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Issue 1211 • December 15 - December 21, 2022



Beverly Hills City Manager Says Farewell

George Chavez Retires After 34 Years of Service



The City of Beverly Hills Invites you to Join a
Menorah Lighting Celebration

To share the historical meaning of Hanukkah and the festival of lights
 With the Beverly Hills City Council

Monday, December 19, 2022 | 6:00 - 7:00 PM

Beverly Gardens Park Lily Pond
 Santa Monica Boulevard between North Cañon Drive and North Beverly Drive
 Beverly Hills, CA 90210



City of Beverly Hills
Holiday Décor

November 17, 2022 through January 1, 2023

For more information, visit
BEVERLYHILLS.ORG/HOLIDAYSBH



- CH** City Hall-Unwrap the Magic Projection Show
- LL** Lights on the Lily Pond
- M** Menorah Display
- VC** Visitor Center
- Unwrap the Magic Projection Show - Viewing Area**
- GG** Glowing Gardens at Beverly Cañon Gardens
- RD** Beverly Hills Express Median Décor
- W** The Wallis
- CT** Christmas Tree Display
- HL** Holiday Lights
- S** Santa with Reindeer & Sleigh
- P** Parking



WHAT'S ON YOUR MIND?

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Issue 1211 • December 15 - December 21, 2022
Beverly Hills Weekly Inc.

Founded: October 7, 1999
Published Thursdays

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

www.bhweekly.com

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OUR DATA SPEAKS
VOLUMES



letters & email

“Holiday Celebration”

Recently I thought about a more glorious annual Beverly Hills December celebration bonanza which would extend into early January!

A bonanza is a situation or event that creates a sudden increase in wealth, good fortune, or profits.

For you in Beverly Hills who were involved with the 1988 Diamond Jubilee Celebration which was done over an extended period of time of months, wasn't it a grand affair beyond the ordinary?! It was a bonanza of wealth, good fortune, profits, publicity, fun, showmanship, and grandeur!

I propose and want to be one of the executive producers and planners for the first more glorious Beverly Hills December celebration bonanza into circa January 6, 2024.

In December Hanukkah (8 days), Christmas Eve, Christmas Day, New Year's Eve, New Year's Day, and in January begins Three Kings Day on January 6th and goes for 7 days. The 12th day of Christmas is Three Kings Day in honor of The Magi (The Three Wise Men).

Three Kings Day is celebrated in many countries, especially in European and Latin American countries.

Hanukkah is organic and roves around sometimes into the back end of November, but swerves back and forth in December. From now 2022 through 2051 it converges with many times with Christmas Day and at times New Year's Day.

I would like to present my more glorious annual Beverly Hills December celebration idea to Murray Fischer, [former mayors] Les Bronte, Robert K. Tanenbaum, Allan Alexander, Mark Egerman, Vicki Reynolds and a few others who recognize me.

If they favor my special event proposal, then let's make merrier things happen for you in Beverly Hills during December 2023 which the worldwide news media will find refreshing and worth for their global audiences' attention because its news worthy, uplifting and entertaining.

Emzy Veazy III
Burbank

“Kortez Honors Sylvia Levin” [Issue #1209]

“Vote ... when we participate, we strengthen Democracy.” That is the message of the honor my mother has received from [retiring] L.A. Councilmember Paul Koretz, and I want to thank you for reporting on last month's special event.

The installation and dedication of “Sylvia Levin Democracy Square” was held on Sunday November 20, at the intersection of Fairfax and Rosewood, up the block from Canter's Deli.

The monument signs recognize my

mother's record setting achievement, starting in 1973 and volunteering 36 years, registering more voters in history in L.A. city, in the county of Los Angeles, around California and coast to coast.

Sylvia Levin registered more than 47,000 voters, spoke to more than 470,000 people, assisting in expanding Democracy, one voter at a time.

(I know personally what that contribution means, since I introduced my mother to the project, and I've been a volunteer deputy registrar of voters myself since 1968. It's unlikely my mother's record will ever be broken.)

Our county registrar of voters, Dean Logan, spoke at the dedication and said that Sylvia Levin's accomplishment and commitment not only set a wonderful example, but it also expanded democracy in a fundamental way. Another of my signs reads, “Register to vote and vote in every election.”

Thank you for your coverage of that history tribute.

Chuck Levin
Los Angeles

briefs

Board Members Served With Recall Notice

Tuesday's Board of Education organizational meeting came to an unexpected end when three board members were served with recall papers, Mary Wells, Mandy Stern, and newly appointed Board President Noah Margo.

Board members Rachele Marcus and Judy Manouchehri were not served, however a candidate cannot be recalled within six months of an election or six months after a election.

The proponents of the recall reportedly are supporters of recently fired wrestling Coach Ryan Faintich. In the last few board meetings a vocal contingent spoke on behalf of the coach, but he was terminated by the district after a video surfaced of him allegedly pushing a student.

Proponents have to collect approximately 4,200 valid signatures (20% of the approximate 21,000 registered voters in Beverly Hills) to qualify the recall for the ballot. Proponents must also comply with a number of formalities for the petition to be accepted.

Coincidentally, a separate petition is being circulated in an attempt to overturn the City Council's decision to approve Cheval Blanc (see below), however, they need 10% valid signatures, not 20%.

Signature Deadline for Cheval Blanc Petition Approaches

The deadline for UNITE HERE Local 11 to gather enough signatures to properly reverse the City Council's decision approving the Cheval Blanc Beverly Hills Specific Plan Project is approach-

ing, with Monday, Dec. 19 for the project approval and Wednesday, Dec. 21 for the development agreement.

As part of the development agreement, the developer (LVMH) is required to pay a \$26 million public benefit contribution within 30 days of the final approval date or by issuance of any building permit for the project, whichever is sooner. The final approval date will occur once all legal challenges and appeals have been resolved.

The City analysis concluded that over a 30 year period, the project is projected to generate \$572.61 million in TOT and Municipal Surcharge revenue and \$725 million for the City's total General Fund.

LVMH spokesperson Randy James declined to comment.

Once the petitions are turned in, the County Registrar has 30 days to certify them.

UNITE HERE Local 11 is a union that represents over 32,000 workers employed in hotels, restaurants, airports, sports arenas, and convention centers throughout Southern California and Arizona.

"The referendum effort is going very well," UNITE HERE Local 11 Research Analyst Danielle Wilson said.

According to the LA Times, UNITE HERE Local 11 endorsed West Hollywood City Councilmember Chelsea Byers, who has come under fire for her anti-Semitic statements and anti-Israel stance. She is also a proponent of Boycott, Divestment and Sanctions (BDS), which is a Palestinian-led movement promoting boycotts, divestments, and economic sanctions against Israel.

Planning Commissioner Peter Ostroff, who voted to approve the project, believes the petition for a referendum is a bad idea.

“The project as finally approved with unanimous support from the Planning Commission and at least 80% support from the City Council is good for the residents, good for our City's merchants and good for our City's brand. It is good for the residents because it will substantially contribute to the City's General Fund which supports our best in class city services. It is good for our City's merchants because it will bring in visitors who will patronize our stores and restaurants. It is good for our City's 'brand' because it will bring a uniquely beautiful attraction that will enhance the experience of our visitors from around southern California and the world,” Ostroff said.

City Council Reappoints Commissioners

At their Tuesday Study Session the City Council approved the reappointment of commissioners to the Charitable Solicitations Commission, Design Review Commission, Health and Safety Commission, and Human Relations Commission.

The following Commissioners' first two-year terms are ending on Dec. 31 and they are eligible for reappointment

briefs cont. on page 4

briefs cont. from page 3

to a second term of four years. The Commissioners have indicated they would like to serve a second term from Jan. 1, 2023 – Dec. 31, 2027.

Kathy Melamed will be reappointed to the Charitable Solicitations Commission. Terri Smooke will be reappointed onto the Design Review Commission. Helena Rosenthal will be reappointed onto the Health and Safety Commission, and Noelle Freeman will be reappointed onto the Human Relations Commission.

Beverly High Placed on Shelter in Place

On Tuesday students at Beverly High were placed in a Shelter-in-Place order after three young men with backpacks jumped a gate from Olympic Boulevard onto campus, according to a statement from the principals.

Administration was notified, contacted BHPD, and the shelter-in-place order was activated.

The shelter-in-place order was isolated to the athletic area and B buildings due to the location of the trespassers. The building perimeters were secured by Nastec and BHUSD security as the trespassers ran off campus.

The trespassers were apprehended and it was made aware that they were students at a neighboring school district. The investigation is ongoing.

City Council Approves Police Department Signing Bonus Program

At their Tuesday meeting the City Council unanimously approved a Police Department Signing Bonus Program to support the recruitment of Police Officers. The program will be an enhanced version of the City's current program, with increased bonus amounts to \$20,000 for Lateral and \$15,000 for Pre-Service, in an attempt to attract more candidates for Police Officers.

The City currently offers a signing bonus program for the purpose of recruiting and retaining qualified applicants for positions identified as "difficult-to-fill". This program provides a bonus of up to 10% of the position's annual base salary. Depending on the salary placement of each new hire, the current signing bonus amount ranges from \$10,452 to \$12,986.

The City is experiencing a diminished pool of qualified candidates for Police Officer positions, according to the staff report. Currently, there are nine Police Officer vacancies, with two retirements expected by the end of the year.

Many agencies are competing for the same pool of candidates and the City believes it needs to be more competitive. For this reason, at the request of Mayor Lili Bosse, the City Council approved a new Memoranda of Understanding (MOU) with the Police Officers Association (POA) and Police Management Association (PMA) in May 2022, which provided a 14% base salary increase



(L to R): Vice Mayor Julian Gold, Debbie Allen pictured with her family, Senator Ben Allen, Beverly Hills Mayor Lili Bosse and Councilmember Sharona Nazarian

Senator Ben Allen Honors Debbie Allen as 2022 Woman of the Year

At a community event in partnership with the Wallis, Senator Ben Allen (D-Santa Monica) recognized choreographer Debbie Allen as 2022 Woman of the Year. The Beverly Hills City Council followed suit by proclaiming Dec. 11 "Debbie Allen Day."

"Debbie Allen deserves to be celebrated today and every day. An award-winning dancer, choreographer, actor, director, producer, and educator, she has made transformative impacts in Los Angeles County communities and on countless lives around the world," Ben Allen said.

Debbie Allen's biographical highlights include a presidential appointment to represent the United States as a Cultural Ambassador of Dance, a 15-year residency at the Kennedy Center, three Emmy Awards, a Golden Globe, five NAACP Image Awards, a Drama Desk Award, the first Astaire Award, four honorary doctorate degrees, and a star on the Hollywood Walk of Fame.

"It is a tremendous honor for me and for DADA [Debbie Allen Dance Academy] to be recognized by a group of conscientious community leaders who do so much to improve the quality of life and the enrichment gained from the arts for the people of Los Angeles," Debbie Allen said.

over a three year term.

According to the staff report, numerous agencies nationwide are offering additional incentives to attract new officers. City staff conducted a survey of surrounding agencies and it was revealed that nine of the 19 surveyed agencies currently offer signing bonuses.

The new program includes changing the current bonus from a percentage based amount of 10% of base salary to a flat bonus amount of \$15,000 for Pre-Service Police Officers and \$20,000 for Lateral Police Officers.

The terms of the program and payment of the bonus for Pre-Service Police Officer would be as follows: \$2,500 upon initial hire, \$2,500 upon graduation from academy, \$5,000 at the end of the 12 month probationary period, and \$5,000 at end of the 2nd year as a Police Officer.

The terms of the program and payment of the bonus for Lateral Police Officers would be as follows: \$5,000 upon initial hire, \$5,000 upon successful completion of six months of service, \$5,000 at the end of the 12 month probationary period, and \$5,000 at the end of the second year.

Human Resources and the Police Department intend to continuously evaluate the effectiveness of this program and report back to the City Council if any adjustments to the program are recommended.

Public Works Commission Moves Closer to Styrofoam Ordinance

At last Thursday's meeting the Public Works Commission approved extending outreach efforts until May 2023 to gain voluntary replacement of single-use plastic and polystyrene materials from business.

At the July 21 meeting, city staff brought forward a proposed ordinance framework prohibiting the use, sale, and distribution of single-use plastic and styrofoam in the City. This is intended to be an extension of the Disposable Foodware Accessories Upon Request Ordinance that became effective last Nov. The proposed framework ordinance prohibited the use of single use plastic bags, utensils, straws, and food and beverage containers. The ordinance would cover all food service establishments, groceries, pharmacies, hotels, and all retail stores.

A virtual workshop was held on Nov. 14 where three participants joined, one from a retail store and two members of the public. The members of the public said they were pleased with the proposed ordinance and there were no issues raised by the retail store participant. Besides this, the city has not received substantial feedback from the community.

The outreach efforts also included social media posts, which received thir-



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

TERM BEGINS JULY 1, 2023
Design Review Commission – Two Vacancies

*** Please note:**
* There is one vacancy for a licensed residential or landscape architect. The candidate can be a resident or non-resident of Beverly Hills.

DEADLINE TO APPLY FOR THE ABOVE COMMISSION IS ON FRIDAY, JANUARY 13, 2023 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 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

ty-one comments from the public. The majority of the comments were in favor of the ordinance but some people did not support this effort due to the effect on businesses recovering from the pandemic.

City staff also presented the proposed ordinance to the Chamber of Commerce Public Affairs Committee. Members of the committee unanimously did not support adopting the proposed ordinance because they said that the City will appear to be heavy handed in this approach by imposing another regulation on a recovering local economy.

Instead of the City proposing ordinances, they recommended that the City can achieve its goals by doing the following:

Incorporate the use of sustainable products through a green business recognition program instead of forcing a business to comply. They also suggested that the City establish a partnership with a sustainable materials company for the community to utilize.

Based on the feedback received from the Public Affairs Committee and the minimal feedback in general, the commission agreed to extend the outreach efforts until May 2023.

Staff will return to the Public Works Commission in May and provide an update on the participation level and possible next steps on developing a proposed ordinance.

City Council Joins Colorado River MOU

At last Tuesday's meeting the City Council approved a resolution to join Metropolitan Water District's (MWD) Colorado River Municipal Conservation Memorandum of Understanding (MOU) after a recommendation from the Public Works Commission.

According to the staff report, MWD recognizes worsening conditions on the Colorado River. On Aug. 24, MWD joined six other municipal water providers in the Colorado River Basin and signed an MOU pledging increased conservation actions in an effort to demonstrate that urban water users are committed to reducing their reliance on the Colorado River.

MWD is encouraging all member agencies, including Beverly Hills, to sign on to the MOU, pledging the same commitment.

The MOU highlights five actions the group is committing to implementing: to continue and expand programs to increase indoor and outdoor water use efficiency; to introduce a program to reduce the quantity of non-functional turf grass by 30% through replacement with drought and climate-resilient landscaping; to increase water reuse and recycling programs; to implement best practices; and collaborate with other water users in the Colorado River basin to bring the supply and use of the river into an unspecified balance.

As part of their call to action, the MWD Board of Directors adopted a resolution that strongly recommends that cities and water agencies pass ordinanc-

es permanently prohibiting the installation and irrigation of non-functional turf.

The State's emergency regulation defines "Non-functional Turf" as "turf that is solely ornamental and not regularly used for human recreational purposes or for civic or community events and has only been applied to Commercial, Institutional and Industrial."

Planning Commission Approves 1510 Lexington Road Project

At last Thursday's meeting the Planning Commission approved a resolution after several months of deliberations for the approval of a project that consists of a hillside R-1 permit to allow the total of the cumulative floor area developed on a site to exceed 15,000 square feet, a hillside R-1 Permit to allow more than 3,000 cubic yards of earth material to be exported from the project site, and a Tree Removal Permit to allow the removal of two protected trees at 1510 Lexington Road. The vote was 4-1, with Commissioner Peter Ostroff as the sole dissenting vote.

The applicant originally requested a Tree Removal Permit to allow the removal of a total of 10 protected trees, which included five existing heritage trees in the front and street-side yard and to formalize the removal of five heritage trees that were removed previously without a permit, for the total removal of 10 trees from the property.

At the Oct. 13 meeting, the Commission could not come to a consensus on whether or not to approve the removal of the trees and suggested leaving that out of the resolution to further study that issue. During the Commission's deliberations on the tree removal permits, an arborist report that was submitted in 2018 was brought up where it was revealed that four of the trees are "declining, have decayed areas with drywood throughout, and are in precarious conditions and therefore should be removed," and one tree "is leaning toward the street, been topped in the past, and is in a precarious condition and therefore should be removed."

The Commission directed staff to obtain an independent arborist report on the condition of the trees at the applicant's expense to determine whether they are in fact a danger. On Nov. 3, Carlberg Associates and City staff conducted a site visit to evaluate the condition of the five existing heritage trees.

The site visit revealed that three of the five trees that were proposed for removal were no longer on the project site, and it was recommended that those two remaining trees be removed.

The majority of the commission agreed to approve the removal of the two remaining trees and allow for staff to move forward with any penalties associated for the illegal removal of the former trees.

The Commission was



(L to R): Katy Yaroslavsky, Yael Yaroslavsky, and Judge David Yaroslavsky

Yaroslavsky Sworn-In as Los Angeles City Councilmember

Katy Yaroslavsky was sworn in by her husband Judge David Yaroslavsky on Sunday representing the 5th district for Los Angeles City Council.

also in agreement that there was a lack of credibility left by the applicant and said that the applicant acted inefficiently, negligent, and unprofessional.

"I am not going to vote for anything in this project and this is because of the total lack of credibility that has been demonstrated. It goes beyond trees," Ostroff said.

That said, the Commission made the findings to approve that project despite their feelings towards the applicant.

"We will get a better looking piece of property - healthier, more robust trees that enhance the neighborhood if we approve the project," Commissioner Terri Kaplan said.

City Council Approves Coldwater Canyon Repairs

At last Tuesday's meeting the City Council approved a resolution allowing emergency work to be performed without competitive bidding in order to repair a damaged water main on Coldwater Cañon Drive and re-establish water service to 43 homes located in the northern portion of the City.

Due to a water main break on Nov. 15 at the intersection of Coldwater Cañon Drive and Loma Linda Drive, water service was lost, impacting 43 homes. A change order was issued to Ferreira Construction Co., Inc. to begin immediate repairs to the damaged pipe and re-establish water service to the affected homes. On Nov. 15 at approximately 8 a.m. Public Works responded to a water main break at the intersection of Coldwater Cañon and Loma Linda which

resulted in Coldwater Cañon being reduced to a single lane.

Staff immediately requested Underground Service Alert markings for utilities in the street, which is a requirement to safely begin excavation of the area.

Following staff's assessment it was determined that the scope of work required specialized equipment and resources. Due to this, staff negotiated a change order with Ferreira Construction Co., Inc. to perform the work. Ferreira was able to pinpoint the leak and commenced excavation. The contractor was able to reach the top of the leaking pipe at approximately 6 a.m. on Wednesday November 16.

The contractor completed excavation and cleaning of the pipe and installation of a large clamp on the ruptured area at 5 p.m. on Nov. 16. Public Works staff then began flushing the water line for water quality purposes. After proper flushing staff performed water quality sampling before beginning to restore water service to customers. Beginning at 8 p.m., affected residents' water service was restored with full water service restored by approximately 10 p.m. On Nov. 17,

briefs cont. on page 6

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briefs cont. from page 5

final street restoration occurred between 8 a.m. and 4 p.m.

Staff estimates that approximately 211,000 gallons of water was lost during this main line break.

City Council Approves Traffic Safety Grant

The City Council authorized the acceptance of grant funding from the California Office of Traffic Safety (OTS) and authorized the appropriate funds from the General Fund to the Police Department Grant Fund for \$70,000.

BHPD intends to maintain sobriety enforcement operations periodically by conducting DUI and driver license checkpoints, DUI saturation patrols, and special enforcement operations. Under this grant, OTS will reimburse the City for overtime, training, travel, and supply expenses incurred for activities associated with the grant.

The City has implemented a public education campaign and enhanced traffic enforcement related to driving while impaired, intoxicated, and distracted. Prior grant funding through OTS has supported sobriety and checkpoint operations. This funding is intended to continue to supplement these efforts.

According to the staff report, last year's grant resulted in the following enhanced enforcement efforts: two DUI and driver license checkpoints at various locations, five DUI saturation patrols, five dedicated traffic enforcement details, and 100 DUI arrests.

No net fiscal impact is anticipated.

City Council Approves Use of City Shield for Glossier and Skechers

At last Tuesday's meeting the City Council approved the use of the Beverly Hills Shield by Glossier and Skechers in two unrelated and separate agreements.

Glossier is a beauty retailer, who requested the use of the Beverly Hills Shield at the 'Alfred at Glossier Alley' coffee shop location. Under the agreement terms, the City will receive a one-

time, settlement agreement of \$1,666.67 for the unapproved use of the likeness of the Beverly Hills Shield prior to approval as well as annual payments of \$20,000 for a term of five years.

City staff previously discovered that 'Alfred at Glossier Alley' had been using the likeness of the Beverly Hills Shield on marketing imagery since Dec. 2021. When Staff discussed this with the representatives of Alfred Coffee, a request to explore licensing of the Beverly Hills Shield was made.

As part of the 'Alfred at Glossier Alley' experience, the Glossier team has created several custom designs using the shield including: cold cups, hot cups, aprons, napkins, pastry bags, coffee sleeves, drink carriers, menu A-frame, and handle bags. Glossier will use the likeness of Shield exclusively at the Alfred's Coffee location.

City Council also approved the use of the Beverly Hills Shield by Skechers shoe retailer, for use of the Beverly Hills Shield on a collection of merchandise. Under the agreement terms, the City will receive a one-time, non-refundable advance payment fee of \$25,000 recoupable against royalties.

Royalty payments will be calculated at 15% of FOB (Free on Board) First Cost. FOB is defined as the greater of: \$10 per pair of shoes; or the gross invoice price billed to Skechers by the selling factory.

Skechers x Beverly Hills limited edition collection will feature the Beverly Hills Shield surrounded by sunsets, palm trees, and bold colors on sneakers, and slip on shoes that commemorates Skechers' California heritage and Beverly Hills. The collection will also include one to two T-Shirt and hoodie style designs as well as a blanket. The approval of the City Shield on each of the items will be conditioned upon City Staff receiving draft designs and providing approval in advance of production. Skechers will market the collection globally. Skechers has also indicated they plan to find a local Beverly Hills retailer for local sales of the goods.

Beverly Hills Father and Son Sentenced to Federal Prison for COVID Business Relief Fraud

A Beverly Hills father and son were sentenced Monday to federal prison terms for defrauding government programs designed to help businesses survive the economic shock of the COVID-19 pandemic.

Ramiro Da Rosa Mendes, 61, was sentenced



(L to R): Rose Kaiserman, Judy Manoucheri, Councilmember Sharona Nazarian, Vicky Mense, Rotary President JR Dzubak, comedian Ju Yu, Noel Friedman, and Gaby Alexander

Rotary Holds Holiday Party

The Rotary club of Beverly Hills held its annual holiday party at the Beverly Hills Hotel, where they raised significant funds for both local and international charitable programs to support those in need.

to 41 months in federal prison, and was also ordered to pay \$2,228,302 in restitution. In a separate case, Ammon Jose de Pina Mendes, 27, Ramiro's son, was sentenced to 21 months in federal prison and was ordered to pay \$222,225 in restitution.

Ramiro and Ammon Mendes each pleaded guilty to one count of wire fraud in Sept. 2022.

From April 2020 to Aug. 2020, Ramiro Mendes schemed to fraudulently obtain federal disaster relief funds distributed through the Paycheck Protection Program (PPP) and Economic Injury Disaster Loan (EIDL) programs that were intended to help businesses during the pandemic. Ramiro Mendes claimed to own numerous fake businesses purportedly based in Beverly Hills, including One Wilshire Enterprises, Professional Music Services, and MB Property Management Group LLC. These companies were fake businesses that did not exist prior to the COVID-19 pandemic and did not have any operations or employees.

He also claimed to be the owner of fake real estate services companies, including Ramiro Mendes Real Estate Services, Real Estate Services, and Real Estate Investments, also located in Beverly Hills and Massachusetts, as well as other businesses registered in Wyoming.

Ramiro Mendes submitted 19 applications for PPP and EIDL loans that contained false and fraudulent information, including the purported existence of payroll expenses, phony tax forms, and

the operational status of the businesses.

For example, on June 24, 2020, Ramiro Mendes submitted a fraudulent PPP loan application to a Florida-based bank, seeking a loan of \$975,100. The loan application falsely stated that One Wilshire Enterprises employed 18 people, had an average monthly payroll of \$390,040, and, according to a false tax form, earned \$4,810,149 in revenue in 2019. Based on this false information, the bank approved and funded a PPP loan in the amount of \$793,300. The loan amount was wired into a bank account Mendes controlled.

Ramiro Mendes stole the COVID-relief loans and misused the proceeds for his own personal benefit, including the purchase of cryptocurrency. He further admitted that the intended loss in this case was approximately \$6,708,963 and the actual loss was at least approximately \$2,228,302.

Ammon Mendes admitted he used information from fake businesses to fraudulently obtain \$225,225 in PPP and EIDL loans. Another son of Ramiro Mendes - Mateus Pina Mendes, 33, of downtown Los Angeles - also previously pleaded guilty in September to wire fraud and admitted fraudulently obtaining \$143,283 in PPP and EIDL loans. Mateus Mendes is scheduled to be sentenced on Jan. 10, 2023.

City Council Approves Rent Ordinance Resolution

At their Tuesday meeting the City Council approved a resolution recommended by the Rent Stabilization Commission on Aug. 5, 2020 to amend the rent ordinance that allows landlords to bring an action to recover possession of an apartment unit for the purpose of major remodeling.

The Beverly Hills Municipal Code allows a landlord to bring an action to recover possession of an apartment

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By Robert K. Tanenbaum

Beverly Hills City Manager Says Farewell George Chavez Retires After 34 Years of Service

My gratitude to City Manager George Chavez for his thirty-four years of outstanding selfless and courageous public service to our City: He now plans to retire by year end.

For over four decades George and I have shared an exceedingly close friend-

ship which commenced during my second term as Mayor.

During that time, George was ultimately groomed for the City Manager position by demonstrating immutable excellence while serving on virtually countless staff positions.

He came to understand that the pounding heart of a government's integrity is emboldened when those who serve, both

“He came to understand that the pounding heart of a government's integrity is emboldened when those who serve, both staff and elected public officials, speak the truth. Throughout his entire career, George has done exactly that!”

staff and elected public officials, speak the truth. Throughout his entire career, George has done exactly that! No wonder that he was the first active staff recipient to receive the coveted Fred Cunningham

Award for invaluable service above self. By such selflessness, he has earned the respect and admiration of the City staff over which he, as City Manager, presides. For the public, he is deemed the model City Manager always motivated by his values: forthrightness, integrity, loyalty, humor and courage.

With his retirement and that of Mayor Lili

Bosse serving her last term, the bench at City Hall is thin. Those who are at play in City Hall must understand that our residents will not sit silently by and witness and

permit the undoing of the values that George and Mayor Lili exercised during their years of remarkable tenure.

We should always remember that notwithstanding past practices, our government is obligated to speak the truth and engage the public with the respect it deserves. George and Lili have set the example. Hopefully they will aspirationally inspire all others.

Robert K. Tanenbaum is a former Mayor of Beverly Hills



unit if the landlord seeks to recover possession for the purpose of major remodeling as long as the landlord meets certain requirements. These requirements include, but are not limited to, proper noticing, payment of relocation fees, and giving tenants the option to relocate to a similar unit in the building.

The minimum spending requirements stipulated in order to qualify for an eviction related to a major remodel have not been updated since 2004. Currently, the cost is \$10,000 for a one bedroom, \$15,000 for a two, and \$20,000 for three or more bedrooms.

The Commission, in making their recommendation considered several factors prior to rendering their vote. There are no evictions for major remodeling on record with the City since 2017. This is also when the City began tracking this category of eviction. Beverly Hills is also the only city with a Rent Stabilization Ordinance that allows a landlord to evict a tenant for the purpose of a major remodel, according to the staff report.

Due to the aforementioned reasons, and to cost not being updated since 2004, the City Council agreed to approve the resolution.

City Council Receives Nurse Practitioner Update

At last Tuesday's Study Session the City Council received an informational update regarding the Nurse Practitioner Program at the request of Vice Mayor Julian Gold.

The Beverly Hills Fire Department (BHFD) introduced the Nurse Practitioner Program as a pilot

program in 2019. The program is staffed by a Nurse Practitioner and Firefighter/Paramedic who responds to patients in the field. It is intended to be an alternative to transporting low acuity patients to the emergency department for evaluation and treatment.

The response model has two approaches: 'reactive' and 'proactive'. The 'reactive' response model focuses on responding to emergency medical service requests. As an alternative to transporting such call types to the Emergency Department for evaluation and treatment, Nurse Practitioner Response Unit, staffed by a Nurse Practitioner and Firefighter Paramedic, can come to the patient in the field, whether it be their home, workplace, or out in the community. The other response model, the 'proactive' approach, focuses on following up on patients, either seen in the past or referred by BHFD personnel.

On Dec. 7, 2019, the City Council gave direction to expand the program's coverage to seven days a week, from 8am to 6pm. Currently, there are five nurse practitioners consultants and each has an agreement with the City. They are paired with one Firefighter/Paramedic to treat patients in the field.

Over the last three years, according to the staff report, the program has demonstrated success in key metrics. This includes over 1,000 individual patient encounters, deferral of patients from Emergency Department over-utilization, in-home health management, and minimizing patients from health regression such that they require 911 resources, among others.

Help Needed to Identify Patient

On Nov. 22 at 9:30 a.m. an unidentified white female was brought into the hospital by the LA County Homeless Outreach Team. The woman was found in the City of Carson at Avalon and Carson and has been homeless for many years. Her health has started to deteriorate and



Prang Takes Oath of Office

Last Thursday Los Angeles County Assessor Jeff Prang was sworn into office at Monterey Park City Hall. Prang was sworn in by Dr. Suzie Abajian, City Clerk of the City of Glendale. Next to Prang is his husband, Raymundo Vizcarra.

“We have achieved many of the tasks we set for ourselves four years ago, demonstrating definitively that the Assessor's Office is an agency of which its employees and the public can be proud,” Prang said. “I am excited for what the next four years will hold as we complete the technological innovation of the Office, bring new vision to our public service, and continue to dedicate ourselves to the people of Los Angeles County.”

she is now gravely disabled. The hospital is seeking the public's help in identifying this patient because she has no documentation or evidence of her identity with her.



The woman is approximately 70-80 years old, has blue eyes, medium short brown hair, stands 4' 8", and is about 130 pounds. She has no teeth, dentures, or eyebrows and is described as being very forgetful.

Anyone with information that may help to identify can contact the hospital

at (424) 306-6310.

Hadassah Hanukkah Celebration to Take Place Monday

Lev Eisha Group is hosting a Hanukkah Celebration on Monday, Dec. 19 at 5:45 p.m. to 8:00 p.m.

Guests are asked to bring a nicely wrapped gift for the exchange, valued at \$20, and your menorah and 3 candles, as it's the 2nd night and they will be having a candle lighting. The event is on the outdoor patio. There will be a few heaters.

The cost to attend the event is \$45. For questions contact Laurie Weinreich at lauriejw12@yahoo.com.

Visit <https://secure2.convio.net/wzoa/site/Ticketing.jsessionid=00000000.app20060a?view=Tick>

briefs cont. on page 8

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briefs cont. from page 7

[ets&id=109550&NONCE_TOKEN=63F812A33181DABB-790C07F9727D3D0B](https://www.beverlyhillsweekly.com/ets&id=109550&NONCE_TOKEN=63F812A33181DABB-790C07F9727D3D0B) to register.

“Guess Who’s Coming to Dinner?” Moves to Greystone Mansion Starting Jan. 13

Theatre Forty’s production of “Guess Who’s Coming to Dinner,” is being extended by moving to Greystone Mansion in Beverly Hills for a limited engagement of seven performances. Shows open Friday, Jan. 13 at 7:00 p.m. Thursday through Saturday at 7:00 p.m., Sunday at 2:00 p.m. Ends Sunday, Jan. 22.

A progressive white couple’s proud liberal sensibilities are put to the test when their daughter brings her Black fiancé home to meet them in this stage adaptation of the film “Guess Who’s Coming to Dinner.” Blindsided by their daughter’s whirlwind romance and fearful for her future, Matt and Christi-

na Drayton quickly come to realize the difference between supporting a mixed-race couple in your newspaper and welcoming one into your family - especially in 1967. But they’re surprised to find they aren’t the only ones with concerns about the match, and it’s not long before a multi-family clash of racial and generational difference sweeps across the Draytons’ idyllic San Francisco terrace. At the end of the day, will the love between young Joanna and John prevail?

Todd Kriedler is the playwright. He wrote the musical “Holler If Ya Hear Me” and the teleplay for the TV-movie “Mahalia.” He is also a director and the co-founder of the August Wilson Monologue Competition.

The cast includes Larry Eisenberg, Diana Angelina, Abigail Stewart, Marc Antonio Pritchett, Fred Dawson, Crystal Jackson, Patty Lewis, Jenn Robbins, and David Hunt Stafford.

Admission is \$35. Visit <https://theatre40.org> for online ticketing.

--Briefs Compiled by Danielle Berjikian



(L to R): Councilmember Lester Friedman, Vice Mayor Julian Gold, Aidan Dijie, Teri Dijie, Kylie Dijie, Fred Dijie, Mayor Lili Bosse, Councilmember John Mirisch and Councilmember Sharona Nazarian

City Council Honors Walter’s Café

Last night, the City Council recognized Walter’s Café for its 60 Second Shout Out.

sports & scores



BHHS Girls' Soccer Team Shuts Out Lawndale

By Steven Herbert

Katrina Chong scored three goals and Alexa Kreshek made three saves for the shutout as Beverly High defeated Lawndale, 5-0, in a South Bay Tournament girls' soccer game Dec. 7 at Nickoll Field.

Gabriella Mussry and Rena Nassirzadeh also scored for the Normans (1-2-1)

Sarah Lea Dahan had an assist for Beverly Hills, which led 3-0 at halftime.

What's Next?

The Normans are scheduled to play host to Viewpoint at 3:30 p.m. today at Nickoll Field.

Boys' Basketball

The Beverly Hills Basketball Tournament
Beverly Hills 60, San Diego 57

Jon Mani scored 24 points and Jameson Caruso 18, including two late 3-point baskets, to lead the Normans to the victory in a first-round game Dec. 5.

Beverly Hills 76, Bakersfield Centennial 61

The Normans outscored the Golden Hawks, 21-9, in the third quarter after the first half of

the second-round game ended in a 35-35 tie Dec. 7.

Football

Beverly Hills running back Oscar Mantville, defensive lineman Joshua Park and tight end Francis Molina were selected to the All-Ocean League second team in voting by the league's coaches.

Mantville rushed for 104 yards against Whittier Christian Sept. 16 and 102 yards against Firebaugh Sept. 23.

Molina recovered two fumbles against Verbum Dei Sept. 9 and made two quarterback sacks against Morningside Sept. 30.

College Basketball

1994 Beverly High graduate Michael Schwartz coached East Carolina to an 84-75 victory over Coppin State in a nonconference game Sunday at Greenville, North Carolina as the Pirates improved to 7-4 under their first-year coach.

Schwartz was hired as East Carolina's coach March 16 to replace Joe Dooley, who was fired March 11 after posting 44-67 record in four seasons in his second stint as the Pirates' coach, including a 15-15 mark in the 2021-22 season. This is his first head coaching position in a career that began in 1999 as a graduate assistant at Texas.

East Carolina is scheduled to resume play Saturday against South Carolina in the Greenville Winter Invitational in Greenville, South Carolina. The 11 a.m. Pacific Standard Time game will be streamed by ESPN+.

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



Manouchehri Sworn-In as Newest Board Member

Judy Manouchehri (left) was sworn in by retired Judge Rich Stone (right) as the newest Board of Education member Tuesday.

Post. He can be reached at (786) 201-2460 or by email at Stvherbert@aol.com.

JERRY SOLOMON
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detention&arrestsummary

Beverly Hills Weekly received the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for errors or omissions in the Detention and Arrest Summary.

JOHANNESSEN, DHANE LUKAS, 39, arrested on 12/1/22 for having a BHPD felony arrest warrant.

RASMUSSEN, PATRICK ALLEN, 32, arrested on 12/1/22 for fighting, or challenging another in a public place to fight.

RAPIER, RICHARD SHANE, 37, arrested on 12/2/22 for possession of meth/ etc, robbery, obtaining money/etc by false pretenses.

RICHARDSON, EMILY ANNE, 51, arrested on 12/3/22 for public intoxication.

VILLEGAS, STEPHEN ANTHONY, 21, arrested on 12/4/22 for intimate touching against the will of the victim.

LULJAN, AVERY ADDIE, 48, arrested on 12/4/22 for public intoxication.

ARELLANO, JOSE EDUARDO, 29, arrested on 12/4/22 for driving while license is suspended.

GONZALES, AMBER 27, arrested on 12/4/22 for assault - domestic violence/ inflicting corporal injury (spouse or co-habitant abuse).

ROSAS, ANDRES LOPEZ, 33, arrested on 12/5/22 for possession of meth/etc, throwing substances at VEH, and other felony charges not listed.

MARTIN, NICHOLAS, GUY 43, arrested on 12/5/22 for battery - use of force or violence upon another, and having an outside misdemeanor warrant.

RICHARDSON, SHALONDA MONIQUE, 32, arrested on 12/5/22 for theft

or driving of vehicle.

ROCHA, REBEKA, 28, arrested on 12/5/22 for battery with serious injury inflicted on anyone.

RASMUSSEN, PATRICK ALLEN, 32, arrested on 12/1/22 for fighting or challenging another in a public place to fight.

WYLIE, JERRY DWAYNE, 60, arrested on 12/6/22 for resisting, delaying, or obstructing any public officer, peace officer, or emergency medical technician.

LOPEZ ROSAS, ANDREZ, 33, arrested on 12/8/22 for unauthorized entry of dwelling without owner consent.

ASSIL, ARIEL RYAN, 32, arrested on 12/9/22 for charge not listed.

ESTEBAN, JEAN ESTIFAN, 58, arrested on 12/8/22 for battery - use of force or violence upon another.

MORA ROJAS, ANDRES RECARDO, 26, arrested on 12/9/22 for causing a fire of property.

KELLEY, KALENA MARIE, 29, arrested on 12/9/22 for theft or driving of ve-

hicle.

LAUGHREY, JAMIE ELIZABETH, 33, arrested on 12/10/22 for possession of drug paraphernalia, possession of meth/ etc, acquiring access cards without card holders or issuers consent, and getting credit using other's ID.

MCLEMONT, RICHARD DWANE, 44, arrested on 12/9/22 for appropriating lost property for own use without making efforts to locate the owner and restore property to them, and false personation of another.

WILLIAMS, RAY ANTHONY, 33, arrested on 12/9/22 for appropriating lost property for own use without making efforts to locate the owner and restore property to them.

PETROSYAN, ARUTYUN, 35, arrested on 12/10/22 for possession of drug paraphernalia, and petty theft.

CURTIS, KYLE RUSSEL, 36, arrested on 12/9/22 for battery against a person the defendant had been dating, engagement, married, or domestic relationship with.

Public Notices

310-887-0788

Forms available at www.onestopdbas.com

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Ilekwnigwe, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/18/22. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/22, 12/1/22, 12/8/22, 12/15/22 246
FICTITIOUS BUSINESS NAME STATEMENT: 2022247767 The following person(s) is/are doing business as: DAVID W. KELLY NOTIARY PUBLIC, 10965 Rochester Ave #202, Los Angeles, CA 90024. DAVID W. KELLY, 10965 Rochester Ave #202, Los Angeles, CA 90024. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2022. Signed: David W. Kelly, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/18/22. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/22, 12/1/22, 12/8/22, 12/15/22 247
FICTITIOUS BUSINESS NAME STATEMENT: 2022246709 The following person(s) is/are doing business as: BRADLEEBOOTY.COM, 7095 Hollywood Bl #542, Los Angeles, CA 90024. BRADLEEBOOTY.LLC, 7095 Hollywood Bl #542, Los Angeles, CA 90024. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2022. Signed: Bradlee C. Park, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/14/22. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/22, 12/1/22, 12/8/22, 12/15/22 248
FICTITIOUS BUSINESS NAME STATEMENT: 2022225682 The following person(s) is/are doing business as: LOS ANGELES PSYCHOTHERAPY, 8920 Wilshire Bl #334, Beverly Hills, CA 90211. RICHARD ACHIRO, 9920 Wilshire Bl #334, Beverly Hills, CA 90211. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Richard Achiro, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/21/22. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/22, 12/1/22, 12/8/22, 12/15/22 249
FICTITIOUS BUSINESS NAME STATEMENT: 2022253587. The following person(s) is/are doing business as: BUSINESS MARAL, 7076 HAWTHORNE AVE 405 LOS ANGELES CA 90028. LUIZA KHACHATURYAN, 7076 HAWTHORNE AVE 405 LOS ANGELES CA 90028. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2022. Signed: LUIZA KHACHATURYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/22, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,903
FICTITIOUS BUSINESS NAME STATEMENT: 2022253132. The following person(s) is/are doing business as: IRRATIONAL ENERGY, 9516 ORION AVE NORTH HILLS CA 91343. CARINA PINOTTI AMMAZZAGATTI, 9516 ORION AVE NORTH HILLS CA 91343. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2022. Signed: CARINA PINOTTI AMMAZZAGATTI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,904
FICTITIOUS BUSINESS NAME STATEMENT: 2022252859. The following person(s) is/are doing business as: ROKNSLIME, 1448 OSBORNE STREET PANORAMA CITY CA 91402. MARTHA A. CORTIZ, 1448 OSBORNE STREET PANORAMA CITY CA 91402. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2022. Signed: MARTHA A CORTIZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on:

11/21/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,905
FICTITIOUS BUSINESS NAME STATEMENT: 2022251572. The following person(s) is/are doing business as: CANOGA FABRICS, 21602 SHERMAN WAY CANOGA PARK CA 91303. JOSEPH ZARGARI, 21602 SHERMAN WAY CANOGA PARK CA 91303. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JOSEPH ZARGARI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/18/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,906
FICTITIOUS BUSINESS NAME STATEMENT: 2022249346. The following person(s) is/are doing business as: DEERFIELD WELTY, DEERFIELD MANAGEMENT, DEERFIELD PROPERTY MANAGEMENT, 630 W DUARTE ROAD SUITE 201 ARCADIA CA 91007. 2960 HUNTINGTON DRIVE UNIT 81012 SAN MARINO CA 91108. C4634629. HOWARD REALTY PARTNERS INC, 630 W DUARTE ROAD SUITE 201 ARCADIA CA 91007. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: WEIYU JIA, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,907
FICTITIOUS BUSINESS NAME STATEMENT: 2022247600. The following person(s) is/are doing business as: RUBY FAY, 3660 MEIER STREET LOS ANGELES CA 90066. RUBY FAY LTD, 3660 MEIER STREET LOS ANGELES CA 90066. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: RUBY FAY, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/14/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,908
FICTITIOUS BUSINESS NAME STATEMENT: 2022244878. The following person(s) is/are doing business as: BERNALSTONE, 15455 GLENOAKS BLVD 37 SYLMAR CA 91342. HEIDI M DIAZ, 15455 GLENOAKS BLVD 37 SYLMAR CA 91342. ELOY BERNAL GUZMAN, 15455 GLENOAKS BLVD 37 SYLMAR CA 91342. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HEIDI M DIAZ, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,909
FICTITIOUS BUSINESS NAME STATEMENT: 2022249089. The following person(s) is/are doing business as: JOE BRYANT LUXE, 5870 BENNER ST UNIT 303 LOS ANGELES CA 90042. JOSEPH BRYANT, 5870 BENNER ST UNIT 303 LOS ANGELES CA 90042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JOSEPH BRYANT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,910
FICTITIOUS BUSINESS NAME STATEMENT: 2022241863. The following person(s) is/are doing business as: SPENCER IS PUZZLING, 3925 RIVERTON AVE 317 STUDIO CITY CA 91604. SPENCER BEEBE, 3925 RIVERTON AVE 317 STUDIO CITY CA 91604. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business

under the fictitious business name or names listed here on: N/A. Signed: SPENCER BEEBE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/04/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,911
FICTITIOUS BUSINESS NAME STATEMENT: 2022247044. The following person(s) is/are doing business as: H&R GENERAL MERCHANDISE, 13127 VAN NUYS BLVD PACOIMA CA 91331. RICHARD ALBERT HERNANDEZ, 13475 HUBBARD ST #26 SYLMAR CA 91342. HENRY HERNANDEZ, 13845 ALDERGROVE ST SYLMAR CA 91342. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HENRY HERNANDEZ, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 11/14/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,912
FICTITIOUS BUSINESS NAME STATEMENT: 2022251449. The following person(s) is/are doing business as: RULE COSMECEUTICALS, 10012 COMMERCE AVE UNIT D TUJUNGA CA 91042. 3858496. ELITE LUXE ENTERPRISES, 10012 COMMERCE AVE UNIT D TUJUNGA CA 91042. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: LEVON SARKISYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,914
FICTITIOUS BUSINESS NAME STATEMENT: 2022241974. The following person(s) is/are doing business as: ILY BLOOMBERG, 5117 WOODMAN AVE APT #5 SHERMAN OAKS CA 91423. ILDO DEPINA, 5117 WOODMAN AVE APT #5 SHERMAN OAKS CA 91423. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ILDO DEPINA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/04/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,915
FICTITIOUS BUSINESS NAME STATEMENT: 2022251313. The following person(s) is/are doing business as: PRESENTING LOS ANGELES; PRESENTING OC; PRESENTING ORANGE COUNTY; PRESENTING BEVERLY HILLS; PRESENTING LA; A-LIST ESTATES, 22020 CLARENDON ST SUITE 200 WOODLAND HILLS CA 91367. 417 N BEVERLY DR BEVERLY HILLS CA 90210. PETER FARISYAN, 417 N BEVERLY DR BEVERLY HILLS CA 90210. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2018. Signed: PETER FARISYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,916
FICTITIOUS BUSINESS NAME STATEMENT: 2022248862. The following person(s) is/are doing business as: HILLTOP CLEANERS, 4397 TUJUNGA AVE #A STUDIO CITY CA

Beverly Hills Weekly

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**BEVERLY HILLS UNIFIED
SCHOOL DISTRICT
REQUEST FOR QUALIFICATIONS ("RFQ")
ARCHITECTURAL SERVICES
FOR
MEASURE "BH" & MEASURE "E"
BOND PROGRAM
RFQ #FAC-2022-23-003
RFQ Date: December 8, 2022
DUE Date: January 27, 2023
BEVERLY HILLS UNIFIED
SCHOOL DISTRICT
ARCHITECTURAL SERVICES POOL
FOR MEASURE "BH" & MEASURE
"E" BOND PROGRAM
#FAC-2022-23-003
SCHEDULE**

EVENT	DATE
Release of RFQ:	Thursday, December 8, 2022
RFQ Questions / Clarifications Due:	Friday, January 13, 2023; 4:00 p.m.
Answers to RFQ Questions / Clarifications:	Friday, January 20, 2023; 2:00 p.m.
Proposal Due Date:	Friday, January 27, 2023; 2:00 p.m.
Interviews:	Week of February 13-17, 2023
Board of Education Approval:	February 28, 2023

Submit one (1) original hardcopy in a 3-ring binder and one (1) electronic copy on USB drive of qualifications by hand or courier delivery service to:

Beverly Hills Unified School District
Construction & Facilities Department
Attention: Joy Jacobs, Bond Program Project Coordinator
255 S. Lasky Drive
Beverly Hills, CA 90212
Ref.: RFQ No. FAC-2022-23-003

I. PURPOSE

The Beverly Hills Unified School District (the "District") requests that qualified firms, partnerships, corporations, associations, persons, or professional organizations ("Firm(s)") submit a statement of proposal/qualifications (SOP/Q") for professional Architectural Services for District-wide modernization, new construction, and facilities master planning for potential projects supported by the Beverly Hills Unified School District Bond Measures E & BH.

The District's objective is to obtain qualifications from qualified Architectural Firms with experience including: educational specifications, design standards, updated facilities master plans, sustainability standards and basic design services such as architectural planning, programming, pre-design, design, construction administration and closeout services. A pool of qualified firms will be selected for future consideration to provide architectural services for future projects. This RFQ defines the architectural services sought from the eventual Project architect(s) ("Architect") and generally outlines the Project requirements.

II. INTRODUCTION

The District is a public K-12 school district located in Beverly Hills, Los Angeles County, California. Currently, the District operates three (3) elementary schools (one currently under construction and unoccupied), one (1) middle school, one (1) high school, and one (1) continuation high school. Future projects shall be funded by Bond Measure E, a general obligation fund of \$334M approved in 2008, and Measure BH, a general obligation fund of \$385M approved in 2018. For additional information concerning the Measures E & BH Bond program please see:

https://www.bhusd.org/apps/pages/index.jsp?uREC_ID=41863&type=d&pREC_ID=1594268.

III. DISTRICT GUIDELINES AND EXPECTATIONS

This RFQ is not a formal request for bids or an offer by the District to contract with Firm(s) responding to this RFQ. The District reserves the right to reject any and all Proposals. The District also reserves the right to amend this RFQ as necessary. All materials submitted to the District in response to this RFQ shall remain the property of the District. The District also reserves the right to seek proposals from, or to contract with, any Firm not participating in this process. The District shall not be responsible for the costs of preparing any proposal in response to the RFQ. Responses received from this RFQ will be used by the District to inform any adjustments or changes to the Ar-

chitectural Services Agreement attached hereto as Attachment "A". The agreement is subject to review and negotiations relative to the professional services provided and subject to final review and approval of the District's legal counsel.

Firms must have extensive experience in the construction of public-school facilities in California, and extensive experience as a public school district representative, working with contractors and other school facility related consultants, establishing project scope, project budgets, and bidding procedures under both Public Contract Code and alternative construction delivery methods, including lease-lease-back.

Firms interested in submitting proposals are directed to make personal contact only with the Bond Program Project Coordinator, identified herein, and should not contact the District Board of Education members, the Superintendent, Assistant Superintendents, any member of the Citizens' Oversight Committee, or any other officials or staff of the District. The District may reject proposals if a Firm or its representatives make direct contact with the District.

In the spirit of total transparency, the District requires the submitting firm to include in their proposal a Financial Interest Certification stating that no member of the team has had any financial interest or business relationship with the District board members or staff. By submitting this certification, the submitting firm agrees to the posting of this information to the public through the proposal. Refer to Attachment "B" of this RFQ.

Firms must disclose any relationship with the District and execute the Conflict of Interest Statement included with this RFQ. Refer to Attachment "C" of this RFQ.

IV. TERM

The District reserves the right to select one or more architectural firms for design services which are considered the most qualified to meet or exceed the District's design, budget, and schedule requirements for the best value at the lowest cost and highest quality. The pool of Architectural firms selected per this RFQ shall be valid for a period of five (5) years.

V. QUESTIONS/REQUESTS FOR INFORMATION

All questions and requests for explanations or clarifications pertaining to this RFQ must be submitted in writing via email and must be received NO LATER than 4:00 p.m. on Friday, January 13, 2023, to Joy Jacobs, Bond Program Project Coordinator at joy.jacobs@fond-er-salari.com. Questions and Answers will be issued as an addendum to the RFQ on the date and time listed in the above RFQ schedule. All addenda will be posted to the District website.

VI. SUBMISSION DEADLINE

Respondents to this RFQ shall mail or deliver one (1) original hardcopy in a 3-ring binder of qualifications package and one (1) electronic copy on a USB flash drive, **NO LATER than 2:00 p.m., Friday, January 27, 2022** to:

Beverly Hills Unified School District
Construction & Facilities Department
Attention: Joy Jacobs, Bond Program Project Coordinator
255 S. Lasky Drive
Beverly Hills, CA 90212
Ref.: RFQ No. FAC-2022-23-003

**BEVERLY HILLS UNIFIED
SCHOOL DISTRICT
REQUEST FOR QUALIFICATIONS ("RFQ")
MATERIALS TESTING AND
INSPECTION SERVICES
FOR
MEASURE "BH" & MEASURE "E"
BOND PROGRAM
RFPQ #FAC-2022-23-004
RFQ Date: December 8, 2022
DUE Date: January 27, 2023
BEVERLY HILLS UNIFIED
SCHOOL DISTRICT
MATERIAL TESTING AND
INSPECTION SERVICES POOL
FOR MEASURE "BH" & MEASURE
"E" BOND PROGRAM
#FAC-2022-23-004
SCHEDULE**

EVENT	DATE
Release of RFPQ:	Thursday, December 8, 2022
RFQ Questions / Clarifications Due:	Friday, January 13, 2023; 4:00 p.m.
Answers to RFQ Questions / Clarifications:	Friday, January 20, 2023; 2:00 p.m.
Proposal Due Date:	Friday, January 27, 2023; 2:00 p.m.
Interviews if Needed:	Week of February 13-17, 2023
Board of Education Approval:	February 28, 2023

Submit one (1) original hardcopy in a 3-ring binder and one (1) electronic copy on USB drive of qualifications by hand or courier delivery service to:

Beverly Hills Unified School District
Construction & Facilities Department
Attention: Joy Jacobs, Bond Program Project Coordinator
255 S. Lasky Drive
Beverly Hills, CA 90212
Ref.: RFQ No. FAC-2022-23-004

I. PURPOSE

The Beverly Hills Unified School District (the "District") requests that qualified firms, partnerships, corporations, associations, persons, or professional organizations ("Firm(s)") submit a statement of proposal/qualifications (SOP/Q") for Materials Testing and Inspection services for District-wide modernization and new construction for potential projects supported by the Beverly Hills Unified School District Bond Measures E & BH. A pool of qualified firms will be selected for future consideration to provide materials testing and inspection services for future projects.

II. INTRODUCTION

The District is a public K-12 school district located in Beverly Hills, Los Angeles County, California. Currently, the District operates three (3) elementary schools (one currently under construction and unoccupied), one (1) middle school, one (1) high school, and one (1) continuation high school. Future projects shall be funded by Bond Measure E, a general obligation fund of \$334M approved in 2008, and Measure BH, a general obligation fund of \$385M approved in 2018. For additional information concerning the Measures E & BH Bond program please see:

https://www.bhusd.org/apps/pages/index.jsp?uREC_ID=41863&type=d&pREC_ID=1594268.

III. DISTRICT GUIDELINES AND EXPECTATIONS

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Firms must have extensive experience in the construction of public school facilities in California, and extensive experience as a public school district representative, working with contractors and other school facility related consultants, establishing project scope, project budgets, and bidding procedures under both Public Contract Code and alternative construction delivery methods, including lease-lease-back.

Firms interested in submitting proposals are directed to make personal contact only with the Bond Program Project Coordinator, identified herein, and should not contact the District Board of Education members, the Superintendent, Assistant Superintendents, any member of the Citizens' Oversight Committee, or any other officials or staff of the District. The District may reject proposals if a Firm or its representatives make direct contact with the District.

In the spirit of total transparency, the District requires the submitting firm to include in their proposal a Financial Interest Certification stating that no member of the team has had any financial interest or business relationship with the District board members or staff. By submitting this certification, the submitting firm agrees to the posting of this information to the public

through the proposal. Refer to Attachment "B" of this RFQ.

Firms must disclose any relationship with the District and execute the Conflict of Interest Statement included with this RFQ. Refer to Attachment "C" of this RFQ.

IV. TERM

The District reserves the right to select one or more firms for materials testing and inspection services which are considered the most qualified to meet or exceed the District's design, budget, and schedule requirements for best value at the lowest cost and highest quality. The pool of firms selected per this RFQ shall be valid for a period of five (5) years.

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All questions and requests for explanations or clarifications pertaining to this RFQ must be submitted in writing via email and must be received NO LATER than 4:00 p.m. on Friday, January 13, 2023, to Joy Jacobs, Bond Program Project Coordinator at joy.jacobs@fond-er-salari.com. Questions and Answers will be issued as an addendum to the RFQ on the date and time listed in the above RFQ schedule. All addenda will be posted to the District website.

VI. SUBMISSION DEADLINE

Respondents to this RFQ shall mail or deliver one (1) UNBOUND qualifications package and one (1) electronic copy on a USB flash drive, **NO LATER than 2:00 p.m., Friday, January 27, 2022** to:

Beverly Hills Unified School District
Construction & Facilities Department
Attention: Joy Jacobs, Bond Program Project Coordinator
255 S. Lasky Drive
Beverly Hills, CA 90212
Ref.: RFPQ No. FAC-2022-23-004

T.S. No.: 2022-00123 Loan No.: xx0 APN: 4391-012-013 Property Address: 525 Arkell Drive, Beverly Hills, CA 90210 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/28/2021. 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: Hacopian Design & Development Group, LLC, a California limited liability company Duly Appointed Trustee: Imperial Processing Recorded 2/2/2021 as Instrument No. 20210180425 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 1/10/2023 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$13,469,617.97 Street Address or other common designation of real property: 525 Arkell Drive, Beverly Hills, CA 90210 A.P.N.: 4391-012-013 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 applica-

ble, 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 2022-00123. 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 (844)477-7869, or visit this internet website www.stoxposting.com, using the file number assigned to this case 2022-00123 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 TRUSTEE'S SALES INFORMATION, PLEASE CALL (844)477-7869 OR VISIT WEBSITE: www.stoxposting.com** Date: 12/8/2022 Imperial Processing 10866 Wilshire Blvd, Suite 400 Los Angeles, California 90024 (424)488-3144 Dmitry Merrit, Processor

(4) The location and general description of the assets to be sold: FURNITURE, FIXTURES & EQUIPMENT of that certain business known as: WADATSUMI BEVERLY HILLS, located at: 410 N. CANON DR, BEVERLY HILLS, CA 90210

(5) The anticipated date of the bulk sale is JANUARY 4, 2023 at: 391 N. MAIN ST, 112, CORONA, CA 92878, Escrow No. 40721-3 ESCROW OFFICER: SHALONDA CHAPPEL

(6) This bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: TOWN & COUNTRY ESCROW CORP, 391 N. MAIN ST, 112, CORONA, CA 92878, Escrow No. 40721-3 SHALONDA CHAPPEL, ESCROW OFFICER. The last day for filing claims shall be JANUARY 3, 2023, which is the day before the sale date specified above.

(7) Listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the Buyer are:

Date: 12-9-2022
FSC CORPORATION, A CALIFORNIA CORPORATION, Buyer(s)
1327031-PP BEVERLY HILLS WEEKLY
12/15/22

NOTICE TO CREDITORS OF BULK SALE
(Secs. 6104, 6105 U.C.C.)
Escrow No. 40721-3

NOTICE IS HEREBY GIVEN to creditors of the within named Seller that a Bulk Sale is about to be made of the assets described below.

(1) The name(s) and business address(es) of the seller(s) are: SAKURA SEVEN CO, 361 VAN NESS WAY, STE 301, TORRANCE, CA 90501

(2) The location in California of the Chief Executive Office of the seller is: SAME AS ABOVE

(3) The name(s) and business address(es) of the buyer(s) are: FSC CORPORATION, 9405 BRIGHTON WAY, 20, BEVERLY HILLS, CA 90210

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

100- ANNOUNCEMENTS

JFK vs. CIA
amazon.com - www.jfkvs.cia.com - www.youtube.com/jfkcia

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/Cali> (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

(MonFri 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)

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)

115-CEMETERY

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.

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.adoptionsfirst.com (Cal-SCAN) 1-844-653-7402 (Cal-SCAN)

263-PETS

Adorable Male AKC Yorkie puppy 8 weeks old. Shots ready to go will make a great gift \$3500. 972-693-1070

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)

501-HELP WANTED

Marketing Director Jobsite: Beverly Hills, CA Email resumes to sg@luxuryline.com

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

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