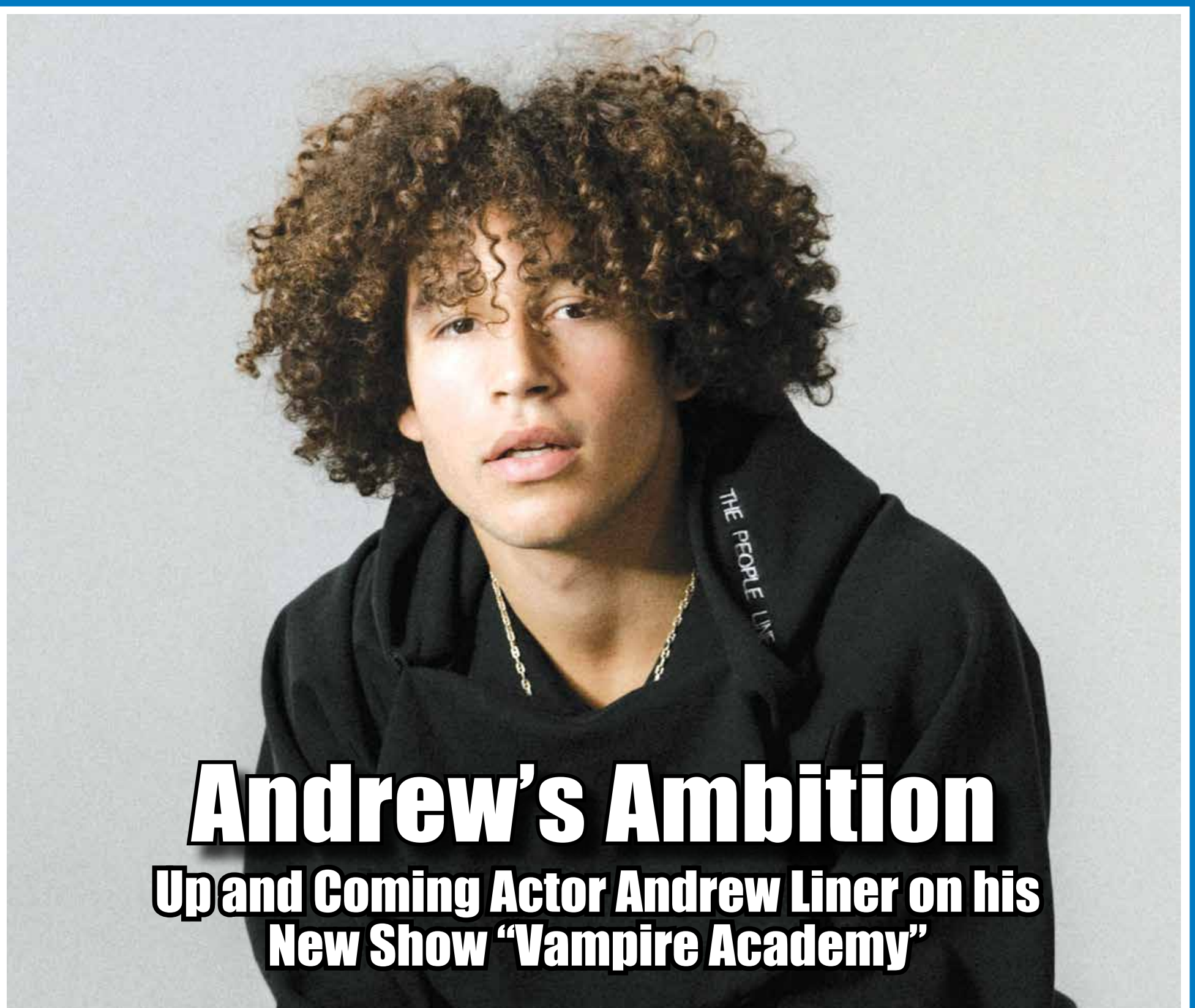


# Beverly Hills Weekly

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Issue 1193 • August 11 - August 17, 2022



## **Andrew's Ambition** **Up and Coming Actor Andrew Liner on his** **New Show "Vampire Academy"**

cover story • page 7

# Business WITH MAYOR Bosse

Please join us at the **next** Business with Bosse event! This **new** initiative was created by Beverly Hills Mayor Lili Bosse to put a spotlight on local businesses and **just how special they are!**

The community is invited to meet at each showcased business and enjoy a sampling of what makes our Beverly Hills businesses so special.

For more information and to view upcoming events, visit [beverlyhills.org/businesswithbosse](http://beverlyhills.org/businesswithbosse)

Questions? Email us at [businesswithbosse@beverlyhills.org](mailto:businesswithbosse@beverlyhills.org)

It's time to  
*be together  
again &  
have fun*

as a  
community  
while  
supporting  
our local  
businesses.



**Tuesday, August 16, 2022**

Drop-in between 9:30 a.m. - 11 a.m.

**Euro Caffe and Euro Gastronomia**  
(in the courtyard)

427 N Canon Dr. #111 and #108,  
Beverly Hills, CA 90210

\*Sample bites will be available!



## SNAPSHOT



**PTA PARTY**  
**WILSHIRE BOULEVARD**

On July 28 at Ocean Prime Restaurant, a group of former PTA presidents resumed their monthly meetings after a delay caused by COVID. That day marked the 40th year they had been meeting. (L to R): Barbara Miller-Fox-Abramoff - El Rodeo School, Cynthia Blum - Horace Mann School, Lorraine Friedman - Hawthorne School, and Isabel Bronte - Beverly Vista School.

## Beverly Hills Weekly

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VOLUMES





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# briefs

## Traffic and Parking Commission Discusses Clifton Way – Le Doux Road Bike Boulevard Feasibility Study

At last Thursday's meeting the Traffic and Parking Commission discussed recommendations on public engagement options for a Clifton Way – Le Doux Road Bike Boulevard Feasibility Study.

The project will explore the feasibility of a range of Bike Boulevard design options, which are not bike lanes, for consideration by the community to implement the Complete Streets Plan and Action Plan. Class III Bike Boulevards are shared streets between bicyclists and drivers.

On Nov. 1, 2021, city staff submitted an application for the study to provide access to the future Wilshire/La Cienega D Line subway stations. In Jan. Metro notified the City that the project had been approved for \$200,000 in grant funding and on April 26 the City Council approved an award agreement between the City and Metro to receive the funding. This project is anticipated to be completed in one year. To complete the Feasibility Study, the City selected Alta Planning + Design, Inc.

Vice Chairperson Ron Shalowitz did not think the public should give input as the first step in the process.

"I don't necessarily know that the first

step should be community outreach. I think that we have hired this really great company and they are the experts. Let them make the first stab at this and then we can modify and work off of that as opposed to stopping someone with a bicycle who has a basket and asking 'where are you going?'. Or randomly speaking with people at a farmers market several miles from where we are actually talking about," Shalowitz said.

City staff will get input from the public in order to see what people are interested in and then come back with some concepts for Alta Planning to look at and give feedback on.

"If we do the appropriate outreach and we get community input, that will help convince them that whatever treatment we are recommending is what the public wants," Chair Sharon Ignarro said.

The funds do not cover the actual implementation of any Bike Boulevard.

## Traffic and Parking Commission Applaud Driver Behavior Detection Pilot

At last Thursday's meeting the Traffic and Parking Commission discussed a proposed Driver Behavior Detection Pilot, which will use real time camera technology to capture data on excessive vehicle speeding, seatbelt use, and distracted driving.

According to the staff report, the National Highway Traffic Safety Association (NHTSA) reported that crashes caused by distracted driving killed 3,142 people in the United States in 2019, which is up 10% from 2018.

Urban Movement Labs, an organization aimed at connecting municipalities with transportation technology, offered Beverly Hills a no-cost pilot program to test Acusensus camera technology. This technology can be mounted on existing street infrastructure to capture real time data on seatbelt use, vehicle speeding, and distracted driving through photos with radar speed detection and fast exposure times.

According to the staff report, Acusensus technology is currently being used in New South Wales, Australia as part of the first automated mobile phone enforcement program. The firm has contracts in jurisdictions across the globe, including the Netherlands, India, and South Africa. In the United States, this technology was used in a pilot for the Missouri Department of Transportation and found that over 60% of the vehicles observed were speeding for the majority of the study hours and over 40% of the vehicles were speeding at any given time. The pilot also determined that 11% of drivers were distracted and 8% of drivers were recorded not wearing seatbelts.

The pilot program is intended to provide an opportunity to better understand driver behavior to help inform the City of the types of roadway design changes that might be needed to minimize speeding and identify potential programs that may be needed to promote seatbelt use and minimize distracted driving.

"I think this is great. It's just another way to collect data," Vice Chairperson Ron Shalowitz said.

## Planning Commission to Discuss Hillside Permit for 1510 Lexington Road

The Planning Commission is expected to discuss a request for two Hillside R-1 Permits and a Tree Removal Permit for a project located at 1510 Lexington Road, at their Thursday meeting.

The Hillside Permit is to allow the construction of a single-family home in excess of 15,000 Square feet and to allow the export of more than 3,000 cubic yards of earth material. The Tree Removal Permit is to allow the removal of five existing heritage trees in the front and street-side yard and to legalize the removal of five heritage trees that were removed previously without a permit, for the total removal of 10 trees from the property.

The Commission previously held a hearing last month to consider the permits and discussed whether the project qualifies for the exemptions in the Basement Ordinance for consideration as a Pipeline Project. Commissioner Peter Ostroff expressed concerns over the applicability of the Basement Ordinance's pipeline provisions to this project, and whether revisions to the project over the course of its review resulted in significant changes compared to the project submitted in 2016. The Commission directed staff to provide additional information regarding the history of the project to evaluate the project's sta-

tus as a Pipeline Project under the Basement Ordinance.

In 2018 the Basement Ordinance was adopted by the City Council to address concerns raised about the scale of development in single-family areas with a focus on basements, retaining walls, and grading within the Hillside Area. Since there were projects that were in various stages of review, the Council established pipeline provisions that would exempt several categories of projects from the Basement Ordinance due to the time, money, and effort that applicants had already put into their projects.

City staff believes the project is exempt from the regulations of the Basement Ordinance because the project had an active entitlement application prior to the effective date of the ordinance.

The Planning Commission is expected to conduct the public hearing and consider the project for approval.

*briefs cont. on page 5*

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## NOTICE OF COMMISSION VACANCIES

The Beverly Hills City Council is seeking qualified residents to fill vacancies on the following Commissions:

### TERM BEGINS JANUARY 1, 2023

- Design Review Commission – One Vacancy
- Recreation and Parks Commission – One Vacancy
- Public Works Commission – One Vacancy
- Human Relations Commission – One Vacancy

### TERM BEGINS JULY 1, 2023

- Community Charitable Foundation – One Vacancy
- Design Review Commission – Two Vacancies
- Public Works Commission – One Vacancy
- Recreation and Parks Commission – One Vacancy

*\*Please note: you can only apply to one Commission vacancy for this application cycle.\**

**DEADLINE TO APPLY FOR THE ABOVE COMMISSIONS IS ON FRIDAY, SEPTEMBER 9, 2022 AT 5:00 P.M.**

For more information on the Commission position and to apply online, please visit the City's website at [www.beverlyhills.org/applyforacommission](http://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.

Huma Ahmed  
City Clerk



# NOTICE OF PUBLIC HEARING

**DATE:** Thursday, August 25, 2022  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Meeting will be held in person at:  
 Commission Meeting Room 280A  
 Beverly Hills City Hall  
 455 North Rexford Drive  
 Beverly Hills, CA 90210  
 Members of the public may also participate via teleconference; details provided below

**PROJECT ADDRESS:** 464 North Beverly Drive  
 (nearest cross street: South Santa Monica Boulevard)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on **Thursday, August 25, 2022**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:



**Conditional Use Permit.** A request for a Conditional Use Permit (CUP) to allow a vehicle sales use at **464 North Beverly Drive**. The applicant, Faraday, proposes to occupy the ground floor of an existing multi-tenant building. The project site is zoned Commercial (C-3) and, pursuant to Beverly Hills Municipal Code (BHMC) §10-3-1604, vehicle sales are permitted only if authorized by a CUP.

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. This exemption is applicable to the minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

### How to Participate

In the interest of maintaining appropriate social distancing, members of the public can participate in, watch, or listen to the commission meetings through the following methods:

- In Person:** Submit a speaker card to the Recording Secretary at the meeting.
- Oral Comment:** Call (310) 288-2288, select Option 1 when prompted. You will be placed on a brief hold, and called upon to make a comment at the appropriate time.
- Video Comment:** <https://beverlyhills-org.zoom.us/my/bevpublic>, enter passcode: 90210 when prompted.
- Written Comment:** Email [commentPC@beverlyhills.org](mailto:commentPC@beverlyhills.org)
- Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- Watch LIVE:** BHTV Channel 10 on Spectrum Cable or [www.beverlyhills.org/watchlive](http://www.beverlyhills.org/watchlive)

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission.

Written comments should identify the Agenda Item number or topic in the subject line of the email. In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record.

Any written comments received by end of the day on Tuesday, August 16, 2022 will be attached to the agenda report regarding this item. Any comments received after Tuesday, August 16, 2022, 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 **Didier Murillo, Associate Planner**, in the Planning Division at (310) 285-1156, or by email at [dmurillo@beverlyhills.org](mailto:dmurillo@beverlyhills.org). Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,  
 Didier Murillo, Associate Planner

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired



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 Beverly Hills, CA 90210  
 Members of the public may also participate via teleconference; details provided below

**PROJECT ADDRESS:** 421 North Rodeo Drive  
 (nearest cross street: Brighton Way)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on **Thursday, August 25, 2022**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:



**Conditional Use Permit.** A request for a Conditional Use Permit (CUP) to allow for the establishment of a cosmetic spa located at **421 North Rodeo Drive**. Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-1620.2, a CUP shall be obtained prior to the establishment of such facility.

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. This exemption is applicable to the minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

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If there are any questions regarding this notice, please contact **Didier Murillo, Associate Planner**, in the Planning Division at (310) 285-1156, or by email at [dmurillo@beverlyhills.org](mailto:dmurillo@beverlyhills.org). Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,  
 Didier Murillo, Associate Planner

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### Planning Commission to Review Time Extension for 370 North Rodeo Project

The Planning Commission is expected to discuss a one-year time extension for a project as well as an In Lieu Parking Permit to allow the construction of a new three-story commercial building at 370 North Rodeo Drive, at their Thursday meeting.

The project was originally approved by the Commission on Aug. 9, 2018, and was valid for three years. The Commission can grant up to two, one-year extensions. The Commission granted the first extension on Nov. 18, 2021, which extended the expiration until Aug. 9, 2022. If the Commission approves the second extension, a new

expiration date of Aug. 9, 2023, would occur.

The project includes the demolition of an existing two-story commercial building and the construction of a new three-story commercial building, which includes an outdoor terrace area and a partial basement. Cartier would be the tenant of the building.

The project has not changed since it was originally approved and the applicant is not seeking any modifications.

### Public Works Commission to Receive Status Update for Wastewater Service Study

At their Thursday meeting, the Public Works Commission is expected to discuss the potential rate structure change for wastewater, the CIP scenario, and fixed

charge revenue for water.

The City's Water and Wastewater Utilities provide services to customers and the City collects a charge for the service. Rates are reviewed periodically to ensure revenue requirements are being met. The City is responsible for setting rates as long as the fees and charges do not exceed the proportional cost of service.

On Dec. 19, 2017, the City Council approved a five-year water rate revenue adjustment through Jan. 1, 2022. On Dec. 5, 2019, the City Council approved re-structured water rate adjustments based on a cost-of-service study conducted by HF&H Consultants, LLC (HF&H). The rate adjustments accounted for changes to the existing consumption and fixed service charges, implemented a water reliability charge, and adopted a revenue

stabilization rates schedule for use during water shortages.

Present rates have not been updated since FY 2009-10 for Wastewater. HF&H evaluated the current rates in 2017 and found that rates were sufficient to continue without a rate increase through FY 2021-22.

The Commission previously discussed Wastewater Enterprise financial projection assumptions, wastewater capital projects, cost and revenue projections, projected fund balance, and restructuring wastewater rates and possible alternatives. The Commission determined that introducing a flow-based quantity charge for residential customers would be acceptable and discussed the possibility to explore an expanded rate structure for the



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Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at a **REGULAR** meeting on **Thursday, August 25, 2022**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

### A REVIEW OF A REVISED VERSION OF THE 2021-2029 HOUSING ELEMENT IN RESPONSE TO COMMENTS FROM THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

The Project is a review of the City of Beverly Hills' adopted 2021-2029 Housing Element of the General Plan, which has been revised in response to comments from the State Department of Housing and Community Development (HCD). The 2021-2029 Housing Element was adopted on October 12, 2021 by the City Council, but has not yet received certification from HCD. At this time, the revised Housing Element document is being presented to the Planning Commission at a public hearing to obtain their input and feedback before it is submitted to HCD for review. Once the Housing Element is certified by HCD, it will be brought forth to the Planning Commission and City Council for re-adoption. The revisions to the Housing Element include but are not limited to:

- Revisions to the Affirmatively Furthering Fair Housing (AFFH) analysis section, and addition of information regarding outreach, historical context, and policies/programs to address fair housing issues in the City;
- Revisions to the sites inventory section, which identifies sites with potential housing capacity sufficient to meet the Regional Housing Needs Allocation (RHNA);
- Additional and revised policies/programs related to Accessory Dwelling Units (ADUs), which intend to incentivize their construction;
- Additional policies/programs related to entitlement processing and permit fees;
- Addition of more specific language and target dates for the implementation of certain policies/programs; and
- Addition of information regarding existing City programs and actions responsive to comments provided.

The Housing Element is a planning document, which contains programs and policies to guide housing development in the City. The Housing Element includes the following topics: analysis of the City's demographic characteristics and housing needs; evaluation of resources and opportunities available to address housing needs; analysis of potential constraints to meeting the City's housing needs; a review of the City's accomplishments during the previous planning period; and updated policies and programs intended to address the City's housing needs for the next 8 years. Additionally, the Housing Element discusses how the City's land use and zoning regulations and programs will accommodate the City's Regional Housing Needs Assessment (RHNA), which is the number of housing units expected to be needed for the next planning period (2021-2029), and includes housing at various levels of affordability. The Housing Element calls for changes to the land use and zoning regulations in the City, but does not approve specific development projects, and does not propose physical development nor construction. The Project area covers the entire City of Beverly Hills, since the Housing Element addresses housing conditions throughout the City. The revised Housing Element document will be available at: [www.beverlyhills.org/housingelementupdate](http://www.beverlyhills.org/housingelementupdate). In order to be notified about when this document becomes available to the public, please send an email to [housingelement@](mailto:housingelement@beverlyhills.org)

[beverlyhills.org](http://beverlyhills.org) to be added to the interested parties list.

### Environmental Review

The City of Beverly Hills previously adopted a Mitigated Negative Declaration (MND) for the updates to the Housing Element of the General Plan (Project). The City of Beverly Hills was the lead agency, pursuant to the California Environmental Quality Act (CEQA), and was responsible for the preparation of the IS/MND. The Project description and Project location are described above. The adopted MND concluded that the project would not result in any significant environmental impacts. The document is currently available for viewing at [www.beverlyhills.org/environmental](http://www.beverlyhills.org/environmental). If a digital copy cannot be obtained by an interested party, please contact the staff listed in this notice and alternate arrangements will be made.

Since the Planning Commission is not considering adopting a revised Housing Element at this time, and is only reviewing and providing comments on the revised version that will be submitted to HCD, no revisions to the MND that will be considered at this time. Once the Housing Element receives certification from HCD, the Housing Element will be brought back to the Planning Commission for re-adoption, at which time further environmental review, if necessary, will be completed.

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If there are any questions regarding this notice, please contact **Chloe Chen, Associate 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 can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,  
Chloe Chen, Associate Planner



Pursuant to the Americans with Disabilities Act (ADA), the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please contact (310) 285-1126 (voice) or (310) 285-6881 (TTY) prior to the meeting for assistance. Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

briefs cont. from page 5

commercial class. They also expressed that rate adjustments should be implemented in a phased-in approach to alleviate the impact on single-family customers. At Thursday's meeting, the Commission will discuss the five-year financial model, the cost-of-service analysis, the proposed rate adjustments, and the phase-in of single-family rate adjustments.

Following the Commission's direction, staff and HF&H will return to the Public Works Commission in a special meeting on August 31, 2022. At that meeting, if the Commission approves the rates, it will be sent to the City Council for final approval.



Projection Mapping

through element in the garden was the lighted rings which were decorated in blue and silver. This year, it was proposed to elevate the décor with a design in the garden. City Council Liaisons Mayor Lili Bosse and Councilmember Lester Friedman recommended 'scribbles' for the design. The design transforms the garden into a playful, elegant destination with colored light changing lights with scribbles placed to engage throughout the park. All of the décor will be programmed to be interactive in an effort to create a unique, and engaging display of color.

This year, the Liaisons also agreed for the city to create a projection mapping show on the exterior of City Hall. Projection mapping is a 3D video projection technique that uses light and colors to project virtual images onto buildings and other non-flat surfaces. It will be a custom show intended to tell a festive, family friendly story, giving an opportunity for people to be immersed in a unique light show. The Liaisons decided to have the show on the upper section of the tower only, on both the Crescent and North Santa Monica sides. This is expected to cost between \$650,000 and \$750,000.

The proposed 2022 Holiday Season Décor Dates are as follows: all lights and décor installed by no later than Nov. 12; Rodeo Drive Holiday Lighting Celebration on Nov. 17; and the removal of lights and décor to begin - Monday, Jan. 2, 2023. The budget for the Citywide Decorative Lighting and Holiday Decorations is \$3,540,000.

The Liaisons will meet at a future date to discuss the holiday décor proposal for Rodeo Drive as well as programming or lighting ceremony requests for this year's holiday season.

## Rodeo Drive Committee Moves Forward with Citywide Holiday Décor

At last Monday's meeting the City Council Rodeo Drive/Special Events Committee discussed an overview of the City's proposed 2022 holiday décor and lighting items.

Each year Beverly Hills sponsors a Holiday Décor Program designed to celebrate the season and attract visitors from around the region to shop, dine and stay in Beverly Hills. The installation timeline usually begins in early Fall with the full installation finishing in time for the Rodeo Drive Holiday Lighting Celebration that occurs on the Thursday the week before Thanksgiving.

This year, the Hanukkah elements will include: blue and white lighting in the spans along North Beverly and North Cañon Drives along with other colors; a glowing reeds audio show to include Hanukkah and Christmas music throughout the season; lighting the menorah each night of Hanukkah; and incorporation into the décor at Beverly Cañon Garden.

Last year, the décor for Beverly Cañon Gardens consisted of a 36 foot walk-through Sequoia Tree. A second walk-



(L to R): Vice Mayor Julian Gold, Councilmembers John Mirisch, Sharona Nazarian, and Lester Friedman, Mayor Lili Bosse, and Police Chief Mark Stainbrook.

## City Hosts National Night Out

Last Tuesday the Beverly Hills Police Department hosted National Night Out. National Night Out is an annual community-building campaign that is intended to promote police-community partnerships and neighborhood camaraderie.



## Picklefest Winners Announced

The annual Beverly Hills Picklefest took place on Sunday, Aug. 7. Back row (L to R): Tina Warwick, 3rd place winner of "I Can Pickle That" for pickled beets; Alan Brownowics, 2nd place winner for "I Can Pickled That" for pickled beets; Ron Sasiela, 1st place winner for "Best Dill Pickle in Beverly Hills"; Bryan Chabrow, 2nd place winner for "Best Dill Pickle in Beverly Hills"; Adam Wetsman, 3rd place winner for "Best Dill Pickle in Beverly Hills"; and Rebecca Pynoos, 1st place winner for "I Can Pickle That" for Sesame Coriander Radish. Front row (L to R): Judges: Retired Deputy Fire Chief Joseph Matsch, Councilmember John Mirisch; Human Relations Commissioner Laura Margo, Councilmember Sharona Nazarian, and Next Beverly Hills Committee Chair Tiffany Davis.

## Online Petition to Cancel Grandparents Permits Gets 43 Signatures

A Change.org petition has circulated online in an attempt to cancel the newly-installed BHUSD grandparent permits and has received a total of 43 signatures, as of press time.

"The immediate result of this permit will be a very crowded elementary system, especially at the TK and K levels with everything becoming a lot more painful from parking at pick-up time to getting into after-school classes and programs which already have very limited

capacity," Lise Vaysman, the organizer, wrote in the petition.

The Board has capped enrollment for the grandparent permits at 100 students.

"If our school district has the capacity to issue school permits, a more logical process should be followed beginning with the BHUSD families that would otherwise have to be displaced due to financial hardship and then simply via lottery," Vaysman wrote.

Vaysman is a realtor at Keller Williams.

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# coverstory

## ANDREW'S AMBITION

### Up and Coming Actor Andrew Liner on his New Show "Vampire Academy"

By Danielle Berjikian

2019 Beverly High graduate Andrew Liner will be starring in the show "Vampire Academy"

#### How did you get into acting?

I got into acting chasing a girl in middle school. She wanted to be in the musical, and I had a crush on her. I did the musical and then I kind of fell in love with it a little bit there. But really, I fell in love with acting at Beverly High where it became less of a hobby and more of a passion. I felt the nuance in it and I felt the human discovery in it. And through watching movies with my dad every weekend. It all kind of came to fruition for me when I was in my sophomore year of high school where this is what I wanted to do with the rest of my life.

You are starring in Vampire Academy. Tell us about that.



*"I fell in love with acting at Beverly High, where it became less of a hobby and more of a passion"*

Vampire Academy is based on a book series called 'Vampire Academy'. Julie Plec and Marguerite MacIntyre are the showrunners. I had auditioned for 180 different projects since the last time I booked something and then I auditioned

for Vampire Academy and they wanted to see me again for a callback. I did a callback and I ended up getting the part. The rest is kind of history. It all feels like a dream right now. I got involved with it maybe around a year ago and at the beginning of September, I flew out to Spain and started the journey. Which was an insane roller coaster ride. High emotions and a lot of growth and independence on my part. I am proud of the work.

The show is centered around a bunch of different types of vampires. I play Mason Ashford. He's

a fun, cool, loving guy who is friends with benefits with Rose Hathaway. He loves her though. He's got this whole love triangle going on there. It's a fun story and it also holds up a marriage to society when you start diving into the political stuff.

You have also been an actor in "Grown-ish". Tell us about that.

I got my manager from doing Mamma Mia in my senior year [at Beverly High]. My manager saw me my junior year in our musical and he came the following year because he liked me. He saw me in Mamma Mia, got a hold of me and we started working together right after that. Three months later I booked Grown-ish. Working at the Disney lot was insane. I was 18 at the time. Being that age, going to the Disney lot to film Grown-ish was all so big and new to me. It couldn't have been more of a joy. I am really thankful that I learned how production should be run with how Grown-ish was run. The leadership, crew, my fellow actors, and everyone were just so sweet and on schedule. It was just a very beautiful thing.

You graduated from Beverly High. Were you involved with the performing arts department?

I was in theater in all four years of high school and I was in choir as well, I was a Madrigal Singer. I also played tennis, football, wrestling, and I ran cross country a little bit. I think that was a big reason why I wanted to go to Beverly; I knew tennis was good there and I knew theater was good there. Those were the two things I was keen on doing. Having that knowledge of those things being

great at the school definitely made me want to go to Beverly.

Were there any teachers at Beverly High that inspired you?

[Choral teacher] Stacey Kikkawa was a great inspiration for me and David Saul Lee as well. Choir was an interesting test to my character because I didn't know how to read music but I loved to sing. It was my first time really singing in a group. The feeling that it gives you is so special, it's so full, and it's very spiritual. You learn through your mentors and you get vulnerable and you learn how to be vulnerable. Through the two of them, we learned how to get there. Also, [Drama teacher] Kaz Chandler was a great help. She kind of taught me a lot of the basics - learning a bunch of different techniques. We really spent four years doing that. That gave me a leg up and helped me fall in love with it. Chori and theater - both of those avenues helped me fall in love with what I want to do today.

What are some future career goals you have?

I want to produce, direct, and write as well. I just started my own production company and I guess you can say my mission statement is something along the lines of 'I want to make amazing movies that have a colorful cast' and give representation to kids that do not usually get representation. It doesn't have to be this 'LGBTQ' movie, or whatever it may be, it can just be a great movie that happens to have mixed people in it. That's the world we live in, and it's the most real and accurate. I think that having good movies but giving representation to those that don't get, is kind of my biggest goal.

### Help Needed to Identify Unknown Patient

LAC+USC Medical Center is seeking the public's help in identifying an adult male patient who has been hospitalized for over a week.



The patient is a 35-year-old Black male with an unknown

history who presented to LAC +USC Medical Center via ambulance after the Skid Row team found him down on the street unresponsive to touch. The patient is unable to communicate his identity and carried no ID cards. He has no tattoos or identifying marks.

The patient stands about six feet tall, weighs around 194 pounds and is average built. He also has black hair and black eyes.

Anyone with information can contact Ileana Galvez, Licensed Clinical Social Worker, LAC+USC Medical Center Department of Social Work, 323-409-4295.

--Briefs Compiled by Danielle Berjikian

## sports & scores



### BHHS Football Team Opens Fall Practice

By Steven Herbert

Beverly High had what coach Marquis Bowling called a disappointing start to fall football practice Monday because only nine players completed the clearance process to be allowed to begin practicing.

"Literally a little bit more than half of the practice was spent getting everything in order so we could get enough people on the field so we could have a decent practice," Bowling said.

After more than one hour, 21 of the team's 34 players were eligible to practice, Bowling said.

The clearance process involves submitting proof of completion of a physical and having insurance and parental permission to play to the school's website. There had been "issues" with the website recently but they were resolved, Bowling said.

Some of the players had not completed the process because they failed to click

the submit button, Bowling said.

Under Southern Section rules, the first three days of practice are a conditioning period, where football shoes, helmets and footballs are the only equipment allowed to be used and body contact, including blocking and tackling, is prohibited.

The team did a lot of sprinting to work on conditioning and working on kickoffs and punts because that involves a lot of sprinting, Bowling said.

Two players missed Monday's practice because they were out of town, Bowling said.

The team will begin full contact practices today. High school teams are limited to a maximum of two full contact practices per week with no more than 45 minutes of full contact on each of those days.

Full contact practice is defined as a practice where drills or live action is con-

ducted that involves collisions at game speed where players execute tackles and other activity that is typical of an actual tackle football game.

The team will conduct weightlifting sessions Mondays and Wednesdays at 6 a.m. beginning Monday, coinciding with the start of school, Bowling said.

Bowling said his goal for the team in its preparations for its Aug. 26 opener at Maranatha is "to be as proficient as possible in the run game (and) stopping the run."

"We worked a lot on passing and our cover stuff in the summer," Bowling said. "I want to polish up the run game stuff we did in the spring and make sure that we're there because that's going to be the thing that helps us maintain and then be the best possible team we can be."

#### Baseball

2015 Beverly High graduate Rigo Fernandez pitched two shutout innings of relief, retiring the final four batters he faced, in the Kannapolis Cannon Ballers' 5-3 loss to the Salem Red Sox in a Carolina League game Tuesday in Kannapolis, North Carolina.

Fernandez allowed one hit to the Boston Red Sox's Single-A affiliate, issued one walk and struck out one batter.

briefs cont. on page 8



THE BEVERLY HILLS HUMAN RELATIONS COMMISSION IN PARTNETSHIP WITH THE COMMUNITY SERVICES DEPARTMENT PRESENTS

# Critical CONVERSATIONS

A SPEAKER SERIES THAT ADDRESSES TODAY'S MOST CRITICAL TOPICS FEATURING GUEST SPEAKER, DONZALEIGH ABERNATHY, WHO WILL DISCUSS SOCIAL ACTIVISM

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THE HUMAN RELATIONS COMMISSION IS NOW ACCEPTING NOMINATIONS FOR THE

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Deadline for Nominations: August 15, 2022

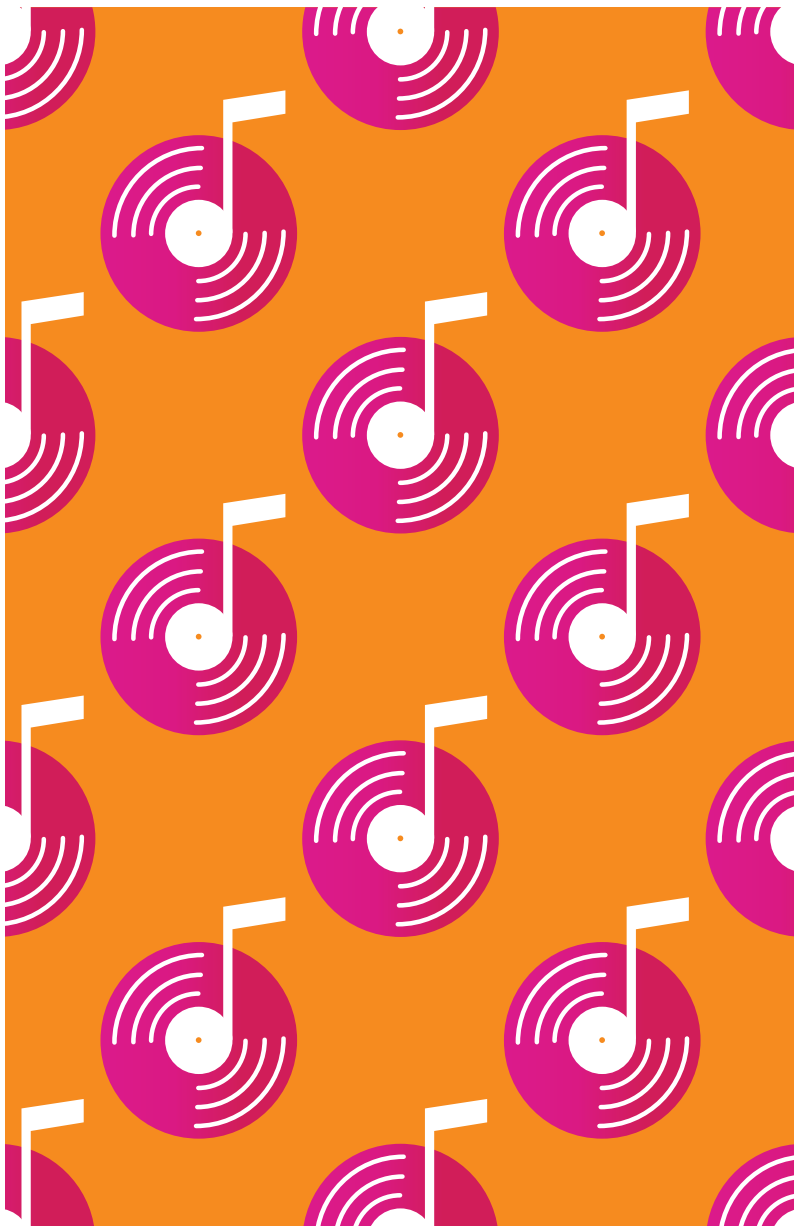
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# Mayor's Mental Wellness Series

## MUSIC & DANCE!

**Thursday,  
August 18, 2022**

**5:30 p.m.-7 p.m.**

**Outside!**

**Crescent side of  
Beverly Hills City Hall**

Join us for a Music and Dance event with Mayor Lili Bosse as part of her Mayor's Mental Wellness Series. Music and Dance combined is the perfect way to alleviate stress and keep the body moving! Wear your sneakers!

More information at [beverlyhills.org/mentalwellness](http://beverlyhills.org/mentalwellness)













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. Notice To Tenant: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case F22-00021 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.\* Notice To Potential Bidders: We Require Certified Funds At Sale By Cashier's Check(S) Payable Directly To "Assured Lender Services, Inc." To Avoid Delays In Issuing The Final Deed. The Property Covered In This Action Includes All Such Real Property And The Personal Property In Which The Beneficiary Has A Security Interest Described Herein And In Exhibit "A" Attached Hereto, Respectively, It Being The Election Of The Current Beneficiary Under The Deed Of Trust To Cause A Unified Sale To Be Made Of Said Real And Personal Property In Accordance With The Provisions Of Section 2924f(B)(2) Of The California Civil Code. Date: 7/21/2022 Assured Lender Services, Inc. Cherie Maples, Vice President of Trustee Operations Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com) Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property.

#### **NOTICE OF U.C.C. ARTICLE 9 DISPOSITION OF COLLATERAL**

#### **PUBLIC SALE AND AUCTION OF AM FAMILY FUND, LLC'S 100% EQUITY MEMBERSHIP INTEREST IN LYDDA LUD, LLC**

PLEASE TAKE NOTICE that on **August 30, 2022, at 10:00 a.m.** (Pacific Standard Time), a public sale (hereinafter the "Public Sale") shall be conducted of AM Family Fund, LLC's 100% membership interest in Lydda LUD, LLC, a California limited liability company. The Public Sale is being conducted pursuant to California *Commercial Code*, sections 9601 *et seq.* The Collateral, as defined below, will be sold to the highest qualified bidder at the Public Sale pursuant to the terms of this notice and Commercial Code, sections 9601 *et seq.*

The Public Sale will be conducted in-person and via video conference hosted by Zoom. The in-person address for the Public Sale is in front of the Los Angeles County Superior Court, Beverly Hills Courthouse, 9355 Burton Way, Beverly Hills, CA 90210. The Zoom information for the Public Sale is as follows:

Meeting Link:  
<https://us02web.zoom.us/j/85797392518>  
Meeting ID: 857 9739 2518

PLEASE TAKE FURTHER NOTICE that the foreclosure, disposition, and Public Sale are being held by the secured party Give Back, LLC (hereinafter "Give Back, LLC" or "Secured Party"), to enforce its rights and remedies as the secured party under the Membership Inter-

est Pledge Agreement (hereinafter the "Pledge Agreement"), dated March 17, 2017, by and between AM Family Fund, LLC (hereinafter "AM Family Fund, LLC" or "Pledgor") and Romspen California Mortgage Limited Partnership (hereinafter "Romspen"). An "Event of Default" has occurred by Pledgor under the Pledge Agreement. A default has also occurred by debtors Lydda LUD, LLC and Coldwater Development LLC (Coldwater Development LLC and Lydda LUD, LLC are hereinafter collectively referred to as the "Debtors") under their Loan Agreement, dated March 17, 2017, with Romspen (hereinafter the "Loan Agreement"), Promissory Note, dated March 17, 2017, by Debtors for the benefit of Romspen and its assigns (hereinafter the "Note"), and the Loan granted pursuant thereto, which obligations of the Debtors are secured by the Pledge Agreement. Give Back, LLC is the assignee of the Pledge Agreement, Loan Agreement, Note, related Loan Documents, and the Loan and of all Romspen's rights, title, interest, and remedies therein. A copy of the Pledge Agreement may be obtained by contacting counsel for Secured Party in writing at the contact set forth below.

The Public Sale is of the "Collateral" pledged by AM Family Fund, LLC as Pledgor pursuant to the terms of the Pledge Agreement as more specifically described as follow:

"Collateral" means Pledgor's interest in the Pledged Interests, the Future Rights, and the Proceeds, collectively; (b) "Pledged Interests" means (i) all Equity Interests owned by Pledgor, (ii) the certificates or instruments representing such Equity Interests, if any, (iii) all rights of Pledgor to vote or otherwise control Lydda LUD, LLC, and (iv) all rights of Pledgor as a member of Lydda LUD, LLC; (c) "Equity Interests" means all securities, shares, units, options, warrants, interests, participations, or other equivalents (regardless of how designated) of Lydda LUD, LLC; (d) "Future Rights" means: (x) all Equity Interests (other than Pledged Interests) owned by Pledgor, and all securities convertible or exchangeable into, and all warrants, options, or other rights to purchase, Equity Interests owned by Pledgor; and (y) the certificates or instruments representing such Equity Interests, convertible or exchangeable securities, warrants, and other rights and all dividends, cash, options, warrants, rights, instruments, and other property or proceeds from time to time received, receivable, or otherwise distributed in respect of or in exchange for any or all of such Equity Interests; (e) "Proceeds" means all proceeds (including proceeds of proceeds) of the Pledged Interests and Future Rights including all: (I) rights, benefits, distributions, premiums, profits, dividends, interest, cash, instruments, documents of title, accounts, contract rights, inventory, equipment, general intangibles, payment intangibles, deposit accounts, chattel paper, and other property from time to time received, receivable, or otherwise distributed in respect of or in exchange for, or as a replacement of or a substitution for, any of the Pledged Interests, Future Rights, or proceeds thereof (including any cash, Equity Interests, or other securities or instruments issued after any recapitalization, readjustment, reclassification, merger or consolidation with respect to Pledgor and any security entitlements, as defined in Section 8-102(a)(17) of the UCC, with respect thereto); (II) "proceeds," as such term is defined in Section 9-102(a)(64) of the UCC; (III) proceeds of any insurance, indemnity, warranty, or guaranty (including guaranties of delivery) payable from time to time with respect to any of the Pledged Interests, Future Rights, or proceeds thereof; (IV) payments (in any form whatsoever) made or due and payable to Pledgor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Pledged Interests, Future Rights, or proceeds thereof; and (V) other amounts from time to time paid or payable under or in connection with any of the Pledged Interests, Future Rights, or proceeds thereof.

Lydda LUD, LLC is a debtor in bankruptcy. On January 15, 2021, Lydda LUD, LLC filed for bankruptcy under Chapter 11 of the United States Bankruptcy Code in the action entitled *In Re Lydda LUD, LLC*, United States Bankruptcy Court, Central District of California, Case No. 2:21-bk-10336-BB (hereinafter "Lydda Bankruptcy"). On January 15, 2021, Coldwater Development, LLC also filed a voluntary petition for relief under title 11 of the United States Code in the United States Bankruptcy Court for the Central District of California styled *In re Coldwater Development LLC*, Case No. 2:21-bk-10335-BB (hereinafter "Coldwater Bankruptcy"). On Jan-

uary 29, 2021, the Bankruptcy Court ordered the Lydda Bankruptcy and the Coldwater Bankruptcy jointly administered, with the Coldwater Bankruptcy being deemed the lead case (the jointly administered bankruptcy is referred to herein as the "Bankruptcy Action"). On or about March 7, 2022, the United States Bankruptcy Court, Central District of California converted the Bankruptcy Action to a Chapter 7 proceeding under the United States Bankruptcy Code, and the Bankruptcy Action remains pending. Further information regarding the Bankruptcy Action can be found on the docket at the Bankruptcy Court website <https://www.cacb.uscourts.gov/>, by contacting counsel for the Secured Party or by contacting counsel for the Chapter 7 Trustee, David Seror, Esq., BG LAW LLP, 21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367, Telephone: (818) 827-9000, [dseror@bg.law](mailto:dseror@bg.law).

The Collateral will be sold to the highest qualified bidder for cash, or the credit against outstanding indebtedness held by the Secured Party or for which the Secured Party is entitled by contract to bid. Please be advised that Secured Party, and any assignees of the Secured Party, reserve their right to credit bid, and may credit bid, at the Public Sale of the Collateral.

All bidders must pre-qualify at least (5) business days before the Public Sale date, by no later than August 23, 2022, by depositing \$10,000 (by bank to bank wire transfer, certified or cashier's check payable to "Law Offices of Ronald Richards & Associates, APC, Attorney Client Trust Account," or another form of payment Secured Party may agree to accept in writing) with legal counsel for Secured Party and all deposits (except that of highest bidder) shall be returned within three (3) business days of the conclusion of the bidding. Cash deposits will not be accepted. The highest bidder's deposit shall be non-refundable. The balance of the highest bid payable to Secured Party by bank to bank wire transfer, certified or cashier's check shall be delivered to Secured Party's legal counsel no later than September 2, 2022, at 1:00 p.m. (Pacific Standard Time), which may be continued, in writing, to a later time and date in Secured Party's sole discretion. If the highest bidder defaults upon payment of the balance of its bid, its deposit and any partial payments are forever forfeited and the Collateral, at Secured Party's sole option and discretion, may be sold to the next highest qualified bidder.

Secured Party, directly or indirectly through nominees or assigns, reserves the right to bid at the Public Sale without tendering deposit, as required for other bidders, to credit bid, and to take title to the Collateral immediately after the Public Sale, or on such other date as Secured Party shall elect in its sole discretion.

Interested parties who would like additional information should contact Ronald N. Richards, legal counsel for the Secured Party, at [ron@ronaldrichards.com](mailto:ron@ronaldrichards.com) and [glong0607@gmail.com](mailto:glong0607@gmail.com) or at (310) 556-1001.

The Public Sale may be canceled or continued from time to time, without further notice other than as given at the Public Sale date and place, at the sole and absolute discretion of Secured Party.

There will be no warranty made or provided relating to title, possession, quiet enjoyment or the like in connection with the disposition and sale of the Collateral. The Collateral shall be sold AS IS, WHERE IS, and all warranties of quality, quiet enjoyment, fitness, merchantability and all other warranties, express, implied, arising by statute, common law or otherwise are expressly excluded. Secured Party makes no representation or warranty as to (i) state or condition of title, (ii) existence, validity, or amount of any liens or claims senior to that of Secured Party, or (iii) value of or income produced or that may be produced by the Collateral.

Secured Party: Give Back, LLC, c/o Ronald Richards, 325 N. Maple Drive, #11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: [ronaldrichards.com](mailto:ronaldrichards.com)

Counsel for Secured Party: Law Offices of Ronald Richards & Associates, A.P.C., attn. Ronald Richards, P.O. Box 11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: [ronaldrichards.com](mailto:ronaldrichards.com) and [glong0607@gmail.com](mailto:glong0607@gmail.com)

#### **NOTICE OF U.C.C. ARTICLE 9 DISPOSITION OF COLLATERAL**

#### **PUBLIC SALE AND AUCTION OF MOHAMED HADID'S 100% EQUITY MEMBERSHIP INTEREST IN COLDWATER DEVELOPMENT, LLC**

PLEASE TAKE NOTICE that on **August 30, 2022, at 10:00 a.m.** (Pacific Standard Time), a public sale (hereinafter the "Public Sale") shall be conducted of Mohamed Hadid's 100% membership interest in Coldwater Development, LLC, a California limited liability company. The Public Sale is being conducted pursuant to California *Commercial Code*, sections 9601 *et seq.* The Collateral, as defined below, will be sold to the highest qualified bidder at the Public Sale pursuant to the terms of this notice.

The Public Sale will be conducted in-person and via video conference hosted by Zoom. The in-person address for the Public Sale is in front of the Los Angeles County Superior Court, Beverly Hills Courthouse, 9355 Burton Way, Beverly Hills, CA 90210. The Zoom information for the Public Sale is as follows:

Meeting Link:  
<https://us02web.zoom.us/j/85797392518>  
Meeting ID: 857 9739 2518

PLEASE TAKE FURTHER NOTICE that the foreclosure, disposition, and Public Sale are being held by the secured party Give Back, LLC (hereinafter "Give Back, LLC" or "Secured Party") to enforce its rights and remedies as the secured party under the Membership Interest Pledge Agreement (hereinafter the "Pledge Agreement"), dated March 17, 2017, by and between Mohamed Hadid (hereinafter "Mohamed Hadid" or "Pledgor") and Romspen California Mortgage Limited Partnership (hereinafter "Romspen"). An "Event of Default" has occurred by Pledgor under the Pledge Agreement. A default has also occurred by Pledgor under his Guaranty, dated March 17, 2017, of, *inter alia*, Coldwater Development, LLC and Lydda LUD, LLC's (Coldwater Development, LLC and Lydda LUD, LLC are hereinafter collectively referred to as the "Debtors") Loan Agreement, dated March 17, 2017, with Romspen (hereinafter the "Loan Agreement"), Promissory Note, dated March 17, 2017, by Debtors for the benefit of Romspen and its assigns (hereinafter the "Note"), and the Loan granted pursuant thereto. Debtors are in default of the Note and Loan Agreement. Give Back, LLC is the assignee of the Pledge Agreement, Loan Agreement, Note, related Loan Documents, the Loan, Guaranty, and of all Romspen's rights, title, interest, and remedies therein. A copy of the Pledge Agreement may be obtained by contacting counsel for Secured Party in writing at the contact set forth below.

The Public Sale is of the "Collateral" pledged by Mohamed Hadid as Pledgor pursuant to the terms of the Pledge Agreement as more specifically described as follow:

"Collateral" means Pledgor's interest in the Pledged Interests, the Future Rights, and the Proceeds, collectively; (b) "Pledged Interests" means (i) all Equity Interests owned by Pledgor, (ii) the certificates or instruments representing such Equity Interests, if any, (iii) all rights of Pledgor to vote or otherwise control Coldwater Development, LLC, and (iv) all rights of Pledgor as a member of Coldwater Development, LLC; (c) "Equity Interests" means all securities, shares, units, options, warrants, interests, participations, or other equivalents (regardless of how designated) of Coldwater Development, LLC; (d) "Future Rights" means: (x) all Equity Interests (other than Pledged Interests) owned by Pledgor, and all securities convertible or exchangeable into, and all warrants, options, or other rights to purchase, Equity Interests owned by Pledgor; and (y) the certificates or instruments representing such Equity Interests, convertible or exchangeable securities, warrants, and other rights and all dividends, cash, options, warrants, rights, instruments, and other property or proceeds from time to time received, receivable, or otherwise distributed in respect of or in exchange for any or all of such Equity Interests; (e) "Proceeds" means all proceeds (including proceeds of proceeds) of the Pledged Interests and Future Rights including all: (I) rights, benefits, distributions, premiums, profits, dividends, interest, cash, instruments, documents of title, accounts, contract rights, inventory, equipment, general intangibles, payment intangibles, deposit accounts, chattel paper, and other property from time to time received, receivable, or otherwise distributed in respect of or in exchange for, or as a replacement of or a substitution for, any of the Pledged Interests, Future Rights, or proceeds thereof (including any cash, Equity Interests, or other securities or instruments issued after any recapitalization, readjustment, reclassification, merger or consolidation with respect to Pledgor and any security entitlements, as defined in Section 8-102(a)(17) of the UCC, with respect thereto);

(II) "proceeds," as such term is defined in Section 9-102(a)(64) of the UCC; (III) proceeds of any insurance, indemnity, warranty, or guaranty (including guaranties of delivery) payable from time to time with respect to any of the Pledged Interests, Future Rights, or proceeds thereof; (IV) payments (in any form whatsoever) made or due and payable to Pledgor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Pledged Interests, Future Rights, or proceeds thereof; and (V) other amounts from time to time paid or payable under or in connection with any of the Pledged Interests, Future Rights, or proceeds thereof.

Coldwater Development, LLC is a debtor in bankruptcy. On January 15, 2021, Coldwater Development, LLC filed for bankruptcy under Chapter 11 of the United States Bankruptcy Code in the action entitled *In Re Coldwater Development, LLC*, United States Bankruptcy Court, Central District of California, Case No. 2:21-bk-10335-BB (hereinafter "Coldwater Bankruptcy"). On January 15, 2021, Lydda LUD, LLC also filed a voluntary petition for relief under title 11 of the United States Bankruptcy Code in the United States Bankruptcy Court for the Central District of California styled *In re Lydda LUD, LLC*, Case No. 2:21-bk-10336-BB (hereinafter "Lydda Bankruptcy"). On January 29, 2021, the Bankruptcy Court ordered the Coldwater Bankruptcy

and the Lydda Bankruptcy jointly administered, with the Coldwater Bankruptcy being deemed the lead case (the jointly administered bankruptcy is referred to herein as the "Bankruptcy Action"). On or about March 7, 2022, the United States Bankruptcy Court, Central District of California converted the Bankruptcy Action to a Chapter 7 proceeding under the United States Bankruptcy Code, and the Bankruptcy Action remains pending. Further information regarding the Bankruptcy Action can be found on the docket at the Bankruptcy Court website <https://www.cacb.uscourts.gov/>, by contacting counsel for the Secured Party or by contacting counsel for the Chapter 7 Trustee, David Seror, Esq., BG LAW LLP, 21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367, Telephone: (818) 827-9000, [dsror@bg.law](mailto:dsror@bg.law).

The Collateral will be sold to the highest qualified bidder for cash, or the credit against outstanding indebtedness held by the Secured Party or for which the Secured Party is entitled by contract to bid. Please be advised that Secured Party, and any assignees of the Secured Party, reserve their right to credit bid, and may credit bid, at the Public Sale of the Collateral.

All bidders must pre-qualify at least (5) business days before the Public Sale date, by no later than August 23, 2022, by depositing \$10,000 (by bank to bank wire transfer, certified or cashier's check payable to "Law Offices of Ronald Richards &

Associates, APC, Attorney Client Trust Account," or another form of payment Secured Party may agree to accept in writing) with legal counsel for Secured Party and all deposits (except that of highest bidder) shall be returned within three (3) business days of the conclusion of the bidding. Cash deposits will not be accepted. The highest bidder's deposit shall be non-refundable. The balance of the highest bid payable to Secured Party by bank to bank wire transfer, certified or cashier's check shall be delivered to Secured Party's legal counsel no later than September 2, 2022, at 1:00 p.m. (Pacific Standard Time), which may be continued, in writing, to a later time and date in Secured Party's sole discretion. If the highest bidder defaults upon payment of the balance of its bid, its deposit and any partial payments are forever forfeited and the Collateral, at Secured Party's sole option and discretion, may be sold to the next highest qualified bidder.

Secured Party, directly or indirectly through nominees or assigns, reserves the right to bid at the Public Sale without tendering deposit, as required for other bidders, to credit bid, and to take title to the Collateral immediately after the Public Sale, or on such other date as Secured Party shall elect in its sole discretion.

Interested parties who would like additional information should contact Ronald N. Richards, legal counsel for the Secured Party, at [ron@ronaldrichards.com](mailto:ron@ronaldrichards.com) and [glong0607@gmail.com](mailto:glong0607@gmail.com) or

at (310) 556-1001.

The Public Sale may be canceled or continued from time to time, without further notice other than as given at the Public Sale date and place, at the sole and absolute discretion of Secured Party.

There will be no warranty made or provided relating to title, possession, quiet enjoyment or the like in connection with the disposition and sale of the Collateral. The Collateral shall be sold AS IS, WHERE IS, and all warranties of quality, quiet enjoyment, fitness, merchantability and all other warranties, express, implied, arising by statute, common law or otherwise are expressly excluded. Secured Party makes no representation or warranty as to (i) state or condition of title, (ii) existence, validity, or amount of any liens or claims senior to that of Secured Party, or (iii) value of or income produced or that may be produced by the Collateral.

Secured Party: Give Back, LLC, c/o Ronald Richards, 325 N. Maple Drive, #11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: [ron@ronaldrichards.com](mailto:ron@ronaldrichards.com)

Counsel for Secured Party: Law Offices of Ronald Richards & Associates, A.P.C., attn. Ronald Richards, P.O. Box 11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: [ron@ronaldrichards.com](mailto:ron@ronaldrichards.com) and [glong0607@gmail.com](mailto:glong0607@gmail.com)

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*Thursday, August 25<sup>th</sup>*

From 7 p.m. – 8 p.m. at City Hall

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Municipal Gallery

455 N Rexford Dr.  
Beverly Hills, CA  
90210

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**WHEN:**

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