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Issue 1015 • March 14 - 20, 2019



**Temple Emanuel to Honor Lisa &
Andy Licht, Myra Lurie &
David Goldman**

Gala to be Held April 11

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briefs

Keygent Details Measure BH as Board Prepares to Issue Bond

The Beverly Hills Board of Education could begin issuing general obligation bonds through Measure BH as soon as March 26, Keygent, the municipal advisor hired by BHUSD to assist with bonds, said at last Tuesday's Board meeting.

The issuance of Measure BH is needed to generate funds for numerous improvements across the district, including completing construction projects at El Rodeo and capping oil wells at Beverly High, according to BHUSD Senior Executive Bond Program Manager Don Blake who previously told the *Weekly* that the exact amount of money the district hopes to get from selling Measure BH is not yet clear.

Whatever the final price tag, Measure BH will come with a bump to the tax levy already in place following Proposition S, Measure K, and Measure E.

According to the Keygent presentation, Measure BH is projected to have a tax of up to \$44 per \$100,000 of the district's assessed valuation, which is \$34,189,156,246 and represents the value of all taxable property within district boundaries. This means, for example, that a home worth \$1 million

would be taxed at \$440 for the year to cover the cost of Measure BH bonds.

That number does not include other elements factored into your property taxes, such as charges for community college.

Keygent Managing Director Chet Wang

Assessed Value of Property	Estimated Tax Levy for Measure BH	Estimated Tax Levy for All BHUSD Bonds
\$1 million	\$440	\$1350
\$2 million	\$880	\$2700
\$3 million	\$1,320	\$4050

* The above numbers are based on the projected \$44 per \$100,000 and \$135 per \$100,000 of assessed value tax rates provided by Keygent. Final tax levies may appear differently depending on the official tax rate following the issuance of Measure BH.

also said the current tax rate (which includes Proposition S, Measure K, and Measure E) is \$85 per \$100,000 of the assessed valuation, which would make the total tax rate after Measure BH were added come in at approximately \$129 per \$100,000 of the district's assessed valuation.

In an email dated March 11, however, Wang projected the tax rate for S, K, and E would be closer to \$91 per \$100,000 of assessed value next fiscal year, when Measure BH bonds will first hit the tax rolls.

"One note on this," Wang said in the email. "Since we won't know the 2019-20 AV [assessed value] figure from the County until July, we're currently assuming 4% AV growth. If AV grows higher than this (as it has in recent years) and we add in additional supplemental tax collections from properties changing hands, the tax rate projection will likely come in lower."

If accurate, the \$91 per \$100,000 of assessed value projection would raise the total combined 2019-20 projected tax rate to \$135 per \$100,000 of assessed value.

As the district moves forward with issuing bonds, the key thing to remember is

that the lower the interest rate is, the lower the cost will be on taxpayers. Municipal bond interest rates in Beverly Hills increased slightly over 2018, but remain near 50-year lows.

"Now as far as our future assumptions go, we're being conservative here. We're assuming future interest rates of 5.5 to 6 percent. If you issued your bonds today, you'd be south of 4 percent, so there is a little bit of cushion there," Wang said. "As far as the structure of the finances go, we'd be issuing 25-year financings, less than the 30-year norm. We'd also be issuing current interest bonds only, so none of the higher cost capital appreciation bonds. Also, as far as annualized assessed valuation growth, we're using a 4 percent future growth rate as opposed to your 6.5 percent long-term

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SNAPSHOT



CELEBRATING 90 YEARS NORTH REXFORD DRIVE

Mayor Julian Gold (right) and the rest of the Beverly Hills City Council honored Mike Roberts (center) last week on the occasion of his 90th birthday. His wife Linda Roberts is at left. The couple recently celebrated their 59th wedding anniversary.



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Publisher & CEO
Josh E. Gross

Reporter
Kelcey Caulder

Sports Editor
Steven Herbert

Contributing Editor
Rudy Cole
(1925-2013)

Advertising Representatives
Allison Abrishami

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140 South Beverly Drive #201
Beverly Hills, CA 90212
310.887.0788 phone
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editor@bhweekly.com
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average.”

A prospective issuance schedule based on the expected “spend-down” when the bond measure was first put forth estimates that the first issuance of Measure BH will come in May 2019 in the amount of \$50 million with an estimated repayment ratio of 1.51 to 1. The schedule projects that the second issuance will be delivered in August 2021 at \$140 million, and the third issuance is estimated for August 2023 also at \$140 million. The final issuance is projected for August 2025 at \$55 million with an estimated repayment ratio of 1.88 to 1.

Council Approves Zone Text Amendment for Calle Vista Project

The Beverly Hills City Council voted 4-0 last week to approve a Zone Text Amendment clarifying that legally nonconforming structures, like media mogul Byron Allen’s property at 1115 Calle Vista Drive, can apply for Hillside R-1 Permits that allow cumulative floor area of a project to exceed 15,000 square feet. Councilmember Lili Bosse recused herself from the discussion of the amendment because she said it could affect the value of her home.

Specifically, the amendment states that legally nonconforming structures “shall not be precluded from applying for the subject Hillside R-1 Permit provided that the nonconformity is not increased and the structure retains its legally nonconforming status...”

For Allen, the Zone Text Amendment means that he can now transform the existing home on his Calle Vista property into a 21,787.25 square foot home after months upon months of discussion, debate, and back-and-forth over the code compliance of the project.

“I just want to thank everybody who worked really hard on this. I know this was hard to get too, but congratulations,” Mayor Julian Gold said after the amendment was approved.

Allen first began working with the City to build a home on his Calle Vista property on July 12, 2018. The second hearing related to the Calle Vista project was held August 9, 2018. At that August 9 meeting, the Planning Commission voted 3-2, with Commissioners Lori Greene Gordon and

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NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 8600 Wilshire Blvd.
(Between South Stanley Drive and South Carson Road)

HEARING DATE: March 28, 2019

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

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



The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, March 28, 2019, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

Requests for amendments to a Development Agreement and a Planned Development approval. On November 13, 2007 the City Council approved (City Council Resolution 07-R-12446) a mixed-use project with three townhomes and 23 residential condominium units, inclusive of two affordable units for moderate income households. Subsequently, the applicant obtained a building permit and commenced construction on a mixed use project containing a total of 18 residential units and commercial space. The required entitlements for the project included a Zone Text Amendment, General Plan Amendment, related map amendments, as well as a Planned Development, Vesting Tentative Tract Map, and a Development Agreement.

The current request is to modify language in the Development Agreement and Planned Development in order to allow the two designated affordable units to be deed restricted affordable rental units, rather than sold as affordable condominium units.

A Final Environmental Impact Report (FEIR) was certified by the City Council when the project was originally approved by the City in 2007. The primary change to the 2007 Approved Project that will be evaluated by the Planning Commission would modify the requirement for designated affordable units to require rental units rather than for-sale condominium units. 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. The Planning Commission will consider finding that the minor revision proposed is within the scope of the previously certified FEIR, that no further CEQA review is required, and in the alternative that the project exempt from the environmental review requirements of CEQA pursuant to Section 15301 (Existing Facilities).

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. Alek Miller, 455 N. Rexford Drive, 1st Floor, Beverly Hills, CA 90210. Written comments may also be submitted via email to amiller@beverlyhills.org. Any written comments received by end of day on Wednesday, March 20, 2019 will be attached to the staff report regarding this item. Any comments received after March 20, 2019, but prior the public hearing, will be distributed to the Planning Commission under separate cover.

Please note that if you challenge the City’s action in court, you may be limited to raising only those issues you or someone else raised at a public hearing or in written correspondence delivered to the City, either at or prior to the end of the public comment period. 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 **Alek Miller, Associate Planner in the Planning Division**, at (310) 285-1196 or by email at amiller@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,
Alek Miller, AICP, Associate 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) 285-1196 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.



NOTICE OF PUBLIC HEARING

DATE: March 28, 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: 245 North Beverly Drive
(Between Dayton Way and Wilshire Boulevard)



The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, March 28, 2019, will hold a public hearing beginning at **1:30 PM** to consider:

A request for a Planned Development Permit amendment to allow an increase in restaurant area in excess of 5% of the total gross square footage of the building for AVRA, an existing restaurant located at **245 North Beverly Drive**. The subject property has the zoning designation of Entertainment Office Planned Development Overlay Zone (E-O-PD) and is currently improved with a commercial building of 208,100 gross square feet housing professional office, retail, and restaurant uses. The proposal consists of the expansion of the existing 10,069 square-foot restaurant into an 805 square-foot adjacent vacant retail space to provide for a new retail wine room as well as an ancillary office area for the restaurant. If approved, the total restaurant area for the subject property would increase to 10,874 square feet or a total of 5.22% of the total gross square footage of the building. Expansions of restaurant uses in the E-O-PD Overlay Zone that increase restaurant floor area to more than 5% of the gross square footage of a building requires Planning Commission approval and the Planning Commission may establish a restaurant percentage that it deems appropriate. The request is being made pursuant to §10-3-1844 and §10-3-1863 of the Beverly Hills Municipal Code.

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 qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA Guidelines. The Class 1 Categorical Exemption is applicable to interior and exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

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. Edgar Arroyo, 455 N. Rexford Drive, 1st Floor, Beverly Hills, CA 90210. Written comments may also be submitted via email to earroyo@beverlyhills.org. Any written comments received by end of day on Tuesday, March 19, 2019 will be attached to the agenda report regarding this item. Any comments received after Tuesday, March 19, 2019, but prior to 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 **Edgar Arroyo, Associate Planner in the Planning Division** at (310) 285-1138, or by email at earroyo@beverlyhills.org. Copies of the application and plans are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,
Edgar Arroyo, Associate 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) 285-1138 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.

coverstory

TEMPLE EMANUEL TO HONOR LISA & ANDY LICHT, MYRA LURIE & DAVID GOLDMAN

Gala to be Held April 11

By Kelcey Caulder

Tell us about the awards you will be receiving on April 11.

Lisa: Rabbi Jonathan Aaron and the Board and Judie [Fenton] approached us in August about accepting the Community Service Award. It's very special. Andy, who wasn't born in Beverly Hills but basically grew up in Beverly Hills, is so committed to and passionate about the City. We open our home to whatever is asked of us. We do Shabbat almost every Friday. I worked with the school district for 19 or 20 years, from when Lucy started kindergarten to joining the PTA to giving tours of the high school for the last four years before our youngest graduated. Andy has been on the Parking Commission and he's Chair of the Planning Commission. What were the others? You did more things even before that.

Andy: I was on the Site Council for the schools and the Superintendent's Advisory Board. I've also coached a lot of sports.

Lisa: He has coached since he was in high school. So, I just felt like we love this town and in the middle of a very big city, we've really made it feel like a tight-knit community. I love that about Beverly Hills, so it was an honor to be asked to receive this award.

Andy: It's an honor to be honored. It's not something I ever would've expected to come my way. It's a nice thing. It's nice to do good for a town.

Lisa: The second thing is, I will say, that in this time of Anti-everything, but specifically Anti-Semitism and what's been happening at the synagogues, to

help support our synagogue at this time was very important to me. I always grew up believing that the synagogue was the center of your city and your community, and Temple Emanuel is such a warm "himasha"—that is the word my mother would use—place, considering it's in the middle of Beverly Hills. It always felt very comforting to me. I am thrilled to support and help the temple raise money to make it better and more successful.

Myra: We are very honored to be recipients of the Humanitarian Award. It's a wonderful honor. We feel very blessed and very humbled, especially because our family, particularly David's late parents, may they rest in peace, really set the tone in our family for the values of giving back to our community. We're extraordinarily supportive of all kinds of people and all kinds of causes, so for us to receive something like this is an honor. It's very meaningful not just to be honored for what we've done, but for the legacy that we really hope to uphold and pass on to our kids.

Tell us about some of the programs Temple Emanuel offers. What is it that you love about being a member?

Lisa: One of the things I love about it is that we were raised very differently, both being Jewish, and Temple Emanuel, specifically Rabbi Aaron was extremely accepting of our differences and embraced them. He was very accepting about Andy believing one way and me believing a different way. There was no judgment on that, so I felt welcome from the day we started. I also moved around

a lot growing up and really wanted a temple that reminded me of the one constant that was always in my life no matter where I lived. I didn't find that or feel that at any other synagogue in Los Angeles. So, that's really what I love. I love the warmth of the services, the sense of humor of the rabbi, his storytelling. I like going on the High Holidays and seeing all the people we love from the City. That makes Andy like it more, quite honestly. I really like the religious part. He likes the social part. I laugh about us being honored with the Jewish community award because I joke that he's the community and I'm the Jewish part, but really we balance each other out.

Andy: Temple Emanuel has been part of our lives for 25 years or so. Our kids went to Sunday school, Hebrew school, there. They were all bar and bat mitzvahed there. It's been part of some key moments. It's home.

Lisa: Joey Licht, our youngest, was actually the first child who had both his bris and bar mitzvah done by Rabbi Aaron.

Myra: The temple is very focused on being inclusive, meaningful, and relevant to people wherever they're coming from, so we serve a huge variety and breadth of members. We have yo-pros, which are our young members and new families, and we offer them programs to help them navigate that time in their lives and feel supported and open to new opportunities. We have programs for seniors and for everyone, really. Lizzie, our cantor, does some wonderful programming. She's incredible. She's formerly a Broadway star and she actually went all the way through the Beverly Hills schools. She has been so dynamic. She's focusing on putting a lot of performing arts into the religious school, trying to get more families to join by having things like Shabbat in the Park and through some of the other musical programs. I'll use my husband as an example. Even he loves and would not miss our once a month Shabbat Unplugged. Rabbi Sarah Bassin, who is our Associate Rabbi, is very focused on social justice programs. Right now, we have a major push to collaborate with other agencies and synagogues for the prevention of gun violence. We just had

Congressman Ted Lieu with us to talk about that and we're going to have Congressman Adam Schiff coming in about a week.

David: What about the medical supplies?

Myra: Oh, yes, thank you for reminding me. We are partnering with an organization that helps to resettle Syrian and other Middle Eastern immigrants—and actually, it's all immigrants, but we have a substantial number of Syrian immigrants that we're helping right now. We've sent medical supplies to Syria in collaboration with some other synagogues and faith-based organizations. It was a giant shipping container of medical and other supplies for families who can't get out. We try very hard to engage people in ways that are not necessarily traditional, though we have the traditional as well.

David: One of the things I'm really proud of is the way the temple has gotten involved with social justice. This is a time when Jews cannot let other people define us. We have to define ourselves and we have to take charge. When we see things that are not acceptable, we have to speak out and the temple does that. That's very important to me.

Myra: I think we really believe in being upstanders, not bystanders. That is at the core of what our temple stands for.

David: I have to give credit for that to "Facing History" because they coined the term upstander and it's now in the dictionary. Being an upstander means speaking out and taking action, not sitting back. That goes for everything from bullying to injustice at all levels around the world.

Andy, you're the Chair of the Planning Commission. Myra, you are a Health and Safety Commissioner. What have your experiences on city commissions been like?

Andy: It has been great. I've always enjoyed working with people. I started by working with kids and now they're just older kids. I really enjoyed working with Traffic and Parking. We weren't exactly curing cancer, but we dealt with some really interesting situations and I enjoyed hearing from the public about what their issues were. I enjoyed helping

briefs cont. from page 3

Peter Ostroff dissenting, to approve the project, but, following the meeting, questions



Byron Allen

the property exceeds that limit and is con-

sidered legally nonconforming. began to arise about Allen's ability to request the Hillside R-1 Permit to allow for cumulative floor area greater than the 15,000 square foot limit because the existing residence on

sidered legally nonconforming.

On September 13, 2018, the City Attorney's office determined that a Hillside R-1 Permit to authorize development of a Hillside Area property to exceed the square footage limit can only be issued if the floor area, excluding basements, complies with the maximum floor area standards set forth in the City's Municipal Code. That same day, however, the Planning Commission came to a different conclusion.

The commission found that the Municipal Code's intent was not to prevent properties with legally nonconforming structures as to maximum allowable floor area from seeking the permit. Accordingly, they voted 3-2, again with Commissioners Gordon and Ostroff dissenting, to approve the requested three Hillside R-1 Permits for



Current Calle Vista property

the project without requiring the project be brought into compliance with current code requirements regulating maximum floor area.

Vice Mayor John Mirisch then requested the item be placed on the City Coun-

cil's agenda. At the Council's October 9, 2018 study session, they determined that a de novo hearing was needed for the project. That hearing was held December 11, 2018 and featured a new iteration of the project that resulted in the removal of a previously proposed garage in the subterranean basement and an associated reduction in the export of compacted earth material from the project site.

The de novo hearing resulted in the City Council supporting City Attorney Larry Wiener's interpretation of the code and remanding the modified project back to the Planning Commission for further review.

make the city a little bit better. There are a number of little things I've changed in the city. Very little things, but things that make me happy and that made traffic and parking just slightly better. Then, I was approached about Planning. That has been a big challenge for me, but I've really found it fascinating. I've learned a lot. There's an expression in golf that goes, 'Every shot makes somebody happy,' and here you feel like every one of your decisions is going to make some people happy and some people not happy. I've learned that most of our decisions make nobody happy. That's difficult. I guess it sort of proves the adage that if you try to please everybody, you please nobody. We do the best we can and we try, and hopefully we're doing some good for the City.

Myra: They've been challenging and gratifying. I feel that the more that you get involved, the more you find really nice people. That's how you find people who care about helping others and trying to make a good, positive difference in the community. So, I find it very gratifying from that standpoint. I was on the Board of Education for a while. That was challenging, but also gratifying. The thing I'm doing right now that I really love is working with my band. Under the auspices of the Rotary Club of Beverly Hills, of which I am immediate past president, I created a band for people with dementia, Alzheimer's, and other forms of cognitive decline as my legacy project. We meet every Tuesday at Roxbury Park for an hour and a half. Anywhere from 45 to 75 people of all ages, from 25 to 103, come together to play and sing music together. It is by far the most joyful part of my week. It is pure love and pure fun, and it never fails to get everyone feeling connected and joyful. It's very therapeutic.

Among some of the other ways we support local and international charity, we have adopted a few orphanages in Tijuana that are privately funded and don't receive financial support from the government. We pay for tuition for kids in these orphanages that want to go to college. We just had some kids graduate from veterinary school and with degrees in psychology and accountancy. That's

really wonderful to be part of.

I enjoy all the work that I do. I'm active at the Maple Counseling Center. That is another great organization that was started by my late mother-in-law Sooky Goldman, may she rest in peace, and they do marvelous work. I'm also involved with Theatre 40. Thank you to the *Weekly*, by the way. You guys have been wonderful and I really, really appreciate the recent coverage. I am still active with the Health and Safety Commission, which I love. We've done some fantastic things, particularly when it comes to smoking. First, we beefed up the outdoor smoking regulations and then, the following year, we tackled indoor smoking for multifamily housing like condos and apartments. We were also active in banning flavored tobacco and vaping.

Lisa, you have been very active in the Beverly Hills schools for 19 years, but also happen to be a very successful marketing executive. Tell us about what you do, both around the city and professionally.

Lisa: From the time Lucy started kindergarten – and she's 25, so for 23 years or so – I did different things to help the school system. As a working mom, that was very helpful because it helped me understand who the kids were and who the families were. I remember there was an issue when Joey was in second grade and some boy called him a really nasty work. I called his mom and said, "I don't know if Joey did something that upset your son, but if my son were calling someone this term I would want it brought to my attention." She said, "I don't understand how you travel all over the world and still know how bad my son is," but she was laughing. She really thought it was funny. I told her that he wasn't that bad. It was just foul language for a seven year old. Professionally, I've had a series of senior marketing roles and I will say I feel like I've given Beverly Hills students an inordinate number of internships over the years. I find it very rewarding to help them with their careers and introduce them to different companies and opportunities. Really, my thing is always that I'll do the introduction. I'll ask someone to meet a student but then they really have to sell themselves. I just

get the door open. It is a regular part of my day, I would say.

David, you dedicate so much of your personal time to political and philanthropic endeavors. Tell us about your involvement.

David: My involvement really started with my family, who were really involved in some of the causes that Myra outlined. I think my function is to act as a sounding board and a partner to Myra now. She's really the one that is out there and I don't take any credit for anything. I'm more in a cheerleader capacity.

Myra: He's indispensable. He's my most trusted advisor.

David: I've been the president of the soccer league. I coached children along the way. I try to live my life in a way that helps people without making too many waves.

Myra: He's everything to me in every possible way and a very, very trusted advisor for me with everything I do.

David: I went through much of this in an early iteration of my life. In fact, the intersection with Myra and my mother was the William O. Douglas Outdoor Classroom and Sooky Goldman Nature Center at Franklin Canyon Park. They were both involved with bringing that in as part of the natural parks system. It's a legacy for Beverly Hills and, really, all of Los Angeles. They were able to put together a group of people who did a land swap and it saved this area for the use of everyone. It started out for inner-city kids. They still do take a large number of inner-city kids through on programs during the week.

What does it mean to you to be honored by Temple Emanuel?

Lisa: We're both very proud of being Jewish even though it may mean different things to both of us, so, it's really an honor to support the temple that has been so good to us and given us so much. It's amazing to give back to it. At one point in my life my father asked me for something and I thought, "Well, how do you

say no? When does your dad ever ask you for anything?" That's how I feel about the temple. They never ask us. It's truly an honor to help them.

Andy: For me, I've always enjoyed helping with young people. I mean, I started in high school by coaching Little League and working with less fortunate kids and then did it all as an adult again too, coaching Little League, coaching basketball, coaching soccer, working at the schools. So, to be honored for something that you enjoy is interesting. I did it because I liked it and because I like

"I think we really believe in being upstanders, not bystanders. That is at the core of what our temple stands for."

—Myra Lurie

to be helpful. I didn't expect any of this. Even in my career, I've always hired young people to work for me. You were asking Lisa about if somebody sort of matriculated all the way through and somebody who was my assistant is now the

president of a studio, so that's fun to see and rewarding for me.

David: We're multi-generational members of this congregation. My parents joined in the 1950s and my siblings and I were all bar and bat mitzvahed at the temple in the 1960s, so we feel very strongly that this temple needs to be supported and nurtured in Beverly Hills, especially because of the social justice work and expansive attitude they take toward religion. It's really a very special congregation. We feel very blessed to be able to help in a small way.

Myra: I'm honored. This community and these people are so wonderful. I could tell you a lot of things I love about the temple, but it's really about that feeling of being with people you care about and who care about you. The people are really united by their values of community and helping others. There's just a real feeling of spiritual connection, which is what we need so much in our lives.

Individual tickets and sponsorship packages for the 12th annual Beverly Hills Ball are available online at www.beverlyhillball.com.



Calle Vista project rendering

The Council also requested that the commission consider the Zone Text Amendment that was ultimately voted on last week. Additionally, Allen filed a variance request to allow deviation from the code requirement, should the amendment not

pass.

On January 24 of this year, the Planning Commission ultimately voted 5-0 to approve the modified version of the project, though it could only be finalized if the Council approved the Zone Text Amendment on Tuesday.

In addition to the expansion of the existing residence on Calle Vista, Allen's project now involves the addition of a subterranean basement that "daylights" toward the southern side property line, an accessory swimming pool, site grading and site-wide landscaping.

—Briefs Compiled by Kelcey Caulder



NOTICE OF COMMISSION VACANCY

**ARCHITECTURAL COMMISSION (Licensed Landscape Architect) –
Deadline to apply: May 3, 2019 at 5:00pm**

The Beverly Hills City Council is seeking qualified candidates to fill one vacancy on the Architectural Commission for a Licensed Landscape Architect.

For more information on the Commission position and to apply online, please visit the City's website at www.beverlyhills.org/applyforacommission or call the City Clerk's Office at (310) 285-2400 to obtain the application form by mail or e-mail.

LOURDES SY-RODRIGUEZ, CRM, MMC
Assistant City 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

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, or by contacting Lance Blair at 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.

**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#

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: JARUKA. 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), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de

que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Los Angeles 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 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 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 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.)

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) 485-9526

2/28, 3/7, 3/14/19

CNS-3224610#

NOTICE OF TRUSTEE'S SALE T.S. No. 18-20360-SP-CA Title No. 180227262 A.P.N. 5554-025-115 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/20/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Jan M Foster, a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/14/2005 as Instrument No. 05 1387406 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 03/27/2019 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$1,550,000.93 Street Address or other common designation of real property: 1210 North Kings Road Unit 101, West Hollywood, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this Internet Web site www.ndscorp.com/sales, using the file number assigned to this case 18-20360-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 02/26/2019 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1230 Columbia Street, Suite 680 San Diego, CA 92101 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Rachael Hamilton, Trustee Sales Representative A-4686403 03/07/2019, 03/14/2019, 03/21/2019

T.S. No. **18-18370** Loan No. **1365 Shadybrook** Order No. **05937468** APN: **4357-007-007**

[PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.]

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/5/2017. 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.

On **3/28/2019 at 10:30 AM** (or as postponed from time to time), **Best Alliance Foreclosure and Lien Services Corp.** as the duly appointed trustee under and pursuant to deed of trust recorded **10/10/2017, as Instrument No. 20171154859**, of Official Records in the office of the Recorder of **Los Angeles** County, California, executed by **Fallah Alfalah and Alana Alfalah, Trustees of the Q8 Trust dated July 30, 2007** as Trustor, Vicino Limited Partnership, a California limited partnership, Beneficiary, **WILL SELL AT PUBLIC AUCTION SALE TO THE HIGHEST BIDDER FOR CASH**, (payable at the time of sale in lawful money of the United States, by cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state)

At: THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, VAN NUYS, CA, 91406

all right, title, and interest conveyed to and now held by it under said deed of trust in the property situated in said county, California describing the land therein: **AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST**

The property heretofore described is being sold "as is". The street address and other common designation, in any, of the real property described above is purported to be: **1365 Shadybrook Drive, Beverly Hills, California 90210**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding the physical condition of the property, title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust and personal property, if any, with interest and late charges thereon, as provided in the note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the trustee and of the trusts created by said deed of trust, to wit: amount of unpaid balance and other charges: **\$1,421,784.54 (Estimated)** Accrued interest and additional advances, if any, will increase this figure prior to sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.**

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 or necessarily a 100% ownership interest in 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 as well as ownership interest 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.

Title No.: 05937468

T.S. No.: 18-18370

Loan No.: 1365 Shadybrook

AP No.: 4357-007-007

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish

to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(714) 848-9272** or visit this Internet Web site www.elitepostandpub.com using the T.S. number assigned to this case. 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 beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The Notice of Default and Election to Sell was recorded in the county where the real property is located and more than three months have elapsed since such recordation.

OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL FIRST.

Date: 2/27/2019

WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Best Alliance Foreclosure and Lien Services Corp., as Trustee

16133 Ventura Blvd., Suite 700

Encino, California 91436

For Payoff/Reinstatement: (888) 785-9721

Sales Line: (714) 848-9272 or

www.elitepostandpub.com

Cindy Sandoval

EPP 28300 Pub Dates 03/07, 03/14, 03/21/2019

T.S. No.: CR18-1093 A.P.N.: 4337-009-058 Order No.: 1977605-05 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED

OF TRUST DATED 3/9/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: SANYUKTA LAL, SURVIVING TRUSTEE OF THE LAL FAMILY TRUST U/D/T DATED MARCH 6, 2003 Duly Appointed Trustee: COUNTY RECORDS RESEARCH, INC. Recorded 3/21/2016 as Instrument No. 20160302796 in book, page of Official Records in the office of the Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 11/29/2018 in Book Page, as Instrument No. 20181197612 of said Official Records. Date of Sale: 4/2/2019 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$964,134.32 Street Address or other common designation of real property: 540 WEST KNOLL DRIVE, #6 WEST HOLLYWOOD, CA 90048 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 844/477-7869 or visit this Internet Web site www.stoxposting.com, using the file number assigned to this case CR18-1093. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Date: 3/1/2019 COUNTY RECORDS RESEARCH, INC. 4952 WARNER AVENUE #105 HUNTINGTON BEACH, CA 92649 PHONE #: (714) 846-6634 FAX #:

(714) 846-8720 TRUSTEE'S SALE LINE (844) 477-7869 Sales Website: www.stoxposting.com ROSIE GOMEZ COUNTY RECORDS RESEARCH, INC., TRUSTEE DIVISION

FILE NO. 2019 053778
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: JR MARKET DISCOUNT, 8322 AVALON BLVD., LOS ANGELES, CA 90003 county of: LA COUNTY.
Registered Owner(s): HFFM 2017, LLC, 8322

AVALON BLVD., LOS ANGELES, CA 90003 [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: 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/ HFFM 2017, LLC BY: HIMU BARUA, MANAGING MEMBER

This statement was filed with the County Clerk of LOS ANGELES County on MAR 01 2019 expires on MAR 01 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).
LA2215360 BEVERLY HILLS WEEKLY
3/7,14,21,28 2019

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

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

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

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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)

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172-SENIOR LIVING

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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 (Cal-SCAN)

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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.

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

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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: alfonsonoram@alfonsonoraminc.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)

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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)

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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

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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

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Some Notable Sales by Jenny Okhovat

735 N Las Palmas	\$2,599,000	Represented Seller	
639 N Sierra Bonita	\$2,395,000	Represented Seller	
6215 Drexel Ave	\$1,699,000	Represented Seller	
7569 Waring Ave	\$1,595,000	Represented Seller	
10328 Wilkins Ave	\$1,549,000	Represented Buyer	
309 N Almont	\$1,495,000	Represented Seller	
3300 Mclaughlin Ave	\$1,320,000	Represented Buyer	
822 N Sycamore Ave	\$1,310,000	Represented Buyer	
135 S Swall #PH1	\$1,259,000	Represented Buyer	
1006 N Hancock Ave	\$1,295,000	Represented Seller	
3570 Helms Ave	\$1,200,000	Represented Seller	
12420 Albers St	\$1,051,000	Represented Seller	
415 Magellan	\$945,000	Represented Seller	
9880 Vidor Dr #303	\$929,000	Represented Buyer	
3851 Lenawee Ave	\$875,000	Represented Seller	
1327 Mccadden Pl	\$850,000	Represented Seller	
10535 Wilshire #411	\$815,000	Represented Buyer & Seller	
305 Glenwood Pl	\$825,000	Represented Buyer	
1722 Malcolm Ave	\$770,000	Represented Seller	
2170 Century Park East #1406	\$749,000	Represented Buyer	
6735 Yucca St #207	\$705,000	Represented Seller	
3145 Garden Ave	\$699,000	Represented Seller	
316 N Crescent Heights	\$699,000	Represented Seller	
1250 S Beverly Glen #403	\$689,000	Represented Seller	
3145 Garden Ave	\$583,888	Represented Buyer	
4716 W 29th St	\$555,000	Represented Buyer & Seller	
6712 Hillpark #208	\$532,000	Represented Seller	
6728 Hillpark #308	\$495,000	Represented Seller	
856 W Beach Ave #13	\$480,000	Represented Seller	
6728 Hillpark #307	\$485,000	Represented Buyer	
426 Via Vista	\$519,000	Represented Seller	
1105 Idaho Ave #208	\$469,000	Represented Seller	
1900 Vine St #216	\$450,000	Represented Buyer	
10501 Wilshire #906	\$421,000	Represented Buyer	
3516 Maine St	\$403,900	Represented Buyer	
16725 Tim Ln	\$389,000	Represented Seller	
337 N Dillon St	\$330,000	Represented Seller	
855 Victor Ave	\$389,000	Represented Seller	

*For additional sales, or off-market transactions, please contact me

310.435.7399 | jennyokhovat@gmail.com | jennyohomes.com



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