform music from American composers, including a song cycle set to letters from famous composers, poetry from cowboys of the 19th century in the United States, and more.

The concert series is sponsored by the City of Beverly Hills Community Services Department. Performances are held the third Sunday of the month at 2:00 p.m. at Greystone from January through June with the exception of the iPalpiti Festival, which will take place on Wednesday, July 17. For more information on Music in the

Mansion or to purchase tickets online, visit www.beverlyhills.org/musicinthemansion.

Beverly Hills Completes Annual Homeless Count

On Wednesday, January 23, a group of over 60 local volunteers, City staff, Beverly Hills police officers and the Beverly Hills Homeless Outreach Team and Beverly Hills Ambassadors participated in the Los Angeles Homeless Services Authority's (LAHSA) Greater Los Angeles Homeless Count. The annual homeless count is

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people & profiles

Justice Audrey B. Collins Associate Justice of Division Four of the Second District of the California Court of Appeal

The Beverly Hills Bar Association will honor Justice Collins and leading trial lawyer Kelli Sager, Partner of Davis Wright Tremaine LLP, on February 19 at the ninth annual BHBA Litigation Awards Dinner. Collins will receive the "Ronald M. George Award for Judicial Excellence," while Sager receives the "Excellence in Advocacy Award."

What first sparked your interest in law?

I guess it comes from my childhood. I remember segregation as a child and going down to Norfolk in Virginia, where my mother lived, and those were the first times I was in a segregated environment. It felt, of course, very unfair. I was told I couldn't go to the movies in the main movie area. There were separate theatres we had to go to. You couldn't try on clothes in any major department stores. That struck me as inherently unfair and sparked my interest in the law. I remember one instance in particular where my mother and I were on a ferry and they had just integrated transportation. The signs over the bathroom that said 'Whites' and 'Coloreds' hadn't been taken down yet. My mother marched us into the 'Whites' bathroom anyway because she knew they couldn't be enforced. People looked at us like we were crazy. Experiences like that stuck out in my mind. As I grew older I thought I could be of help if I went to law school. At the time I thought of being a civil rights attorney. I also liked to read as a child. We had books and magazines all over the house growing up and I was encouraged to read as much as I wanted. I think the fact that I like to read played into my thinking that law would be a good career for me. I liked school and reading. Being a lawyer involves a lot of both.

You were the first African-American woman to become a head deputy for the Los Angeles County district attorney's office. What was that experience like?

I tried not to and did not consciously dwell on or emphasize internally some of the 'firsts.' I think it's very true that [former District Attorney] John Van de Kamp and Gil Garcetti, who was dis-

trict attorney after him, were conscious of the fact that they needed to make the office look more like the county. They actually asked me to help with hiring so that applicants coming in would be more comfortable. I tried to perform as well as I could, just as I would in any situation. I was in Torrance, which was a great assignment. I loved it there. I was aware, of course, that I was the first African-American woman to serve as head deputy, but I tried to perform as well as I could without dwelling on that. Although, I did go into the community, especially to high schools, to show students and others that law is a career they could aspire to. I thought that was vital. It was also important for the community to come into a courtroom and see someone who looked familiar or sympathetic so they could be more comfortable.

You delivered an address to the Federal Bar Association in 2009 where you told the story about being on a ferry from Pennsylvania to Norfolk, Virginia after the Supreme Court decided to integrate interstate transportation. Your mother took you into the bathroom marked "Whites." What made you decide to share that story?

It started back when I was asked to speak to female judges and lawyers from Afghanistan. I put together a history of my family in an effort to show that from great hardships and sacrifices there can be progress through the rule of law. So, I told that story. I've told that story many times, starting with my grandfather being a slave. That particular experience is just part of the story of how my family moved forward from my grandfather to my father and mother. It is one of the things I remember from my fairly early childhood and I must have been five or six because I was scared, frankly. I don't think I had my mother's fortitude at that time. I probably still don't. She was a woman of considerable fortitude and strength, and she was willing to act on it. It's unfortunate in many ways that she was born too soon to take advantage of the opportunities I had. She would've been an amazing lawyer. I was frightened at the time. It makes it stand out in my mind as an example of what it

was like in those days because so many people now have forgotten what it was like. I want to share these stories with people who may not have been alive at that time to express what it felt like. So, that's just one of the reasons.

You were previously a federal judge, appointed by the president, and now work in the state appellate division. What made you decide to take an elected position over the appointed position?

There are two ways to become a superior court judge. You can run for office, be elected, or you are appointed. With the Court of Appeal, you are nominated and then evaluated. Once you are on the Court of Appeal, when your term runs out you do go on the ballot but at that time the choice before the electorate is to retain your seat or not. People cannot run against you. So, on the court of appeal level, you can't actually run for election. There's only a retention election after you have been appointed, then your term is over. Once you're appointed you actually have your first retention election at the next general election. So I was appointed in August 2014 and was actually on the ballot in November. I was retained.

Both of your children went to Beverly High. Tell us about that.

I really am very protective of my kids, so I don't want to get into too much other than to say that they both had a great experience. My son was sort of a scholar athlete. He ran track and did very well. He ran the hurdles and set a record while he was there. It may still be the record, but I'm not sure. He was an excellent student too. My daughter was a good student. She was in the dance company for all four years and one year starred in the annual musical, Pippin. She was the lead.

If you could choose one accomplishment that you are most proud of, what

this year remaining steady with the 2018 count.

"We attribute this to innovative collaborations and partnerships," said Human Services Administrator James Latta. "The City's Human Services Division works with the Chronic Homeless Assistance Team (CHAT), comprised of the City's Police and Fire departments and the City

would it be?

Being a mother and having raised two kids. You're only as happy as your least happy child, so I'd have to say that. I would also say being married for 51 years to the same person. I am very proud of that. After that, I'd say I am very happy with the arc of my career. It has stretched from being a prosecutor, which I loved, to this. I've loved every job I've had in the law. I feel I've had a career that's full of variety and in which I've been able to serve the public in each position I've held. I find that very gratifying.

You are being awarded the "Ronald M. George Award for Judicial Excellence" on February 19 by the Beverly Hills Bar Association. What does that honor mean to you?

I think it means recognition by a group of peers and, of course, Ronald George is someone I've admired for a long time. I first met him when he was superior court judge. He was the presiding Judge of Criminal Appeals and I was with the DA's office and was the grand jury legal advisor. So, whenever the grand jury returned, he would preside over the presenting of the indictment. That's when I first met him. I've always admired him so much as an individual and a judge, so to receive an award named in his honor and his name is extremely gratifying, especially coming from a bar association that I think works so hard on its research to ensure the individuals it honors have done something worthy of that. I'm especially honored to follow my friend Lee Edmond who won that award last year. To be in that company as well as the company of the others who have received that award is very gratifying.

Tickets for the Beverly Hills Bar Association Litigation Awards Dinner are \$320 per person, with that price increasing to \$345 after February 12, and can be purchased at www.bhba.org.



"I was aware, of course, that I was the first African-American woman to serve as head deputy, but I tried to perform as well as I could without dwelling on that."

—Justice Audrey B. Collins

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part of a three night countywide effort to understand and address the complexities of homelessness.

Count participants gathered in City Hall and were trained on count procedures, learned about homeless services in Beverly Hills and were deployed out to several census tracts covering the entire city.

This year, volunteers counted a total of 16 homeless individuals, one RV, and one car. This was a very similar number compared to last year's count of 15 individuals, one van, and one makeshift shelter.

While homeless count numbers have continued to rise throughout Los Angeles County each year, Beverly Hills homeless count numbers have continued to decrease;

Prosecutor, to coordinate services and concentrate resources on the most severely ill homeless individuals who suffer from mental health, physical health and/or substance abuse. In addition, the City's homeless outreach team focuses on intensive case management. The City holds monthly homeless collaboration meetings with

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sports & scores



BHHS boys' basketball team to open playoffs Friday Normans to play host to Saugus By Steven Herbert

The Beverly High boys' basketball team will play host to Saugus in a Southern Section Division 2AA first-round playoff game Friday at 7 p.m. at the Swim-Gym, seeking to extend a 13-game winning streak.

The Normans concluded the regular season by defeating Culver City, 57-42, last Thursday at the Swim-Gym, completing Ocean League play 10-0 and improving to 21-4.

The Centurions (18-8) finished sec-

ond in the Foothill League. They have won four consecutive games.

Both teams have played Santa Monica. The Normans defeated the Vikings, 71-64, Jan. 11 at the Swim-

Gym and 56-53 Jan. 29 at Santa Monica, while Saugus was a 51-48 winner Nov. 30 in the Westchester Tournament.

Beverly Hills was 11th in the final Division 2AA poll released Monday. Saugus was not ranked.

If the Normans win Friday, they will play at Cypress Tuesday at 7 p.m. in a second-round game. Sixth-ranked Cypress (26-2), also nicknamed the Centurions, received a first-round bye.

Girls' Soccer Beverly Hills 0, Culver City 0

Estella Rosen made 10 saves for her sixth shutout of the season as the Normans won the Ocean League championship with the overtime tie in the regular-season finale for both teams Jan. 30 at Culver City.

Both teams concluded league play with 7-2-1 records. Beverly Hills won the league championship as it had a 1-0-1 record against the Centaurs, winning the first meeting, 1-0, Jan. 16 at Nickoll Field, with Rosen making seven saves and Lauren Stein scoring in the first half off assists by Ashley Heravi and Jenna Kramer.

The Normans played host to Lompoc in a Southern Section Division 4 first-round playoff game Wednesday that began after the Beverly Hills Weekly's deadline.

If Beverly Hills won, it would face the winner of the Santa Ana Calvary

Chapel-Riverside Patriot game in a second-round game Friday.

The Normans would play at Calvary Chapel while the site of a Beverly Hills-Patriot game would be determined by a coin toss.

Under Southern Section rules, the team with the fewer home games gets home-field advantage for the next game. If both teams have played the same number of home games, the site is determined by a coin toss.

Steven Herbert has covered Beverly Hills High School sports for 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.

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community stakeholders, including faith-based organizations, the Beverly Hills



Kevin Conner, Jim Latta, Sharon Nazarian, Aaron Nazarian, Daniel Nazarian

Homeless Outreach Team, Beverly Hills Public Library staff, parking staff, Park Rangers, the Beverly Hills Ambassadors Team, and other community organizations to coordinate homeless service efforts," Latta said.

In addition to the annual count, Human Services, CLASP, the Police Department, Park Rangers and the Ambassadors provide regular reports on homeless individuals in the City's parks, parking structures, resident areas and business district to keep a pulse on homelessness throughout the year.

The City of Beverly Hills began participating in the LAHSA's official count since 2009, when 42 homeless individuals were recorded. LAHSA's three-night street counting effort consisted of 166 deployment sites and over 8,600 volunteers. Count numbers are reported to the Department of Housing and Urban Development (HUD), and directly influence federal funding directed to Los Angeles County.

Clarence Avant to Receive 2019 Grammy Salute to Industry Icons Award

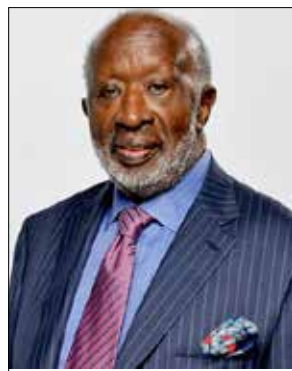
Longtime Beverly Hills resident Clarence Avant, one of the most influential figures in the entertainment industry, will

be recognized as the 2019 Grammy Salute to Industry Icons honoree for his quintessential role as the "Godfather of Black Music" at the annual pre-Grammy's party on Saturday at the Beverly Hilton.

Avant was selected for the honor due to his more than five decades working in the music industry as an artist manager, label executive, radio broadcaster, music publisher, and philanthropist.

"We are incredibly excited to honor Clarence Avant with this year's Grammy Salute to Industry Icons Award," said

Neil Portnow, President/CEO of the Recording Academy. "His pioneering work in the industry has redefined what it means to be a leader and opened countless doors for musicians from all backgrounds."



Clarence Avant

Entrepreneur Award, and induction into the Hollywood Walk of Fame, among many others. In 2008, he was awarded the Recording Academy's Trustees Award.

Past recipients of the Industry Icons award include Irving Azoff, Martin Bandler, Sir Richard Branson, and last year's honoree, Jay-Z.

Library to Host Book Signing with Boyce

On Thursday, February 21, at 7:00 p.m., the Beverly Hills Public Library will host acclaimed researched and pediatric health

pioneer, Dr. W. Thomas Boyce to discuss and sign his new book, "The Orchid and the Dandelion: Why Some Children Struggle and How All Can Thrive." This event is free and open to the public.

"The Orchid and the Dandelion: Why Some Children Struggle and How All Can Thrive" offers hope and a pathway to success for parents, teachers, psychologists, psychiatrists and child development experts coping with 'difficult' children, fully exploring the author's revolutionary discovery about childhood development, parenting and the key to helping all children find happiness and success.

"What is so timely about this book is that it brings a fresh perspective to individual differences," said Charles A. Nelson III, professor of pediatrics at Harvard Medical School. "The author's clinical and academic expertise is unique; his prose is lucid and engaging; and he tackles a problem of enormous importance."

Boyce is a professor of pediatrics and psychiatry and heads the Division of Developmental Behavioral Pediatrics at the University of California, San Francisco. He is also co-director of the Child and Brain Development Program of the Canadian Institute for Advance Research and a member of the Institute of Medicine of the National Academies. As a social epidemiologist and a developmental-behavioral pediatrician, his research addresses how genetic, neural and psychosocial process work together to produce inequalities in childhood health and disease across different socioeconomic groups. His work has shown how psychological stress and neurobiological reactivity to aversive social contexts interact to produce disorders of both physical and mental health in populations of children. Boyce has received numerous awards, including Distinguished Contributions to interdisciplinary Understanding of Child Development Award from the Society for Research in Child Development.

Currently, Boyce lives with his wife in Oakland and has two adult children, one orchid and one dandelion. He is also an avid sailor and frequently gives talks on his groundbreaking work.

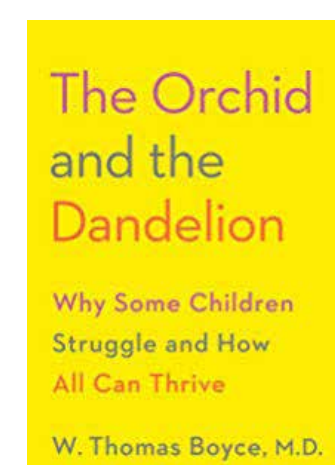
Free parking is available adjacent to the Beverly Hills Public Library, located at

444 North Rexford Drive. For more information, visit www.beverlyhills.org/bhpl.

Congressman Ted Lieu and Democrat Stacey Abrams to Visit Writers Bloc

Congressman Ted Lieu (D-Torrance) and Democrat Stacey Abrams, who narrowly lost Georgia's gubernatorial race in November, are set to visit Los Angeles' Writers Bloc on February 17 and March 24 respectively.

At Lieu's event on February 17, the



Book Cover

Congressman will discuss gun violence prevention with Rabbi Sarah Basin of Temple Emanuel. The two will discuss legislation for gun violence reform and the relationship between gun access and hate crimes.

Temple Emanuel is hosting the event at 8844 Burton Way.

Presented in conjunction with the Jewish Center for Justice and the California Religious Action Center of Reform Judaism, Lieu's event is free to the public, though reservations are required. Parking will be available on local streets and in Temple Emmanuel's reserved parking garage located at the corner of Burton Way and Herzl Way. It will begin at 12:30 p.m.

Abrams will be discussing her new book, *Minority Leader*, on March 24 at 4:00 p.m. at The Wilshire Ebell Theater, located at 4401 West 8th Street.

In the book, Abrams sets out to prove that if you're determined to make a difference, race, age and gender will not hinder your efforts. Tickets to the event are \$35 and include a copy of the book. Parking will be available in adjacent lots and through street parking. Tickets will be mailed.

Tickets for either event can be purchased online at <http://writersbloccpresents.com/main/>.

--Briefs Compiled by Kelcey Caulder

an, 11046 Magnolia Blvd, North Hollywood, CA 91601. This statement was filed with the County Clerk of Los Angeles on 1/2/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT35

2019 000702 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Pastora Jump, 14827 Archwood St, Van Nuys, CA 91405. This business is conducted by a general partnership, s/ Javier Herrera Jr, 14827 Archwood St, Van Nuys, CA 91405; Jorge Herrera, 14827 Archwood St, Van Nuys, CA 91405. This statement was filed with the County Clerk of Los Angeles on 1/2/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT36

2019 000223 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Lydie Eddy, 303 East Alameda, Burbank, CA 91502. This business is conducted by an individual, s/ Gayane Hakobyan, 303 East Alameda Ave, Apt H, Burbank, CA 91502. This statement was filed with the County Clerk of Los Angeles on 1/2/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT37

2019 000411 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Mane Cave Barbershop, 22939 Soledad Canyon Rd, Santa Clarita, CA 91350. This business is conducted by an individual, s/ Alfonso Estevan Montejano, 29853 Abelia Rd, Santa Clarita, CA 91387. This statement was filed with the County Clerk of Los Angeles on 1/2/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT38

2019 001552 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as L.A. Mufflers & Auto Works, 7142 White Oak Ave, Unit D, Van Nuys, CA 91406. This business is conducted by an individual, s/ Gary S Ayala, 7142 White Oak Ave, Unit D, Van Nuys, CA 91406. This statement was filed with the County Clerk of Los Angeles on 1/3/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT39

2019 002832 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Super Relax, 14449 Ventura Blvd, Sherman Oaks, CA 91423. This business is conducted by a married couple, s/ Peng Yuan and

Yannan Jiang, 14449 Ventura Blvd, Sherman Oaks, CA 91423. This statement was filed with the County Clerk of Los Angeles on 1/4/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT40

2019 002463 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Moreno's Tires, 131 S. Irwindale Ave, Azusa, CA 91702. This business is conducted by an individual, s/ Arturo Gonzales-Lopez, 453 Harding Ave, San Fernando, CA 91340. This statement was filed with the County Clerk of Los Angeles on 1/4/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT41

2019 003092 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Pacific Gas & Diesel, 1410 West Pacific Coast Hwy, Long Beach, CA 90810. This business is conducted by a corporation, s/ American Petroleum Corp, 1410 West Pacific Coast Hwy, Long Beach, CA 90810. This statement was filed with the County Clerk of Los Angeles on 1/4/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT42

2019 002083 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as ATM Limo Service; ATM Limousine Service, 13044 Garris Ave, Granada Hills, CA 91344. This business is conducted by a general partnership, s/ Sekech Laslo, 5352 Bellingham Ave #3, Valley Village, CA 91607; Kochish Tibor, 13044 Garris Ave, Granada Hills, CA 91344. This statement was filed with the County Clerk of Los Angeles on 1/3/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT43

2019 002793 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Rafe Of All Trades, 1430 N Martel Ave #405, Los Angeles, CA 90046. This business is conducted by an individual, s/ Rafe R Calderon, 1430 N Martel Ave #405, Los Angeles, CA 90046. This statement was filed with the County Clerk of Los Angeles on 1/4/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT44

2019 004671 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Mentality; No Bull Productions, 1439

North Curson Ave #207, Los Angeles, CA 90046. This business is conducted by an individual, s/ Krista Marie McRoberts, 1439 North Curson Ave #207, Los Angeles, CA 90046. This statement was filed with the County Clerk of Los Angeles on 1/7/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT45

2019 004694 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Quality Kitchen and Cabinets; Advertising and Counseling, 17428 Chatsworth St, Granada Hills, CA 91344. This business is conducted by an individual, s/ Artak Vardanyan, 17428 Chatsworth St, Granada Hills, CA 91344. This statement was filed with the County Clerk of Los Angeles on 1/7/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT46

2019 004861 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as The Brow Babe, 315 N Malay Ave, San Fernando, CA 91340. This business is conducted by an individual, s/ Layla Kamae, 6943 Bevis Ave, Van Nuys, CA 91405. This statement was filed with the County Clerk of Los Angeles on 1/7/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2018. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT47

2019 004554 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Top VIP Transportation, 6344 Morella Ave, N Hollywood, CA 91606. This business is conducted by a corporation, s/ Top VIP Limousine Service, Inc, 6344 Morella Ave, N Hollywood, CA 91606. This statement was filed with the County Clerk of Los Angeles on 1/7/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 2/2005. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT48

2019 005291 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Monaco's Hair Care, 112 San Fernando Mission Blvd, San Fernando, CA 91340. This business is conducted by an individual, s/ Jessamin Ortega Sanchez, 112 San Fernando Mission Blvd, San Fernando, CA 91340; Manuela Hernandez Maldonado, 112 San Fernando Mission Blvd, San Fernando, CA 91340. This statement was filed with the County Clerk of Los Angeles on 1/8/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT49

2019 005441 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as DT Construction, 29637 Hunstock St, Val Verde, CA 91384. This business is conducted by an individual, s/ David Torres Manriquez, 29637 Hunstock St, Val Verde, CA 91384. This statement was filed with the County Clerk of Los Angeles on 1/8/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 4/2014. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT50

2019 005429 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Latinas Jewelry Plaza, 650 S. Hill St #H1, Los Angeles, CA 90014. This business is conducted by an individual, s/ Foad Zivari, 12142 Tiara St, Valley Village, CA 91607. This statement was filed with the County Clerk of Los Angeles on 1/8/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 7/2004. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT51

2019 005335 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Estalira Counseling and Supervised Visitation Services, 2948 1/3 Honolulu, Montrose, CA 91214. This business is conducted by an individual, s/ Areen B Owhadi, 2948 1/3 Honolulu, Montrose, CA 91214. This statement

was filed with the County Clerk of Los Angeles on 1/8/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT52

2019 005421 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Los Angeles Garage Conversions, 4184 Arch Dr #202, Studio City, CA 91604. This business is conducted by an individual, s/ Alonso Rodriguez Romero, 4184 Arch Dr #202, Studio City, CA 91604. This statement was filed with the County Clerk of Los Angeles on 1/8/18. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT53

2019 007304 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Pa Ord Noodle 3, 5269 Hollywood Blvd, Los Angeles, CA 90027. This business is conducted by an individual, s/ Sriwan Rajpradit, 706 N. Harvard Blvd, Los Angeles, CA 90029. This statement was filed with the County Clerk of Los Angeles on 1/9/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 3/2014. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT54

2019 012695 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as GK General Design, 7061 Greeley St, Apt 1, Tujunga, CA 91042. This business is conducted by an individual, s/ Gevorg Khachatryan, 7061 Greeley St, Apt 1, Tujunga, CA 91042. This statement was filed with the County Clerk of Los Angeles on 1/15/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT55

2019 005948 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as S.K.I. Designs, 14500 Sherman Circle, Van Nuys, CA 91405. This business is conducted by an individual, s/ Karen Simonyan, 1433 Rock Glen Ave, Apt 18, Glendale, CA 91205. This statement was filed with the County Clerk of Los Angeles on 1/8/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2018. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT56

2019 008107 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as G.S.T. Jewelry & Repair, 200 North Brand Blvd, Glendale, CA 91203. This business is conducted by a married couple, s/ Vartan Minassian and Jeanette K Minas, 200 North Brand Blvd, Glendale, CA 91203. This statement was filed with the County Clerk of Los Angeles on 1/10/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 1/2019. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1 -24, 31, 2-7 & 14 - 2019. GCT58

2019 007986 FICTITIOUS BUSINESS NAME STATEMENT
The following person(s) is (are) doing business as Happy Vacational Rentals, 14550 Archwood St, Van Nuys, CA 91405. This business is conducted by an individual, s/ Elisa Lugo, 14550 Archwood St, Van Nuys, CA 91405. This statement was filed with the County Clerk of Los Angeles on 1/10/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Ficti-

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Place your ad in Beverly Hills Weekly's Service Directory 310-887-0788

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Before station construction can begin, underground utilities need to be identified and relocated. The process of confirming any underground utility obstruction is called potholing. Potholing and utility relocation on Wilshire Bl between Reeves Dr and Crescent Dr is anticipated to start in February.

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M

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SUMMONS
(CITACION JUDICIAL)

SUM-100

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):
JAY ISAAC LANDERS, Trustee of the Landers Family Trust Dated August 13, 2014; Additional Parties Attachment form is attached

YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):
CITY OF BEVERLY HILLS, a municipal corporation,

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)
CONFIRMED COPY
OFFICIAL FILED
Superior Court of California
County of Los Angeles
DEC 13 2018
Sherri R. Carter, Executive Officer/Clerk
By: Tom G. Holmes, Deputy

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.
Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:
(El nombre y dirección de la corte es): Los Angeles Superior Court
1725 Main Street
Santa Monica, CA 90401-3299

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

DATE: DEC 13 2018 Sherri R. Carter, Clerk Clerk, by Tom G. Holmes, Deputy
(Fecha) (Secretario) (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).
(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010).)

NOTICE TO THE PERSON SERVED: You are served
1. as an individual defendant.
2. as the person sued under the fictitious name of (specify):
3. on behalf of (specify):
under: CCP 416.10 (corporation) CCP 416.60 (minor)
 CCP 416.20 (defunct corporation) CCP 416.70 (conservatee)
 CCP 416.40 (association or partnership) CCP 416.90 (authorized person)
 other (specify):
4. by personal delivery on (date):

Form Adopted for Mandatory Use Judicial Council of California SUM-100 (Rev. July 1, 2009) SUMMONS Code of Civil Procedure §§ 412.20, 465 www.courtinfo.ca.gov Page 1 of 1

1 LAURENCE S. WIENER (BAR NO. 130404)
2 CITY ATTORNEY
3 CITY OF BEVERLY HILLS
4 RICHARDS, WATSON & GERSON
5 A Professional Corporation
6 PAULA GUTIERREZ BAEZA (BAR NO. 198653)
7 pbaeza@rwglaw.com
8 1 Civic Center Circle, PO Box 1059
9 Brea, California 92822-1059
10 Telephone: 714.990.0901
11 Facsimile: 714.990.6230

12 Attorneys for Plaintiff
13 CITY OF BEVERLY HILLS

14 SUPERIOR COURT OF THE STATE OF CALIFORNIA
15 COUNTY OF LOS ANGELES, WEST DISTRICT

16 CITY OF BEVERLY HILLS, a municipal
17 corporation,

18 Plaintiff,
19 v.

20 JAY ISAAC LANDERS, Trustee of the
21 Landers Family Trust Dated August 13,
22 2014; DESPINA GIANOPULOS
23 LANDERS, Trustee of the Landers Family
24 Trust Dated August 13, 2014; DOES 1
25 through 100, inclusive; and ANY AND
26 ALL PERSONS UNKNOWN HAVING
27 OR CLAIMING TO HAVE ANY TITLE
28 PROPERTY SOUGHT TO BE
CONDEMNED HEREIN,

Defendants.

Case No. 18SMCV00372
Honorable
COMPLAINT IN EMINENT DOMAIN
Assessor's Parcel No. 4350-018-044
[Exempt from filing fees pursuant to Govt. Code § 6103]

CASE MANAGEMENT CONFERENCE

6-13-19 Date 8:30am Dept K
JUDGE GERALD ROSENBERG

24 Plaintiff CITY OF BEVERLY HILLS, a municipal corporation, alleges:
25 1. Plaintiff CITY OF BEVERLY HILLS, a municipal corporation ("City") is, and
26 at all times mentioned herein, has been a general law city and municipal corporation, duly
27 organized and existing under and by virtue of the laws of the State of California, and located
28 entirely within the boundaries of the County of Los Angeles, State of California.

-1-
Complaint in Eminent Domain

B0785-16379241047v1.doc

SHORT TITLE: CITY OF BEVERLY HILLS v. LANDERS
CASE NUMBER: 18SMCV00372

INSTRUCTIONS FOR USE

- This form may be used as an attachment to any summons if space does not permit the listing of all parties on the summons.
- If this attachment is used, insert the following statement in the plaintiff or defendant box on the summons: "Additional Parties Attachment form is attached."

List additional parties (Check only one box. Use a separate page for each type of party):

Plaintiff Defendant Cross-Complainant Cross-Defendant

DESPINA GIANOPULOS LANDERS, Trustee of the Landers Family Trust Dated August 13, 2014; DOES 1 through 100, inclusive; and ANY AND ALL PERSONS UNKNOWN HAVING OR CLAIMING TO HAVE ANY TITLE OR INTEREST IN OR TO THE PROPERTY SOUGHT TO BE CONDEMNED HEREIN

2 2. Defendants DOES 1 through 100, inclusive and defendants ANY AND ALL
3 PERSONS UNKNOWN HAVING OR CLAIMING TO HAVE ANY TITLE OR
4 INTEREST IN OR TO THE PROPERTY SOUGHT TO BE CONDEMNED HEREIN are
5 sued and designated herein by fictitious names and capacities for the reasons that their true
6 names and capacities are unknown to Plaintiff at this time. Said defendants, and each of
7 them, have or claim to have an interest in the real property described herein, the nature,
8 character, or extent of which is unknown to Plaintiff. Plaintiff will seek leave to amend this
9 Complaint and to substitute the true names and capacities of said defendants when it
10 ascertains their names and capacities.

11 3. The public interest and necessity require that Plaintiff acquire by eminent
12 domain the fee interest in the real property described herein for a public use, namely for
13 proposed small water infrastructure purposes in connection with existing water pressure
14 regulation stations and abandoned facilities located in the vicinity of said real property, and
15 all uses necessary and convenient thereto ("Project") pursuant to the authority conferred on
16 the City of Beverly Hills to acquire real property by eminent domain by Section 19 of Article
17 1 of the California Constitution, Government Code Sections 37350, 37350.5, 37351, and
18 40404, California Code of Civil Procedure Section 1230.010 et seq. ("Eminent Domain
19 Law"), including but not limited to Sections 1240.010, 1240.020, 1240.110, 1240.120, and
20 by other provisions of law.

21 4. On November 20, 2018, the City Council of the City of Beverly Hills held a
22 hearing to consider the adoption of a resolution of necessity pursuant to the provisions of the
23 Eminent Domain Law, and in particular, Article 2 of Chapter 4 of Title 7 of the Code of Civil
24 Procedure (CCP Section 1245.210 et seq.), for the acquisition in fee by eminent domain of
25 the real property described below (referred to below as the "Subject Property"). At its regular
26 meeting of November 20, 2018, the City Council of the City of Beverly Hills adopted
27 Resolution No. 18-R-13209, a Resolution of the Council of the City of Beverly Hills
28 Declaring the Real Property Located at 1297 Monte Cielo Drive in the City of Beverly Hills,
and Identified as Los Angeles County Tax Assessor's Parcel Number 4350-018-044

-2-
Complaint in Eminent Domain

B0785-16379241047v1.doc

1 ("Subject Property"), Necessary for Public Purposes and Authorizing the Acquisition
2 Thereof ("Resolution of Necessity") by at least a four-fifths vote of all of its members. A
3 certified copy of Resolution of Necessity No. 18-R-13209 is attached as Exhibit "1" hereto,
4 and incorporated herein by this reference. The Resolution of Necessity finds and determines
5 that the public interest and necessity require the Project; the Project is planned and located in
6 the manner that will be most compatible with the greatest public good and the least private
7 injury; the Subject Property described in the Resolution of Necessity is necessary for the
8 Project; and the City has made an offer as required by Government Code Section 7267.2 to
9 the owner of record of the Subject Property. The Resolution of Necessity also authorizes and
10 directs the City Attorney's Office to take all steps necessary to commence and prosecute legal
11 proceedings in a court of competent jurisdiction to acquire by eminent domain the Subject
12 Property described more particularly below.

13 5. The City seeks to condemn the fee simple interest in the Subject Property,
14 which is located at 1297 Monte Cielo Drive, Beverly Hills, California, and identified as Los
15 Angeles County Tax Assessor's Parcel Number 4350-018-044. The Subject Property is an
16 approximate 22,650 square foot vacant parcel. The Subject Property is described more
17 particularly in the legal description attached as Exhibit "A" to the Resolution of Necessity
18 (Exhibit "1" hereto), and is depicted on Exhibit "B" to the Resolution of Necessity (Exhibit
19 "1" hereto).

20 6. As set forth in the Resolution of Necessity, the City and the record owners of
21 the Subject Property, Jay Isaac Landers and Despina Gianopulos Landers, Trustees of the
22 Landers Family Trust ("Landers Family Trust"), entered into a Purchase and Sale Agreement
23 and Joint Escrow Instructions between the City of Beverly Hills and the Landers Family Trust
24 for the Acquisition of Real Property Located at 1297 Monte Cielo Drive in Beverly Hills and
25 1721 Monte Cielo Court in Los Angeles with an effective date of July 17, 2018 ("Purchase
26 and Sale Agreement"). The City acquired the Landers Family Trust property located at 1721
27 Monte Cielo Court on September 7, 2018 pursuant to the Grant Deed recorded as Document
28 Number 20180913385 of Official Records of the County of Los Angeles. Escrow on the

1 towards meeting the goal of having sufficient emergency reservoir storage capacity to meet
2 a seven-day demand during peak demand periods, which will benefit the community. The
3 Project would allow the City to add some storage capacity to help eventually reach the goal
4 of adding 35 MG of storage to the City's existing supply of 43 MG in existing storage
5 capacity. The City Council further found that the Project is planned and located in the
6 manner that is most compatible with the greatest public good and least private injury. The
7 Project is planned and located to provide much needed water infrastructure to this area of the
8 City. The Subject Property is strategically located adjacent to other City-owned property,
9 thus, minimizing the need to acquire other private property by eminent domain. Further, the
10 Landers Family Trust and the City had negotiated the voluntary sale of the Subject Property
11 pursuant to the Purchase and Sale Agreement, but the sales transaction could not be
12 consummated due to title issues.

13 8. The names of all of the owners and claimants to said Subject Property or any
14 part thereof, or interest therein, insofar as known to Plaintiff, and a statement of the claimed
15 interest of each, are hereinafter set forth for the convenience of the court and the parties and
16 not as allegations to which Plaintiff intends to be bound:

Name	Interest
JAY ISAAC LANDERS, Trustee of the Landers Family Trust Dated August 13, 2014	Fee Owner
DESPINA GIANOPULOS LANDERS, Trustee of the Landers Family Trust Dated August 13, 2014	Fee Owner
ANY AND ALL PERSONS UNKNOWN HAVING OR CLAIMING TO HAVE ANY TITLE OR INTEREST IN OR TO THE PROPERTY SOUGHT TO BE CONDEMNED HEREIN	Potential interest in Subject Property pursuant to encumbrances and/or restrictions recorded against the Subject Property

27 ///
28 ///

1 Subject Property, however, could not close due to certain encumbrances, including but not
2 limited to restrictions, recorded against the Subject Property. The Resolution of Necessity
3 also finds that the City Council determined that it was necessary for the City acquire in fee
4 the Subject Property by eminent domain to clear any title issues and encumbrances recorded
5 against the Subject Property. Said encumbrances include, but are not limited to, the (a)
6 reservations and restrictions set forth in the Deed dated September 22, 1953 and recorded in
7 Book 42921, Pages 157-159 of Official Records of the County of Los Angeles, and (b) the
8 covenants, conditions, and restrictions set forth in the document recorded in Book 5580,
9 Pages 383-385 of Official Records of the County of Los Angeles.

10 7. In adopting the Resolution of Necessity, the City Council of the City of Beverly
11 Hills found that the City seeks to acquire in fee the Subject Property for a public use, namely
12 for proposed small water infrastructure purposes in connection with the City's existing water
13 pressure regulation stations and abandoned facilities located in the vicinity of the Subject
14 Property, and all uses necessary and convenient thereto. In adopting the Resolution of
15 Necessity, the City Council found that the Project, as planned and located, is in the public
16 interest and necessity and is needed to help the City to construct proposed small water
17 infrastructure facilities that will help it to meet its goal of providing additional water storage
18 capacity in accordance with the goals set forth in the City's Water Enterprise Plan (July 2015)
19 ("WEP"). In addition, the City Council found that the Subject Property is located at the
20 northern edge of the city limits of the City of Beverly Hills near Coldwater Canyon Drive.
21 The Subject Property is located adjacent to City-owned property that contains an abandoned
22 subsurface water main, an active water pressure regulation station servicing an
23 interconnection between Los Angeles Department of Water and Power and the City's water
24 distribution system, and an abandoned vault containing two abandoned water tanks. The City
25 Council found that the Project will enable the City to build additional water infrastructure to
26 accomplish certain goals set forth in the WEP. The Project, as planned and located, would
27 help further the goals of the WEP because it would enable the City to provide for emergency
28 storage of water. The City Council also found that the Project will help the City to work

1 WHEREFORE, Plaintiff City of Beverly Hills prays:

- 2 1. That defendants, and each of them, be required to answer and set forth the
3 nature and extent of the interest claimed by each of them in or to the Subject Property that
4 Plaintiff seeks to condemn herein;
- 5 2. That such interest in said Subject Property be determined and adjudicated in
6 this proceeding and that just compensation be assessed and the amount of the award of just
7 compensation for said Subject Property first be determined between Plaintiff and all
8 defendants claiming an interest therein;
- 9 3. That upon payment to or for the benefit of the defendants entitled to just
10 compensation or damages, or into court for their benefit, of the amount of just compensation
11 so ascertained, the court may enter a final order of condemnation conveying to Plaintiff in
12 fee the Subject Property described above and in the Resolution of Necessity, free and clear
13 of any applicable restrictions and encumbrances to title, for the public use described above;
14 and
- 15 4. For such other and further relief as the court may deem just and proper.

16 Dated: December 13, 2018

RICHARDS, WATSON & GERSHON
A Professional Corporation
PAULA GUTIERREZ BAEZA

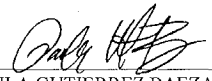
19 By: 
20 PAULA GUTIERREZ BAEZA
21 Attorneys for Plaintiff
22 CITY OF BEVERLY HILLS
23
24
25
26
27
28

EXHIBIT "1"

RESOLUTION NO. 18-R-13209

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DECLARING THE REAL PROPERTY LOCATED AT 1297 MONTE CIELO DRIVE IN THE CITY OF BEVERLY HILLS, AND IDENTIFIED AS LOS ANGELES COUNTY TAX ASSESSOR'S PARCEL NUMBER 4350-018-044, NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF

I CERTIFY UNDER PENALTY OF PERJURY, THAT THE FOREGOING IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST: [Signature] ASSISTANT CITY CLERK CITY OF BEVERLY HILLS, CALIFORNIA

Section 1. The City of Beverly Hills (City), is a municipal corporation in the County of Los Angeles, State of California.

Section 2. The City seeks to acquire by eminent domain the fee interest in the real property described in Section 3 of this Resolution for a public use, namely for proposed small water infrastructure purposes in connection with existing water pressure regulation stations and abandoned facilities located in the vicinity of the Subject Property, and all uses necessary and convenient thereto (Project) pursuant to the authority conferred on the City of Beverly to acquire real property by eminent domain by Section 19 of Article 1 of the California Constitution, Government Code Sections 37350, 37350.5, 37351, and 40404, California Code of Civil Procedure Section 1230.010 et seq. (Eminent Domain Law), including but not limited to Sections 1240.010, 1240.020, 1240.110, 1240.120, and by other provisions of law.

Section 3. The City seeks to acquire the fee simple interest in the real property located at 1297 Monte Cielo Drive, Beverly Hills, California, and identified as Los Angeles County Tax Assessor's Parcel Number 4350-018-044 (Subject Property). The Subject Property is an approximate 22,650 square foot vacant parcel. The Subject Property is described more particularly on Exhibit "A" and depicted on Exhibit "B", which are attached hereto and incorporated herein by this reference.

Section 4. The City and Jay Isaac Landers and Despina Gianopulos Landers, Trustees of the Landers Family Trust (Landers Trust), the record owner of the Larger Parcel, entered into a

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Purchase and Sale Agreement and Joint Escrow Instructions between the City of Beverly Hills and the Landers Family Trust for the Acquisition of Real Property Located at 1297 Monte Cielo Drive in Beverly Hills and 1721 Monte Cielo Court in Los Angeles with an effective date of July 17, 2018 (Purchase and Sale Agreement). The City acquired the real property located at 1721 Monte Cielo Court (Monte Cielo Court Property) on September 7, 2018 pursuant to the Grant Deed recorded as Document Number 20180913385 of Official Records of the County of Los Angeles. Escrow on the Subject Property, however, could not close due to certain encumbrances, including but not limited to restrictions, recorded against the Subject Property. Accordingly, it is necessary that the City acquire in fee the Subject Property by eminent domain to clear any title issues and encumbrances recorded against the Subject Property.

Section 5. The City seeks to acquire in fee the Subject Property for a public use, namely for proposed small water infrastructure purposes in connection with the City's existing water pressure regulation stations and abandoned facilities located in the vicinity of the Subject Property, and all uses necessary and convenient thereto. The Project, as planned and located, is in the public interest and necessity and is needed to help the City to construct proposed small water infrastructure facilities that will help it to meet its goal of providing additional water storage capacity in accordance with the goals set forth in the City's Water Enterprise Plan (July 2015) (referred to below as WEP), which is incorporated herein by this reference.

The Subject Property is located at the northern edge of the city limits of the City of Beverly Hills near Coldwater Canyon Drive. It is located adjacent to City-owned property that contains an abandoned subsurface water main, an active water pressure regulation station servicing an interconnection between Los Angeles Department of Water and Power and the City's water distribution system, and an abandoned vault containing two abandoned water tanks. The Project

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will enable the City to build additional water infrastructure to accomplish certain goals set forth in the WEP. The Project, as planned and located, would help further the goals of the WEP because it would enable the City to provide for emergency storage of water. This will help the City to work towards meeting the goal of having sufficient emergency reservoir storage capacity to meet a seven-day demand during peak demand periods, which will benefit the community. The Project would allow the City to add some storage capacity to help eventually reach the goal of adding 35 MG of storage to the City's existing supply of 43 MG in existing storage capacity.

The Project is planned and located in the manner that is most compatible with the greatest public good and least private injury. It is planned and located to provide much needed water infrastructure to this area of the City. The Subject Property is strategically located adjacent to other City-owned property, thus, minimizing the need to acquire other private property by eminent domain. The record owner of this property negotiated the voluntary sale of the Subject Property to the City pursuant to the Purchase and Sale agreement, but the sales transaction could not be consummated due to title issues.

Section 6. The environmental effects of the Project were studied and analyzed pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the CEQA Guidelines, 14 Cal. Code Regs. Section 15000 et seq. (CEQA Guidelines). City Staff determined that the Project is exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines. The Project falls under the Class 3 Exemption. As part of the Project, the City proposes to construct new small water infrastructure facilities and structures on the Subject Property in connection with existing water pressure regulation stations and abandoned facilities located in the vicinity of the Subject Property. The City will duly post a Notice of Exemption with the Los Angeles County Clerk's Office in accordance with applicable law. Said

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Notice of Exemption is incorporated herein by this reference. These environmental findings are the appropriate findings with respect to the proposed acquisition of the Subject Property.

Section 7. Pursuant to Government Code Section 7260 et seq., the City obtained a fair market value appraisal of the Subject Property and the Monte Cielo Court Property that were the subject of the Purchase and Sale Agreement. The City set just compensation and extended to the Landers Trust an offer for the Subject Property and the Monte Cielo Court Property. The City and the Landers Trust negotiated in good faith for the City's purchase of said parcels. Escrow on the Subject Property transaction, however, could not close due to title issues that could not be cleared through Escrow.

Section 8. On November 2, 2018, the City provided written notice to the record owner of the City Council's intent to consider the adoption of the proposed Resolution of Necessity pursuant to Code of Civil Procedure Section 1245.235. The City also notified counsel for the record owner in writing about the hearing to consider the proposed Resolution of Necessity and provided to him a copy of the City's letter and notice pursuant to Code of Civil Procedure Section 1245.235.

Section 9. Based on the written and oral evidence presented at the hearing regarding the adoption of the Resolution of Necessity including the Agenda Report, Notice of Exemption, WEB, and documents referenced in the Agenda Report, the City Council hereby finds and determines that:

- A. The public interest and necessity require the Project;
B. The Project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury;

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- C. The Subject Property described in each Resolution of Necessity is necessary for the Project; and
- D. The City has made an offer as required by Government Code Section 7267.2 to the owner of record of the Subject Property.

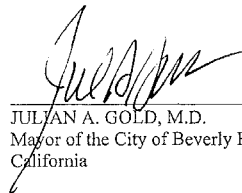
Section 10. The findings and declarations contained in this Resolution are based on the record before the City Council on November 20, 2018, including the Agenda Report, and all documents referenced therein, which are all incorporated herein by this reference. The findings and declarations in this Resolution are also based on any testimony, records, and documents produced at the hearing, all of which are incorporated herein by this reference.

Section 11. The City Council hereby authorizes and directs the City Attorney's Office to take all steps necessary to commence and prosecute legal proceedings in a court of competent jurisdiction to acquire by eminent domain the Subject Property described more particularly on Exhibit "A" and depicted on Exhibit "B" to this Resolution.

Section 12. The City Council hereby authorizes the City Manager to execute all necessary documents in connection with the eminent domain proceeding.

Section 13. The City Clerk shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Council of the City of Beverly Hills.

Adopted: November 20, 2018


 JULIAN A. GOLD, M.D.
 Mayor of the City of Beverly Hills,
 California

[Signatures continue]

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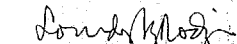
Exhibit "A"
Legal Description of Subject Property

LOT 55, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 13101, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 280 OF MAPS PAGE(S) 1 TO 9.


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13

ATTEST:


 LOURDES SY-RODRIGUEZ (SEAL)
 Assistant City Clerk

APPROVED AS TO FORM


 LAURENCE S. WIENER
 City Attorney

APPROVED AS TO CONTENT



 MAHDI ALUZRI
 City Manager

Exhibit "A" – Legal Description of Subject Property

Exhibit "B" – Depiction of Subject Property

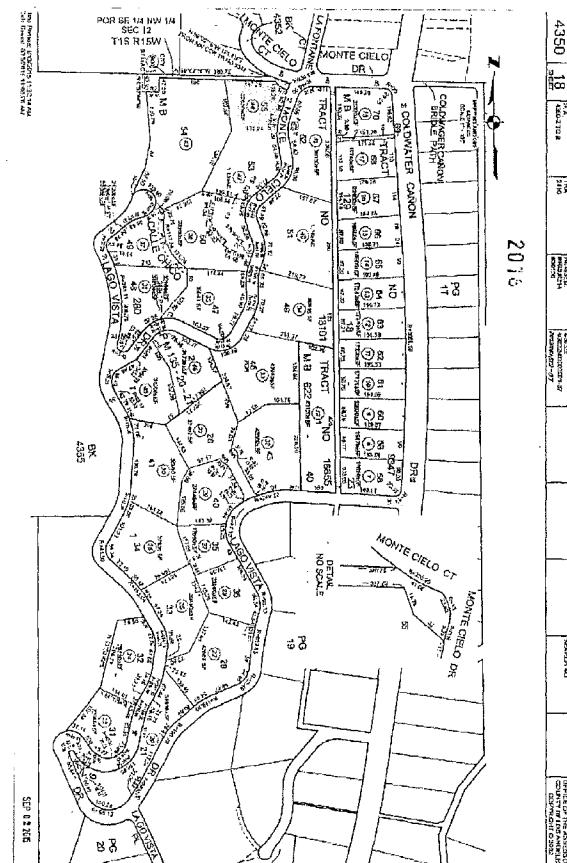
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Exhibit "B"
Depiction of Subject Property

APN: 4350-018-044 (Land Parcel)



8

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tion
/S/ By: Naoko Sugiura Miura, President/Secretary
Buyer/Transferee
2/7/19
CNS-3217648#

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARIAN DEATRICK
Case No. 18STPB09429

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

A PETITION FOR PROBATE has been filed by Cathy S. Miller-Ginsburg in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Cathy S. Miller-Ginsburg be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and

shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on March 5, 2019 at 8:30 AM in Dept. No. 4 located at 111 N. Hill St., Los Angeles, CA 90012.

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

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the

California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Petitioner: Cathy S. Miller-Ginsburg
MILLER-GINSBURG LAW OFFICES
5655 LINDERO CYN RD
STE 521
WESTLAKE VILLAGE CA 91362_CN957131
DEATRICK Feb 7,14,21, 2019

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