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# Beverly Hills Weekly

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Issue 1194 • August 18 - August 24, 2022



## 10 Questions for the Candidates

Get to Know the BHUSD Board of Education Contenders

cover story • pages 5-7



## Next stop: more subway.



### PURPLE (D LINE) EXTENSION TRANSIT PROJECT Section 2 – Beverly Hills Update

#### CONSTRUCTION UPDATE

Construction activities to build the Wilshire/Rodeo Station continue primarily underground at Wilshire Bl and Rodeo Bl. Material deliveries will continue during day and evening hours.

#### TRAFFIC ALERT

From 8:15pm–7am Wilshire Bl may be reduced to one lane in each direction between El Camino Dr and Crescent Dr.

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The City of Beverly Hills invites you to attend an upcoming community meeting to help us identify transit destinations within the City and provide input on desired transit options to better support mobility for residents, employees, students and visitors to Beverly Hills.

All information, suggestions and ideas generated from both community discussions will help the City identify opportunities for improvements to the current public transportation system, including potential new local services to better meet future community mobility needs.

You may choose to participate in one or both meetings offered on the following dates:

**WEDNESDAY, AUGUST 24, 2022, 5:30 PM to 7 PM**  
(Virtual/Online)

Online link will be available at: [www.beverlyhills.org/TransitStudy](http://www.beverlyhills.org/TransitStudy)

**THURSDAY, SEPTEMBER 8, 2022, 6 PM to 8 PM**  
(In-Person in the Municipal Gallery and Virtual/Online)

City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210  
Online link will be available at: [www.beverlyhills.org/TransitStudy](http://www.beverlyhills.org/TransitStudy)

\*Both meetings will be recorded for on-demand viewing

Visit [www.BeverlyHills.org/TransitStudy](http://www.BeverlyHills.org/TransitStudy) for more information.  
For questions, contact: [AskPW@beverlyhills.org](mailto:AskPW@beverlyhills.org) or (310) 285-2467



## SNAPSHOT



### HELLO HAWTHORNE! NORTH REXFORD DRIVE

(L to R) Superintendent Michael Bregy, Hawthorne Principal Sarah Kaber, and Board of Education President Mary Wells.

Hawthorne held a welcome back event Sunday to kick off the 2022 school year.

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# briefs

## Thieves Crash Car into Neiman Marcus; Police Investigating Shooting Near Nusr-Et

The Beverly Hills Police Department (BHPD) is currently investigating an incident in which a group of burglars crashed a car into Neiman Marcus Saturday around 4:45 a.m. and managed to flee with an undisclosed amount of merchandise.

Officers responded to the store for a call regarding an alarm activation. Upon arrival, they found a dark-colored Chevrolet sedan had crashed through the store window.

Although the officers responded within three minutes of receiving the call, the suspects had already fled in a getaway vehicle.

"We have tons of information to process and a lot of evidence. We are hoping for identification and arrests to follow," Lieutenant Giovanni Trejo said.

Police Chief Mark Stainbrook says he is confident the department will make arrests in this case.

The BHPD is also investigating a shooting that occurred Monday night on North Cannon Drive in front of Nusr-Et.

Officers arrived on scene in under two minutes after receiving several calls for a shooting around 10:48 p.m. and located a male subject who had sustained a gunshot wound. Fire Department Paramedics arrived and transported the victim to a local hospital, where he is listed in stable condition.

Details regarding a suspect were not available as of press time; however, the preliminary investigation indicates this was not a random act and there is no active threat to the community.

## Planning Commission Sends Back 1510 Lexington Road Project

The Planning Commission sent back a request for two Hillside R-1 Permits and a Tree Removal Permit for a project located at 1510 Lexington Road, at last Thursday's meeting. The commission requested the applicant come back after they modify the project.

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.

Specifically, the Commission requested that the applicant modify the amount of earth material that is being exported as well as the height of the retaining walls.

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 status 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 projects.

The Commission ultimately decided it was a Pipeline Project in a 3-2 vote, with Chair Myra Demeter and Ostroff dissenting.

"It is not the same project. Ergo, it cannot be grandfathered under that provision," Ostroff said.

The Commission also raised concerns about the previous tree removal.

"I am troubled by the amount of earth export that you are currently seeking, I am troubled by the tree removal, you are coming in here asking for a tree removal permit for the illegal removal of five trees and no one can tell us how that happened," Ostroff said.

The Commission will continue the hear-

ing to their Oct. 13 meeting.

## BHUSD Honors Longtime Faculty and Staff with Service Awards

The BHUSD held its Opening Day last Friday, in which it announced its 2020 Service Awards winners. The awards are given to faculty and staff who worked with the BHUSD for over a decade.

### 35 Years

Eran Elitzur

### 30 Years

Loren Newman

### 25 Years

Kourtney Alarcon

John Braddell

Caitlin Carter

Jory Cress

Shelanee Fernando

Ryan Franks

Janna Lightner

Tracey MacGregor

Todd Radonsky

Amy Whitney

Carolina Courneya

Sara Ezra

Pamela Winston

### 20 Years

Alissa Glass

Jennifer Goolsby

Huei-Yu Jennifer Lee

Carolyn McCarthy

Karen Moses

Barbara Nealis

Jennifer Postlewaite

Terry Postlewaite

Fariba Ashouri

Margarita Chock

Laura Mendoza

Luis Molina

Dominador Popoy

Susana Rios

### 10 Years

Nicursor Ciumacencu

Meridith Miller

Kristin Burcham

Lee Butterfield

Camille Powell

Alana Castanon

Janine Erickson

Nicole Flores

Nicole Greene

Katherine Nicola

Elaine Yoo

Melanie Alkov

Glenna Baron

Keith Davis

Kristina Garfield

Evelyn Muniz

## County Registrar Announces Not Enough Signatures for Gascon Petition

The petition to recall Los Angeles County District Attorney George Gascon has been found to be insufficient to qualify for the ballot, the County Registrar of Voters announced Monday.

"While the initial results are surprising and disappointing, the Recall Committee intends to exercise its full statutory and legal authority to review the rejected signatures and verification process that took place and will ultimately seek to ensure no voter was disenfranchised," Tim Lineberg-

er said on behalf of the recall campaign.

Based on the examination and verification, 520,050 signatures were found to be valid and 195,783 were found to be invalid. To qualify the recall for the ballot, the petition required 566,857 valid signatures; therefore, the petition has failed to meet the requirements.

A summary breakdown of the invalid signatures is as follows: 88,464 were not registered voters, there were 43,593 duplicate signatures, 32,187 had a different address, 9,490 had a mismatched signature, 7,344 canceled, there were 5,374 out of County addresses, and there were 9,331 invalid signatures due to other reasons.

Let the Voters Decide, a company that gathers petition signatures for local ballot measures sued the committee attempting to recall Gascon Monday, alleging that organizers owe the firm at least \$469,596 for unpaid work, according to mylewsa.com.

"Disgusted [that the] Registrar Office stated the Recall [for] [District Attorney] [George Gascon] FAILED. We need safe streets. Everyone needs [to] feel safe in their homes and in their neighborhoods. There must be a consequence [to] crime or we live in Gotham City. [Thank you to] everyone who signed. Our fight for safety is not over," Mayor Lili Bosse said in a statement on Twitter.

## Peykar Withdraws from Board Race; Endorses Manouchehri

Dela Peykar Ronen has withdrawn from the Nov. 8 Board of Education race after previously filing and has endorsed Judy Manouchehri.

"There is absolutely nothing I care more about than our kids. With that said, I've come to the realization that I serve them best by getting involved in other ways, such as through the PTA and school committees. I have had the privilege of speaking with Judy Manouchehri and after so doing support her mission completely. It's my honor to endorse her and wish her the best in the race. I'm humbled by all the support and will forever remember the amazing conversations I had with members of our community, both those serving our city and our residents," Peykar said.

The following candidates have filed for the election: Manouchehri, Farrah Raborar Dodes, Rachelle Marcus, Michal Amir-Salkin, and Janessa LaVoice. See their interviews on pages 5-7.

## Next BH Working on Finalizing Plans for 'Next Night'

The Next Beverly Hills Committee held a special meeting on Aug. 9 where they recommended 'Authentic Agency' as the event production vendor for 'Next Night' in an amount not to exceed \$142,900.

In 2016, the Committee hosted its first Next Night on South Beverly Drive as a local outdoor block-party festival. The event delivered an entertaining community experience for approximately 2,000 attendees and continued to take place through 2019. Due to COVID-19, Next Night did not occur for the past two years. This year, Next

briefs cont. on page 5

briefs cont. from page 3

Night is set to take place on Saturday, Oct. 22.

At the May 24 City Council meeting, the Council approved the Committee's Fiscal Year 2022-2023 work plan and budget, which included an appropriation for \$150,000 from Fiscal Year 22-23 general fund reserves to the Policy & Management Business Development budget. Excluded from the event company proposals, other costs such as event talent, K-rails, portable restrooms, and potentially equipment rental would also come from the \$150,000 budget.

All street closures and/or reductions of City fees for special events must be formally approved by City Council.

### Beverly Hills Launches New Critical Conversations Speaker Series

The City is launching a new speaker series called Critical Conversations.



Donzaleigh Abernathy

Sponsored by the Human Relations Commission and Community Services Department and its Public Library, this speaker series will work to cultivate a community of greater kindness, equity, inclusion, and belonging.

The first of the Critical Conversations series will launch on Wednesday, Aug. 24, at 7 p.m. in the Beverly Hills Municipal Gallery with Donzaleigh Abernathy, daughter of Rev. Ralph David Abernathy, the co-founder of the civil rights movement, and close friend and advisor to Dr. Martin Luther King Jr. Donzaleigh will share her early experiences and insights with social

activism. You can register at Eventbrite.com, or call or email the City's Library Reference at 310-288-2244, or [reference@beverlyhills.org](mailto:reference@beverlyhills.org).

"We're thrilled to launch this new speaker series designed to spark community dialogue around today's most critical topics. I couldn't think of a better inaugural speaker than Donzaleigh Abernathy, who is a truly dedicated individual working toward a more equitable society for generations to come," Human Relations Chair Noelle Freeman said.

### The Susie Hansen Latin Band to Perform Tonight

Are you ready for a sultry mix of salsa, cumbia, merengue, cha cha, bolero and bachata? The Aug. 18 Concerts on Canon at Beverly Canon Gardens features The Susie Hansen Latin Band, a Latin jazz band that has been playing together



for 32 years. Susie Hansen, along with her six-piece band on piano, bass, electric guitar, congas, and drums will bring the lively rhythm and spirit of Latin jazz to the Garden.

Concerts on Canon is a free concert series that takes place every Thursday, through Aug. 25 from 6 p.m. - 8 p.m. at Beverly Canon Gardens. There is a different band/genre every Thursday. For more information visit [www.beverlyhills.org/concertsoncanon](http://www.beverlyhills.org/concertsoncanon).

--Briefs Compiled by Danielle Berjikian

## sports & scores



### Paysinger To Coach First Game Since 2008 Friday

By Steven Herbert

Former Beverly High football coach, assistant principal and principal Carter Paysinger will make his debut as Santa Monica High's coach Friday night when the Vikings play at Calabasas in the non-league season opener for both schools.

The game will be Paysinger's first as a head coach since 2008. He resigned following the season to concentrate on his new duties as an assistant principal. He served as a consultant to the team in 2009 when his brother Donald was its coach.

Paysinger was the interim principal at Palos Verdes High School in the 2021 fall semester and was offered the position on a permanent basis.

"They wanted me to stay for a minimum of two years and that's something

I couldn't do," Paysinger said. "My son (Chandler) is 11 years old now. He's going to middle school and driving to Palos Verdes and spending those hours there every day would have been too much for us."

Paysinger would also have been forced to stop receiving his pension had he accepted the position on a permanent basis.

Santa Monica High was seeking a successor to Matt Kirk, who resigned as coach in December after the team completed in 2021 season 1-7.

Paysinger received calls from Coleen Davenport-Paysinger, the longtime Beverly High athletic trainer who has been Santa Monica High's athletic director since 2021 and is married to Paysinger's brother Vonzie, and Amy Golden, a former Beverly High assistant principal now a house adviser at Santa Monica about coaching again.

"I wasn't really interested," Paysinger said.

However, Paysinger met with Santa Monica High Principal Marae Cruce and Ben Drati, the superintendent of the Santa Monica-Malibu Unified School District, in

December and January, about overseeing the football program and helping to hire a new coach.

"After getting involved with trying to put the program back in order and hiring a coach," Paysinger said he would "take a look at possibly doing it myself for this year and maybe even two years" because "most coaches had already been hired."

The 66-year-old Paysinger said he is "having so much fun (with) this." His staff includes two former Beverly High players, Derrick Robinson, a longtime Beverly High coordinator and assistant coach, and Jabril Raymo, who also played at UCLA. A third Beverly Hills alum, Andrew Kline, who was on the St. Louis Rams' roster from 2000-02, serves as a mentor.

Paysinger inherits a program that has had one winning season since 2014.

"There was a lot of turnover with the coaches and a lack of confidence with the football program," Paysinger said. "There were a number of kids on campus that could play football that decided not to play football."

Paysinger said the number of players in the football program has nearly doubled to 110, including 48 on the varsity. None of the players are transfer students.

Paysinger said his goal at Santa Monica is "to just build the culture and try to tie the old with the new."

"Santa Monica football was big in the '70s, '80s and early '90s," said Paysinger, who was Beverly High's football coach from 1990-2008, assistant principal in the 2009-10 school year and principal from 2010-15. Paysinger was executive director of institutional advancement at St. Bernard High, a Catholic high school in Playa del Rey, from 2018-20.

"We want to rebuild the culture and confidence in the program. I've spent a lot of time with alumni and community members and they

are thirsting for Santa Monica to just be respectful again."

In the relegating that followed the 2019 season, Santa Monica was moved from the Ocean League, where Beverly High was a fellow member, to the Bay League.

When asked about the possibility of a game against Beverly Hills, Paysinger said, "I don't know that's going to happen. The programs are at two different places right now."

Calabasas, Santa Monica's opponent Friday, also has a Beverly High tie. Its kicker, Sean Stepenosky, is the son of former Beverly High principal Dan Stepenosky, now the superintendent of Las Virgenes Unified School District, which includes Calabasas High.

### Hockey

2018 Beverly High graduate Dominique Petrie and her teammates with the U.S. collegiate women's select team are scheduled to face their Canadian counterparts in the second game of the three-game Collegiate Series tonight in Calgary, Alberta.

Wednesday's series opener began after the Beverly Hills Weekly's deadline. The series is set to conclude Saturday. Both games will begin at 6:30 p.m. and be streamed at [video.hockeycanada.ca/en/](http://video.hockeycanada.ca/en/)

The U.S. collegiate women's select team is normally referenced as the U.S. under-22 women's select team, but due to not playing the past two years, all players with collegiate eligibility were able to make the team.

Petrie was a member of the U.S. team in the 2017, 2018 and 2019 International Ice Hockey Federation Under-18 Women's World Championships, winning gold medals in 2017 and 2018 and a silver medal in 2019.

Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for the Los Angeles Times and The Washington Post. He can be reached at (786) 201-2460 or by email at [stvherbert@aol.com](mailto:stvherbert@aol.com).

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# coverstory

## 10 QUESTIONS FOR THE CANDIDATES

### Get to Know the BHUSD Board of Education Contenders

By Danielle Berjikian

**CANDIDATE JANESSA LAVOICE DID NOT RESPOND BY THE DEADLINE.**

**What do you think are the top issues facing the school district at this time?**

**Farrah Dodes:** I believe that our top issues are:

1. Ensuring academic recovery from learning loss associated with covid lockdowns, as well as ensuring that the social



and emotional needs of students and staff are met.

2. Increasing and strengthening safety and security by advocating for the reinstatement of dedicated School Resource Officers at all school sites;

3. And enacting policies that increase transparency and allow for all stakeholders to voice their concerns.

As a district, we must stay laser focused on providing the best education for all of our students. In recent years, there have been several major issues that have pulled attention away from this core mission, including construction, litigation, Covid, etc. On top of this, we have compounded our issues through a fundamental lack of trust between the school board/district and its stakeholders. This community has witnessed a lot of frankly unproductive finger pointing in the last few years, and that needs to stop. We have a strong community, and together we need to focus and remember why we're here: giving our children the best academic experience possible, and setting them up for success in college and career. I strongly believe that we can achieve that by working together.

**Judy Manouchehri:** The community is in a pivotal transition as we emerge from one of the most challenging time periods in recent history. BHUSD must continue to be the bedrock of our community because



our future is our children. I plan to build the excellence our community has grown to expect in our District through collaborative unification and by:

1. Elevating academic rigor in student programs to enable competition with top schools. We live in a bus-

ting and cosmopolitan metropolis where partnerships should be further developed to afford our kids the best variety of program selection.

2. Ensuring critical oversight and supervision of the construction program to deliver much needed transparency and accountability. As a construction attorney, my professional expertise lends itself to overseeing the many facets of a program from contract term negotiations, to program and budget timelines, and to continued program viability.

3. Enacting critical programs and activities to advance the mental and physical health of our children in the post-pandemic era, while addressing psychological stressors.

**Rachelle Marcus:** First off, the District received scores from standardized testing taken by students last spring, and they showed a decline in our student's overall academic performance. As a former teacher, this is a concern. While there has been less of an emphasis on standardized testing in recent years, the academic excellence that we must strive



for is of the utmost importance to me.

Second, in October 2021, we learned that there was shortfall in our construction funds, and we would be unable to complete the entire plan as originally envisioned by the Bond program.

Also, the continuous decline in enrollment is an issue of great concern, as anything less than a robust student population can negatively affect all aspects of our district.

**Michal Amir-Salkin:**

1. EDUCATION: We must strive to give every student an excellent education, with a focus on mastering the fundamentals. We need to find students who are struggling early, so we can help



them before they fail. Lessons should be interesting and relevant to students' lives so they appreciate the value of learning. We must support our teachers and get parents involved in their chil-

dren's education.

2. CONSTRUCTION: The construction process is running far behind sched-

ule and far over budget. Our students and teachers deserve comfortable, well-built schools with state-of-the-art equipment and technology, plus artistic and athletic spaces. Campus security and traffic safety are also important.

3. COMMUNITY RELATIONSHIPS: We need to strengthen relationships within each school, both among students and between students and teachers. Schools and families should be partners in education, especially with regards to curriculum and helping students who are struggling. We should reach out to non-BHUSD people who live around us, engaging with the whole community of Beverly Hills.

4. FISCAL RESPONSIBILITY: BHUSD needs to improve its financial transparency and accountability, especially with regards to the bond-funded construction. We must communicate better with both the BHUSD community and the wider Beverly Hills community.

**What lessons can be learned from the costly, and ultimately unsuccessful, Metro litigation fight?**

**Dodes:** The Metro litigation has been going on a long time and it appears to be finally over. From fighting to prevent tunneling under our school to the most recent decision regarding the Eminent Domain litigation, everyone involved, no matter what side or strategy they were for, understands that the results were terrible. MTA will tunnel under the high school and the Eminent Domain award was much smaller than expected. Everyone who is passionate about the issue has an opinion as to why it went poorly and what could have been done differently. When things go poorly, the blame game inevitably ensues, which really points to the larger issue: we were not united on strategy and that had real consequences on our ability to generate a better outcome.

I also believe there is a lesson to be learned that it is easy to get into litigation, but much, much harder to get out of it. That being said, I do not point fingers at people on either side of the issue, who I believe acted in good faith and believed in their position as serving the best interests of the district. I am excited to have the litigation largely behind us, so we can refocus on the core educational mission of the District. People often cite the \$20 million or so spent in fighting with Metro, but perhaps a greater cost, is the amount of attention it diverted from the district and school board's primary objective of the education of our kids.

**Manouchehri:** I believe we've learned how important it is to have board members with diverse professional backgrounds and diverse ideologies. Board members who've earned advanced professional degrees and/or work in specialized areas are uniquely positioned to lend expertise assessing protracted litigation.

As a transactional construction, real estate, and business attorney with over 17 years of experience, I've overseen over \$350 million in various projects. As the construction program is ongoing through at least 2025, it would be an honor for me to give back meaningfully to the District that shaped me.

**Marcus:** We should always try and mediate, negotiate, and use all forms of alternative dispute resolution in any/all legal matters, prior to commencing with very expensive and protracted litigation, if possible. Personally, I would try to resolve all cases before they reach the trial stage.

**Amir-Salkin:** As a doctor, I know that

sometimes there are bad outcomes.

It is easy to look back and see how things could have been done differently -- it is hard to know the best choice when you are in the middle of a complex, high-pressure situation. I believe the Board members acted in good faith.

The BHUSD-Metro litigation has been an extremely divisive subject in our community. Litigation is an expensive and high-risk process, especially in a David vs. Goliath situation like this.

Now BHUSD must move forward and leave the past behind. It is time to focus on the best interests of our children. And when we disagree about how to proceed, let us treat each other with respect and work through the difficult decisions together.

**Did you support the Board's decision to seek an RFP for the Bond Manager position? Are you concerned the district's construction program is falling behind schedule and over budget?**

**Dodes:** Am I concerned the district's construction program is falling behind and over budget? Of course, I am. That should be a basic concern of every district stakeholder. The board's decision to seek an RFP and change the Bond Manager was a major decision, constituting a significant change in a large-scale, multi-year construction project, with major implications for the financial costs and schedule of the construction projects. It was precipitated by the board being surprised by a \$100 million notification of a shortfall. My true concern is not with the actual amount (though jaw-dropping); my concern is that the board was surprised at all. How does such a massive oversight occur? Clearly, there is a structural problem with regards to whom and how the Bond Manager reports, but the district should never be in a position where the Board is surprised and apparently unaware of such a huge discrepancy and change of financial situation. Changing the Bond Manager won't matter unless you also seriously address these structural issues--the board must look within, figure out how it got to this point, and acknowledge the ways in which it was culpable, and then make meaningful structural changes accordingly. Otherwise, history is bound to repeat itself.

One of the challenges our District faces is a tendency to "clean house" and scapegoat when a difficult issue arises: just a few short years ago, we had historically high turnover of superintendents, principals, and other personnel, and a reputation for being difficult to work for. We want to always be able to recruit and retain the best people, from administrators to teachers and staff. We have to insist that with the hiring of a new Bond Manager, oversight and accountability will be actively and regularly addressed. Otherwise, it is almost a certainty that other major issues in construction will occur and the construction will be further delayed and over budget.

**Manouchehri:** Yes, I supported the Board's decision to seek an RFP for the Bond Manager position. First, we must always adhere to industry standards which dictate that the award of such an important position must be based on a competitive process. Second, I have reviewed past bond manager agreements, and unfortunately, they did not include proper specifications nor timelines acting as safeguards for the District. A competitive process helps in finding the best fit for the District and setting out expectations. I believe that just because

something has been done the same way for many years does not mean that it is the best way. It is time to move forward with exceptional supervision, transparency, and accountability. Engaging in the correct process towards those goals was a necessary and courageous step.

**Marcus:** Absolutely, I 100% supported the decision to seek an RFP. Going forward, the Board will have to make decisions with the remaining funds once the high school buildings B3 & B4 and El Rodeo are completed. If re-elected, I will ensure that the Board remains completely transparent with all decisions on all remaining projects. I truly believe the Board has selected new Bond managers who will work more collaboratively with the Board and our Superintendent. I am always concerned and maintain a watchful eye on District spending, as well as a focus on the timeliness of all projects, including construction matters.

**Amir-Salkin:** I supported the Board's decision to seek an RFP so they could make an informed choice of Bond Manager. I wish the existing manager had participated, as his historical knowledge of the construction program would have been valuable.

I grew up in a construction family. My mother has a saying: "You get what you inspect, not what you expect."

So, yes, I am concerned that BHUSD's construction program is falling behind and is running over budget. I am glad the current Board is taking steps to get a clearer idea of expenses and procedures. They approved an audit of the on-going construction at BHHS Buildings B3 and B4 and El Rodeo. These steps will help the Board understand how construction is progressing, how much construction remains to be done, and how much money BHUSD has left to do the work.

With that information, the Board will be in a better position to develop a plan to move forward effectively.

**Do you think mandatory masks for children is detrimental to their well-being? Why or why not?**

**Dodes:** Masking is obviously a controversial issue both nationally and locally. The District has followed Los Angeles County Health requirements, as it is required to do. The safety of our students should always be the No. 1 priority. Nobody likes masks, and I believe that mandatory masking *can* be detrimental to a child's social/emotional health, but context is everything. We know that children depend on visual cues to develop emotionally as people; obviously masking can obscure many of these cues. In the current state of the pandemic, where masks are not legally required, I am 100% in support of the District's "Your Mask, Your Choice" initiative that was begun in March of this year, as every family's needs are different. And I am heartened that there were no reported issues or incidents of bullying related to this initiative. I am hopeful that our students will continue with that positive behavior.

**Manouchehri:** First, it's important to remember that every child is different. Given the myriad of protective measures widely available (masking, vaccines, etc.), I think masking/not masking is a personal determination every parent can and should make with their own child/ren.

**Marcus:** My personal belief on masking is in line with the District's current policy of "Your Mask, Your Choice." The wearing of a protective face mask, ultimately, should be a decision left to the

individual student and their families.

**Amir-Salkin:** I believe that mandatory masking is detrimental to children's development and well-being.

There is no good scientific research supporting masks as a way to stop COVID. The information we have suggests that masks may slow the rate of spread, but this protection weakens rapidly. Normal, healthy children and teens are at minimal risk from COVID, with a survival rate of greater than 99%.

On the other hand, long-term mask-wearing has both harmful physiological & harmful psychological effects. Some of these effects: Masks make it harder to breathe and affect the levels of oxygen and carbon dioxide in the blood – one Hawthorne student collapsed! Covering the mouth makes it harder to learn to speak and to recognize the facial expressions of emotion. This is not only an issue for babies and small children, but also for students in speech therapy and social skills programs. Prolonged stress leads to the mental health issues that we have seen increasing over the past years – anxiety, depression, substance abuse, and worse.

Our little children lost critical years for learning to speak and learning to interpret facial expressions. Our older children lost years of education, communication, and social interactions with peers and teachers. Students in Special Education programs lost progress they had worked hard for in speech, education, and social skills. These years cannot be regained.

**Do you think the distance learning during the pandemic went on longer than it should have? Why or why not?**

**Dodes:** Distance learning went on longer than many parents wanted! I can say candidly that I never want to act as the "home learning assistant"/IT department for my children again! The reality, however, is that vaccines weren't available and in wide enough use to protect the health and safety of our community's most vulnerable residents. Was it incredibly difficult and taxing on everyone? No question. But as a publicly-funded school district, I understand why BHUSD was duty-bound to err on the side of caution until proven and viable alternatives became available. Considering the unprecedented nature and scope of the pandemic, I think the District deserves credit for rolling out and providing a strong online learning program.

**Manouchehri:** Given the requirements placed on our District by the Los Angeles County Department of Public Health, I don't think BHUSD could have come back for in-person learning much sooner than we did. As a mother of 3 children, with a full-time job, and a myriad of other community service commitments, I saw firsthand how difficult it was for our family and how much my children missed school. I appreciated the constant communication from the District regarding in person learning, and I believe the District reinstated in person learning as soon as it was possible.

**Marcus:** It goes without saying that distance learning negatively affected the learning process, and the LACDH had the final say over when we could return. However, during my Board Presidency, we successfully returned to in-person learning, in no small part due to the rigorous planning and commitment of our Superintendent, all members of his dedicated and hard-working cabinet, the Return to Learn Committee and the leadership of the Board.

**Amir-Salkin:** I believe that distance

learning lasted too long and had a damaging effect on education.

Online classes were not as good as in-person classes, even on Zoom. Teachers struggled to engage their students through a medium that prevented connection. Looking at rows of tiny faces on the screen, it was hard to tell who was learning the material and who needed help.

Many students had difficulty staring at the screen all day. Little kids became irritable and easily distracted, but teachers could not gently redirect them as they would have done in-person. Big kids played games, watched videos, and texted with their friends off-screen.

Even after schools reopened, the policy of quarantining "close contacts" perpetuated the problem. Students did Independent Study at home, losing their place in the flow of the class. Teachers had to stay home, resulting in inadequate classroom teaching because there were not enough substitutes. And, when in school, they were expected to teach class while also helping multiple students catch up, each of whom had missed a different part of the lesson.

BHUSD must work hard to help our students regain the learning they lost during that terrible time.

**Did you support BHUSD reconfiguration? Three years later, has reconfiguration been a success? Why or why not?**

**Dodes:** At first I did not support BHUSD reconfiguration. I was vocal on this point, and there are opinion pieces and School Board meeting videos to prove it, for better or worse. But the more I engaged with this issue, the more I understood that the K-8 model was no longer tenable for our beloved BHUSD; it would have been a reduced version of what previous generations had experienced. So even though I was against it, once the Board voted to reconfigure and it became a reality, I made a very conscious decision to work hard and help ensure it was a success. I joined forces with an HM parent and long-time friend, Celine Serrano, to act as HM PTA Co-Presidents for the first year of Reconfiguration, and facilitate a bridging of the BV and HM communities. Over the past 2 years as BHEF president, I have worked hard alongside PTA presidents, administrators and staff to ensure that our fledgling elementary and middle schools have the support they need to flourish. Three years later, even with the Covid pandemic and its difficulties, I believe that Reconfiguration was the best decision, particularly when it comes to the extensive academic elective options now available at BVMS, which would be drastically diminished or even non-existent if we had remained a K-8.

**Manouchehri:** Although I was not a BHUSD parent at the time of reconfiguration, I know it is challenging to know just how successful reconfigurations are, especially because it was followed by the pandemic. That said, the next few years will be demonstrative in terms of data driven decisions. We must focus on academic rigor and concomitant test results, complete our construction programs to give our current and future students adequate facilities, and provide more programs and activities to address challenges they faced in the last few years, both educationally and psychologically. It will be my priority to make that happen so that we can ensure excellence in education for our children. While the children's education is my priority, we

must partner with the other stakeholders in the District and continuously strive to improve our offerings. I believe in constant communication with staff and administration.

**Marcus:** Yes, I fully supported reconfiguration and I still do. When I ran for the Board in 2018, it was part of my platform. Reconfiguration allowed us to address the issues related to critical mass in classrooms, resolve scheduling issues, and offered more classes and electives to our middle school students. We improved our school structures, and now our two elementary schools are more focused on TK-5 learning, and BVMS is a now true middle school.

**Amir-Salkin:** I supported Reconfiguration.

There are many wonderful aspects to K-8 schools, but our 6-7-8 students suffered from small numbers at each elementary school. A single middle school offers more flexibility and opportunity in both academic classes and electives, plus richer performing arts and athletics programs.

Unfortunately, the rushed implementation of Reconfiguration was very difficult on the BHUSD community. No meaningful steps were taken to turn strangers into friends before the first day of school. Beverly Vista was not adequately prepared to handle the educational or physical needs of hundreds of middle-school students, including my son.

New school communities were beginning to develop when the COVID lockdown tore them apart. Tensions over distance learning, vaccination, and masking might not have been so extreme if the schools were the tightly-knit communities they had been before Reconfiguration.

It will take time for these young schools to grow into strong communities. But, even with the rocky start, I believe Reconfiguration is the right path for BHUSD to move into the future.

**How would you evaluate the job Superintendent Dr. Michael Bregy is doing?**

**Dodes:** The last five years have been an extremely challenging time. We have had to deal with Covid, remote learning, construction, MTA litigation, and oil well dangers. As I was not initially a fan of Reconfiguration, it should come as no surprise that I was skeptical of Dr. Bregy when he was first hired in 2017. However, over the last 5 years, I have observed that he is an incredibly thoughtful, strategic and insightful superintendent, and probably most importantly, has assembled a team of district admin and school site administrators who are passionate about their work, and dedicated to academic achievement and student success. I am thrilled to have been proven wrong in my initial assessment.

**Manouchehri:** I believe that Dr. Bregy and his administration are doing their best to address the school community's needs. It's vital we build bridges between our administration, staff, families, and the larger Beverly Hills community, which is what I intend to do if elected to the Board of Education. Dr. Bregy, although very busy, is accessible and responsive, and to me, that is the hallmark of a good leader and a quality I will emulate.

**Marcus:** Dr. Bregy has been our Superintendent going on six years, and during that time he had to deal with oil well remediation, MTA litigation, Metro tunneling, the eminent domain lawsuit, a multitude of construction issues, and

of course, the Covid pandemic, yet his persistence and dedication ensured that our students continue to receive a strong education. No one works harder than Dr. Bregy; he is totally committed to BHUSD, and I fully support him.

**Amir-Salkin:** Dr. Bregy has been with BHUSD for 5-1/2 years. School administrators in California stay for an average of 4 years, so this shows his commitment to our District.

Dr. Bregy has a vision to lead BHUSD to a level of excellence. He and his Cabinet have studied our current situation and developed practical plans for improvement in various areas, from education to campus security. I encourage everyone to watch the Strategic Plan videos on the BHUSD website under "About BHUSD".

I appreciate Dr. Bregy's willingness to discuss issues. He takes the time to explain what he is doing and why. Even when we disagree, it is always with respect.

### **What made you want to run for the Board of Education?**

**Dodes:** After nearly a decade as a parent in the District, with multiple school community leadership positions under my belt, I have a deep understanding of what it takes to engage with this community's many passionate stakeholders: students, parents, teachers, staff, and the greater Beverly Hills community. I have been actively involved in the Parent Teacher Association (PTA) at Beverly Vista Middle School as Treasurer, at Horace Mann Elementary School as Co-President and Communications Co-Chair, as a PTA Council Auditor and Reflections Chair, at School Site Council (SSC) with both Beverly Vista and Horace Mann. In addition, I am President of Beverly Hills Education Foundation (BHEF). In this capacity, I am proud to have championed the reinstatement of the Innovative Teacher Grant program, which awards grants to teachers to develop new programs or expand existing ones to address the District Strategic Plan; to have strengthened the relationship with the City through the Community Assistance Grant Fund to increase City support by 16%; and to have supported the Positive Behavioral Intervention and Supports (PBIS) program district-wide for the past 3 years. Finally, I am proud to have served on the Beverly Hills High School CTE/Career Education Advisory Committee, the Beverly Vista K-8 Technology Advisory Committee (pre-reconfiguration), the Beverly Vista K-8 Principal Selection Committee (pre-reconfiguration), the Beverly Vista Middle School Principal Selection Committee, the Horace Mann K-5 Assistant Principal Selection Committee, the District-wide MS Textbook Adoption Committee (pre-reconfiguration), and the District-wide K-5 Textbook Adoption Committee. I am committed to having accountability and excellence at the district and passionately believe in its boundless potential. I am excited to roll up my sleeves and help push BHUSD to the highest levels of excellence, where students thrive, teachers and administrators love and want to work, and of which the community is proud.

**Manouchehri:** My commitment to service in BHUSD started while I was a student in the District. I was Student Council President of Horace Mann Elementary School and ASB President of Beverly Hills High School, both amazing experiences which elevated my mindset for leadership and civic involvement.

Presently, as a parent of 2 children in BHUSD and a 3rd child at our City's preschool at Hawthorne, I am even more invested in the excellence I believe is curated here. Because I am a product of the District, I believe I can continue to contribute a great deal to our District and can collaborate with the already seated Board members by engaging in robust discussions, and lending a professional eye to the construction program. I have a history of involvement and have tireless energy as I also serve on the Executive Board of the BVMS PTA, as a member of the Hawthorne Site Council, and as a member of the Beverly Hills Rotary and Beverly Hills Chamber of Commerce. A solid citizen must contribute to public service and I humbly ask for the chance to continue doing so.

**Marcus:** After teaching in our district for 55 years, I started to think about how I could continue to serve the schools and our community. I had concerns about class sizes, math scores, and District finances, and I wanted a voice on the Board to make positive changes.

**Amir-Salkin:** I am running for School Board because I believe in BHUSD.

We are a small district where the administrators and teachers and families are not just "stakeholders", but people who know and care about each other. And we are an important part of what makes the City of Beverly Hills a strong, vibrant community.

My husband and I brought our son to BHUSD in 2nd grade: a little boy with special needs, both strengths and challenges. As I advocated for him over the years, I learned to navigate the system. And I developed relationships with parents, teachers, staff, school administrators, and District administrators.

We all have the same goal: for our students to get the best education in the best school district so they can be successful in school and in life. BHUSD has the resources, the ability, and the mission to help every student excel in his/her individual way. But BHUSD also has issues to deal with as we move towards that goal.

I am a former BHUSD student and a current parent. I have a child in public school and a child in private school. I am a doctor and a business-owner and a teacher at USC Keck School of Medicine. I listen to people, I study issues, and I think for myself.

I am running for School Board to be an advocate for our children, our schools, and our community.

### **Declining enrollment continues to be an issue. How would you address this?**

**Dodes:** I would reframe the issue entirely. As a Basic Aid district, BHUSD's funding is reliant on local property taxes, not the number of students in the classroom. So, fewer students at our schools actually means more money per student, which is generally a good thing. The issue is that if our enrollment drops below a critical threshold, there won't be enough students to maintain the wealth of electives at the middle and high school levels. Many of the issues of declining enrollment are larger issues beyond the district's control: the high cost of living, as well as families electing to send their kids to private schools. What is within the district's control, however, is to be an incredible school system. We must become an elite school district once again. If and when we do, people will be strongly incentivized to come here.

As a Board Member I will support innovative staffing and class offerings to

mitigate estimated critical mass issues. I will also support further expansion of our CTE programs at the high school, as well as strengthened pathways at the middle school and elementary school levels. I believe these initiatives will increase academic excellence, and entice more Beverly Hills families to enroll their children in BHUSD. In addition, there are a few easy initiatives that could give us a boost, such as strongly encouraging all students to apply to at least one four-year college, a simple action that would increase our rankings for Beverly Hills High School.

**Manouchehri:** Declining enrollment is a major issue, particularly at the high school level. We must vigilantly safeguard and expand the educational pathways in the District. We can only do this by partnering with the administration and staff and continuing communication.

High school students don't have a campus, they have buildings and unattractive construction zones. First, I would create a transparent and robust oversight schedule on the construction program, holding meetings every other Monday with the Bond Manager, General Contractor and other stakeholders, which I would call a "Roll-Out Meeting." This would clarify the status of all construction efforts, by designating exactly what are the issues we are working on, who is doing what, and what actions each person will take within 2 business days to address the open issues. This would be a standing meeting, minutes would be taken, and they would be available to the public upon request. Next, I would task the Bond Manager and General Contractor to reduce their footprint on the BHHS front lawn - I'd like to take as much of the construction equipment out and give the rolling hills and front lawn back to the kids. I know that once we complete construction and give the facilities back to the kids, our enrollment will increase. When we build it, they will come.

**Marcus:** As I mentioned earlier, the issue of declining enrollment was a concern back in 2018. This past year, I supported the grandparent permit to increase enrollment, and I am proud that the Board unanimously agreed with me. I also supported the expanded TK Program.

I believe that one reason we lost students was due to a lack of facilities. My vision is that once the high school buildings, B3 & B4 and El Rodeo are completed, these renovated and beautiful facilities will attract more students to our schools.

**Amir-Salkin:** The declining number of school-aged children is a worrisome trend throughout California. I applaud the creative steps that our Board has taken to try to improve the situation: Reconfiguration and Grandparent Permits.

Approximately 3,100 students are enrolled in BHUSD; around another thousand Beverly Hills children attend private school. We need to make our schools more attractive to those families. My husband and I have twins: our son goes to BHHS while our daughter attends an all-girls private school, so I have insight into what those parents are looking for.

Education is the most important issue. BHUSD shines against other public schools, but not as brightly in contrast to some of Los Angeles's private schools. We must focus on making sure that our students achieve mastery of the fundamentals. We should set high standards, giving our teachers and students the help and encouragement they need as they strive towards excellence. We must also

expand our programs for children with different learning styles, interests, and talents.

The physical condition of our schools is unappealing. BHHS and El Rodeo must be finished efficiently and effectively. All our schools should be outfitted with state-of-the-art equipment and technology. Operational school buildings need to be maintained so they are clean and safe. Campus security and traffic safety are also important.

School community is a key part of private school life. Having friends who live nearby is very attractive, so BHUSD can emphasize our local advantage by encouraging community relationships. The schools should welcome parents as partners, actively engaged in the education of their children and supporting the school and district in various ways.

Finally, most private school parents are looking ahead to where their children will attend college. Many BHHS graduates choose to go to community college. This is a valid option, but may fall short for parents who expect elite four-year colleges. BHUSD should find a different metric of success to highlight, such as what percentage of seniors get into one of their top three choices.

### **What one thing do you want the voters to know about you before they vote on Nov. 8?**

**Dodes:** I think if you ask anyone, they will tell you that my primary skill is consensus building. In my work and in my life, it is deeply important to work with people for the greater good, not against them for a zero sum reward. I always respect the experience and opinions of others, even when we disagree. I think my actions post-reconfiguration speak volumes: though I was initially against reconfiguration, I did not "take my marbles and go home." I volunteered to lead and worked with everyone in our community, no matter what side they were on, to achieve the common goal of doing right by our students. I have nearly a decade of volunteering throughout BHUSD, all hallmarked by working together. I have the time, energy and passion to make BHUSD what it always must be: a lighthouse district for the 21st century, and I am excited for the future that I know we can build together.

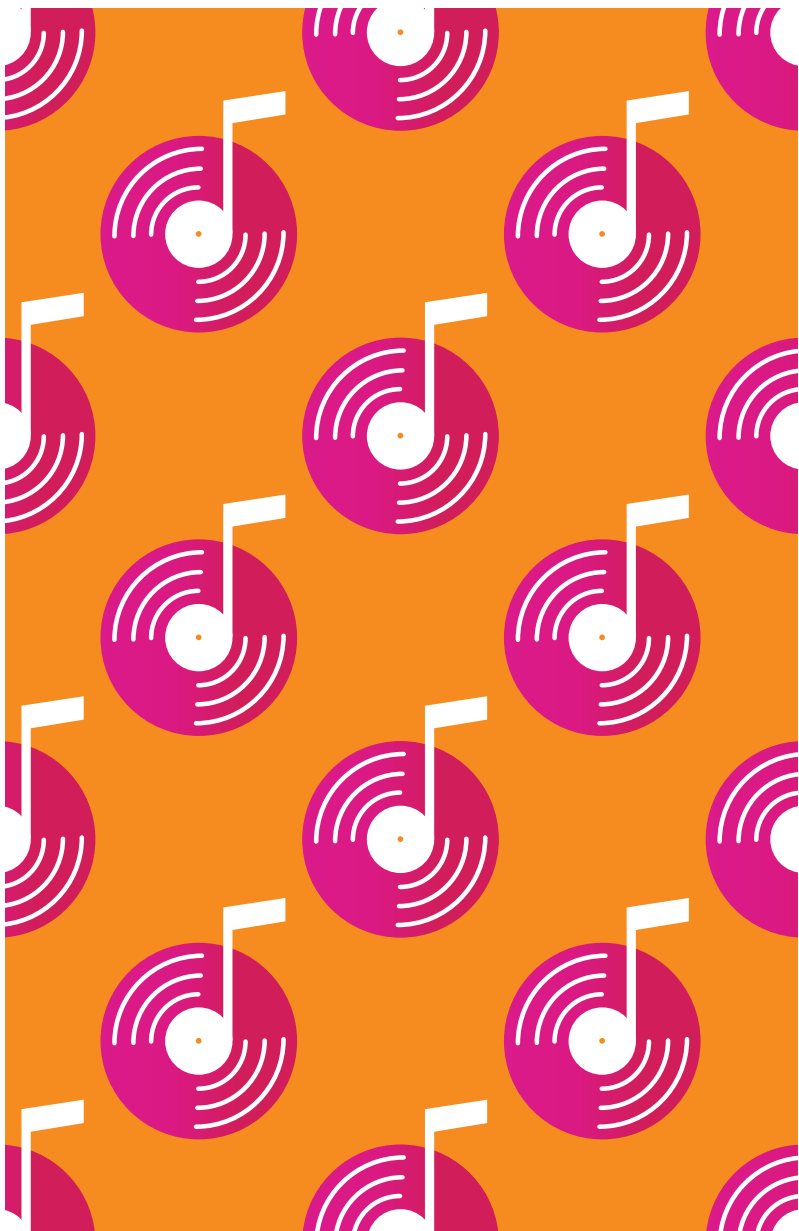
**Manouchehri:** I am a serious person with a sense of humor who loves to be busy. The old saying of "if you want something done, give it to a busy person to do" describes me. I have a deep connection to the District. I expect excellence for our children, and I will collaborate with the community and other Board members to ensure our District is the apple of the community's eye.

I would be lucky to serve on the School Board and I humbly ask for your vote.

**Marcus:** I am the only candidate in this coming November election who is running as an incumbent and a sitting Board Member. After receiving overwhelming support in the 2018 election, I'm now in my fourth year of service on the Board, and I have immersed myself in every aspect of the District. The institutional knowledge and experience I have acquired is invaluable. I am passionate and dedicated to our schools, our students, and our community at large.

**Amir-Salkin:** When I studied philosophy in college, I learned something about life that still holds true today:

Everything you do makes a difference, and it is up to you to choose what kind of a difference you want to make.



# 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](https://beverlyhills.org/mentalwellness)

IDEAS!

I WANT  
TO HEAR  
FROM  
YOU!



WHAT'S  
ON YOUR  
MIND?



*Let's come together  
as a community!*

# LIVE! WITH MAYOR LILI

Come join us in-person for our next LIVE WITH LILI on

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

From 7 p.m. – 8 p.m. at City Hall

This is an opportunity for Beverly Hills Mayor Lili Bosse to listen to **YOUR** ideas and what you have on your mind!

#### IN-PERSON:

City Hall  
Municipal Gallery

455 N Rexford Dr.  
Beverly Hills, CA  
90210

#### VIRTUAL:

To participate:  
[beverlyhills.org/LiveWithLili](https://beverlyhills.org/LiveWithLili)

To watch:  
[beverlyhills.org/live](https://beverlyhills.org/live)

#### WHEN:

No RSVP necessary;

for more information, visit  
[beverlyhills.org/LiveWithLili](https://beverlyhills.org/LiveWithLili)













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, [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: [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)

T.S. No. 22000448-2 CA APN: 4337-004-128 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/15/2006. 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: **NICHOLE HILTZ, A SINGLE WOMAN** Duly Appointed Trustee: **ZBS Law, LLP** Deed of Trust Recorded on **08/23/2006**, as Instrument No. **06 1878928** of Official Records of **Los Angeles County, California**. Date of Sale: **09/08/2022 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: **\$85,516.47** Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: **637 WEST KNOLL DRIVE NO 204 WEST HOLLYWOOD, CA 90069** Described as follows: As more fully described on said Deed of Trust. A.P.N #: **4337-004-128** 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.

**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 **866-266-7512** or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case **22000448-2 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. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction 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 **866-266-7512** or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case **22000448-2 CA** 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 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. **Dated: 08/09/2022 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or [www.elitepostandpub.com](http://www.elitepostandpub.com) Michael Busby, Trustee Sale Officer** This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 35154 Pub Dates 08/18, 08/25, 09/01/2022

T.S. No. 102079-CA APN: 5554-021-060 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/23/2017. 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 10/26/2022 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/29/2017 as Instrument No. 20170981140 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: HAKUDO ISODA, A SINGLE MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK 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; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 1203 N SWEETZER AVENUE APT 217, WEST HOLLYWOOD, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$468,880.86 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 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 undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **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 insur-

ance 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 102079-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. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 102079-CA 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 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. **FOR SALES INFORMATION:** (844) 477-7869 CLEAR RECON CORP 4375 Jutland Drive San Diego, California 92117

**NOTICE TO BIDDERS  
for the  
ROBERTSON BOULEVARD**

**SIDEWALK IMPROVEMENTS  
within the City of  
BEVERLY HILLS, CALIFORNIA**

**BIDS** - Proposals for the **ROBERTSON BOULEVARD SIDEWALK IMPROVEMENTS** project within the City of Beverly Hills, California, shall be received up to the hour of 2:00 p.m., on **Monday August 29, 2022** via Planetbids. Bid results will be posted on PlanetBids soon after downloading the bids. Award of the contract will be made during a subsequent meeting of the City Council.

**MANDATORY PRE-BID MEETING - A MANDATORY** virtual pre-bid meeting is scheduled for **Monday August 22, 2022 at 9:00 a.m.** Please check Planetbids for meeting link. Following the Pre-Bid Meeting, site tours will be scheduled on **August 23 and 24, 2022, starting at 9:00 am** at the intersection of Burton Way and Robertson Boulevard.

**SCOPE OF THE WORK** - In general terms, the contract work for this project shall consist of concrete demolition, concrete installation, tree removal, stormwater infiltration device installation, irrigation installation and electrical conduit and line installation.

**CITY CONTACT** - Any questions or requests for information can be directed to the project

manager, **Manu Dhaliwal, P.E.**, at [mdhaliwal@beverlyhills.org](mailto:mdhaliwal@beverlyhills.org) or by calling 310-285-2513.

**PUBLIC WORKS CONTRACTOR REGISTRATION NUMBER** - The Contractor is required to register with State of California Department of Industrial Relations (DIR) and meet requirements to bid on public works contracts.

**PREVAILING WAGES** - The Contractor will be required to pay to all workers employed on the project sums not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1."

**CONTRACTORS LICENSE** - In compliance with Public Contract Code Section 3300, the City has determined that the Bidder must possess the following license(s): "A"

**THE CITY RESERVES THE RIGHT TO REJECT ANY BID OR ALL THE BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID, BUT IF THE BIDS ARE ACCEPTED, THE CONTRACT FOR THE IMPROVEMENT WILL BE LET TO THE LOWEST RESPONSIBLE BIDDER FOR THE PROJECT AS A WHOLE.**

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

**100- ANNOUNCEMENTS**

Use Happy Jack® Kennel Dip as an area spray to control lyme disease ticks, fleas, stable flies, & mosquitoes where they breed. At Tractor Supply® (www.fleabeacon.com).

Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily. 1-209-204-1404 Sportscardliquidator@yahoo.com

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off and 0% financing for those who qualify. PLUS Senior & Military Discounts. Call 1-888-654-1784 (Cal-SCAN)

HARRIS DIATOMACEOUS EARTH FOOD GRADE 100%. OMRI Listed. Available: Hardware Stores, The Home Depot, homedepot.com (Cal-SCAN)

Orlando + Daytona Beach Florida Vacation! Enjoy 7 Days and 6 Nights with Hertz, Enterprise or Alamo Car Rental Included - Only \$298.00. 12 months to use 1-866-903-7520. (24/7) (Cal-SCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution.

Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cal> (Cal-SCAN)

**ATTENTION DIABETICS!** Save money on your diabetic supplies!

Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now! 1-855-702-3408. (Cal-SCAN)

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

**ATTENTION: OXYGEN USERS!** The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (Cal-SCAN)

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store: 1-844-653-7402 (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

**SAVE BIG ON HOME INSURANCE!** Compare 20 A-rated insurances companies. Get a quote within minutes. Average savings of

\$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

**ARE YOU BEHIND \$10k OR MORE ON YOUR TAXES?** Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

**DONATE YOUR CAR, BOAT OR RV** to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE. ORG 1-833-772-2632 (Cal-SCAN)

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

Mount Sinai Hollywood Hills. 2 plots side by side located in Maimonides section Endowment and Transfer Fees included \$ 36,000. Sold out section near the entrance and a large tree. 818-585-0810

Mt Sinai Hollywood - 2 plots in sold out Moses 25. Priced way below market! Call or text 805-300-1936

Pacific View Memorial Park, Corona del Mar Meadowlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John

Wayne's yacht. \$16,000, (907) 903-5497 or 1bigdoggie@gmail.com.

**FREON WANTED:** We pay \$\$\$ for cylinders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call 312-291-9169 or visit RefrigerantFinders.com (Cal-SCAN)

**PETS**

Beautiful Red Standard Poodle pups for sale. Everything is done. They are just waiting for you. 310-271-4530

**140-HEALTH/MEDICAL**

**ATTENTION: OXYGEN USERS!** The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (CalSCAN)

**205-ADOPTIONS**

**ADOPTION:** You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionfirst.com (Cal-SCAN) 1-844-653-7402 (Cal-SCAN)

**310-HOUSESITTING**

Looking for HOUSESITTING Opportunities - Architect/Landscape Architect, love Pets and Gardening. Contact: spbeyer@gmail.com. 818-219-6830. References available.

**400-REAL ESTATE**

**KC BUYS HOUSES** Fastest Cash- Any Condition! Residential and Commercial Cash in 72 hours! Family owned and operated 25 years. 1-909-536-2060 (Cal-SCAN)

**REAL ESTATE/LAND FOR SALE**

Wooded New Mexico high country getaway. 3-7 acre parcels with underground utilities surrounded by public lands. Low down owner financing from \$24,995 total. Hitching Post Land 1-575-773-4200 (CalSCAN)

**RETIRED COUPLE \$\$\$\$** for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viploan.com Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

**420-OUT OF STATE PROPERTY**

Up to 100,000 sf available in beautiful Northern Minnesota. 25 cents per sf. Creative office space, storage, many uses. Call/text 310-800-1595.

**36 ACRE SELF SUFFICIENCY HOMESTEAD - \$145 MONTH** Outstanding buy on quiet - secluded off grid northern Arizona homestead at cool clear 6,000' elev. Entirely useable grassy meadowland with sweeping views of surrounding red rock ridges. Situated within a secluded valley location surrounded by thousands of acres

of uninhabited wilderness. Free well water access, rich loam garden soil, and ideal year-round climate. No urban noise and dark sky nights. Zoned for livestock. Camping and RV use ok. Maintained road access. On special at \$15,900, \$1,590 dn. with no qualifying seller financing. Free brochure with similar property descriptions, photos/terrain maps/ weather data/ nearby pioneer town info. 1st United Realty 1-800-966-6690. (Cal-SCAN)

**800-LOANS**

**BELLGRAPH COMMERCIAL LOANS** No bank loan? Commercial and 2-4 SFR properties

Interest 7.125% 310-508-9758 - Direct

**809-INSURANCE/HEALTH**

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

**901-AUTOMOTIVE**

Brake Special. 15% off brake parts Lifetime warranty on brakes, shocks & struts 8537 Wilshire Blvd. 310-652-3040

**955-AUTOS WANTED**

**DONATE YOUR CAR, BOAT OR RV** to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE. ORG 1-833-772-2632 (Cal-SCAN)

**DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND.** FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

**WANTED!** Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-965-9546. Email: porscherestoration@yahoo.com (Cal-SCAN)

**955-FINANCIAL SERVICES**

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

A woman with long dark hair and colorful eye makeup is smiling. A young girl is applying makeup to her forehead with a brush. The background is a soft, out-of-focus blue and white.

Come In and  
Share the Beauty

**Beverly Center**  
**Beverly Drive**  
**The Grove**  
**Westfield Century City**



**SEPHORA**  
We Belong to Something Beautiful