

# Beverly Hills Weekly

ALSO ON THE WEB  
[www.bhweekly.com](http://www.bhweekly.com)

SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1013 • February 28 - March 6, 2019

## Council Approves Memorandum Of Agreement for Wilshire/Rodeo Metro Station



## Artist Recommended for Sound Wall Mural on Canon



## Lambda Legal Doesn't Buy Promise of 'Fair' Investigation Into Spagnoli

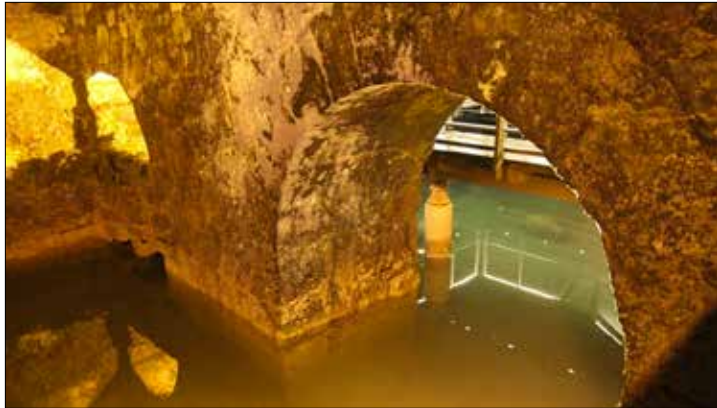
cover stories • pages 4-6



# briefs

## Gold, Mirisch Take Underground Western Wall Tour in Jerusalem

While overseas for the 33<sup>rd</sup> International Mayors' Conference in Tel Aviv and Jeru-



Western Wall

salem, Mayor Julian Gold and Vice Mayor John Mirisch took an underground tour of the Western Wall, also known as the Wailing Wall, which Gold called "remarkable" in a video for *World Israel News*.

"We're very proud actually and humbled to be here at the Wall. Although we've been here before, this is the first time we've actually been underneath it and the archeology and history of this are remarkable," Gold said in the vid-

eo, which shows him underground at the Wall. "The passion that comes from this part of the world is extraordinary and, as deep as that passion is, it is almost as deep as this whole is. So, you get some sense of where that comes from. For us to travel this far to be here is an honor and we are very, very pleased that we could do this, so thank you all very much."

The underground tour runs along approximately 488 meters of the Western Wall and shows the many arches and stair-

ways that connected the ancient City of Old Jerusalem with the Temple Mount, over the Tyropoeon Valley that ran along the western side of the Temple Mount, separating the two. The tour also includes a visit to the part of the Wall traditionally considered closest to where the Holy of Holies used

to be on the Temple Mount. In this location in the tunnels, there is a small synagogue where visitors are allowed to pray.

While the tour focused on history, Gold and Mirisch spent the majority of their time at the conference looking to the future.

The conference itself was intended to bring together "global leaders with groundbreaking Israeli high tech, energy and cyber companies and urban develop-

ment experts...to discuss smart, sustainable and secure cities focusing on cutting edge urban development in the 21<sup>st</sup> century," according to the conference website.

"The technological revolution has not only transformed our personal lives beyond imagination, it has changed the way we govern our cities and our countries," said Israeli Prime Minister Benjamin Netanyahu in a press release about the event. "The development of the Internet of Things and the confluence of big data, connectivity and artificial intelligence have allowed cities to completely transfigure and streamline the services they provide their citizens. We should embrace these changes."

In addition to panels and discussion sessions on topics like social media, urban development, fighting Anti-Semitism, and cyber security, both Gold and Mirisch attended the 2019 Muni World Expo, which was focused on smart cities and urban security, and the Beverly Hills Sister City of Herzliya, Israel.

## BHUSD Prepares for Issuance of Measure BH

The Beverly Hills Unified School District could be issuing Measure BH bonds in March, according to BHUSD Senior Executive Bond Program Manager Don Blake, though he said the timeline could be pushed into April depending on how soon the Board of Education is able to pass a resolution approving the sale of the bonds.

*briefs cont. on page 3*

## WHAT'S ON YOUR MIND?

You can write us at:  
140 South Beverly Drive  
#201  
Beverly Hills, CA 90212

You can fax us at:  
310.887.0789

email us at:  
editor@bhweekly.com



## SNAPSHOT



### LEGAL EXCELLENCE FOUR SEASONS HOTEL

Presenters Judge Michael Carter and Justice Lee Smalley Edmon honored Justice Audrey B. Collins, recipient of the Beverly Hills Bar Association's "Ronald M. George Award for Judicial Excellence," and Kelli Sager, recipient of the BHBA's "Excellence in Advocacy Award" on February 19.

L to R: Judge Michael Carter, Justice Lee Smalley Edmon, Justice Audrey B. Collins, Kelli Sager, Karlene Goller, Dan Grunfeld, and Jeff Glasser. See the Weekly's full interview with Justice Collins in Issue #1010.



Issue 1013 • Feb 28 - Mar 6, 2019  
Beverly Hills Weekly Inc.

Founded: October 7, 1999  
Published Thursdays

Delivered in Beverly Hills, Beverlywood, Los Angeles  
ISSN#1528-851X

www.bhweekly.com

**Publisher & CEO**  
Josh E. Gross

**Reporter**  
Kelcey Caulder

**Sports Editor**  
Steven Herbert

**Contributing Editor**  
Rudy Cole  
(1925-2013)

**Advertising Representatives**  
Allison Abrishami

**Legal Advertising**  
Mike Saghian  
Eiman Matian

140 South Beverly Drive #201  
Beverly Hills, CA 90212  
310.887.0788 phone  
310.887.0789 fax  
CNPA Member

editor@bhweekly.com  
All staff can be reached at:  
first name @bhweekly.com  
Unsolicited materials will not be returned.  
©2019 Beverly Hills Weekly Inc.

**1 year  
subscriptions are  
available.**  
Sent via US Mail  
**\$75 payable  
in advance**

Adjudicated as a newspaper of general circulation for the County of Los Angeles. Case # BS065841 of the Los Angeles Superior Court, on November 30, 2000.



OUR DATA SPEAKS  
VOLUMES



briefs cont. from page 2

The funds from the bond will go toward completing construction at El Rodeo, capping oil wells on site at Beverly High, and other facility improvements like upgraded cooling or electrical systems and replacing deteriorating restrooms or leaky roofs.

When asked what the issuance process will look like, Blake said the most important task at this stage is to figure out exactly how much money is needed to complete the projects the district needs to finish up, like the El Rodeo construction project.

“Sometimes, at least in other districts I’ve worked with, you either sell too much because you’re not as accurate on the cash flow projects as you would’ve hoped, so you have too much money. That is not a good thing because you have to pay it back. So, you have to hit the window pretty close as to how much you need and when you need it,” Blake said. “This time, we knew we would need the money because we didn’t have enough money in Measure E to finish El Rodeo. So, the purpose in passing the bond was to make sure we had the funds to complete that work.”

The exact amount of money the district hopes to get from selling the bond is not yet clear as Blake said it depends on a variety of issues like whether or not the remaining uncapped oil wells beneath Beverly High are polluted with debris, like abandoned mechanical equipment left behind by the previous operator, which can increase the cost of capping them.

“The number is adjusted based on the difficulties of each well. We have at least

seven wells left that we will have to go down into to see what materials may have fallen in and extract them. So, depending on what the circumstances look like when we get down there, that could take a couple of months,” Blake said. “The cost variables are the ones that have things in the well that need to be taken out.”

The cost for the oil well work was last projected at \$21 million. Blake said it would likely be higher. Initially, estimates for the work were as low as \$16 million.

Measure BH will not fund the entire oil well project, however. The Beverly Hills City Council has committed to providing advance funding up to \$8 million to monitor the site and plug the wells, with a 50 percent reimbursement by the District at a future date.

Six out of the 19 total uncapped oil wells have been cemented full depth and completed at this time.

Keygent Advisors, the organization hired by the district to consult on bond measures, will make a presentation at an upcoming Board of Education meeting to provide more exact cost details and a discussion of the issuance process. The date for that meeting has not yet been set.

### Flag Football, Volleyball, Basketball: Middle School Athletics Announced

On Tuesday, the Beverly Hills Unified School District announced the sports it plans to offer at the new Beverly Vista Middle School once it opens next school year. The district also confirmed that student athletes would be competing in

the Federation for Interscholastic Youth Athletics (FIYA) league, which includes schools like Manhattan Beach Middle School and Culver City Middle School.

According to an email from BHUSD Superintendent Michael Bregy, fall sports at Beverly Vista Middle will include flag football, boys and girls cross country, and girls volleyball. Boys and girls basketball will be offered in the winter. Spring sports include boys volleyball, track and field,

boys soccer, and girls soccer.

“All levels of players, beginners through advanced, will represent our new Middle School,” Bregy said.

Bregy also announced that student orientation is set for April 25 from 8:30 a.m. to 11:30 a.m. Organized activities, new school spirit wear, and bus transportation will be provided. More details, Bregy said, will be shared at the end of March.

briefs cont. on page 4



## NOTICE OF PUBLIC HEARING

**DATE:** March 14, 2019  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Commission Meeting Room 280A Beverly Hills City Hall 455 North Rexford Drive Beverly Hills, CA 90210  
**PROJECT ADDRESS:** 440 N. Canon Drive (Near the intersection of S. Santa Monica Boulevard and N. Canon Drive)



The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, March 14, 2019, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A request for a Zone Text Amendment (ZTA) and Conditional Use Permit (CUP) to allow an existing cosmetic spa to continue operating (the proposed “Project”) at **440 N. Canon Drive** (the “Project Site”). The Applicant, Alchemy 43, proposes that Article 16 of Title 10, Chapter 3 of the Beverly Hills Municipal Code be amended to include a limited number (a maximum of 2) of cosmetic spas as “Conditionally Permitted Uses” in Commercial Zones (C-3) located within the Business Triangle, and no set limit in all other Commercial Zones (C-3) outside of the Business Triangle. Contingent upon the approval of the ZTA, the Applicant also requests a CUP to permit the existing cosmetic use located within the Business Triangle.

This Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the Project appears to be exempt from CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines, as the Project involves minor changes to land use regulations, and does not involve physical alterations to land at this time. As such, there is no possibility that adoption and implementation of the proposed Project may have a significant effect on the environment. In addition, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) pursuant to Section 15301 of the State CEQA Guidelines, for the “operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use”. The Project involves the continued operation of an existing facility, and does not involve physical alterations to the facility at this time. Accordingly, the Planning Commission will consider a recommendation to find the Project exempt from the environmental review requirements of CEQA pursuant to Sections 15061(b)(3) and 15301.

Any interested person may attend the meeting and be heard or present written comments to the Commission. Written comments also may be submitted prior to the public hearing to the Planning Division, via mail: attn. Chloe Chen, 455 N. Rexford Drive, 1st Floor, Beverly Hills, CA 90210, or via email to [cchen@beverlyhills.org](mailto:cchen@beverlyhills.org). Any written comments received by Tuesday, March 5, 2019 will be attached to the agenda report regarding this item. Any comments received after Tuesday, March 5, 2019, but prior the public hearing, will be distributed to the Commission under separate cover.

According to Government Code Section 65009, if you challenge the City’s action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Chloe Chen, Assistant Planner** in the Planning Division at **(310) 285-1194**, or by email at [cchen@beverlyhills.org](mailto:cchen@beverlyhills.org). Copies of the project plans and associated application materials are on file in the Community Development Department, and may be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:  
Chloe Chen, Assistant Planner

In accordance with the Americans with Disabilities Act, Commission Meeting Room 280A is wheelchair accessible and is equipped with audio equipment for the hearing impaired. If you need special assistance to attend this meeting, please call the Planning Division at (310) 285-1194 or TTY (310) 285-6881. Please notify the Planning Division at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.



## Rent Stabilization Program Notice of Public Meeting

The Beverly Hills City Council will discuss an Ordinance of the City of Beverly Hills amending Article 5 of Chapter 2 of Title 2 of the Beverly Hills Municipal Code to establish the Rent Stabilization Commission.

**DATE:** Tuesday, March 5, 2019  
**TIME:** 7:00 P.M.  
**LOCATION:** City Hall, Council Chamber  
455 N. Rexford Drive, Beverly Hills

If you have questions regarding the upcoming public meetings, please contact the Rent Stabilization Program hotline at (310) 285-1031 or via email: [bhrent@beverlyhills.org](mailto:bhrent@beverlyhills.org).

Please find the Agenda Report at <http://www.beverlyhills.org/living/beverlyhillstelevision/citycouncilmeetings/>.



In accordance with the Americans with Disabilities Act, the Council Chamber is wheelchair accessible. If you need special assistance to attend this meeting, please call the City Clerk’s Office at (310) 285-2400 or TTY (310) 285-6881. Please notify the City Clerk’s Office at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

# coverstory

## COUNCIL APPROVES MEMORANDUM OF AGREEMENT FOR WILSHIRE/RODEO METRO STATION

### Artist Recommended for Sound Wall Mural on Canon

By Kelcey Caulder

Last Thursday, the Beverly Hills City Council voted unanimously to once again approve the Memorandum of Agreement (MOA) for the Wilshire/Rodeo subway station to be built as part of the Metropolitan Transportation Authority's Purple Line Extension project. The agreement had previously been approved in August, but was brought back before Council after changes were made related to restrooms, noise standards, a portal on the north side of Wilshire Boulevard, and law enforcement standards.

The changes made to the document reflect months of discussion between the City Council, staff, and representatives from Metro about what a station in Beverly Hills could look like and what features should be included in any final construction. Ultimately, Metro CEO Phil Washington expressed his desire to work with the city to establish a north portal and public restrooms at the Wilshire/Rodeo Station, making the future sta-

tion one of only a few to feature public restrooms—including the Wilshire/La Cienega Station, which is not set to have restrooms at this time according to a staff presentation.

According to the MOA, the restrooms at Wilshire/Rodeo may, however, be constructed and made available “in connection with a future development that benefits from the station's existence,” according to a staff report written by City Engineer Daren Grilley, at a location approved by the City Council.

Based on “good faith reliance” on Washington's statements, the MOA also notes that Metro will contribute 50 percent of the total cost of designing and constructing the north portal, though that percentage could potentially rise as the final deal terms are established. Reportedly, Developer Arnie Rosenstein is negotiating selling his property on the corner of Canon and Wilshire to the city for this use.

Other details will be negotiated over a period of six months, which concerned some residents at the meeting who feared Metro might choose not to move forward with their promises in the future.

“I am confused by the phrase used just now that there is a ‘path forward’ to a north portal,” said Southwest Homeowner's Association President Ken Goldman. “I have no idea—and I look to the City Attorney and others on this—of what happens if there is no meeting of the minds with Metro on the north portal. What happens to this MOA and the permits that have been issued? Are there consequences? Does something happen?”

The north portal, Goldman said, is of “critical” importance to the city “and the entire south of Wilshire residential area,” which he said would be subjected to more cut-through traffic if all of the riders who exit at the station were forced to do so through a southern portal.

“To have the only entrance to the Wilshire, Crescent, Canon Station on the south side of Wilshire would mean that all passengers entering and exiting the subway would have to enter and exit on the south side of Wilshire, though obviously a great majority of them would be headed north, toward the triangle,” Goldman said. “That would create an unnecessary swath of people then having to cross Wilshire to get to the triangle as customers of the businesses, as employees. It will tie up Wilshire traffic, result-



Wilshire/Rodeo Station rendering

ing in more cut-through traffic in our residential area and all the residential areas south of Wilshire.”

Barbara Lazaroff, the co-founder of Wolfgang Puck's Spago restaurant, which currently sits half a block to the north of the station site, also advocated for the construction of a northern portal, noting that she “wouldn't want to be a resident” on the south side if it meant dealing with the influx of Metro riders that will come from the station.

“In addition, I've already been documented saying that the need for the bathrooms are essential,” Lazaroff said. “It would be unthinkable to imagine there would not be bathrooms for all of those individuals. Not only would it be an undue burden on our restaurants and hotels, but it would also be unthinkable to have residents in the area having people release their bodily functions on the street. I don't want to be graphic about it, but it is absolutely a health issue for the city.”

City Councilmember Lili Bosse turned the residents' questions to City Attorney Larry Wiener, asking him directly what would happen if the City and Metro could not come to an agreement during the six-month negotiation period.

“Can you share with us what happens in a situation where we don't come to a

briefs cont. from page 3

Intent to Return forms, which indicate that a student will be continuing their education within the BHUSD, are due by March 4. Students will then be automatically enrolled from their current school to the new combined elementary and middle schools. Applications to request an intra-district transfer will open May 15 and remain open until May 30 for elementary school students and parents.

### Board Saves Theatre 40... For Now

Last Tuesday, amid questions about the permanent residency of Theatre 40, advocates for the theatre company pleaded with the BHUSD Board of Education to retain its current home in the Reuben Cordova Theatre on the Beverly High campus. The Board was supportive of these pleas, though noted that the company may have to vacate the space in the future due to construction.

Theatre 40 Managing Director David Hunt Stafford was the first to speak before the Board and did so on behalf of all of the performers and staff who have supported the theatre company in its 45 years at Bev-

erly High. In his remarks, he stressed the theatre's long history in the city and renown in the theatre community following 450 productions and 350 Drama Critics Awards.

“As elected officials of the school district you are charged with doing what is best for the district and what is best for the students. Tell me how eviction and destruction of one of Los Angeles' premiere theatre companies is going to benefit the students,” Stafford said. “You should redouble your efforts and make sure the students are completely aware of Theatre 40 and mightily encouraged to see the productions for the benefits live theatre has to offer the young person. That effort and their attendance would open their minds to the performing arts and expose them to this most important art form. It would be a great benefit to the students.”

Stafford also said he spoke with Karen Chandler, Beverly High's Performing Arts Department Artistic Director and drama teacher, about the possibility of sharing the performance space and that she was supportive of doing so.

“She thinks there is an easy solution to our situation here with Theater 40 and I

hope you will take that approach, that it will be your approach, and that you will be happy you took it,” Stafford said.

When former Board of Education member Myra Lurie, who sits on Theatre 40's Board of Directors, addressed the Board, she too questioned why the company would be asked to leave the school campus, which she said would be a “death blow” to organization, if Chandler believed a compromise could be had.

“Going by the numbers if you think that this is a substitute for Salter, I think you need to think again because Salter has about 280 seats whereas Theatre 40 only has 93, could be pushed to 99, but that's it,” Lurie said. “Without knowing if [Theatre 40] is going to have a home or not after this coming season, we are unable to plan a season. That by itself would basically the extinction of a theatre which is a cultural gem, part of the fabric of the city, and has been here for all these years—five decades.”

Lurie continued: “I've heard from people highly placed in the city that not only is this not anticipated as temporary but that there is a movement afoot...to kick us out permanently. So I'm here to ask you,

please, yes or no? True or false?”

The Board said that, to their knowledge, no such movement was underway and confirmed in their individual remarks that retaining Theatre 40 at the high school for as long as possible was a priority.

“It is a major decision, and my hope is that staff will be able to come back to the Board and really, truly look for some means of accommodation for them,” Board member Mel Spitz, who was a member of the Board when Theatre 40 was first granted space at the high school due to the advocacy of then-Assistant Superintendent for Business, Dr. Reuben Cordova, said of the situation. “I think that there could well be a time in the future when there's no choice [but to evict]. Theatre 40 is housed in our Building A. There will come a time when Building A is going to be rebuilt. When it becomes rebuilt, it is going to be really emptied out.”

Board Vice President Isabel Hacker asked Don Blake, who handles construction for the school district, when construction on Building A would start. Blake could not provide a set timeline, though he estimated that total construction for the BH and E bond measures is estimated to

meeting of the minds and the two big issues that we're hearing again and again from everybody, including all of us, is that this is a deal breaker? It's a deal breaker to not have the north portal. It's a deal breaker not to have the restrooms." Bosse said. "What would happen if we get to a stalemate that, somehow or other, we can't get to a yes on that?"

"I think that is a very small chance," Wiener said. "I think that we have the representations from Phil Washington. We know that neither the city nor Metro wants to delay the project anymore than it's already been delayed, and except for working out these two issues, and I think we've got a commitment to working out those two issues, you're going to have the litigation and that's going to further delay the project."

Bosse then questioned whether the litigation would prevent Metro from building if no compromise were found.

"They would probably be able to build it while we were litigating," Wiener said. "It's possible that we'll stop them from doing that."

Other key changes to the MOA were focused on protecting students and the learning environment at Beverly High, particularly as relates to air quality, noise, and vibration, and standards for law enforcement at both the Wilshire/Rodeo Station and the Wilshire/La Cienega Station.

The protections for the high school include a new air quality monitoring protocol and specific air quality thresholds. The new protocol requires that air quality monitoring be done at a minimum of three locations on the Beverly High campus. The monitors will meet the requirements of the Environmental Protection Agency and South Coast Air Quality Management District (SCAQMD). Alert levels will be set at 80% of the threshold levels. In the event that a threshold lev-

el is exceeded, Metro will be required to stop work and immediately implement additional mitigation measures to reach threshold levels.

On the subject of policing, Councilmember Lester Friedman said two options had been presented: Metro will either contract with the Beverly Hills Police Department for policing services or the agency would provide policing through a different third-party agency, which must meet the standards of the BHPD.

"It was extremely important to us as a Council to make sure that the policing standards that we've come to expect in the city of BH are adhered to by Metro," Friedman said. "You've already heard that either it will be our police department that is going to be responsible for the two station stops or, if there is a single entity that is doing policing for the entire Metro system, that the two stops in our city will be monitored up to the standards that our city expects."

The Wilshire/Rodeo Station is expected to begin operations in 2025.

In the meantime, work will continue for the Wilshire/Rodeo Station with the continued demolition of existing buildings at 9383-9393 and 9395-9399 Wilshire Boulevard and with the installation of 20-foot temporary sound wall at North Canon Drive and Wilshire beginning in April. The wall will feature public information

graphics on the Wilshire-facing side and a mural on the North Canon side, which will be reconfigured as a cul-de-sac.

At the Fine Art Commission meeting on February 21, the commission recommended artist Tomokazu Matsuyama be selected by the City Council to create the

mural for the sound wall. Matsuyama was selected at the recommendation of Rob Welch, City Project Manager for the Purple Line Extension Project, and Beau Basse, Founder and Creative Director of LeBasse Projects, a group hired by the City to act in a consultant capacity on the mural project.

Matsuyama's work is contemporary and influenced by Japanese art from the Edo and Meiji eras, classical Greek and Roman statuary, French Renaissance painting, postwar contemporary art, and popular culture.

"One of the reasons we really like Matsuyama for this project is that he is a very culturally relevant artist who is on the upswing," Basse told the commission last week. "He is an artist who, maybe five years from now, wouldn't even consider doing a project like this. His work is bright and colorful. It's engaging. One of the feedback points we got from stakeholders was that we didn't want to create a work that just ended the block. It's a wall, but we're really looking for work that could have some depth to it so that even subtly and subconsciously the work

would help extend the street."

Matsuyama may not be the only artist whose work graces the sound wall, however.

Basse suggested that the mural be changed every 18 to 24 months depending on budget constraints, meaning that for a projected 6-year timeline the mural would be refreshed approximately three times, in order to continue drawing eyes to the art.

"When work is sitting in front of us long enough it all rolls into the background after a certain amount of time," Basse said. "The idea is potentially to refresh it. That's not a set in stone plan, but that's something to discuss."

The commission appeared supportive of this idea although Vice Chair Stephanie Vahn said she was concerned about the potential expense of rotating the artwork every two years and noted that the cost of doing so would exceed the commission's budget, estimating the cost of repeatedly changing the mural to be "between \$450,000 and \$600,000."

Welch told Vahn that funding for the wall would not come from the commission, but instead from the City Council. Basse also noted that the cost of rotating the artwork could be significantly less in the future because there would be "time to work on finding someone a little lower budget to work on it for the second time after the quality of the art has been established."

Vahn and Fine Art Commissioner Deborah Frank will serve on the liaison committee with LeBasse Projects to help with future artist selection and art direction for the mural.

The City Council will take a final vote on whether or not Matsuyama should be the first artist to create a mural for the sound wall on April 2, at which time a budget and request funding for the project will also be established.



**"It would be unthinkable to imagine there would not be bathrooms for all of those individuals."**

—Barbara Lazaroff

take 8 years to complete.

## BHPD Launches Interactive Crime Mapping Website

In an effort to provide the community with universal access to important public safety information, the Beverly Hills Police Department in partnership with the City's Information Technology Department recently announced the launch of a new and improved interactive crime mapping website.

The website allows users to view real time crime information in Beverly Hills by selecting from a variety of crime types and timeframes for their search.

"This new tool exemplifies our commitment to accountability and transparency," said Chief Sandra Spagnoli. "We often hear from residents who want to know how crime is specifically impacting their neighborhood. This user-friendly site will provide the latest information available and encourage residents to take a more active role in the safety of their community."

The statistics on the site reflect where the crime was reported, not necessarily where it occurred. The Department expects to add data on calls for service

and arrest information in the upcoming months.

For more information, please visit the new website at <https://gis.beverlyhills.org/VBH/CrimeMap/>.

## '(M)iyamoto is Black Enough' Comes to The Wallis

The Wallis Annenberg Center for the Performing Arts and National Sawdust Projects, the producing arm of Brooklyn's acclaimed National Sawdust, are set to present *(M)iyamoto is Black Enough*, a collaborative musical and spoken word exploration of meaning and conversation based on the controversy surrounding Ariana Miyamoto, the biracial Miss Universe Japan 2015 winner who weathered backlash for her lack of "pure" parentage — that she was not "Japanese enough" — on Thursday, March 14 and Friday, March 15, 2019, 8:00 pm, in the Lovelace Studio Theater at The Wallis.

With music composed by Andy Akiho and text by two-time National Poetry Slam champion Roger Bonair-Agard, *(M)iyamoto is Black Enough* creates a brash symphony of hard-driving funk and punk

rhythms and biting social commentary. It features Akiho on steel pan and percussion, Sean Dixon on percussion, Jeffrey Zeigler on cello and Bonair-Agard's spoken word. This bold narrative about people, justice, struggle, joy and celebration is also a cerebral jaunt through belief systems. Critics from *'Arts & Culture Texas'* called it "exactly what we need to hear



Ariana Miyamoto

right now. This is the first collaboration between The Wallis and National Sawdust, a non-profit organization that provides resources and programmatic support to both emerging and established

multi-cultural artists and composers who tell their stories through music. "National Sawdust, a celebrated incubator of classical and new music, fosters groundbreaking work with a distinctive social viewpoint," said The Wallis' Artis-

tic Director, Paul Crewes. "The Wallis is pleased to partner with them to bring the powerful and compelling *(M)iyamoto is Black Enough* to audiences in Southern California."

Miyamoto, a Japanese national who grew up as a self-described mixed race "hafu," is the child of an African American father and Japanese mother. As the country's first biracial pageant winner to represent Japan at The Miss Universe competition, she drew hostile criticism, much of it on social media. But for the artists involved in *(M)iyamoto is Black Enough*, including two "hafu" — a Trinidadian-Brooklynite Black man, and an Irish/Finnish/Swedish hip-hop influenced drummer — Miyamoto is certainly Black enough.

A free pre-concert "Prelude" at 7:00 pm, which includes a complimentary glass of wine provided by The Henry Wine Group, will feature Classical KUSC's Brian Lauritzen in conversation about the evening's program with the musicians.

Single tickets are available for purchase for \$40 at [TheWallis.org](http://TheWallis.org) or in person at

*briefs cont. on page 6*

# coverstory

## LAMBDA LEGAL DOESN'T BUY PROMISE OF 'FAIR' INVESTIGATION INTO SPAGNOLI

By Kelcey Caulder

The Lambda Legal Defense and Education Fund, a civil rights organization that advocates for the LGBT community, requested that the Beverly Hills City Council conduct a fully independent investigation into the lawsuits filed against BHPD Chief Sandra Spagnoli in a letter dated February 21.

In the letter, Lambda Legal Regional Director Shedrick Davis and Senior Counsel Jennifer Pizer cast doubt on the City Council's ability to conduct a fair investigation into the allegations against Spagnoli, citing a "shared belief among the Council that the discrimination allegations, as a whole, compromise a base-

less smear campaign" as the reason.

The letter further asserts that an entirely independent investigation, conducted by a firm with no prior association with Beverly Hills and without oversight from Chief Spagnoli, is needed because otherwise the public could not be sure it was fair and because personnel may not be as candid without the assurance of a fully independent firm. This echoes claims made in the lawsuits against the Chief and by members of the BHPD Crisis group, like Vera Markowitz, who allege she retaliates against those who speak out against her.

"If the result of the investigation is a vindication of the Chief, then only a truly



Jennifer Pizer



Shedrick Davis

independent investigation will be viewed as credible. Anything less likely will be seen as specious, which would be counterproductive for all concerned," Davis and Pizer wrote in the letter.

At its meeting on February 5, the City Council promised a fair and equitable investigation into the allegations would be carried out.

At the same meeting, however, Lambda Legal wrote that the Councilmembers "unmistakably" created the impression "that all or nearly all" of their minds were made up in favor of Chief Spagnoli.

"We were dismayed by the impression

unmistakably created by many of the comments made from the dais [on February 5] that all or nearly all of your respective minds are made up at this point, and that there is shared belief among the Council that the discrimination allegations, as a whole, comprise a baseless smear campaign," Davis and Pizer wrote. "Accordingly, we write now to reemphasize our recommendation that, for any investigations the City conducts to have credibility, they must be done not only by an independent firm, but by one with no prior connection to the City. Both actual independence and the appearance of independence are crucial."

This, the organization claimed, is necessary because police department employees must feel safe if they are to speak candidly and because bringing in a new and independent firm is the only way to ensure the public can trust the results of any investigation.

"If the result of the investigation is a vindication of the Chief, then only a truly independent investigation will be viewed as credible. Anything less likely will be seen as specious, which would be counterproductive for all concerned," the letter read.

The City had not yet responded to request for comment at press time.

briefs cont. from page 5

The Wallis' box office, located at 9390 North Santa Monica Boulevard.

### The Wallis Announces Partnership with Harry Winston

Last Thursday, The Wallis Annenberg Center for Performing Arts announced

a new partnership with fine jewelry and high-end watch making brand Harry Winston for 2019. The centerpiece of the partnership will be Harry Winston's presenting sponsorship of The Wallis' Spring Celebration fundraising event, *The Wallis Delivers: An Evening of Wicked Fun Honoring Stephen Schwartz* on May 16, 2019.

"Harry Winston is undoubtedly the most iconic and legendary jewelry brand in Hollywood and Los Angeles," said Rachel Fine, The Wallis' Executive Director and CEO. "The Wallis is honored to partner with their Beverly Hills and New York teams this year to align our common passion for the performing arts, beginning with a salute to the iconic and beloved Tony Award-winning Stephen Schwartz this spring."

Nayla Hayek, CEO of Harry Winston, Inc., said that the decision to partner with The Wallis was cemented in Winston's history in the city.

"Los Angeles has long played an important role in the history of Harry Win-

ston. It is the city where Mr. Winston spent his early childhood years and first realized his passion for precious gemstones, and today serves as the location for our West Coast Flagship Salon," said Nayla Hayek, CEO of Harry Winston, Inc. "Through this partnership, we are proud to support the Wallis Annenberg Center for the Performing Arts' mission to create and present performing arts events and educational programs within theatre, dance and music, reaching all individuals including those from underserved communities."

*The Wallis Delivers: An Evening of Wicked Fun Honoring Stephen Schwartz* will take place on Thursday, May 16, 2019, at the Wallis Annenberg Center for the Performing Arts. The event is a benefit to support the artistic, education and outreach programs of The Wallis. Honorary Co-Chairs are Wallis Annenberg, Alan Menken and Julie & Marc Platt. Event Co-Chairs are Cathy Louchheim and John Bendheim.

--Briefs Compiled by Kelcey Caulder

A Division of Utility Telecom

**The Telephone Connection**  
MAKING YOUR COMMUNICATIONS COUNT™

**FREE**  
INSTALLATION  
for  
BH WEEKLY  
READERS

**\$59** Flat Rate Virtual Office  
Includes ACCESSION COMMUNICATOR  
App for total control of your calls

**\$29<sup>95</sup>** A Month Per Line  
For Dial Tone Service

**Hosted Phone Systems**  
For Small and Enterprise Class Businesses

To Order or For More Info

**CALL TODAY**

**1-888-789-7900**

www.utilitytelephone.com

### RETIRED COUPLE

Has \$\$\$\$ to lend on  
California Real Estate\*  
V.I.P. TRUST DEED COMPANY  
OVER 35 YEARS OF FAST FUNDING  
Principal (818) 248-0000 Broker  
WWW.VIPLoan.COM \*Sufficient equity required - no consumer loans  
Real Estate License #01041073 CA Department of Real Estate, NMLS #339217  
Please: Party loans generally have higher interest rates, points & fees than conventional documented loans

### Donate A Boat or Car Today!

BoatAngel

"2-Night Free Vacation!"

**800-700-BOAT**  
(2628)

www.boatangel.com

sponsored by boat angel outreach centers STOP CRIMES AGAINST CHILDREN



Beverly Hills  
**Weekly**

Receive Beverly Hills Weekly in your e-mail  
inbox every week!

Sign up here: <http://eepurl.com/zfU-L>

















The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 2/20/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 2/28/2019, 3/7/2019, 3/14/2019, 3/21/2019 NIN 44844

FICTITIOUS BUSINESS NAME STATEMENT: 2019043448  
The following person(s) is/are doing business as: TITANWEDDINGS.COM, BESPOKE365.COM, BESPOKEFINDS.COM, 65 PINE AVE SUITE 915, LONG BEACH, CA 90802. TITAN INDUSTRIES UNLIMITED LLC, 65 PINE AVE SUITE 915 LONG BEACH CA 90802. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here in on 02/19. Signed JACOB ALVAREZ DEL CASTILLO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 2/20/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 2/28/2019, 3/7/2019, 3/14/2019, 3/21/2019 NIN 44849

FICTITIOUS BUSINESS NAME STATEMENT: 2019043474  
The following person(s) is/are doing business as: AFRICAN ACADEMY OF CHRISTIAN LEADERSHIP, 1350 N. ALTADENA DRIVE SUITE D, PASADENA, CA 91107. ANDRE TALLA, 1350 N. ALTADENA DRIVE SUITE D PASADENA CA 91107. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 10/18. Signed ANDRE TALLA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 2/20/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 2/28/2019, 3/7/2019, 3/14/2019, 3/21/2019 NIN 44863

FICTITIOUS BUSINESS NAME STATEMENT: 2019044115  
The following person(s) is/are doing business as: DIRECT WEST MEDIA GROUP, 782 LYONWOOD AVE, WALNUT, CA 91789. HUMBERTO NAVARRO, 782 LYONWOOD AVE WALNUT CA 91789. The business is conducted by an individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed HUMBERTO NAVARRO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 2/21/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 2/28/2019, 3/7/2019, 3/14/2019, 3/21/2019 NIN 44853

FICTITIOUS BUSINESS NAME STATEMENT: 2019044748  
The following person(s) is/are doing business as: GVRGEIOUS, 25 63RD PLACE, LONG BEACH, CA 90803. HVDISOME INC., 25 63RD PLACE LONG BEACH CA 90803. The business is conducted by an individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ELIZABETH FAJARDO LOMELL. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 2/21/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 2/28/2019, 3/7/2019, 3/14/2019, 3/21/2019 NIN 44855

FICTITIOUS BUSINESS NAME STATEMENT: 2019045641  
The following person(s) is/are doing business as: EVERLASTING TRANSPORT, 6859 JABONERIA RD APT #A, BELL GARDENS, CA 90201. ROSALBA PEREZ, 6859 JABONERIA RD APT #A, BELL GARDENS CA 90201. JUAN ROSETTE, 2540 E ADAMS ST. CARSON CA 90810. The business is conducted by a Limited Partnership. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ROSALBA PEREZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 2/22/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 2/28/2019, 3/7/2019, 3/14/2019, 3/21/2019 NIN 44864

NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
RICHARD L. WEISMAN  
CASE NO. 19STPB01171

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RICHARD L. WEISMAN.

A PETITION FOR PROBATE has been filed by ALAN J. DLUGASH AND JOHN W. WOLFE in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that ALAN J. DLUGASH AND JOHN W. WOLFE be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 03/11/19 at 8:30AM in Dept. 99 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.

Attorney for Petitioner  
ILIANA MADRIGAL, ESQ. - SBN 278590  
CHAVEZ LAW GROUP, LLP  
1300 W. BEVERLY BLVD.  
MONTEBELLO CA 90640  
2/14, 2/21, 2/28/19  
CNS-3220747#

NOTICE OF PETITION TO ADMINISTER ESTATE OF ELISABETH FIOCCA  
Case No. 19STPB00941

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

A PETITION FOR PROBATE has been filed by Graciela Isabel Fraga-Metzler in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Graciela Isabel Fraga-Metzler be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held on March 4, 2019 at 8:30 AM in Dept. No. 2D 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.

Attorney for petitioner:  
ANNA M SCHNEIDER ESQ  
SBN 169608  
STEARNS KIM & STEARNS  
3424 W CARSON ST  
STE 670  
TORRANCE CA 90503-5726  
CN957534 FIOCCA Feb 14,21,28, 2019

NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
SUSAN FREDIA SHUMAN  
CASE NO. 19STPB01374

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SUSAN FREDIA SHUMAN.

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

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

THE PETITION requests the decedent's WILL

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

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

A HEARING on the petition will be held in this court as follows: 03/15/19 at 8:30AM in Dept. 99 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.

Attorney for Petitioner  
WALTER WEISS - SBN 73107  
MARGARET MAYFIELD - SBN 233786  
WALTER WEISS, A LAW CORPORATION  
501 S. BEVERLY DRIVE, SUITE 220  
BEVERLY HILLS CA 90212  
2/21, 2/28, 3/7/19  
CNS-3224009#

FILE NO. 2019 040402  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: ASHLAND PACIFIC, 3713 HIGHLAND AVENUE, SUITE 3, MANHATTAN BEACH, CA 90266 county of: LOS ANGELES.  
AI #ON: 201903010710

Registered Owner(s): ASHLAND PACIFIC MANAGEMENT, LLC, 3713 HIGHLAND AVENUE, SUITE 3, MANHATTAN BEACH, CA 90266 [CA]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: 01/2019.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ ASHLAND PACIFIC MANAGEMENT, LLC BY TROY DODGION, MANAGER  
This statement was filed with the County Clerk of LOS ANGELES County on FEB 15 2019 expires on FEB 15 2024.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).  
LA2206742 BEVERLY HILLS WEEKLY 2/21,28

3/7,14 2019

FILE NO. 2019 040398  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: WINE COUNTRY OFFICES, 9665 WILSHIRE BLVD, SUITE 400, BEVERLY HILLS, CA 90212 county of: LA COUNTY.  
AI #ON:

Registered Owner(s): SOTHEBY'S INTERNATIONAL REALTY, INC., 9665 WILSHIRE BLVD, SUITE 400, BEVERLY HILLS, CA 90212 [MI]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: 11/2018.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ SOTHEBY'S INTERNATIONAL REALTY, INC. BY: SETH I. TRUWIT, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on FEB 15 2019 expires on FEB 15 2024.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk.

Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).  
LA2206676 BEVERLY HILLS WEEKLY 2/21,28 3/7,14 2019

**NOTICE CALLING FOR BIDS**  
BEVERLY HILLS UNIFIED SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the BEVERLY HILLS UNIFIED SCHOOL DISTRICT of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive sealed bids for **BID #100-18/19 - HORACE MANN SCHOOL BUILDING A RE-ROOFING PROJECT** at the District Purchasing Department Office, 255 Lasky Dr., Beverly Hills, CA 90212, no later than **2:00 PM on Tuesday, March 26, 2019**. Those bids timely received shall be opened and publicly read aloud. Bids shall be valid for 60 Calendar days after the bid opening date.

The Project consists of approximately 35,000sqft of demolition and haul off of existing clay tile and built up roofing, installation of new underlayment, clay tiles, built up roofing, gutters and downspout replacement and miscellaneous sheet metal work of Building A at Horace Mann School.

The overall construction schedule is 61 calendar days long, running from June 1, 2019 to August 1, 2019.

The Bid Documents, Plans, Specifications and Pre-Qualification package is available on the District's website, [www.bhusd.org](http://www.bhusd.org), under Departments drop-down, then Facilities and then by clicking Bond Program Bidding Opportunities or by contacting Lance Blair at [lblair@bhusd.org](mailto:lblair@bhusd.org).

The District is Pre-Qualifying Bidders and certain subcontractors for this project. No bids will be received or opened from Bidders who have not been pre-qualified as Class B General Contractors through the District's Pre-Qualification Procedure. All Mechanical, Electrical and Plumbing Subcontractors (including C-8, C-10, C-29, C-34, C-35, C-36, C-38, and C-51 licenses) listed by Bidders (Designated Subcontractor List) must be pre-qualified through the District's Pre-Qualification Procedure. A bid will be non-responsive if any Mechanical, Electrical, and/or Plumbing Subcontractors are submitted that have not been pre-qualified through the District's PreQualification Procedure.

Contractors are encouraged to submit prequalification packages as soon as possible so that

**SUMMONS (CITACION JUDICIAL)**

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: (UO ESTÁ DEMANDANDO EL DEMANDANTE): CITY OF BEVERLY HILLS, a municipal corporation.

DATE: DEC 13 2018

Case No. 18SMCV00372

Plaintiff: SHELI R. CALEY, Executive Officer/Deputy

Defendants: JAY ISAAC LANDERS, Trustee of the Landers Family Trust Dated August 13, 2014; DESPINA GIANOPULOS LANDERS, Trustee of the Landers Family Trust Dated August 13, 2014; ANY AND ALL PERSONS UNKNOWN HAVING OR CLAIMING TO HAVE ANY TITLE OR INTEREST IN OR TO THE PROPERTY SOUGHT TO BE CONDEMNED HEREIN.

Case Management Conference: 6-13-19

Complaint in Eminent Domain

**SHORT TITLE: CITY OF BEVERLY HILLS v. LANDERS**

Case No. 18SMCV00372

INSTRUCTIONS FOR USE

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.

Page 2 of 3

ADDITIONAL PARTIES ATTACHMENT

CO-COUNSEL AT LAW

DEC 13 2018

SHELI R. CALEY, Executive Officer/Deputy

By: Tom G. Holman, Deputy

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

HEIDI GERALD ROSENBERG

Plaintiff CITY OF BEVERLY HILLS, a municipal corporation, alleges:

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

Complaint in Eminent Domain

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

3. The public interest and necessity require that Plaintiff acquire by eminent domain the fee interest in the real property described herein 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 said real property, and all uses necessary and convenient thereto ("Project") pursuant to the authority conferred on the City of Beverly Hills 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.

4. On November 20, 2018, the City Council of the City of Beverly Hills held a hearing to consider the adoption of a resolution of necessity pursuant to the provisions of the Eminent Domain Law, and in particular, Article 2 of Chapter 4 of the Code of Civil Procedure (CCP Section 1245.210 et seq.), for the acquisition in fee by eminent domain of the real property described below (referred to below as the "Subject Property"). At its regular meeting of November 20, 2018, the City Council of the City of Beverly Hills adopted 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

Complaint in Eminent Domain

("Subject Property"), Necessary for Public Purposes and Authorizing the Acquisition Thereof ("Resolution of Necessity") by at least a four-fifths vote of all of its members. A certified copy of Resolution of Necessity No. 18-R-13209 is attached as Exhibit "1" hereto, and incorporated herein by this reference. The Resolution of Necessity finds and determines that the public interest and necessity require the Project; the Project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury; the Subject Property described in the Resolution of Necessity is necessary for the Project; and the City has made an offer as required by Government Code Section 7267.2 to the owner of record of the Subject Property. The Resolution of Necessity also 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 below.

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

6. As set forth in the Resolution of Necessity, the City and the record owners of the Subject Property, Jay Isaac Landers and Despina Gianopoulos Landers, Trustees of the Landers Family Trust ("Landers Family Trust"), entered into a 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 Landers Family Trust property located at 1721 Monte Cielo Court 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

Complaint in Eminent Domain

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

7. In adopting the Resolution of Necessity, the City Council of the City of Beverly Hills found that 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. In adopting the Resolution of Necessity, the City Council found that 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) ("WEP"). In addition, the City Council found that the Subject Property is located at the northern edge of the city limits of the City of Beverly Hills near Coldwater Canyon Drive. The Subject Property 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 City Council found that the Project will enable the City to build additional water infrastructure to help further the goals of the WEP because it would enable the City to provide for emergency storage of water. The City Council also found that the Project will help the City to work

Complaint in Eminent Domain

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 City Council further found that the Project is planned and located in the manner that is most compatible with the greatest public good and least private injury. The Project 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. Further, the Landers Family Trust and the City had negotiated the voluntary sale of the Subject Property pursuant to the Purchase and Sale Agreement, but the sales transaction could not be consummated due to title issues.

8. The names of all of the owners and claimants to said Subject Property or any part thereof, or interest therein, insofar as known to Plaintiff, and a statement of the claimed interest of each, are hereinafter set forth for the convenience of the court and the parties and 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

Complaint in Eminent Domain

WHEREFORE, Plaintiff City of Beverly Hills prays:

1. That defendants, and each of them, be required to answer and set forth the nature and extent of the interest claimed by each of them in or to the Subject Property that Plaintiff seeks to condemn herein;

2. That such interest in said Subject Property be determined and adjudicated in this proceeding and that just compensation be assessed and the amount of the award of just compensation for said Subject Property first be determined between Plaintiff and all defendants claiming an interest therein;

3. That upon payment to or for the benefit of the defendants entitled to just compensation or damages, or into court for their benefit, of the amount of just compensation so ascertained, the court may enter a final order of condemnation conveying to Plaintiff in fee the Subject Property described above and in the Resolution of Necessity, free and clear of any applicable restrictions and encumbrances to title, for the public use described above; and

4. For such other and further relief as the court may deem just and proper.

Dated: December 13, 2018

RICHARDS, WATSON & GERSON  
A Professional Corporation  
PAULA GUTIERREZ BAEZA

By: Paula Gutierrez Baeza  
Attorneys for Plaintiff  
CITY OF BEVERLY HILLS

Complaint in Eminent Domain

**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

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 Hills 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 Gianopoulos Landers, Trustees of the Landers Family Trust (Landers Trust), the record owner of the Larger Parcel, entered into a

Complaint in Eminent Domain

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

80785-1637\2234965v2.doc

2

8

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

80785-1637\2234965v2.doc

3

9

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;

80785-1637\2234965v2.doc

4

10

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. GOULD, M.D.  
Mayor of the City of Beverly Hills,  
California

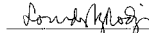
[Signatures continue]

80785-1637\2234965v2.doc

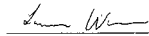
5

11

ATTEST:

  
LOURDES SY-RODRIGUEZ (SEAL)  
Assistant City Clerk

APPROVED AS TO FORM

  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT

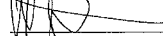
  
MAHDI ALUZRI  
City Manager

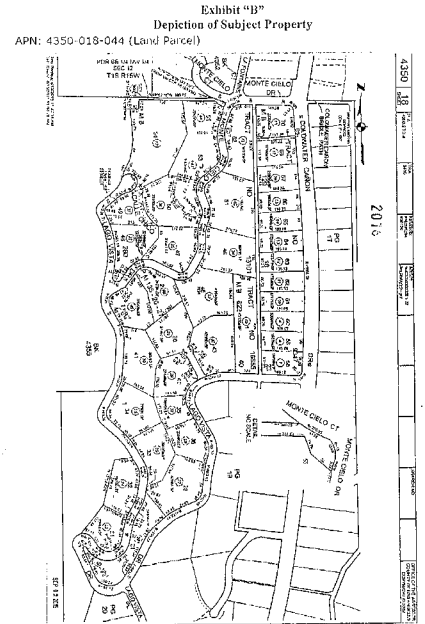
Exhibit "A" - Legal Description of Subject Property  
Exhibit "B" - Depiction of Subject Property

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.

80785-1637\2234965v2.doc

13



80785-1637\2234965v2.doc

8

14

they may be notified of their prequalification status in advance. The prequalification packages should be sealed, marked "CONFIDENTIAL PREQUALIFICATION," and delivered to the following:

Beverly Hills Unified School  
Attn: Don Blake, Construction and Facilities Department  
255 South Lasky Drive,  
Beverly Hills, CA 90212.

Prequalification packages must be submitted no later than **4:00 PM on Monday, March 11, 2019.**

The questionnaire answers and financial statements included in the prequalification packages submitted by contractors are not public records and are not open to public inspection. All such information provided will be kept confidential to the extent permitted by law, although the contents may be disclosed to third parties for the purpose of verification, investigation of substantial allegations, and in the process of any subsequent proceedings. State law requires that the names of contractors applying for prequalification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.

One "MANDATORY" Pre-Bid Conference and walk will be held at **10:00 AM on Monday, March 11, 2019**, at the Horace Mann School, 8701 Charleville Blvd., Beverly Hills, CA 90211. Attendees must be on time. All attendees will be escorted through the school site by a District Representative. Note that this project will be constructed adjacent to an operating and occupied school. It is highly recommended that prospective bidders and prequalifying subcontractors attend the job walk. Prospective bidders may not visit the Project Site without making arrangements through the Facilities and Planning Department.

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

The last day to submit questions shall be **12:00 PM on Monday, March 18, 2019**. All questions must be submitted in accordance with the procedures set forth in the Information for Bidders.

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

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

The project shall require prevailing wage compliance. The District has obtained from the California Department of Industrial Relations the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed for the Project. It shall be mandatory upon the successful bidder to whom the contract is awarded, and upon any subcontractor listed, to pay not less than the said specified rates to all workers employed by them for the Project.

No bidder may withdraw any bid for a period of Sixty (60) calendar days after the date set for the opening of bids.

Pursuant to Section 22300 of the Public Contract Code, the



Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

**Award of Contract:** The District shall award the Contract for the Project to the lowest responsible prequalified bidder as determined from the base bid alone by the District. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bid or in the bidding process. Bid protests, if any, must comply with the requirements set forth in the information for Bidders in order to be timely and considered by the District.

Publication Dates: **February 21 & February 28, 2019**

Beverly Hills Unified School District  
255 S. Lasky Drive  
Beverly Hills, CA 90212  
**NOTICE FOR REQUEST FOR  
QUALIFICATIONS  
FOR PRECONSTRUCTION AND  
LEASE-LEASEBACK SERVICES**

NOTICE IS HEREBY given that the Beverly Hills Unified School District ("District") is seeking proposals from qualified lease-leaseback firms to provide preconstruction and lease-leaseback construction services for the El Rodeo School Campus Seismic Retrofit and Modernization Project. The construction budget for this full campus modernization is \$65,000,000.00. Lease-leaseback firms must also be prequalified in order to submit a proposal. Prequalification packages must be submitted to the District no later than 2:00 p.m., February 27, 2019. The RFQ describes the scope of the preconstruction services, the scope of the project, the selection process, and the information that is required to be included in the proposal. The recommendation for award will be made to the firm that provides the best value to the District as set forth in the RFQ. The RFQ and prequalification package is available on the District's website, [www.bhusd.org](http://www.bhusd.org), or by contacting Lance Blair at [lblair@bhusd.org](mailto:lblair@bhusd.org).

The proposal in the form specified in the RFQ must be received no later than 2:00 p.m., on March 15, 2019, to:

Attention:  
Don Blake  
Sr. Executive Bond Manager  
Beverly Hills Unified School District  
255 S. Lasky Drive  
Beverly Hills, CA 90212

Any failure to submit the proposals before the deadline will cause the proposal to be rejected and returned unopened. Each proposer is solely responsible for the timely delivery of their proposal.

A mandatory job walk/conference is scheduled for 9:00 a.m. February 27, 2019. Please meet at 605 Whittier Dr., Beverly Hills, CA 90210. Failure to attend the job walk/conference may result in the rejection of your proposal.

The District reserves the right to waive any minor or immaterial deviations in the RFQ, the proposals received, or reject all proposals if so determined by the District's governing board. For further information on this RFQ, please contact Lance Blair at [lblair@bhusd.org](mailto:lblair@bhusd.org).

**SUMMONS  
(CITACION JUDICIAL)**

CASE NUMBER (Número del Caso):  
19SMCV00218

**NOTICE TO DEFENDANT (AVISO AL DEMANDADO):** ALL INTERESTED PERSONS IN THE MATTER OF THE proceedings approving and confirming the form and execution of Amendment No. 3 to the Preconstruction Agreement, Site Lease Agreement, Sublease Agreement, and Construction Services Agreement by and between the Beverly Hills Unified School District and ProWest PCM, Inc. dba ProWest Constructors for the acquisition, financing and construction of the Beverly Hills High School Modernization of Buildings B1 and B2 on Beverly Hills Unified School District property which property will be leased to ProWest PCM, Inc. dba ProWest Constructors during the construction of said facilities, and decreeing and adjudicating said agreements to be lawful, valid and binding on the Beverly Hills Unified School District **YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): BEVERLY HILLS UNIFIED SCHOOL DISTRICT 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](http://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](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://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](http://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](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://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 County Superior Court 1725 Main Street, Santa Monica CA 90401 WEST DISTRICT

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): Martin A. Hom, Atkinson, Andelson, Loya, Ruud & Romo, 4275 Executive Square Ste 700 La Jolla, CA 92037 Tel: 858-485-9526 Fax: 858-485-9412 DATE (Fecha): 01/31/2019 Sherri R. Carter, Executive Officer/Clerk (Secretario), by Marcos Mariscal, Deputy (Adjunto) (SEAL)

**EXHIBIT "A"**

**NOTICE! YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOU BEING HEARD UNLESS YOU RE-**

**SPOND BY MARCH 25, 2019. READ INFORMATION BELOW.**

**AVISO! USTED HA SIDO DEMANDADO. EL TRIBUNAL PUEDE DECIDIR CONTRA USTED SIN AUDIENCIA A MENOS QUE USTED RESPONDA ANTES DEL 25 DE MARZO 2019. LEA LA INFORMACION QUE SIGUE.**

**ALL INTERESTED PERSONS IN THE MATTER OF THE PROCEEDINGS APPROVING AND CONFIRMING THE FORM AND EXECUTION OF AMENDMENT NO 3 TO THE PRECONSTRUCTION AGREEMENT, SITE LEASE AGREEMENT, SUBLEASE AGREEMENT, AND CONSTRUCTION SERVICES AGREEMENT BY AND BETWEEN THE BEVERLY HILLS UNIFIED SCHOOL DISTRICT AND PROWEST PCM, INC. DBA PROWEST CONSTRUCTORS FOR THE ACQUISITION, FINANCING AND CONSTRUCTION OF THE BEVERLY HILLS HIGH SCHOOL MODERNIZATION OF BUILDINGS B1 AND B2 ON BEVERLY HILLS UNIFIED SCHOOL DISTRICT PROPERTY, WHICH PROPERTY WILL BE LEASED TO PROWEST PCM, INC. DBA PROWEST CONSTRUCTORS DURING THE CONSTRUCTION OF SAID FACILITIES, AND DECREEING AND ADJUDICATING SAID AGREEMENTS TO BE LAWFUL, VALID AND BINDING ON THE BEVERLY HILLS UNIFIED SCHOOL DISTRICT:**

The Plaintiff has filed a civil complaint against you. If you wish to defend this lawsuit, you must respond in writing to the Complaint not later than March 25, 2019.

A letter or phone call will not protect you. Your typewritten response must be in proper legal form if you want the Court to hear your case.

Persons who contest the legality or validity of this matter will not be subject to punitive action, such as wage garnishment or seizure of their real or personal property.

Unless you so respond, your default will be entered upon application by the Plaintiff, and the Plaintiff may apply to the Court for the relief demanded in the Complaint, which could result in garnishment of wages, taking of money or property, or other relief.

**YOU MAY SEEK THE ADVICE OF AN ATTORNEY IN ANY MATTER CONNECTED WITH THE COMPLAINT OR THIS SUMMONS. SUCH ATTORNEY SHOULD BE CONSULTED PROMPTLY SO THAT YOUR RESPONSIVE PLEADING MAY BE FILED OR ENTERED WITHIN THE TIME REQUIRED BY THIS SUMMONS. IF YOU DO NOT KNOW AN ATTORNEY, YOU MAY CALL AN ATTORNEY REFERRAL SERVICE OF A LEGAL AID OFFICE (LISTED IN THE PHONE BOOK.)**

2/21, 2/28, 3/7/19

**CNS-3224610#**

**NOTICE OF TRUSTEE'S SALE TS No. CA-18-842272-BF Order No.: 8745577 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/27/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): DAVID BANAYAN, A MARRIED PERSON** Recorded: 2/13/2004 as Instrument No. **04 0331407** of Official Records in the office of the Recorder of **LOS ANGELES** County, California; Date of Sale: **3/21/2019 at 10:00 AM** Place of Sale: **Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766** Amount of unpaid balance and other charges: **\$559,807.08** The purported property address is: **333 NORTH REXFORD AVENUE, BEVERLY HILLS, CA 90210** Assessor's Parcel No.: **4343-002-019** **NOTICE TO POTENTIAL BIDDERS:**

If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-18-842272-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-18-842272-BF IDS-Pub #0150467 2/28/2019 3/7/2019 3/14/2019

**NOTICE OF PETITION TO  
ADMINISTER ESTATE OF:  
DANIELLE NELSON EREM  
CASE NO. 19STPB01526**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DANIELLE NELSON EREM.

A PETITION FOR PROBATE has been filed by VIVIAN NELSON MITCHELL in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that VIVIAN NELSON MITCHELL be appointed as personal representative to administer the estate of the decedent.

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

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

cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 03/21/19 at 8:30AM in Dept. 29 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.

Attorney for Petitioner  
JAY H. GRANT - SBN 30922  
JAY H. GRANT INC APC  
10517 SANTA MONICA BLVD  
LOS ANGELES CA 90025  
2/28, 3/7, 3/14/19  
CNS-3225898#

#### **REQUEST FOR PROPOSAL**

BEVERLY HILLS UNIFIED SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the BEVERLY HILLS UNIFIED SCHOOL DISTRICT of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive sealed bids for **RFP #200-18/19 - BEVERLY HILLS HIGH SCHOOL PHASE I CCTV SECURITY CAMERA PROJECT** at the District Purchasing Department Office, 255 Lasky Dr., Beverly Hills, CA 90212, no later than **2:00 PM on Tuesday, April 2, 2019**. Those bids timely received shall be opened and publicly read aloud. Bids shall be valid for 60 Calendar days after the bid opening date.

The Project consists of furnishing all necessary labor, materials and equipment for installation of conduit and pulling of fiber and copper cabling to approximately 125 locations of security cameras, network connections and mounting of security cameras\* at Beverly Hills High School.

\*Note that the Security Cameras are OFCI

The overall construction schedule is 94 calendar days long, running from April 29, 2019 to July 31, 2019.

The Bid Documents, Plans and Specifications will be available on the District's website, [www.bhusd.org](http://www.bhusd.org), under Departments drop-down, then Facilities and then by clicking Bond Program Bidding Opportunities or by contacting Lance Blair at [lblair@bhusd.org](mailto:lblair@bhusd.org).

One "MANDATORY" Pre-Bid Conference and walk will be held at **6:30 AM on Friday, March 15, 2019**, at the Beverly Hills High School, 241 S. Moreno Dr., Beverly Hills, CA 90212. Attendees must be on time. All attendees will be escorted through the school site by a District Representative. Note that this project will be constructed adjacent to an operating and occupied school. It is highly recommended that prospective bidders and subcontractors attend the job walk. Prospective bidders may not visit the Project Site without making arrangements through the Facilities and Planning Department.

In accordance with the provisions of California Business and Professions Code Section 7028.15 and Public Contract Code Section 3300, the District requires that the bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted: **CLASS C-7 or C-10**. Any bidder not so licensed at the time of the bid opening will be rejected as nonresponsive.

The last day to submit questions shall be **12:00**

**PM on Monday, March 25, 2019**. All questions must be submitted in accordance with the procedures set forth in the Information for Bidders.

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

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

The project shall require prevailing wage compliance. The District has obtained from the California Department of Industrial Relations the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed for the Project. It shall be mandatory upon the successful bidder to whom the contract is awarded, and upon any subcontractor listed, to pay not less than the said specified rates to all workers employed by them for the Project.

No bidder may withdraw any bid for a period of Sixty (60) calendar days after the date set for the opening of bids.

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

Award of Contract: It is not necessarily BEVERLY HILLS UNIFIED SCHOOL DISTRICT'S intent to obtain the lowest possible cost, but rather the best possible value. BEVERLY HILLS UNIFIED SCHOOL DISTRICT will make its selection after assessing the quality of the proposed products, services, performance reliability, standardization, lifecycle costs, delivery timetables, support logistics, manufacturer's warranties, as well as the cost of the products and services. The results of BEVERLY HILLS UNIFIED SCHOOL DISTRICT'S evaluation and ranking of the Vendor Proposals will be final. BEVERLY HILLS UNIFIED SCHOOL DISTRICT may, after a finding is made by the governing board that a particular procurement qualifies under all requirements, authorize the procurement of the product through competitive negotiation. (Reference: Public Contract Code 20118.2)

Pursuant to Public Contract Code Section 20118.2, the BEVERLY HILLS UNIFIED SCHOOL DISTRICT is not required to award a contract to the lowest Proposer but rather will consider Proposals based on criteria established herein this RFP. An award will be made to the responsive and responsible firm whose proposal is viewed by the BEVERLY HILLS UNIFIED SCHOOL DISTRICT as most advantageous to its program, taking into account all pricing and other pertinent factors considered.

**Publication Dates: February 28 & March 7, 2019**

FILE NO. 2019 044703  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: ARCADE LIQUOR, 4431 1/2 W. SLAUSON AVENUE, LOS ANGELES, CA 90043 county of: LA COUNTY.  
Registered Owner(s): HARMINDER SINGH, 10708 WRIGHT ROAD APT. 15 SOUTH GATE CA 90280. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ HARMINDER SINGH, OWNER  
This statement was filed with the County Clerk of LOS ANGELES County on FEB 21 2019 expires on FEB 21 2024.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to

Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).  
LA2209772 BEVERLY HILLS WEEKLY 2/28 3/7,14,21 2019

FILE NO. 2019 043165  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CHRSTINA'S MARKET, 2715 S. VERMONT AVE., LOS ANGELES, CA 90007 county of: LA COUNTY.  
AI #ON: 4225494  
Registered Owner(s): SHIQDER AND CHOWDHURY, INC. 2715 S. VERMONT AVE., LOS ANGELES, CA 90007 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ SHIQDER AND CHOWDHURY, INC BY: JARUK A. SHIQDER, CEO  
This statement was filed with the County Clerk of LOS ANGELES County on FEB 20 2019 expires on FEB 20 2024.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).  
LA2208193 BEVERLY HILLS WEEKLY 2/28 3/7,14,21 2019

#### **AMENDED SUMMONS (CITACION JUDICIAL)**

CASE NUMBER (Número del Caso):  
19SMCV00218

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ALL INTERESTED PERSONS IN THE MATTER OF THE proceedings approving and confirming the form and execution of Amendment No. 3 to the Preconstruction Agreement, Site Lease Agreement, Sublease Agreement, and Construction Services Agreement by and between the Beverly Hills Unified School District and ProWest PCM, Inc. dba ProWest Constructors for the acquisition, financing and construction of the Beverly Hills High School Modernization of Buildings B1 and B2 on Beverly Hills Unified School District property which property will be leased to ProWest PCM, Inc. dba ProWest Constructors during the construction of said facilities, and decreeing and adjudicating said agreements to be lawful, valid and binding on the Beverly Hills Unified School District  
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): BEVERLY HILLS UNIFIED SCHOOL DISTRICT  
**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](http://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](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://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](http://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](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://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 desear el caso.

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

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): Martin A. Hom, Atkinson, Andelson, Loya, Ruud & Romo, 4275 Executive Square Ste 700 La Jolla, CA 92037 Tel: 858-485-9526 Fax: 858-485-9412  
DATE (Fecha): 02/20/2019

Sherri R. Carter, Executive Officer/Clerk (Secretario), by Stacey Watson, Deputy (Adjunto)  
(SEAL)

EXHIBIT "A"  
**NOTICE!** YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOU BEING HEARD UNLESS YOU RESPOND BY APRIL 1, 2019. READ INFORMATION BELOW.

**AVISO!** USTED HA SIDO DEMANDADO. EL TRIBUNAL PUEDE DECIDIR CONTRA USTED SIN AUDIENCIA A MENOS QUE USTED RESPONDA ANTES DEL 1 DE ABRIL 2019. LEA LA INFORMACION QUE SIGUE.

ALL INTEREST PERSONS IN THE MATTER OF THE PROCEEDINGS APPROVING AND CONFIRMING THE FORM AND EXECUTION OF AMENDMENT NO. 3 TO THE PRECONSTRUCTION AGREEMENT, SITE LEASE AGREEMENT, SUBLEASE AGREEMENT, AND CONSTRUCTION SERVICES AGREEMENT BY AND BETWEEN THE BEVERLY HILLS UNIFIED SCHOOL DISTRICT AND PROWEST PCM, INC. DBA PROWEST CONSTRUCTORS FOR THE ACQUISITION, FINANCING AND CONSTRUCTION OF THE BEVERLY HILLS HIGH SCHOOL MODERNIZATION OF BUILDINGS B1 AND B2 ON BEVERLY HILLS

UNIFIED SCHOOL DISTRICT PROPERTY, WHICH PROPERTY WILL BE LEASED TO PROWEST PCM, INC. DBA PROWEST CONSTRUCTORS DURING THE CONSTRUCTION OF SAID FACILITIES, AND DECREES AND ADJUDICATING SAID AGREEMENTS TO BE LAWFUL, VALID AND BINDING ON THE BEVERLY HILLS UNIFIED SCHOOL DISTRICT. The Plaintiff has filed a civil complaint against you. If you wish to defend this lawsuit, you must respond in writing to the Complaint not later than April 1, 2019. A letter or phone call will not protect you. Your

typewritten response must be in proper legal form if you want the Court to hear your case. Persons who contest the legality or validity of this matter will not be subject to punitive action, such as wage garnishment or seizure of their real or personal property. Unless you so respond, your default will be entered upon application by the Plaintiff, and the Plaintiff may apply to the Court for the relief demanded in the Complaint, which could result in garnishment of wages, taking of money or property, or other relief. YOU MAY SEEK THE ADVICE OF AN ATTOR-

NEY IN ANY MATTER CONNECTED WITH THE COMPLAINT OR THIS SUMMONS. SUCH ATTORNEY SHOULD BE CONSULTED PROMPTLY SO THAT YOUR RESPONSIVE PLEADING MAY BE FILED OR ENTERED WITHIN THE TIME REQUIRED BY THIS SUMMONS. IF YOU DO NOT KNOW AN ATTORNEY, YOU MAY CALL AN ATTORNEY REFERRAL SERVICE OF A LEGAL AID OFFICE (LISTED IN THE PHONE BOOK.) The name and address of the Court is: SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

West District-Santa Monica Division  
1725 Main Street  
Santa Monica, CA 90401  
The name, address, and telephone number of Plaintiff's attorneys are:  
ATKINSON, ANDELSON, LOYA, RUUD & ROMO  
Martin A. Hom  
4275 Executive Square, Suite 700  
La Jolla, CA 92037  
(858) 4858-9526  
2/28, 3/7, 3/14/19  
CNS-3224610#

# CLASSIFIEDS To place your ad, call 310-887-0788

## 100- ANNOUNCEMENTS

KC BUYS HOUSES - FAST - CASH - Any Condition. Family owned & Operated . Same day offer! (951) 805-8661 WWW.KCBUYSHOUSES.COM (Cal-SCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt today! Call 855-401-7069 (Cal-SCAN)

PREGNANT? CONSIDERING ADOPTION? Call us first. Living expenses, housing, medical, and continued support afterwards. Choose adoptive family of your choice. Call 24/7. 1-877-879-4709 (CalSCAN)

DID YOU KNOW 7 IN 10 Americans or 158 million U.S. Adults read content from newspaper media each week? Discover the Power of Newspaper Advertising. For a free brochure call 916-288-6011 or email cecelia@cnpa.com (Cal-SCAN)

DID YOU KNOW 144 million U.S. Adults read a Newspaper print copy each week? Discover the Power of Newspaper Advertising. For a free brochure call 916-288-6011 or email cecelia@cnpa.com (Cal-SCAN)

EVERY BUSINESS has a story to tell! Get your message out with California's PRMedia Release - the only Press Release Service operated by the press to get press! For more info contact Cecelia @ 916-288-6011 or http://prmediarelease.com/california (Cal-SCAN)

Tours, Vacation Packages and Travel Packages since 1952. Visit Caravan.com for details or call 1-800-CARAVAN for catalog. (CalSCAN)

## 115-CEMETERY

Hollywood Hills Mt. Sinai Cemetery. Located in Maimonides section. Rare find in sold out section. Endowment and transfer fees included. \$18,000 obo. (818) 515-8345

Pacific View cemetery plot single / stackable \$14,000 (510)427-5564

Forest Lawn Covina Selling 4 Plots (\$9,500 Each) Can Sell Individually.

Buyer Is Responsible For Transfer Fee

Plots Are Paid In Full & All 4 plots are together, Lot 3848 Call Gabriel- (909) 855-2857

## 125-PERSONALS

Meet singles right now! No paid operators, just real people like you. Browse greetings, exchange messages and connect live. Try it free. Call now: 855-412-1534. (Cal-SCAN)

Awesome Dateline - Chat. Beautiful Locals Are Waiting. Great Phone Chat. Real Local People. Live & Uncensored. Call & Try Free! Must be 18 yrs 1-800-490-4140 (Cal-SCAN)

Don't like online dating. Successful woman, retired, attractive, financially secure. Looking for second chance in love w/kind financially secure gentleman, age 65-75. (310) 684-1448.

## 140-HEALTH/MEDICAL

OXYGEN - Anytime. Anywhere. No tanks to refill. No deliveries. The All-New Inogen One G4 is only 2.8 pounds! FAA approved! FREE info kit: 844-359-3976. (Cal-SCAN)

VIAGRA and CIALIS USERS! Cut your drug costs! SAVE \$51 50 Pills for \$99.00. FREE Shipping! 100% Guaranteed and Discreet. CALL 1-800-624-9105 (Cal-SCAN)

Stop OVERPAYING for your prescriptions! SAVE! Call our licensed Canadian and International pharmacy, compare prices and get \$25.00 OFF your first prescription! CALL 1-855-397-6808 Promo Code CDC201725. (Cal-SCAN)

## 170-CAREGIVER

LVN live out Caregiver providing home care. Experienced, with great references. Prefers to work Monday through Thursday in 12 hour shifts. Call Regina (858) 265-7781

## 172-SENIOR LIVING

A PLACE FOR MOM. The nation's largest senior living referral service. Contact our trusted, local experts today! Our service is FREE/no obligation. CALL 1-800-550-4822. (Cal-SCAN)

## 220-HOUSEKEEPING

Reliable, Affordable, and Honest Expert Housecleaner. I clean homes, apartments, trailers, and more. Call me for a free estimate, Monica (714) 707-8981. References available upon request. Price varies based on the size of the home and duration of cleaning.

## 205-ADOPTIONS

PREGNANT? CONSIDERING ADOPTION? Call us first. Living expenses, housing, medical, and continued support afterwards. Choose adoptive family of your choice. Call 24/7. 1-877-879-4709 (Cal-SCAN)

## 209-AUCTIONS

AUCTION of RARE US GOVERNMENT Copper Map Engraving Plates for 82 areas in California. Produced from 1880. Each is a unique museum quality one of a kind unique work of art. Areas include Malibu, Newport Beach & Sacramento. View auction online at: benbenoncollection.com or email for more info: benbenoncollection@yahoo.com (Cal-SCAN)

## 255-LEGAL SERVICES

DID YOU KNOW Information is power and content is King? Do you need timely access to public notices and remain relevant in today's hostile business climate? Gain the edge with California News Publishers Association new innovative website capublicnotice.com and check out the FREE One-Month Trial Smart Search Feature. For more information call Cecelia @ (916) 288-6011 or www.capublicnotice.com (Cal-SCAN)

## 281-TAX SERVICES

Do you owe over \$10,000 to the IRS or State in back taxes? Our firm works to reduce the tax bill or zero it out completely FAST. Call now 8559935796 (CalSCAN)

## 290-HEALTH/FITNESS

ELIMINATE CELLULITE and Inches in weeks! All natural. Odor free. Works for men or women. Free month supply on select packages. Order now! 8447039774. (CalSCAN).

## 306-FOR RENT

Must be age 62 or over. Top, 3rd floor corner unit. Sunset and Palisades Drive. Approx 600 square feet. \$2000/mo. Max

income \$64,540.00. Robyn 310-795-3795.

## 400-REAL ESTATE

KC BUYS HOUSES FAST - CASH Any Condition. Family Owned & Operated. Same Day Offer! (951)805-8661 WWW.KCBUYSHOUSES.COM

## 420-OUT OF STATE PROPERTY

NORTHERN AZ WILDERNESS RANCHES - \$193 MONTH - Quiet very secluded 37 acre off grid ranches. Many bordering 640 acres of uninhabited State Trust woodlands at cool clear 6,100' elevation. No urban noise & dark sky nights amid pure air & AZ's very best year-round climate. Blends of evergreen woodlands & grassy wild flower covered meadows with sweeping views across scenic wilderness mountains and valleys. Abundant clean groundwater at shallow depths, free well access, loam garden soil, maintained road access. Camping and RV use ok. Near historic pioneer town & fishing / boating lake. From \$22,500, \$2,250 down, \$193 mo. with no qualifying seller financing. Free brochure with photos, property descriptions, prices, terrain map, lake info, weather chart/area info: 1st United Realty 1-800-966-6690. (Cal-SCAN)

## 501-HELP WANTED

WE ARE LOOKING for people in your community who would like an additional \$300-\$500/month. http://tinyurl.com/HelpIn-YourCommunity Bring us the lead, we do the work!

Beverly Hills Unified School District BHUSD is accepting applications for the following Classified positions (must apply at www.EdJoin.org<http://www.edjoin.org/>):

Security Officer  
Work Year: 10 months, 40 hours/week (full time)  
Salary: \$3,024-\$3,858/month  
Playground Aide  
Work Year: 10 months (part time, up to 19.5 hours/week)  
Salary: \$14.14/hours

Immediate opening for a Part-time Administrative Assistant. Must be personable, friendly and have great communication skills. Must be flexible with schedule,

strong work ethic and Very organized. Hours are 35-40 hrs weekly. Pay is \$25.50-\$30/Hr. interested applicant should apply to: alfonsoram@alfonsoraminc.com

## 516-BUSINESS OPPORTUNITIES

OWN YOUR OWN DOLLAR, DOLLAR PLUS, BIG BOX, MAIL/PACK/SHIP, OR PARTY STORE. 100% FINANCING. OAC FROM \$65,900. 100% TURNKEY. Call 1-800-518-3064 or www.dollarstoreservices.com/start www.partystoredevelopers.com/start www.mailboxdevelopers.com/start Cal-SCAN

## 710-MEDICAL SUPPLIES/EQUIPMENT

Safe Step Walk-In Tub! Alert for Seniors. Bathroom falls can be fatal. Approved by Arthritis Foundation. Therapeutic Jets. Less Than 4 Inch Step-In. Wide Door. Anti-Slip Floors. American Made. Installation Included. Call 800-799-4811 for \$750 Off. (Cal-SCAN)

## 726-MISCELLANEOUS

SAWMILLS from only \$4397.00- MAKE & SAVE MONEY with your own band-mill- Cut lumber any dimension. In stock ready to ship! FREE Info/DVD: www.Norwood-Sawmills.com 1-800-578-1363 Ext.300N (Cal-SCAN)

## 740-CABLE/SATELLITE TV

Cut the Cable! CALL DIRECTV. Bundle & Save! Over 145 Channels PLUS Genie HD-DVR. \$50/month for 2 Years (with AT&T Wireless.) Call for Other Great Offers! 1-888-463-8308 (Cal-SCAN)

DISH TV. 190 channels. \$49.99/mo. for 24 mos. Ask About Exclusive Dish Features like Sling® and the Hopper®. PLUS HighSpeed Internet, \$14.95/mo. (Availability and Restrictions apply.) TV for Less, Not Less TV! 1-855-734-1673. (Cal-SCAN)

NO MONEY DOWN BUNDLE - Get 150 channels and high-speed internet starting at only \$65/mo! Also get FREE movie channels. New Callers get a FREE \$100 Visa Gift Card. SO CALL NOW! 1-877-275-8515

## 800-REAL ESTATE LOANS

RETIRED COUPLE \$\$\$\$ for

business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viploan.com Call 818 248-0000. Broker-principal BRE 01041073. (Cal-SCAN)

## 801-INSURANCE

You've worked hard for your business and your family! Let's protect them now. Licensed agent here to help you with life insurance, retirement, long term care, college savings and income annuities. Call 818-441-8613 CA Lic. #0L33193

## 809-INSURANCE/ HEALTH

Social Security Disability? Up to \$2,671/mo. (Based on paid-in amount.) FREE evaluation! Call Bill Gordon & Associates. 1-800-966-1904. Mail: 2420 N St NW, Washington DC. Office: Broward Co. FL., member TX/NM Bar. (Cal-SCAN)

Lowest Prices on Health & Dental Insurance. We have the best rates from top companies! Call Now! 888-989-4807.

## 900-AUTOS FOR SALE

2014 SUV Acura RDX, Mint Condition, Tech Pkg. 43K Miles. Metallic Black/Leather/Sun/Nav. \$19,950. Single Owner in Beverly Hills. Call 310-922-5312

## 910-MOTORHOMES - CAMPERS

HUGE Diesel RV Sale. Top 5 RV dealer in America. 4.5 Google Star Service Rating. Call (866) 322-2614. (Cal-SCAN)

## 955-AUTOS WANTED

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 8007315042 (CalSCAN)

Got an older car, boat or RV? Do the humane thing. Donate it to the Humane Society. Call 1- 800-743-1482 (CalSCAN)

WANTED! Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE (707) 965-9546 (Cal-SCAN)

# Featured Listings & Sales

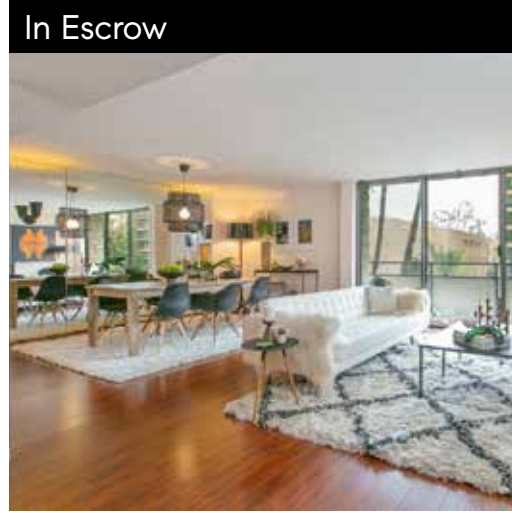
COMPASS



**3570 Helms | Culver City**  
Price



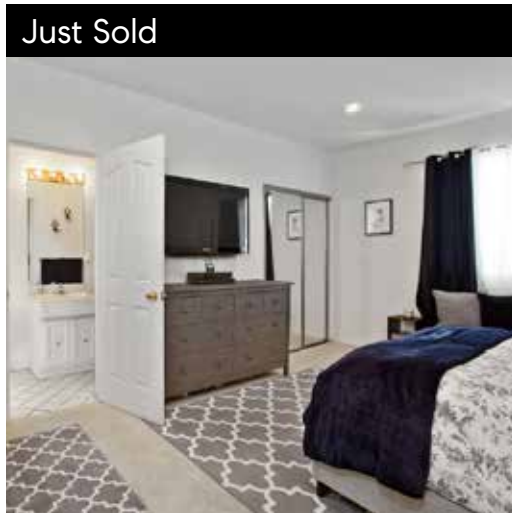
**855 Victor Ave | Inglewood**  
Price



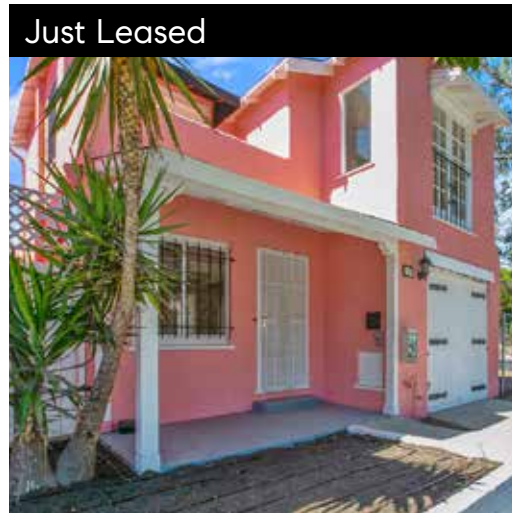
**10535 Wilshire Bl #411 | Westwood**  
Price



**856 Beach Ave #13 | Inglewood**  
Price



**6215 Drexel Ave | Beverly Grove**  
Price



**1117 Gardner Ave | West Hollywood**  
Price

**Dear Residents:**

Thank you for considering me as your go-to Realtor® for all things real estate. I appreciate every single one of your referrals and I am never too busy to chat with you. Whether you are thinking of buying, selling, leasing, or just curious about your property's value, no matter the location, you can reach me on my cell phone at 310.435.7399 at any time.

**I have Buyers wanting to purchase in the following areas:**

- Distress properties in LA County
- Beverly Hills
- West Hollywood
- Westwood
- West Los Angeles
- Culver City



**JENNIFER OKHOVAT**  
Realtor®  
  
310 435 7399  
jennyokhovat@gmail.com  
jennyohomes.com  
DRE 01866951



Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed.