

# Beverly Hills Weekly

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

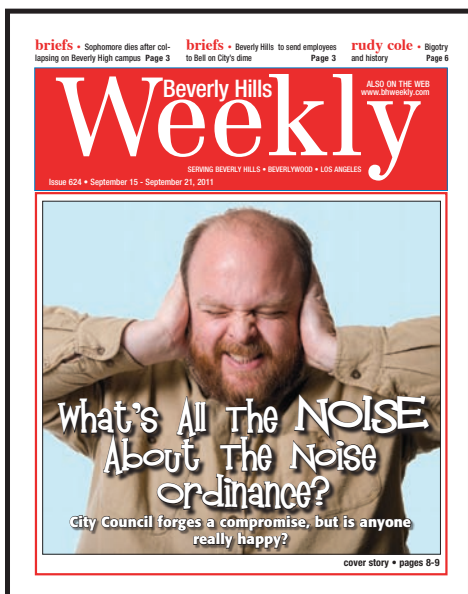
SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 625 • September 22 - September 28, 2011

## School Board Shakeup



**Andy Licht drops out of the race in a surprising announcement, but will a new write-in candidate emerge?**



# briefs

## Licht drops out of Board of Education race in surprising announcement

In a surprising development in the 2011 Board of Education election, candidate Andy Licht announced Wednesday that he was dropping out of the race.



Andy Licht

“On Sunday, facing friends and family, I realized that as much as I want to serve on the school board, that as important as serving our city is, I was not fully prepared for the commitment,” Licht said in a statement.

“During the Sunday kick-off party, I looked out on the sea of friends and supporters and realized that I needed to be there 100 percent for them, as they are for me. I did not fully

anticipate the enormous commitment the campaign and the board seat requires.”

Licht said he regretted that he would not be able to fulfill the expectations of his friends and supporters. Licht’s endorsements included Mayor Barry Brucker, outgoing Board member Steven Fenton, BHEA, and the Los Angeles County Democratic Party. Licht said the response he has received from his supporters so far has been that of understanding.

Licht is the second candidate to drop out of the election. Damien Bean announced withdrawal of his candidacy on Aug. 12.

Licht’s decision not to run leaves three candidates—Frances Bilak, Brian Goldberg and Lewis Hall—to contend for the Nov. 8 election of three seats.

Since it is too late for Licht to officially withdraw his candidacy, his name will remain on the ballot. Should Licht be elected, he could resign at his discretion, and the Board would then appoint someone for a two-year term until the next election.

## Noise ordinance hearing creates confusion; City Council removes fines, sets cut off time at 10 p.m.

After an unusual series of procedures and an at times tense public hearing of the second reading of the City’s noise ordinance, the City

Council decided in a 3-2 vote Tuesday night to set the cut off time for amplified noise at 10 p.m., in line with the Council’s decision at the Sept. 8 meeting, but decided to do away with the amendment that set fines for violations.

Vice Mayor Willie Brien and Council member John Mirisch voted no, because they supported the City Council’s unanimous consensus reached minutes earlier to remove the noise ordinance from the agenda, with the intention of making no changes to the ordinance.

The ordinance’s second reading had been scheduled on the agenda’s consent calendar, meaning it could have been approved without discussion along with several other items, but it was brought up for discussion because 19 residents requested to make public comments on the topic. On Tuesday night, the majority of speakers supported a later cut off time for amplified sound and expressed concern about the criminalization of hosting parties by imposing fines. This was in contrast to the group that addressed the Council on Sept. 8, most of whom supported no change to the current noise ordinance.

“The current code the way it exists may not be the best government in the world with conflicting laws and unclear rules, but I guess it seems to have worked,” Mirisch said. “So maybe it turns out keeping the status quo is the best policy as I hear that from Mr. [Robert K.] Tanenbaum and also from Mr. [Joe] Shooshani that, let’s keep it, let’s let people work things out. I admonish everyone [to] make it work because very clearly we’re going to have to apply common sense, consideration, and that buzz word we have used before, civility.”

## WHAT’S ON YOUR MIND?

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

You can fax us at:  
310.887.0789

email us at:  
editor@bhweekly.com



# SNAPSHOT

### Inside Beverly Hills—BHTV10

The Beverly Hills public affairs show *Inside Beverly Hills: Then and Now*, moderated by columnist Rudy Cole, will next air on Sept. 23 at 6 p.m., Sept. 26 at 5 p.m., Sept. 27 at 6 p.m., and Sept. 28 at 10 p.m. on BHTV10, with former mayors Donna Ellman Garber, Chuck Aronberg and Ed Brown as guests.



CRUISIN’ ON CRESCENT  
CRESCENT DRIVE

Aaron (left) and Oliver (right) Shevtov celebrate the reopening of Crescent Drive at a block party last week. Crescent Drive between North and South Santa Monica Boulevard reopened Aug. 29 after a 17-month closure during the construction of the City’s new parking structure, expected to open to the public in November.

# Beverly Hills Weekly

Issue 625 • September 22 - September 28, 2011  
Beverly Hills Weekly Inc.

Founded: October 7, 1999  
Published Thursdays

Delivered in Beverly Hills, Beverlywood, Los Angeles

ISSN#1528-851X

www.bhweekly.com

Publisher & CEO  
Josh E. Gross

Reporter  
Melanie Anderson

Sports Editor  
Steven Herbert

Contributing Editor  
Rudy Cole

Advertising Representatives  
Tiffany Majdipour  
Negin Elazari  
Candace Massachi

Legal Advertising  
Mike Saghian  
Eiman Matian

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

editor@bhweekly.com  
All staff can be reached at:  
first name @bhweekly.com  
Unsolicited materials will not be returned.  
©2011 Beverly Hills Weekly Inc.

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

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



OUR DATA SPEAKS VOLUMES





# NOTICE OF PUBLIC HEARING

**DATE:** September 26, 2011

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

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

The Planning Commission of the City of Beverly Hills, at its Special meeting on Monday, September 26, 2011, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the Lexus expansion project as described below, as well as consideration of the Final EIR.

## PROJECT DESCRIPTION

Jim Falk Properties, LLC and JF Wilshire Properties, LLC, propose the demolition and replacement of the existing Lexus dealership located at 9230 Wilshire Boulevard. The project site consists of two parcels, one located at the southwest corner of Wilshire Boulevard and Maple Drive (Wilshire property), and the other located along South Maple Drive, immediately south of the east/west alley that borders the southern side of the Wilshire property. The proposed new automobile dealership will contain a combined total of approximately 29,165 square feet of showroom and office space within the first and second levels, approximately 82,286 square feet of vehicle parking and circulation areas within levels one through four, and approximately 56,768 square feet of subterranean vehicle service areas (70 service bays in total). The proposed new building would be approximately 45-feet to the roof level, 48-feet 6-inches to the top of the parapet and 59-feet to the top of the stair tower. The project proposes 352 parking spaces in a stacked/tandem configuration, including rooftop parking. While 84 of the parking spaces would be utilized to satisfy the City's zoning code requirement for sales and office areas, the remainder of the parking spaces would be utilized for automobile storage.

The Wilshire Boulevard portion of the site would house the primary existing Lexus dealership operations and is currently zoned for general commercial (C-3) uses. The parcel on South Maple Drive, south of the existing building across the alley is currently utilized by the dealership for vehicle storage/surface parking and is zoned for multiple-family residential (R-4) uses, which also permits parking related to commercial uses fronting on Wilshire Boulevard. The 1,822 square foot portion of the east/west alley that bisects the parcels is proposed to be vacated and relocated to the south of the proposed building as a part of the Project. The entire building site, including the proposed alley area is approximately 32,643 square feet.

The current dealership operation has offsite car storage, including rooftop storage at 9900 Wilshire Boulevard (Robinsons May site parking structure), underground parking at 8942 Wilshire Boulevard (ICM site), and a service location at 194 North Robertson Boulevard. An objective of the project is to consolidate these off-site activities and centralize them in one location.

## DISCRETIONARY APPROVALS REQUESTED

Approval of the project requires the following discretionary approvals:

- **Zone Text Amendment:** The applicant requests a zone text amendment to amend the Municipal Code as follows:
  - A provision to exclude above-ground automobile dealership parking areas and subterranean service areas from the definition of Floor Area; and
  - A provision to allow automobile dealerships to provide stacked/tandem parking.
- **Conditional Use Permit** – The applicant requests a Conditional Use Permit to establish a new car dealership.
- **Alley Vacation/Amendment to Streets and Highways Master Plan** – The applicant requests to vacate a portion of a public alley south of Wilshire Boulevard, adjacent to the site and provide a replacement alley to the south of the project site.
- **Encroachment Permit** – The applicant requests an encroachment permit to allow loading activities to be located within the public right-of-way, on Wilshire Boulevard, abutting the project site.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. An Environmental Impact Report has been prepared for this project and was circulated for public review in accordance with state requirements. A Final Environmental Impact Report, including responses to comments previously received, will be reviewed at this hearing.

Any interested person may attend the meeting and be heard or present written comments to the Commission.

According to Government Code Section 65009, if you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Ryan Gohlich, Associate Planner** in the Planning Division at 310.285.1194, or by email at [rgohlich@beverlyhills.org](mailto:rgohlich@beverlyhills.org). Copies of the applications, plans, and Environmental Impact Report are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Approved as to form:

Jonathan Lait, AICP, City Planner

Prior to the vote, the City's noise ordinance prohibited amplified sound after 6 p.m., but police began enforcement at 10 p.m. A second section of the municipal code permitted some types of noise until 10 p.m. Part of the Council's task for the ordinance was reconciling the inconsistencies in the two code sections. Councilmember Lili Bosse, one of the City Council-Human Relations Commission liaisons who worked on the noise ordinance recommendation, said she was told by the police that making no change to the ordinance would likely result in more noise complaints to the police starting at 6 p.m.

After removing consideration of the noise ordinance from the agenda, the City Council decided to open the topic back up for discussion once it became apparent there was confusion in the Chambers about the Council's decision to maintain the status quo. Public Works Commissioner Shooshani, who supported a later cut off time on the weekends, asked the Council after the vote if 10 p.m. had been decided as the cut off time. Nessah Synagogue Chair Leon Farahnik expressed concern that there were still two conflicting sections of the municipal code.

Former Mayor and North Homeowners Association President Robert K. Tanenbaum approached the podium to question the procedure of removing the item from the agenda, and then placing it back for reconsideration. Brucker had suggested reviving the topic in order to do away with the conflicting code sections. Tanenbaum had earlier urged the Council to leave the status quo in place for at least six months to monitor whether or not noise complaints between 6 and 10 p.m. to the police actually increased.

"What happened was, the mayor withdrew the motion after there were four votes to defeat it. Now what you're saying is without any changed circumstances, without anything being duly noticed, [the original item is now back up for consideration]," Tanenbaum said to the Council. "The only reason you removed it is because you polled your colleagues. There were four votes when you polled them to not pass the ordinance."

Brucker responded that "the only reason this is now being brought up again is that there was possibly some confusion as to what's the time that we enforce this ordinance." City Attorney Larry Wiener said the ordinance that the Council brought back up for consideration was the same ordinance that had been introduced at the Sept. 8 Council meeting and appeared on the Sept. 20 agenda, and it had been duly noticed.

During the public comment section, Shooshani said he preferred a later cut off time on weekends, and he also protested the penalties that were part of the proposed ordinance.

"This new law, as it stands, is criminalizing having parties," Shooshani said. "I foresee in the dark of night, there will be arguments between police and homeowners. In short more harm is done than good [with this ordinance]."

In response to a question from Mirisch, Shooshani said the current enforcement practice without fines was preferable to the ordinance the Council approved Sept. 8. Ultimately, the Council decided to set the cut off time at 10 p.m. and remove the provision for fines. According to Brucker, the City's

*briefs cont. on page 4*

briefs cont. from page 3

municipal code already contains a schedule of fines for code violations.

On Wednesday, Brucker said he was satisfied with the result.

"It was not the most efficient way of passing an ordinance, but we finally did get it right and I think everybody in the community should be comforted to know that it will be fair and balanced for all citizens, No. 1 respecting the peace and quiet and tranquility of our community, and No. 2 allowing people to have respectful social events up to a reasonable time, which is 10 p.m.," Brucker said.

The Council voted 4-1 Sept. 8 on an ordinance that prohibits amplified sound that is "distinctly audible beyond the property line" between 10 p.m. and 8 a.m. seven days a week, imposed fines of up to \$250 for the second violation and up to \$1,000 for subsequent violations, and prohibits the rental of

private homes for commercial parties, except for events or activities in connection with non-profit or charity functions. Brien voted no because he thought the ordinance would pit neighbors against neighbors.

#### **Superior Court says Metro did not violate California Public Records Act by withholding information from BHUSD**

BHUSD's effort to obtain additional records from Metro in connection with the draft environmental impact statement related to the Westside Subway Extension alignment hit a setback Sept. 14 when Los Angeles Superior Court Judge Ann Jones denied the district's petition that argued Metro was improperly withholding certain records from the district.

"A review of the verified petition, however, fails to identify which items on Petitioner's series of requests remain outstanding," Jones wrote in her ruling. "Therefore, it is virtually



*Israeli Knesset Member Dr. Nachman Shai, Director of Office of Emergency Management Pamela Mottice-Muller and Mayor Barry Brucker*

#### **City officials meet with Israeli parliament member in impromptu visit**

Dr. Nachman Shai, a member of the Israeli Knesset and member of the opposition party Kadima, dropped by City Hall Sept. 13 for an impromptu meeting with Mayor Barry Brucker and Director of Office of Emergency Management Pamela Mottice-Muller. Shai was a brigadier general and Israeli Defense Forces spokesperson during the First Persian Gulf War. Shai visited Beverly Hills at the invitation of Ari Bussel and Norma Zager, who hosted a lunch for Shai and a group of pro-Israel activists to discuss Israel's public diplomacy.

impossible for Metro to counter the allegations. And, even worse, it makes it impossible for the Court to determine whether Petitioner's claims of non-production are, in fact correct."

Even though Jones stated the district's petition's "lack of specificity is fatal to the instant Petition," she stated, "It is possible to discern whether a proper verified Petition would have been availing." Jones determined the petitioner "failed to demonstrate that the Respondent did not fully comply with the CPRA [California Public Records Act]."

Jones agreed Metro rightly withheld certain requested documents from the district on the grounds that certain information is not a public record as it is not yet complete; certain information is proprietary and therefore exempt from disclosure under the CPRA; the material is maintained and in the possession of private consultants and not Metro; and the requests for documents are essentially questions posed to Metro consultants.

"We were very disappointed," President Lisa Korbatov said. "We're going to study the options when we have another closed session."

BHUSD's attorney Kevin Brogan said he was still evaluating the ruling. He would not elaborate on what options the school board might consider.

Metro Senior Public Communications Officer Dave Sotero said Metro was pleased with the ruling.

"We are currently working to complete the environmental analysis, and look forward to the release of the final environmental report for everyone to review later this year," Sotero said in a statement.

Jones ruled in the City of Beverly Hills' favor in April when she granted the City's request for a preliminary injunction against having to implement Measure 2P, which was passed by voters this past March.

#### **Enrichment courses encourage students, teachers to branch out**

Once a month, Beverly High students will have the opportunity to branch out from the routine of their regularly scheduled courses to sign up for an enrichment course. Likewise, the enrichment classes will give teachers a break from their typical subjects, allowing them to share their expertise in other areas in which they are passionate.

"[It] could be a tutorial period, it could be a book group, it could be literary magazine, it could be study skills," Interim Director of Curriculum, Instruction and Professional Development Jennifer Tedford said. The enrichment period could also be used for special assemblies and scheduling additional college counseling sessions, she said.

The 55-minute enrichment period is part of the monthly "odd" block schedule, which occurs on one Wednesday each month. A committee spearheaded by Principal Carter Paysinger and then-Assistant Principal Tedford engaged staff, parents and students to come up with a schedule that would meet all stakeholders' needs. The Board of Education approved the committee's proposed bell schedule, considered a "hybrid" schedule containing elements of block and daily schedules, on May 31. Tedford proposed including an enrichment period after learning about a similar program at Thomas Jefferson High School in Virginia on a campus visit this past January.

On a first-come, first-serve basis, students will have the opportunity to sign up for enrichment courses each month. Teachers may choose to offer different courses each month, or offer an ongoing course throughout the year. The first enrichment period is on Oct. 5.

"There is an incentive for students to sign up quickly and there's an incentive for teachers to publicize their programs accordingly," Tedford said.



## **NOTICE OF PUBLIC HEARING**

The City Council of the City of Beverly Hills, at its adjourned regular meeting to be held on **Tuesday, September 27, 2011, at 7:00 p.m.**, in the Council Chambers of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will consider:

**AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO PROHIBIT DRILLING AND EXTRACTION OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM SURFACE LOCATIONS IN THE CITY, AMENDING CHAPTER 5 OF ARTICLE 10 OF THE BEVERLY HILLS MUNICIPAL CODE**

On January 25, 2011, the City Council adopted an interim urgency ordinance to prohibit drilling and extraction from surface locations in the City. Pursuant to State Law, the interim ordinance was effective for an initial period of 45 days. On March 1, 2011, the City Council extended interim ordinance for a period of 10 months and 15 days to allow the City's Planning Commission to consider the proposed permanent ordinance. On September 8, 2011, the City's Planning Commission considered an ordinance and recommended that the City Council adopt permanent regulations prohibiting drilling and extraction from surface locations in the City. The Commission also recommend that proposed ordinance include modifications to the conditions to be imposed on drilling from locations outside of the City to require surface facilities to be located a minimum distance from schools and parks.

The proposed ordinance has been environmentally reviewed pursuant to the California Environmental Quality Act ("CEQA"), (Public Resource Sections 21000, et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the City's Local CEQA guidelines and has been determined to be exempt pursuant to the Guidelines Section 15061 (b) (3) in that it can be seen with certainty that prohibiting drilling and extraction within the City will not result in an potentially significant environmental impacts.

All interested persons are invited to attend and speak on this matter. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Room 290, Beverly Hills, CA 90210. The comments should be received prior to the hearing date.

Please remember, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the hearing before the City Council or in written correspondence delivered to the City, either at or prior to the hearing.

If there are any questions regarding this notice, please contact Jonathan Lait, AICP, City Planner, Community Development Department, Planning Division, at 310-285-1118 or [jlait@beverlyhills.org](mailto:jlait@beverlyhills.org). Copies of the application, plans, and other records regarding this matter are available for review in the Community Department/Planning Division, 455 N. Rexford Drive, Suite 100, Beverly Hills, California.

BYRON POPE, CMC  
City Clerk



Board of Education Vice President Brian Goldberg with his steering committee at the home of Sam and Ardyth Freshman

Fifth row: Marty Halfon, Bob Sternshein, Brenda Rubins, Brian Rosenstein, Zale Richard Rubins, Ray Flade and Donna Flade. Fourth row: Tom Pease, Alma Ordaz, Leslie Sternshein, Marilyn Gallup, Brian David Goldberg, Rose Norton, Sam Freshman. Third row: Nancy Barth, Terre Thomas, Doreece Artal, Russ Levi, Ilona Sherman, Marc Gottlieb, Herb Young. Second row: Isabel Hacker, Julie Gilberg, Gloria Seiff, Tom Hayostek, Bonnie Gottlieb and Mathew Finerman. First row: Susan Mishler, Bob Tedeschi and Sheri Tedeschi

**School board candidates launch campaigns**

With the PTA Council and BHEF-sponsored candidates' forum last week, and the kick off of school board candidates' campaigns this past Sunday, the Board of Education campaign is officially underway. Brian Goldberg kicked off his campaign at the home of Sam and Ardyth Freshman, and Frances Bilak held her campaign kick-off at Roxbury Park Community Center. Lewis Hall will kick off his campaign this Sunday from 2 to 4:30 p.m. at the home of Janet Salter at 804 North Linden Drive.

English teacher Julie Goler said she is excited about the enrichment courses.

"I think it's a wonderful idea," Goler said. "We have so many staff members who have things that they would like to share with students, and over the next year I plan to teach a yoga class, [a course] on organic gardening and I plan to do several book groups for kids, taking things I love and being able to share them with the kids."

Goler has heard offerings from other teachers may include meditation, college essay writing and a thank-you note writing workshop.

"I just love that we have a chance to showcase things other than the subject that we teach," Goler said.

Tedford said she hoped the enrichment program would benefit both students and teachers.

"I think this is going to be an extraordinary concept for the high school," Tedford said. "We're going to watch it closely and see how it goes."

**Fine Art Commission considers new purchase; Dill prompts new policy**

The Fine Art Commission is moving on. At its August meeting, the Commission decided to cease plans for commissioning a glass piece from Dan Graham after the Commission was unable to find a suitable location for the piece after three years. At its meeting on Sept. 13, the Commission introduced the possibility of purchasing one of two pieces by Spanish artist Jaume Plensa.

"Because we did not go forward with the

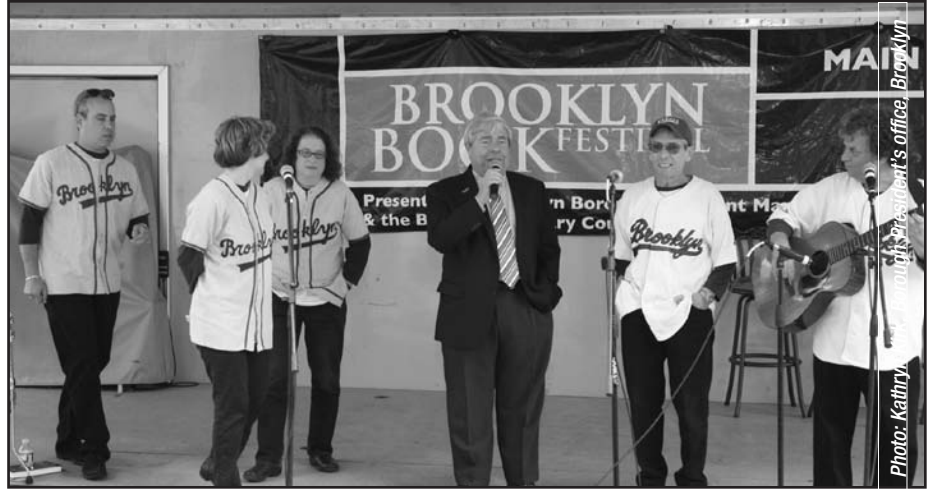


"Center Obelisk" by Joan Brown

Dan Graham, we now have money to look at another piece," Commission Chair Judi Friedman said.

Friedman said the six-member commission has unanimously been interested in Plensa's work for two years. The two pieces the Commission is considering purchasing are stainless steel figures that are 96-by-100-by-87 inches. One piece called *Endless III* depicts a human figure, made of stainless steel letters fused together, hugging its knees. The other

briefs cont. on page 7



Left to right: Noah Margo, Elizabeth Tryon, Maxine Margo, Brooklyn Borough President Marty Markowitz, Phil Margo and Mitch Margo celebrated the 50th anniversary of "The Lion Sleeps Tonight" by the Tokens at the Brooklyn Book Festival on Sept. 20

**The Lion Sleeps Tonight turns 50**

Beverly Hills residents Noah and Phil Margo, along with other band and family members, celebrated the 50th anniversary of their group the Tokens' hit song "The Lion Sleeps Tonight," at the Brooklyn Book Festival last weekend. The Tokens performed a concert and sing-along, and wrapped up the weekend by performing at the festival's after party at the Brooklyn Bowl.

"Very few groups are around to celebrate the 50th anniversary of any of their hits," Noah Margo said of the anniversary's significance. "The other significance is the song itself is part of history. Everyone knows it, everyone sings it, even if they can't remember who originally recorded it."

Noah Margo, Phil's son who has been performing with the Tokens for 18 years, said the location of the celebration was also significant because "[we were] doing it in the place where we were all born, myself, my father, my uncle [Mitch Margo]—the three of us core Tokens—and my aunt [Maxine Margo] who came up and sang also."

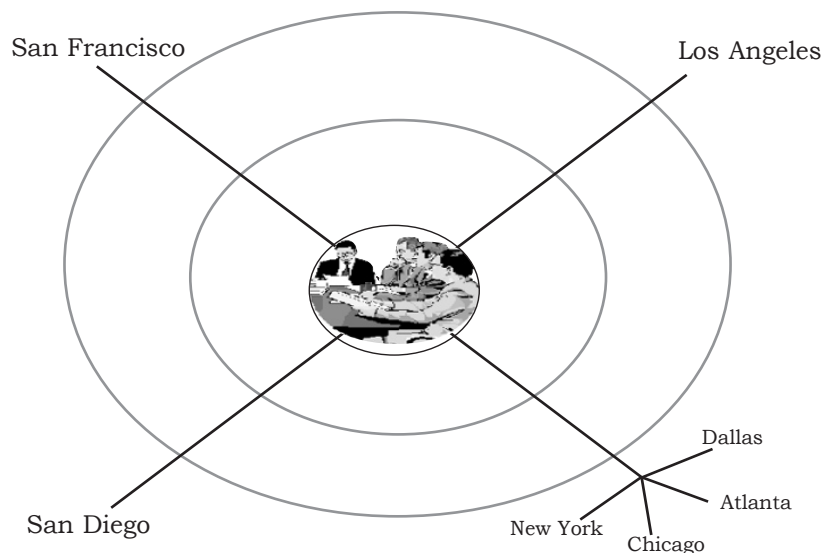
Incidentally, the 50th anniversary celebration took place on the release weekend of *The Lion King* in 3D, which features the song and was No. 1 at the box office.

**Conference Calling**

- Local Numbers Throughout California
- Reservation-based or Reservationless
- Recording Capability

**5 ¢/minute Local Access**

**10 ¢/minute Toll Free Access**



**The Telephone Connection**  
**310-789-7900**

# from the hills of beverly



## Noise battle ends

### And Licht quits board race

By Rudy Cole

What we thought was a Solomon like decision on making our noise ordinances more realistic, and concurrently avoiding any divisiveness in the community, which last week I applauded, turned out to be very flawed.

Thanks to the research talents of our city attorney, **Larry Wiener**, we now discover that there are two conflicting ordinances on the books: One enforces noise controls at 6 p.m. and another that kicks in at 10 p.m.

What the council apparently achieved, and this is still a work in progress, was to remove the 6 p.m. enforcement, modify some of the harsher fines and continue to support the police department's ability to use their judgment when complaints are received.

The one councilmember who immediately recognized the hazards of the proposed new rules was Vice Mayor Dr. **Willie Brien**, who voted against the first proposal at the previous council meeting. His concerns were validated by Tuesday's council action.

However, crafting the wording and offering amendments that restored some reason to the process was Councilmember **Lili Bosse**, and, despite the highly charged atmosphere at the meeting, Councilmember Dr. **Julian Gold** was both rational and conciliatory.

It also took some political fortitude for Councilmember **John Mirisch** to avoid playing to his more passionate supporters and remain reasonably detached and calm.

Then there was the incredible appearance at the podium of an early teen young man, **Alexander Kashfi**, who was so rational and composed in his calm call for a compromise that would remove the 6 p.m. ordinance and allow entertainment with sound equipment later on weekends that Mayor **Barry Brucker** predicted he would one day easily win election to the council.

Mayor Brucker wielded the gavel with

considerable skill even when tempers began to overtake reason. What was probably helpful is that the two culturally divided sides on this issue appeared at different council meetings.

Time to step back, take a politically difficult moment of calm and recognize that there are very different cultures involved. Inevitably, both sides feel that the other is imposing on their rights. One insists that amplified sound, the real and only issue here, should not intrude on their "quiet enjoyment" of their homes. The other argues that they have purchased expensive homes to live full and socially active lives, and in their culture that means having social events that run later in the evening than those of some of their neighbors.

Thanks to the rational approach by our police department, when there have been disputes, the problems have been mostly carefully resolved by talking and not quick issuance of citations. This is obvious when you compare the number of complaints with ticketing.

There is no quick fix, no absolute compromise that can ever satisfy the diverse differences involved. But there are some interventions that just might make this issue a means of improving understanding in our community. First, the sky is not falling, most people who live here are tolerant, considerate of their neighbors, law abiding and always good citizens. We are not that far apart and we live together, no matter our differences, with appreciation of what we share together: A safe, well managed, education committed and highly attractive urban environment.

How can we make it even more united and tolerant?

Some years back the city actually had a staff person with experience in the field of human relations. Can't remember her name, but she had broad experience in other communities, including a successful

run in Santa Barbara, and her main charge was ameliorating cultural differences and misunderstandings. Restoring this position should be considered.

Even more important is having a Farsi-speaking, Persian culture-background person serving various needs at city hall. This staffer could do outreach, handle resident requests for information and assistance from many city agencies and help communicate the decision makers' problems before they become too divisive.

Finally, the city needs a hearing officer process, not only for noise enforcement issues, but other neighborhood disputes of any kind. Conciliation, bringing neighbors together in a spirit of compromise may not always work or be easy, but is clearly worth trying.

And we must always, always remember that diversity and tolerance is what distinguishes us as a community and enriches our lives.

\*\*\*

As if the school board race was not without drama, we learned yesterday that **Andy Licht**, one of the front runners, has withdrawn from the election (see brief on page 2).

In a statement to this column, Licht said he simply did not feel that he could make the commitment either to the campaign or to service on the board at this time in his life.

Clearly, Licht was probably going to win, he had a very impressive group of supporters. It also seems clear that he will not be able to have his name taken off the ballot, but he will urge voters not to give him one of their three votes. Personally, I am sorry he dropped out. He has integrity and ability.

Now, if you want peace and quiet, watch any of the debates or attend one of the events for any candidates for school board. This has yet to rise to the level of boring.

If there are differences, they did not surface in the first candidates' forum. Aside from incumbent Dr. **Brian David Goldberg**, the others are so laid back that they have yet to clearly define any differences.

Up to this moment, the election is probably a referendum on Goldberg and the record of the school board. Although incumbents have not fared well in recent years, Goldberg's campaign is so much more intense, with many very active, loyal supporters that he had emerged as the strongest early contender.

Certainly, this was also shown by the numbers of people attending the candidates' kick off events. Goldberg had well over 200 at the **Ardyth** and **Sam Freshman's**, while Andy Licht had about a hundred and **Frances Bilak** a disappointing 30.

Bilak did break some traditions by holding her kickoff at Roxbury Park. Incidentally, she broke no rules. Park facilities are legally available for political events. Bilak took the time to announce she had the backing of

many community leaders including **Judie Fenton**.

The fourth, now third contender, **Lewis Hall** did score a major breakthrough in his campaign by obtaining the **Janet Salter** residence for his kickoff this Sunday at 2 p.m. (804 North Linden Drive, open to all voters.) Mayor **Barry Brucker** is expected to introduce Hall.

Hall and Bilak have good professional credentials and, just maybe, Hall being relatively new to the community may actually be an advantage. He can serve above and out of all the past angst.

Does the election still matter? Yes, the order in which they finish will determine who has seniority for board president.

What is fascinating is the city's inability in finding candidates for public office. Consider this: Eleven highly qualified residents applied for appointment to the city's Planning Commission but only three people are willing to serve on the Board of Education. Of the eleven, all were well known and active; of the remaining board candidates, only one, Goldberg, had any name recognition.

\*\*\*

The community is becoming very concerned about a lack of progress in the police contract negotiations, and many are urging both sides to come to a speedy agreement.

Our long history of outstanding police-community relations should not be diminished by protracted and contentious disagreements. The city council needs to take hold and the police association must tell their story to the community.

Also troubling is the apparent loss of some of our most experienced top brass

\*\*\*

Hotel news: The historic Bel Air is set to open late next month with a **Wolfgang Puck** restaurant and other food services.

How this will impact our own hotels is unclear, although the Bel Air has the same management as the Beverly Hills Hotel.

Good news for Beverly Hills tax coffers: All our hotels are doing close to occupancy. The Beverly Hilton had an incredible 90 percent in recent months.

\*\*\*

This city has made some very wise decisions through the years, but there are some historic goofs. Here are some puzzlers:

The entrance to the Beverly Hills from the south is not manageable and always dangerous. Early planners, probably not realizing that one day there would be homes all around the Pink Lady, made minimal requirements for parking.

Two post office puzzlers: For some reason, there are no 7000 to 8000 addresses on Wilshire Boulevard. (Just maybe because the street was named for a well known anarchist, Gaylord Wilshire.) Leaving Los Angeles, the numbers go from 6500 to 8200. If you are not familiar with the street, you might well drive for miles before you realize the confusion.

As for Robertson, some real geniuses decided that the east side in Los Angeles would have 800 numbers, while the west in Beverly Hills would begin with 200. Try to

*Absolute! Commercial Auction*  
**CARRIAGE BARN ANTIQUES**  
**SATURDAY, OCTOBER 8 AT 11 A.M. PST**  
Open House: Saturday, September 24 from 10:00 a.m. to Noon



- 1± acres on corner lot
- Highway visibility
- 4 structures
- Fruit trees
- Landmark windmill
- 5 rolling chain-link gates

United Country  
Kozma Auction & Realty, Inc  
Elaine Odiam, Broker, License #00660574

On Interstate-10 with major off-ramp  
**888-650-6444 | CaliforniaAbsoluteAuction.com**



explain that to visitors.

Of course my favorite is the design of the Rite Aid, with a blank wall on Canon and an entrance off the street from the parking lot. Dims hopes for a makeover of Canon Drive.

As for more recent planning decisions, the CVS at Wilshire and Doheny has restricted hours, a zero pedestrian entrance on Wilshire and egress challenges on Doheny.

Finally, the preposterous alley blocking of the Pavilions Market at Olympic and South Beverly Drives. Shoppers going southwest, must exit on Olympic and then turn north on other streets. This creates hazards on Olympic, traffic snarls and more

traffic in the southwest.

Of course, residents who wanted these **Rube Goldberg** configurations are long gone and leaving the rest of us the pain.

On the other hand, and of course there always is, the traffic management systems in place in the southwest and on our major boulevards and our one-way streets have been an important tool in automobile movement control.

Yes, much of these improvements made when **Mark Scott** was city manager.

\*\*\*

One of the most admired guys in our community, **Monty Hall**, will be honored

by the Canadian government next week for his historic efforts in raising over \$1 billion for charities.

Ambassador **Gary Doer** and Consul General **David Fransen** will host a reception in Hall's honor next week. Hall is an OC (Order of Canada) and OM (Order of Manitoba), so you may indeed call him your Excellency.

My own Hall story: When I was preparing a brochure for **Max Salter's** first city council campaign, Hall very graciously gave me permission to use his name in any way I wanted. But I made a serious error in grammar, which he caught.

Having lunch at Hillcrest, shortly after,

some people at my table were impressed that Hall was heading our way. He had two words for me: "Permission Withdrawn."

But he forgave me, certainly when he learned that our anniversaries were on the same date, September 28. Also, Chief **David Snowden's** birthday.

*Rudy Cole served for eight years as a member and chair of the city's Recreation & Parks Commission. He was also President of the Greystone Foundation and served on three other city committees. Rudy can be reached at: Rudy@bhweekly.com.*

*briefs cont. from page 5*

depicts a human head, which is white because it is composed of baked stainless steel.

"[*Endless III*] is at a gallery in New York, and [the head] is being shown in Paris right now," Friedman said. "That [could] have a lot to do with which one we get, if the one in Paris could be sold before we make a decision."

Continuing business from the last meeting, the Commission is still seeking a location for Joan Brown's *Center Obelisk*, which was previously located at the former Hilton Headquarters at 9336 Civic Center Drive. Current property owner Tishman Speyer, which has planned a renovation of the building that will add 6,000 square feet of office space, does not want the piece. Tishman Speyer has offered to not only give the sculpture to the City, but also to repair it, store it until the City finds an appropriate location, and then place it for the City.

The Commission discussed the possibility of placing the obelisk on one of two islands at Whittier and Linden or Whittier and Walden. Friedman said they would be good places to display art, but the City is worried about the possibility of an out-of-control driver crashing into it.

"When we [place] public art, we don't want to put it where a car can take it out," Friedman said.

Friedman has asked commissioners to arrive early to their meeting next month so they can walk the area around the library and City Hall to see if they can find a suitable location for the obelisk there.

Another order of business the Commission considered last week was the City's draft deaccessioning policy.

"The City does not have any way of selling a piece of art or giving a piece of art or destroying a piece of art if nobody wants it," Friedman said.

Commissioners Fiona Chalom and Sandy Pressman serve on an ad hoc committee that is working on the City's deaccessioning policy, which is needed because the Commission is trying to figure out what to do with Guy Dill's *Egalmah, the Great Palace*, a 120-ton piece made of prestressed concrete that has been stored for years at the reservoir on Loma Vista Drive. It needs to be moved in March 2012 when the reservoir is renovated. The Commission is looking at ways it can donate or sell the piece.

Stan and Debra Berman gave the piece to the City in 2000, but its size and mass made it difficult to find a place to put it on display. The deaccessioning policy will determine what the City can do with the piece, whether

it involves donating it, selling it or other options. The committee has been studying other cities' policies, including those of Santa Monica, West Hollywood, Pasadena and Scottsdale, Arizona, in drafting Beverly Hills' policy.

--Briefs compiled by Melanie Anderson

#### **BHHS Football Team Defeats San Marcos**

Beverly Hills played average against San Marcos of Santa Barbara in a nonleague football game Friday night at Nickoll Field, according to coach Donald Paysinger, but was still able to defeat the Royals, 20-14.

The Normans broke a 7-7 tie with about three minutes to play on Frank Brown's one-yard touchdown run. Following an interception, quarterback Cameron Countryman ran 52 yards for touchdown, increasing Beverly Hills' lead to 20-7, with about two minutes to play.

San Marcos scored a touchdown on a 60-yard pass on the first play from scrimmage following the ensuing kickoff. The Normans (1-1) recovered the Royals' onside kickoff and ran out the clock.

Following a scoreless first half, Beverly Hills opened the scoring in the third quarter on a 71-yard touchdown pass from Countryman to Willie Green. San Marcos (0-3) tied the score later in the third quarter, returning an interception of a Countryman pass for a touchdown.

"Except for the one big play, our defense played extremely well," Paysinger said. "Our offense played average. We have to improve



Back row, left to right: Alli Jason-Fives, Gary Carlen, Bonnie Miller, Lee Morris, Scott Harvey, Dusty Stiles, Susan Chamberlain, John Ingle, Susie Sprouse, Rick Munitz. Third row, left to right: Leanne Domnitz, Mickey Friedman, Sue Krohn, Linda Straky, Nancy Wolf, Flory Schultheiss, Carola Drew, Gwen Graham, Barbara Stiles, Katherine Kendall, Pat Henning, Ben Bushman, Cherie Fitzsimons, Tanis Harris, Larry Bigler. Second row, left to right: Sheryl Yamada, Adrian Bal, Roberta Beatty, Susie Curtis, MaryAnn Baum, Rhoda Himmell, Sandy Zwirin, Susan Stevens, Patsy Carter, Lynne Shapiro. Front row, left to right (seated): Jerry Jones, Joan Allemand, Sonia Duboe, Barbara Papkoff, Irene Purdy, Vivian Saatjian-Green  
Not pictured: Herb Dodge, Leonard Stern

#### **BHUSD retirees reunite for fourth annual breakfast**

Fifty BHUSD retirees reunited at the home of Howard Green and Vivian Saatjian-Green for the fourth annual retiree breakfast on Sept. 14.

"Our careers in education tend to be very social. Over the years I have met wonderful people who [I've] maintained a friendship with outside of school, and when I retired, I thought it would be a nice venue to invite people to the house for a reunion to reconnect," said Saatjian-Green, who retired in 2006 after 17 years as Beverly High director of guidance and 25 years with the district.

Adrian Bal, who was hired in 1958, was the oldest in attendance at age 92. The youngest attendee was 60, Saatjian-Green said. Attendance has doubled since Saatjian-Green hosted the first breakfast in 2007, when about 20 to 25 people showed up. A core group has attended every year, Saatjian-Green said.

"It's a wonderful time; people are happy to see each other," Saatjian-Green said. "There are many people from the 60s who do not know the people from the 90s and there's a group of us who are from the 80s when we were hired, who know both sides of it."

our offensive line and our quarterback play."

Going into the game, Paysinger said the Normans have to "clean up the little things."

We're still working on that," Paysinger said.

Another goal was to tackle better, which Paysinger said he felt the team did.

A third area Paysinger targeted for improvement was passing.

"We threw the ball well late in the third quarter and the fourth quarter," Paysinger said.

Countryman completed eight of 16 passes

for 158 yards, with the one touchdown. He had one pass intercepted.

Brown drew praise from Paysinger after he rushed for 85 yards on 23 carries and made three interceptions. Linebacker Ole Woods, who made 6 1/2 tackles, also drew praise from Paysinger.

The Normans are scheduled to play host to Peninsula Friday at 7 p.m. at Nickoll Field in a nonleague game.

To win, Beverly Hills needs to "take care of

*briefs cont. on page 9*

# coverstory

# SCHOOL BOARD SHAKEUP

Andy Licht drops out of the race in a surprising announcement, but will a new write-in candidate emerge?

By Melanie Anderson

*Four candidates had been running for three seats until the surprise announcement yesterday that Andy Licht was dropping out of the race. Three candidates are left for three slots, but will a new candidate run as a write-in? The Weekly takes a look.*



## FRANCES BILAK

No longer a practicing attorney, Frances Bilak calls herself a practicing mom.

After enrolling her children Maddie and Michael Bilak at El Rodeo last year, Bilak became involved with the PTA and volunteered in Maddie's classroom. Bilak, who is currently in charge of Spirit Wear for the El Rodeo PTA Executive Board,

said her volunteer experience and her desire to give back to the community inspired her run for school board.

"I want every child in the district to receive the type of education I feel they have a right to," Bilak said. "I want to address their academic, their social and their emotional needs."

Bilak may be a newcomer to the district but her children are on track to follow in the footsteps of their father Dorian Bilak ('88), his brothers Marcel Bilak ('92) and the late Olivier Bilak ('90), and their grandfather Milton Bilak ('59), all of whom are Beverly High graduates.

Maddie and Michael Bilak attended Shalhevet School until the elementary and middle schools closed at the end of 2010. Michael entered fifth grade at El Rodeo in 2010, and Maddie Bilak entered kindergarten.

"My husband had made a strong push for the Beverly Hills school system," Bilak said. "When I received notice the school was closing, within that week, I went to El Rodeo and began to research the school, and I found that I was so comforted by the feel of the school."

As a family lawyer in Washington, D.C., Bilak said she primarily represented men in divorce and custody cases. When representing a client and a child was involved, Bilak said she wanted to make sure the child's best interests were of "paramount concern."

"Although I didn't have any children of my own at the time, I realized the importance of not using children as chattel," Bilak said. "We need[ed] to seriously consider what was in the best interest of a child."

Bilak, who grew up in Maryland, said she had been running her own law firm in Washington D.C., for about 12 years when she met Dorian Bilak at the bar mitzvah of a mutual friend in Mexico City in August 1996. After exchanging e-mails, the pair began a long-distance relationship. By April 1997 they had married. Bilak continued to commute for several months between Washington, D.C. and California. Eventually she settled in California, even though Dorian, president of real estate firm Bilak Enterprises in Beverly Hills, had offered to establish a business in Washington, D.C.

"If we had children, I knew that I was not going to con-

tinue to work," Bilak said. "The same dedication I put into practicing law, I was going to put into my children and my husband."

Now Bilak says she is ready to commit to the school board. She acknowledged the amount of time she spends with Dorian may be affected, but she does not expect serving to interfere with her parenting responsibilities except for on Tuesday nights, when board meetings are scheduled.

"Both of us have had a lot of community involvement, and it's not something that we're unaccustomed to," Bilak said. "I think we both realize the importance of giving back. We need to lead by example so our children see what we do."

When asked why she thought there were only a few candidates running, Bilak said perhaps it was because of the difficult issues the school district is facing.

"I know that there are truly some phenomenal people that are out there that are very involved in the community," Bilak said. "I have to tell you, it's really hard to put yourself out there and run."



## BRIAN GOLDBERG

As the only incumbent, Brian Goldberg enters the campaign with the most name recognition of the candidates.

When he was elected four years ago, Goldberg was considered a newcomer to the community. Goldberg's early days on the school board were an "eye-opening experience," he said.

"I would say I was a little bit idealistic in believing that if I did my homework, made a coherent argument as to why the board should support one policy or one direction over another that I would be able to convince my colleagues on the school board through the force of my argument that we should do something or not do something," Goldberg said.

Goldberg said he discovered quickly that decision-making was more about politics than policy.

"As someone who is a professor of political science, I like to believe that politics is really about doing what's in the best interest as opposed to what is the most politically expedient," said Goldberg, who is an assistant professor and co-chair of the political science department at American Jewish University.

What Goldberg has learned, he said, is compromise is the key to successfully passing and implementing policies and having a board majority is critical to implementing the goals and vision for the district.

"That's just the reality why the 2009 election [of President Lisa Korbatov and Board member Jake Manaster and defeat of Nooshin Meshkaty] was so critically important for the school district moving in the direction in which we have, which is greater academic success, better morale, more fiscal stability, and continuity in administrative positions," Goldberg said.

The 2011 election will bring a new composition to the board, when Myra Lurie and Steven Fenton's terms end, as both opted not to run again.

"Steven has been a tremendous ally and a very important part of the success of this new board majority. His leadership and expertise is going to be sorely missed by me and I think by the rest of the board," Goldberg said. "Although Myra and I don't get along on a personal level I've always respected and admired her work ethic and the time and effort she puts into serving on the board, and that will be missed."

Goldberg, though proud of his track record, acknowledged serving on the board has come with personal challenges of competing priorities and dealing with the publicity of a lawsuit against Goldberg and a family business. When asked how he managed to balance public service with his professional and family life, he responded, "Not very well."

"Anyone who is going to run for school board has to understand in order to do a good job, it takes a commitment of time and effort, which for me has resulted in less time with my own kids and certainly has hurt my efforts in my professional career because I just can't put the time in that I would like to because of my commitment to the school board and the school district," Goldberg said.

In addition to serving on the school board and teaching, Goldberg is CEO of Casa de la Familia, a nonprofit that provides bicultural and bilingual psychological treatment, education and outreach to the Latino community.

"We all rationalize things in our own way. I rationalize my time away from my children in I'm trying to make the district better for all students," Goldberg said. "If I'm successful at that my kids will benefit from that indirectly. I also hope I'm providing valuable life lessons to them about public service and the importance of getting involved and being part of the solution instead of part of the problem."

Goldberg identified being part of the solution as one of the things he likes most about serving on the school board.

"Another thing I really like about the Board of Education is there's always a new challenge, and the work is never complete," Goldberg said. "It's never boring being on the Board of Education. Some people may think it's crazy but I certainly thrive in that kind of environment."



## LEWIS HALL

Lewis Hall says this is a good time for him to run for school board. His youngest daughter, Cara Hall, graduated from Beverly High in 2011 and he noticed a number of issues in the district that he thought needed attention. Hall said running his own business also gives him the flexibility to serve.

The main issue that inspired Hall to run, he said, was that only three 2011 Beverly High graduates were admitted to Ivy League colleges. Hall said it was "heartbreaking" to



see some of Cara's peers—who he said were smart, had high GPAs, and were involved in many activities—not gain admission to their top-choice colleges.

"I want every kid who graduates to be realistic of where they can get in and what they would like to do. I want them to have every opportunity," Hall said. "It requires work, [and] it requires good counselors who know the schools, who can be an advocate for the students, who can advise the student well and communicate with admissions people at these colleges and sell the student to them."

Hall's older daughter Tasha Hall graduated from Harvard-Westlake, and Cara Hall started out at Marymount. After her sophomore year, Cara wanted to attend a larger school that offered more AP classes, so the Hall family moved from Cheviot Hills to Beverly Hills so Cara could attend Beverly High. Hall said Beverly High was the right choice for Cara, and he was impressed by the staff, especially English teacher Minna Kim and Cara's counselor Leanne Domnitz, who retired in June.

Since Hall is new to the district and the City, he said he has talked to a number of board members and city councilmembers to get a sense of the community. Hall said he finds former Mayor Ed Brown's work on the Facilities Advisory Committee inspiring.

"The best thing about this whole campaign [is the] people I've met," Hall said.

Hall, who grew up in Virginia and studied film at UCLA, is interested in education via digital media, which he has explored through making educational films and launching an educational iPad app through his company Elevated Lab. Hall acquired the rights to math research he had done a few years earlier for an educational DVD to create the app that presents 120 hours of middle school math instruction.

"I made educational films because I wanted to motivate the kids. I wanted them to become curious about a subject," Hall said. "If they are curious then it's a lot easier to teach them, so that was why I was inspired to work that way."

Before starting Elevated Lab, Hall worked as design director at CBS Entertainment and then art director at Novocom, where he worked on identity campaigns for various television networks and founded the company's new media department. For the past 10 years, Hall has been teaching undergraduates in the digital media department of Otis College of Art and Design. He currently teaches the senior thesis course and the advanced concept development class, which teaches students how to generate ideas and then

sell them.

"I find it exhilarating when I see a kid improve, when they gain confidence, when they feel like they have accomplished something that they feel good about and they feel like they get direction for their lives," Hall said.



#### WRITE-IN CANDIDATE?

Although the candidacy filing deadline has passed, it's not too late for someone to file a statement of write-in candidacy for the Nov. 8 election.

Winning a seat on the BHUSD Board of Education as a write-in candidate is not unprecedented. Mayor Barry Brucker became the first successful write-in candidate in a California election in 15 years when he was elected to

the school board in 1997.

"I ran as a write-in because community members came to me and said, 'We need someone with your business skills for the school board,'" Brucker said. "We had just passed a bond and knowing that I ran a business, they felt that I would bring that skill set to the table."

Brucker, who received a little over 1,500 votes, received the most votes of the six candidates. Newcomer Gerald Lunn was also elected that year, with a little over 1,100 votes. Lunn has endorsed Goldberg this year. A write-in candidate this year would probably need to get around the same number of votes, depending on voter turnout.

Brucker said campaigning as a write-in candidate was a very difficult undertaking but it helped that he had grown up in Beverly Hills and had tremendous support from the community. Brucker took a leave from work, so campaigning became his full-time occupation for about a

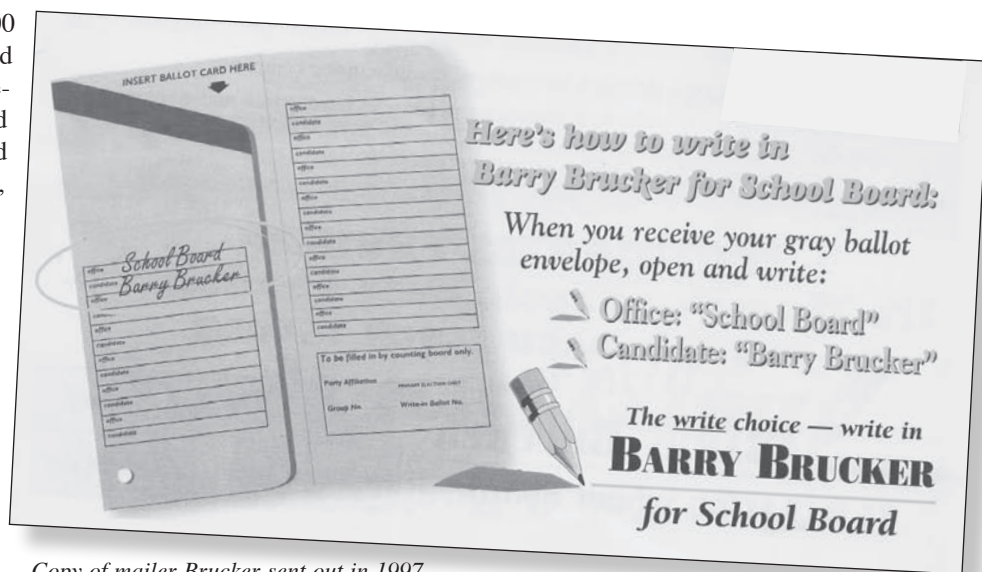
month—he filed as a write-in candidate on roughly Oct. 1—and he said he knocked on every door in Beverly Hills to introduce himself. He said it was also critical to have an experienced campaign team, committee and volunteers. The late Jim Tabilio served as Brucker's political strategist.

"It's a very, very difficult challenge because No. 1, you have to teach people the mechanism of writing in and how to do it, and No. 2 is people are going to wonder where were you? Why are you coming in as a Johnny-come-lately?" Brucker said.

Brucker said half of his campaign was educating voters on how to properly cast a write-in vote, and the other half was presenting Brucker's qualifications. Brucker issued pencils labeled with the slogan, "The Write Choice," to potential voters.

"I think it's really a formidable undertaking but it can be done," Brucker said. "It has been done by people in the state. It makes it a little bit more difficult, but with the right candidate and the right guidance, anything can happen."

Write-in candidates have until 5 p.m. on Oct. 25, two weeks before the election, to file a statement of write-in candidacy with the Los Angeles County Registrar-Recorder/County Clerk's office. A name written on a ballot in any election will not be counted unless the person has filed a statement of write-in candidacy. For more information, visit lavote.net or call (800) 815-2666.



Copy of mailer Brucker sent out in 1997

briefs cont. from page 7

the little things," Paysinger said.

"Once we take care of them, we'll be fine," Paysinger said.

The website Calpreps.com projects the Panthers (1-1) will win 20-13.

The Normans have never defeated Peninsula, formed in 1991 by the merger of Miraleste, Palos Verdes and Rolling Hills high schools.

Beverly Hills is 0-7-1 against the Panthers, including a 23-23 tie in their most recent meeting, Nov. 7, 2003 in a game the Normans trailed 23-7 midway through the third quarter.

Norman kicker Juan Amador missed a 26-yard field goal attempt on Beverly Hills' next to last possession.

#### BHHS Water Polo Team Defeats Santa Ana Valley

Zak Zukoski scored five goals and Ariel Rafalian three as the Beverly High boys' water polo team recorded its first victory of the season, defeating Santa Ana Valley 14-7, in a pool play game of the Chris Weisz-TRX Memorial Cup Sept. 9 at Santa Ana Valley High School.

The Normans, who had lost their first two games of the season, led 4-2 at the end of the first quarter as Zukoski scored twice and David Prokopenko and Rafalian scored once each.

Zukoski scored the first two goals of the second quarter to increase Beverly Hills' lead to 6-2. After the Falcons scored, Rafalian scored twice and Dillon Silverstein once to give the Normans a 9-3 halftime lead.

Zukoski scored Beverly Hills lone goal of the third quarter.

The Normans led 10-4 entering the fourth quarter when they got two goals from Steven Turnbull and one each from Nick Goncharov and Bernardo DiPietro.

Beverly Hills goaltender Francois Reihani made six saves.

Zukoski scored four goals, Tyler Neman two and Rafalian one in a 14-7 loss to Placentia Valencia Sept. 10 in a 25th-place semifinal at Beckman High School in Irvine.

Reihani made seven saves.

The Normans lost to Santa Monica, 12-5, in the 27th-place game of the 32-team tournament later Sept. 10 at Beckman High School as Silverstein scored three goals and Zukoski two.

Reihani made four saves as Beverly Hills dropped to 1-4.

BHHS Girls' Volleyball Team Reaches Tournament Semifinals

Beverly High girls' volleyball coach Marla Weiss was "very, very pleased" with her

team's play in the Pasadena Poly tournament Sept. 10, as it fulfilled her goal of reaching the single-elimination portion of the eight-team tournament.

The Normans finished second in their four-team pool, beginning play by defeating Flintridge Prep, 25-21, 17, splitting two games with San Gabriel Gabrielino, winning the first 25-19, and losing the second, 26-24, and losing to eventual finalist Los Angeles Windward, 25-9, 25-8.

Beverly Hills lost to Poly, 25-9, 25-15, in the semifinals.

"I felt like we beat who we should have beaten and we lost to teams that are stronger than us," Weiss said. "This team is going to get stronger every match."

Norman senior setter Halle Beesen was named to the all-tournament team.

Beverly Hills lost to Rio Hondo Prep, 16-25, 25-18, 21-25, 25-23, 15-13, in a nonleague match at the Swim-Gym Sept. 13.

"This was a match we should have won," Weiss said. "It's very difficult to lose the fourth and fifth games with the scores that we had. We definitely had our opportunities. (We) simply missed too many serves at the wrong time (and) had some unlucky plays."

The Normans "need to work on our funda-

mentals," Weiss said.

"When you have a young team, the fundamentals are going to make or break you," Weiss said.

Beesen, outside hitter Liat Hackman and libero Ginelle Wolfe drew praise from Weiss for their play for Beverly Hills.

Statistics were not available for the tournament or Rio Hondo match.

#### BHHS Cross Country Teams Compete in Rosemead Invitational

DaEun Lee was the fastest Beverly High girls cross country runner in Saturday's Rosemead Invitational, completing the 3-mile course at Rosemead High School in 20 minutes, 15.54 seconds to finish 16th in the sophomore race.

Michael Redston was the fastest Norman boys' runner, completing the 3-mile course in 17:18.95 to finish 36th in the sophomore race.

The Beverly Hills boys' and girls' teams are scheduled to compete in an Ocean League meet today at Kenneth Hahn State Recreation Area in Baldwin Hills beginning at 2:30 p.m.

-- Steven Herbert

# American Friends of The Citizens' Empowerment Center in Israel's Soiree Under the Stars

Beverly Hills — Sept. 15

Photos by Moshe Barzilay

Over 400 people attended the Loma Vista Drive soiree, which benefited CECI's ongoing educational projects in Israel, at the home of David Safai. Israeli actor Alon Aboutboul was the guest of honor and Safai was acknowledged for his leadership.



Chloe Reihani, Dean Rabbani, Rebecca Amid, Nicole Manoucheri, Orit Younessian, David Safai, Natalie Behfarin, Edmond Torbati, Soraya Nazarian, Sasha Farahi, Jennifer Moghaddam



David Safai, Alon Aboutboul, Parviz Izak Nazarian



Dina Kadisha, Parviz Izak Nazarian, Dalia Sassouni, Poursan Nazarian, Daniel Aspen



Tara Ardebilchi, Soraya Nazarian, Esther Massachi, Rebecca Amid



Natalie Mousiki, Beverly Hills Weekly Publisher Josh Gross, Nicole Adasha



Ashley Foulad, Amanda Ashouri, Sandra Shokri



Avi Winkler, Katherine Kohan



Erica Kohanoff, Shana Kohanoff, Nicole Adasha



Juline Cohen, Sahar Enayati



Kami Fararooy, Nicole Manoucheri

## DANA DAVIS POP-UP SHOP

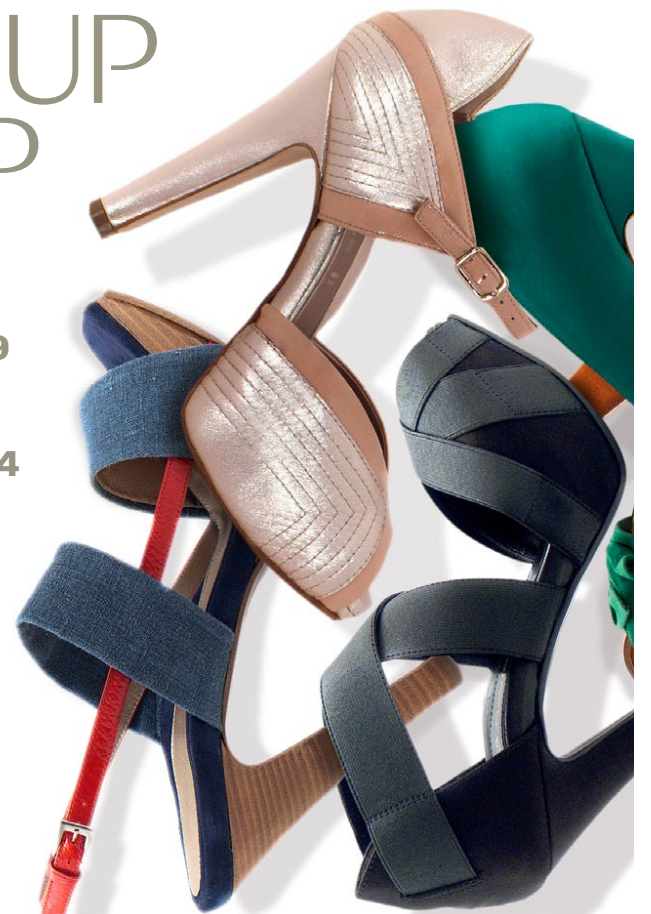
6 DAYS ONLY!  
**MONDAY**  
**SEPTEMBER 19**  
 TO  
**SATURDAY**  
**SEPTEMBER 24**  
 10AM-6PM

**UP TO 75% OFF**  
 PAST SPRING  
 AND FALL STYLES!

FALL/WINTER 2011-12  
 WILL ALSO BE AVAILABLE  
 AT REGULAR RETAIL PRICE

9621 BRIGHTON WAY  
 (BETWEEN CAMDEN  
 AND BEDFORD)  
 BEVERLY HILLS 90210

WWW.DANADAVIS.COM



DANA DAVIS

# Service Directory

Place your ad in the Beverly Hills Weekly's Service Directory for the low cost of \$250 for 10 weeks!

## ANTIQUES & JEWELRY

**WE ARE PAYING THE HIGHEST CASH PRICES**  
**We Buy Entire Estates for CASH**  
**(323) 810-0966**



Important Paintings, European Furniture,  
 Chinese Antiques, Jade / Chinese Ivory,  
 Porcelains, Bronzes, Marbles, Vases, Ivories,  
 Silver, Clocks, Wristwatches / Pocket  
 watches, Gold, Enamels, Diamonds,  
 Jewelry



## BEAUTY

### Acupuncture for Beauty and Health

Cosmetic Acupuncture  
 Acupuncture Pain Relief  
 Herbal Medicine Consulting

**Yoko Fujimaki LAc, PhD**  
 dryokofujimaki@gmail.com



**\$20 Off**  
**first visit**

1509 N. Crescent Heights Blvd., Suite 1,  
 Los Angeles CA 90046

**(323) 656-9944**

## ANTIQUES & JEWELRY

**WE ARE PAYING THE HIGHEST CASH PRICES**  
**We Buy Entire Estates for CASH**  
**(323) 810-0966**



Important Paintings, European Furniture,  
 Chinese Antiques, Jade / Chinese Ivory,  
 Porcelains, Bronzes, Marbles, Vases, Ivories,  
 Silver, Clocks, Wristwatches / Pocket  
 watches, Gold, Enamels, Diamonds,  
 Jewelry



## CARPETING

### ARMANDO'S CARPET

Commercial & Residential

CARPET & FLOOR COVERING

HARD WOOD FLOORS

REPAIR & REFINISHING

LAMINATE-CARPET-LINOLIUM

Finance Available !!

GENERAL CONTRACTING SERVICE

Remodeling, Additions, New Construction, Home Certification

BONDED LICENSED INSURED

Tel:(323) 766-8417 Fax:(323) 766-8497 Cel: (323) 595-2650  
 3307-A West Washington Blvd. Los Angeles, CA. 90018 (west of Arlington Blvd.)

## CAR SERVICE

### CARNIVAL

TRANSPORTATION SERVICE, P.T. ORG.

Available 24-Hour Luxury Cars & Limousine

Special Rate To & From LAX

Rides  
 Starting  
 At  
**\$65**

If You  
 Present  
 This Ad  
 you get a  
**\$500**  
 Discount



Lic. #TCP-10570-P

www.carnivallimousine.com

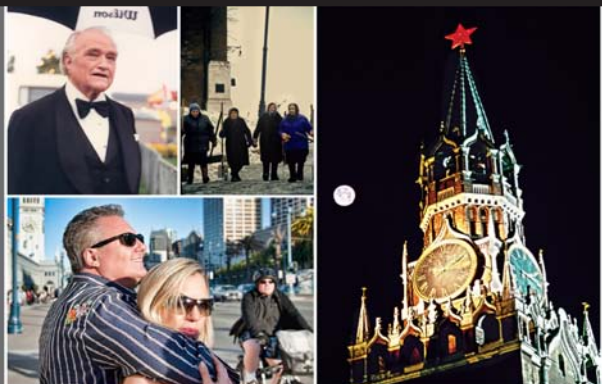
**GREAT SERVICE**  
 Call Toll Free

**1800-928-2899**

## CAMERA AND PHOTOGRAPHY

Marc  
 Blake  
 PHOTOGRAPHY  
 1 (877) NikonPro  
 m@marcblake.com

EVENTS  
 CELEBRITIES  
 COMMERCIAL  
 ADVERTISING &  
 VIDEO PRODUCTION



## CAR SERVICE

### City Car

• Pay Per Mile, Per Hour or a Flat Rate •

Lowest Price In Town with Adjustable Rates  
**CALL US AND COMPARE**

Airport Service • Bus Station • Medical Appt. • Shopping  
 Across Town • Train Station • Cruise Ship Terminal  
 Sporting Events • City Tours • Concerts

**310.597.6693 or 310.276.4000**

citytransportation.com

## COMPUTER REPAIR

**Having Computer Problems?**

50% off with code: BHWeekly

(310) 571-8878



Computer Repair  
**Professionals**

Not valid with other offers. Offer only available to first time clients

## COMPUTER SERVICES



Beverly Hills  
 Computer Services &  
 IT Consulting Group

WE

**FIX COMPUTERS**

PCs, MAC, Printers, Servers ...etc  
 FIRST VISIT FREE\*

**CALL FARBOD: 310-228-7676**

\*Limit 1 hour

## CONTRACTOR

### WELDING CONTRACTOR

New Installation/Repair/Service



- Gates • Fencing
- Perimeter Fencing
- Railings • Gate Operators
- Telephone Systems

**FREE ESTIMATES**  
**(818)524-9129**

## ENTERTAINMENT



Professor Jim Mann, Beverly Hills' premier  
 party Pianist and Author of the New UCLA  
 Fight Song, is now available to play the  
 piano at your next party or special event.  
 Featuring show tunes, standards, holiday  
 music, international songs, and "Something  
 for Everyone!" Please call Professor Jim at  
 310-772-UCLA (8252) to book your party  
 today!

## HEALING

### CAM ACUPUNCTURE AND HERBOLOGY



#### Acupuncture for:

- Pain control • GI problem • Anxiety
- Stress • Facial Rejuvenation • Weight control

\* PPO Insurance Accepted.

visit to [www.yunacupuncture.com](http://www.yunacupuncture.com) for more information.

Hye Sung Yun PhD, LAc, DOM  
 464 South Robertson Blvd., Los Angeles, CA 90048

**310-657-8600**

**\$50 off** for the first visit  
 bring this coupon with you.

## HEALING

8464 Santa Monica Blvd.  
 West Hollywood, CA 90069  
**323-656-6666**

Mention  
**BH Weekly and get**  
**20% OFF!**

Cannot be Combined w/ANY other Offers!  
 Expires January 2012!

Permitted  
 Dispensary  
 Beverly Hills  
 Adjacent

**ZEN  
 HEALING**

WEST HOLLYWOOD

Doctor Referral Available!













or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BOULEVARD, 12720 NORWALK BLVD., NORWALK, CA Legal Description: A CONDOMINIUM COMPOSED OF: PARCEL 1: A) AN UNDIVIDED 1/10 INTEREST IN AND TO LOT 1 OF TRACT NO. 43846, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1072, PAGES 83 AND 84, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM UNIT NOS. 101 THROUGH 103, INCLUSIVE, 201, 202 AND 301 THROUGH 305, INCLUSIVE, AS DEFINED AND DELINEATED ON THE CONDOMINIUM PLAN RECORDED MAY 8, 1998, AS INSTRUMENT NO.98-780240, OF OFFICIAL RECORDS. B) UNIT NO. 202, AS DEFINED AND DELINEATED ON THE ABOVE REFERRED TO CONDOMINIUM PLAN. PARCEL 2: AN EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1, ABOVE, FOR ALL USES AND PURPOSES OF A "STORAGE" SPACES OVER AND ACROSS THAT PORTION OF LOT 1 OF SAID TRACT NO. 43846, DEFINED AND DELINEATED AS 5, ON THE ABOVE REFERENCED CONDOMINIUM PLAN. PARCEL 3: AN EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1, ABOVE, FOR ALL USES AND PURPOSES OF A "PARKING SPACES", OVER AND ACROSS THAT PORTION OF LOT 1 OF SAID TRACT NO. 43846, DEFINED AND DELINEATED AS 9 AND 10, ON THE ABOVE REFERENCED CONDOMINIUM PLAN. Amount of unpaid balance and other charges: \$825,136.11 (estimated) Street address and other common designation of the real property: 315 N SWALL DRIVE UNIT 202 BEVERLY HILLS, CA 90211 APN Number: 4335-019-044 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 08-25-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee CASEY KEALOHA, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.prioritposting.com ASAP# 4076617 09/01/2011, 09/08/2011, 09/15/2011

NOTICE OF TRUSTEE'S SALE T.S. No CA1100036148 Loan No 0307370016 Insurer No. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/18/2002. 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. The sale will be made; but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. TRUSTOR: \*J.H. ROWLAND PERKINS II\* AND SALLIE PERKINS\* HUSBAND AND WIFE Recorded 10/02/2002 as Instrument No. 02-2315402 in Book XX, page XX of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 10/17/2011 at 10:30 A.M. Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Property Address is purported to be: 9123 HAZEN DRIVE BEVERLY HILLS, CA 90210 APN#: 4388-020-011 The total amount secured by said instrument as of the time of initial publication of this notice is \$713,137.49, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice. Date: 09/21/2011 Executive Trustee Services, LLC dba ETS Services, LLC 2255 North Ontario Street, Suite 400 Burbank, CA 91504-3120 Sale Line: 714-730-2727 Omar Solorzano, TRUSTEE SALE OFFICER ASAP# 4085610 09/22/2011,

09/29/2011, 10/06/2011

**NOTICE OF PETITION TO ADMINISTER ESTATE OF BIJAN PAKZAD**  
Case No. SP008642

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BIJAN PAKZAD  
A PETITION FOR PROBATE has been filed by Mahtab Mojab in the Superior Court of California, County of LOS ANGELES.

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

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

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

A HEARING on the petition will be held on Oct. 7, 2011 at 9:00 AM in Dept. No. A located at 1725 Main St., Santa Monica, CA 90401.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner:  
ANDREW M KATZENSTEIN ESQ  
SBN 105848  
ANAT D SIMANTOB ESQ  
SBN 252148  
PROSKAUER ROSE LLP  
2049 CENTURY PARK E  
STE 3200  
LOS ANGELES CA 90067

**PREQUALIFICATION PACKAGE FOR THE CONSTRUCTION OF THE ROXBURY COMMUNITY CENTER IN THE CITY OF BEVERLY HILLS**

**PROJECT 12-09**

Due Date: **2:00 pm Tuesday, September 27, 2011**  
Submit Statement to: City Clerk  
City of Beverly Hills  
455 N. Rexford Drive  
Room 290  
Beverly Hills, CA. 90210

Identify Statement Package as: Confidential Prequalification Statement for the Construction of the Roxbury Community Center

**PROJECT 12-09 CITY OF BEVERLY HILLS PROJECT ADMINISTRATION 345 FOOTHILL ROAD BEVERLY HILLS, CALIFORNIA 90210 REQUEST FOR PREQUALIFICATION OF BIDDERS AND PREQUALIFICATION INSTRUCTIONS FOR:**

**THE CONSTRUCTION OF THE ROXBURY COMMUNITY CENTER IN THE CITY OF BEVERLY HILLS**

Notice is hereby given that the City of Beverly Hills ("CITY") has determined that all bidders for the construction of the Construction of the Roxbury Community Center in the City of Beverly Hills ("PROJECT"), must be pre-qualified prior to submitting a bid on that PROJECT. It is mandatory that all Contractors who intend to submit a bid, fully complete the prequalification questionnaire, provide all materials requested herein, and be approved by the CITY to be on the final qualified Bidders list.

No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid. The last date to submit a fully completed questionnaire is the date shown on the cover page. Contractors are encouraged to submit prequalification packages as soon as possible, so that they may be notified of omissions of information to be remedied or of their prequalification status in advance of the prequalification deadline for this PROJECT.

Answers to questions contained in the attached questionnaire are required. The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified to bid on the PROJECT, and reserves the right to check other sources available. The CITY's decision will be based on objective evaluation criteria.

The CITY reserves the right to adjust, increase, limit, suspend or rescind the prequalification rating based on subsequently learned information. Contractors whose rating changes sufficiently to disqualify them will be notified, and given an opportunity for a hearing consistent with the hearing procedures described below for appealing a prequalification rating.

While it is the intent of the prequalification questionnaire and documents required therewith to assist the CITY in determining bidder responsibility prior to bid and to aid the CITY in selecting the lowest responsible bidder, neither the fact of prequalification, nor any prequalification rating, will preclude the CITY from a post-bid consideration and determination of whether a bidder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness.

The prequalification package should be submitted under seal to the City Clerk at the address shown on the cover page. That page also indicates how the package should be identified.

The prequalification packages submitted by Contractors are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractor applying for prequalification status shall be public records subject to disclosure, and the Contact Information page of this questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated in the Certification, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate information in writing, under penalty of perjury.

The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalification application submitted, and to make all final determinations. The CITY may also determine at any time that the prequalification process will be suspended for the PROJECT and the PROJECT will be bid without prequalification.

Contractors may submit prequalification packages during regular working hours on any day that the offices of the CITY are open. Contractors who submit a complete prequalification package will be notified of their qualification status no later than ten business days after the Due Date.

The CITY may refuse to grant prequalification where the requested information and materials are not provided by the Due Date indicated above. There is no appeal from a refusal for an incomplete or late application, but re-application for a later project is permitted. Neither the closing time for submitting prequalification packages for this PROJECT will be changed in order to accommodate supplementation of incomplete submissions, or late submissions, unless requested by the CITY in its sole discretion.

In addition to a contractor's failure to be pre-qualified pursuant to the scoring system set forth in the prequalification package, a Contractor may be found not prequalified for either omission of or falsification of, any requested information.

sification of, any requested information.

Where a timely and completed application results in a rating below that necessary to pre-qualify, an appeal can be made by the unsuccessful Contractor. An appeal is begun by the contractor delivering notice to the CITY of its appeal of the decision with respect to its prequalification rating, no later than two business days following notification that it is not pre-qualified. The notice of appeal shall include an address where the contractor wishes to receive notice of the appeal hearing. Without a timely appeal, the contractor waives any and all rights to challenge the decision of the CITY, whether by administrative process, judicial process or any other legal process or proceeding.

If the Contractor gives the required notice of appeal, a hearing shall be conducted no earlier than five business days after the CITY's receipt of the notice of appeal and not later than five business days prior to the date of the Notice Inviting Bids for this Project. Prior to the hearing, the Contractor shall, in writing, be advised of the basis for the City's pre-qualification determination.

The hearing shall be conducted by a panel consisting of three members of the Department of Public Works & Transportation senior management staff (the "Appeals Panel"). The Appeals Panel shall consider any evidence presented by the Contractor, whether or not the evidence is presented in compliance with formal rules of evidence. The Contractor will be given the opportunity to present evidence, information and arguments as to why the Contractor believes it should be pre-qualified. Within one week after the conclusion of the hearing, the Appeals Panel will render a written determination as to whether the Contractor is pre-qualified. It is the intention of the CITY that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.

\* \* \* \* \*

**UPON RECEIPT OF THIS PACKAGE PLEASE SEND AN EMAIL TO JGUERRERO@BEVERLYHILLS.ORG WITH YOUR CONTACT INFORMATION TO KEEP APTISED OF ANY UPDATED INFORMATION THAT MAY BE ISSUED PRIOR TO YOUR SUBMITTAL**

**The full prequalification package can be found on the City of Beverly Hills website:**

Type the following website address in your browser: [www.beverlyhills.org](http://www.beverlyhills.org). Click on the link titled "Doing Business" at the top of the webpage, followed by clicking on the "Bid Information" link. Once on that webpage, select the "Current Project Administration Capital Project Bids" and click on the "**PREQUALIFICATION PACKAGE FOR THE CONSTRUCTION OF THE ROXBURY COMMUNITY CENTER**" link.

**PROJECT DESCRIPTION**

The PROJECT is approximately 26,000 sf and will be located within The Roxbury Memorial Park in the City of Beverly Hills. The PROJECT will be constructed in three phases. Phase 1 includes the demolition of approximately 50% of the existing Roxbury Community Center and a portion of the surface parking lot; the portions of the building and parking that remain must remain open and in full operation through the completion of phase 2, which is construction of the new Community Center facility and surface parking lot. Phase 3 includes the demolition of the remaining existing Community Center and remaining surface parking lot, and the reconstruction of surface parking in that area.

Some of the features of the new Roxbury Community Center will consist of a sports gymnasium, exercise room, several meeting rooms, a branch library, commercial grade catering kitchen and open office area. The work consists of demolition of the existing Community Center including restrooms, walls, ceilings, ducts, remaining furnishings, and other portions of the building. The construction consists of the construction of exterior walls with finishes of glass and stone, interior walls, ceiling, floor finishes, duct work, built-in cabinetry, restrooms, mechanical, electrical and plumbing work.

The current estimate is approximately \$15 million. A 10% bidder's security or bid bond will be required to bid, and the selected lowest responsible bidder will be required to provide 100% performance & payment bonds.

# CLASSIFIEDS

To place your ad, call  
310-887-0788

## 100-199 Announcements

105-General Services  
110-Funeral Directors  
115-Cemetery/Mausoleums  
120-Clubs/Meetings  
125-Personals  
130-Legal Notices  
135-Beauty Aids  
140-Health Aids  
145-Lost Items  
150-Found Items  
155-School and Classes  
160-Adult Entertainment  
161-Escort  
165-Massage  
170-Caregiver

## 200-299 Services

201-Accounting  
202-Acoustics  
204-Additions  
206-Apppliance Repair  
208-Asphalt Paving  
210-Bath Tub Repair/Reglazing  
212-Bookkeeping Services  
214-Brush Clearing  
215-Building

216-Car Alarms  
217-Culinary Service  
218-Carpentry  
220-Cleaning  
222-Carpet Installation  
224-Computer Repair  
225-Computer Tech Support  
226-Concrete  
227-Construction  
228-Contractors  
230-Counseling  
232-Decking  
234-Drywall  
236-Electrical  
237-Entertainment  
238-Exterminators  
240-Fencing  
242-Garage Doors  
244-Handyman  
246-Hauling  
248-Internet Services  
250-Iron Work  
252-Janitorial  
254-Landscaping  
255-Legal Services  
256-Locksmith  
258-Moving/Storage

## LEGEND

260-Music Instruction  
262-Painting  
264-Pet Sitting  
265-Photography  
266-Plumbing  
267-Piano Tuning  
268-Roofing  
270-Sandblasting  
272-Security Services  
274-Stained Glass  
276-Tile  
278-Tree Service  
280-Tutoring  
282-TV/VCR/DVD Repair  
284-Video Systems  
286-Windows  
288-Word Processing  
289-Lessons  
290-Trainer

**300-399 Rentals**  
300-House Furnished  
302-House Unfurnished  
304-Apartments Furnished

**400-499 Real Estate**  
400-Homes For Sale  
401-Real Estate  
402-Condominiums  
404-Commercial/Industrial  
406-Mobile Homes  
408-Income Property  
410-Lots For Sale  
412-Farms/Ranches  
414-Resort Property  
416-Lakeshore Property  
418-Oceanfront Property

420-Out-of-State Property  
422-Real Estate Exchange  
424-Real Estate Wanted

## 500-599 Employment

500-Employment Opportunities  
501-Help Wanted  
505-Work at Home  
510-Employment Agencies  
515-Business Services  
516-Business Opportunities  
520-Jobs Wanted  
521-Personal Shopper  
522-Drivers

## 600-799 Merchandise

600-Garage Sales  
610-For Sale  
615-Business For Sale  
700-Antiques  
705-Appliances  
710-Medical Supplies  
715-Coins & Stamps  
720-Computers  
725-Furniture  
726-Miscellaneous

730-Musical Instruments  
735-Office Furniture  
740-Television/Radio

## 800-899 Financial

800-Real Estate Loans  
801-Financial Services  
802-Money to Loan  
804-Money Wanted  
806-Mortgage & Trust  
808-Escrows

## 900-999 Transportation

900-Autos For Sale  
905-Trucks & Vans  
910-Motorhomes/Campers  
915-Motorcycles  
920-Trailers  
925-Classics  
930-Auto Leasing  
935-Aircraft  
940-Boats  
945-Personal Watercraft  
950-Marine Supplies  
955-Autos Wanted

## 140-HEALTH AIDS

VIAGRA 100MG and CIALIS 20mg!! 40 Pills 4 FREE for only \$99. #1 Male Enhancement, Discreet Shipping. Only \$2.70/pill. Buy the Blue Pill Now! 1-888-904-6658 (Cal-SCAN)

Attention SLEEP APNEA SUFFERERS with Medicare. Get FREE CPAP Replacement Supplies at No Cost, plus FREE home delivery! Best of all, prevent red skin sores and bacterial infection! Call 888-379-7871. (Cal-SCAN)

ATTENTION DIABETICS with Medicare. Get a FREE Talking Meter and diabetic testing supplies at No Cost, plus FREE home delivery! Best of all, this meter eliminates painful finger pricking! Call 877-792-3424. (Cal-SCAN)

## 170-CAREGIVER

RN of 23 years seeks homecare or clean & sober companionship. Author of The Craft of Compassion at the Bedside of the Ill (Doctor Larry Dossey, MD- "This luminous book can change your life") MichaelOrtizHill.com for sample chapters and resume. Medicare/ insurance accepted. (310)455.0301

I am a caregiver seeking work. Live-in. 15 Years experience. I also do facials, massages, and natural healing. (213)281-8443.

Companion/Personal assistant- Wonderful well traveled & educated, American 20+ experience, excellent driver; great for running errands, can multi-task. Light & healthy cooking, (310) 796- 6148

## 172-BABYSITTER/NANNY

Nanny Extraordinaire: Reliable, kind, and capable, with lifetime experience taking care of families. Can drive, organize schedules, and household. Great with kids. Call Nancy (818) 209-6024

## 218-CARPENTRY

Carpenter- licensed, experienced in framing, foundation and more (818) 355-5803

## 100- ANNOUNCEMENTS

Men's Jewelry found in Beverly Hills. Please contact property and evidence at 310- 285- 2120.

Enjoy the rewarding cultural experience of hosting International Students with Kaplan International Center Westwood! Compensation provided. Interested Host Families Please Call (310) 824-6941

ADVERTISE YOUR AUCTION in 240 California newspapers for one low cost of \$550. Your 25 word classified ad reaches over 6 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

ATTENTION AUCTIONEERS! California State Auctioneers Association 43rd Annual Convention, October 20-23, San Diego. Auction professionals and companies are invited to join us www.CAAuctioneers.org Call 626-59-IM-BID (626-594-6243). (Cal-SCAN)

DIRECTV Fall Special! Free HD, 3 mos FREE HBO/Showtime/Starz/Cinemax! NFL SUNDAY TICKET Free - Choice UltimatePremier - Pkgs from \$29.99/mo. Till 9/30! 1-866-419-5666. (Cal-SCAN)

WANTED- Pre 1975 Superhero Comic Books, sports & non sports cards, toys, original art, movie posters & lobbys. Collector/Investor, CASH. Mike: 800-723-5572/mikecarbo@gmail.com (Cal-SCAN)

## 115- CEMETERY

Beth Olam Jewish cemetery, Single Crypt. Hall of David Upper level . \$12,000, price includes lifetime care and transfer of title. (818) 884-7884

Eden Memorial park Mission Hills, CA. 1 plot in Mount of Olive Center. Plot # 1622H Beautiful location. Valued @ \$11,500k selling for \$8,500k (818) 700-1204

Companion Lawn Crypt in Forest Lawn, Hollywood Hills, in the sold out section Court of Remembrance. I am told by Forest Lawn that it is a very good section. We would like to sell it quickly. (818) 261-6931

Cemetery Property in Forest Lawn Hollywood Hills. Court of Valor. \$4,500. Call Elizabeth at (951) 231-8542

One burial space at Forest Lawn Cypress. Located in Memories Section, Lot 338, Space 2. The cemetery list price for space is about \$4000+ and owner is asking \$2900 or best offer for space. (714) 546-8724 or (714) 883-7203

One burial space at Forest Lawn Cypress. Located in Memories Section, Lot 338, Space 2. The cemetery list price for space is about \$4000+ and owner is asking \$2900 or best offer for space. (714) 546-8724 or (714) 883-7203

FOREST LAWN CYPRESS- 1 double plot in Everlasting Hope. Endowment & transfer fees included \$6,500/obo (925)683-4345

Two upper & lower crypts in Sanctuary of Faith Hall of Forest Lawn Cypress. Crypt Numbers: 1577 A&B. Total value as of 7/13/11, \$16,000, includes transfer fees payable to Forest Lawn. Selling for \$14,000/OBO. (562) 209-2832

Forest Lawn, Hollywood Hills 5 companion plots in section Ascending Dawn. \$7500 each OBO. Heather (914) 273-8814

Forest Lawn Hollywood Hills. 1 burial space in Enduring Faith, Lot # 3922, Space 3, Asking: \$3,300. Call Stan or Judy 310-510-2319

Forest Lawn Hollywood Hills, 6 garden plots, Loving Kindness Section. Lot 9968 Spaces 1, 2, 3, and 4 & Lot 9969 Spaces 3 and 4. Spaces near Old North Church. Each space \$4,900, preferable to be sold in pairs, but individually acceptable as well. Daytime: (818).456.6815 and Evening: (818).399.0833

Forest Lawn Hollywood Hills Companion Plot in Lincoln Terrace in the Tudor Family section 80 (520) 578-6399 pp

Forest Lawn Hollywood Hills Companion Lawn Crypt in Ascending Dawn Lot 5716 #3A-B Value \$12,650 Reduced to \$10,500 (435) 216- 2569

Green Hills Memorial Park, Rancho Palos Verdes. Beautiful Harbor view area. 4 adjacent plots. \$7k each. (310) 548-4147

Hillside Memorial Park DBL stacked plot in "Court of Love" Space 342 A & B (Sold out section) Includes: Endowment. List Price: \$27,400. Sell For: \$16,500 Call Ron (858).349.9795

Single wall crypt at Mount Sinai Memorial Park at Heart Level in Court of Psalms #43139. Beautiful Location. Will see for \$3,500 and seller will pay transfer document fees. (949) 588-8669.

Mount Sinai Memorial Park. Hollywood Hills, CA. For sale 2 side-by-side spaces at Gardens of Ramah lot 1543. Beautiful Sold out section. \$17,500. (323) 428-6697.

Two burial spaces at Oakdale Memorial Park. Located in Section G, Lot 223, Companion Lawn crypt 32. Owner is asking \$4,000 for this companion lawn crypt unit. Deed fee will be paid for by seller. (352) 350-7144

Four Plots at Oakdale Memorial Park - Garden of Devotion. Cemetery prices are \$4,995 each. Asking \$10,000 for all four plots O.B.O. Donald Slone (479) 675-5117.

Pacific View Memorial Park New Port. 2 person crypt-Sunset Garden Court. \$20k. (949)378-5629.

Pacific View plot in Sea View facing the ocean. Section 1292, Plot D, double plot RETAIL: \$23,000 ASKING: \$18,000 OBO (949).673.4533

Pacific View Memorial Park-SEA VIEW. 1407 Space C. \$7,500. Call (714)-390-6905 or (714)968-7621

2 person crypt located at Pierce Brothers Valley Oaks Memorial Park. Court 6 Oak Knoll Mausoleum #59B. Beautiful location. Will sell for \$4900 O.B.O. (209) 604-6226

Pierce Brothers Westwood Village Memorial Park Cemetery double crypt. Sanctuary of Peace, companion crypt 11 section D. \$42,500. (909) 936-3366.

One plot at Rose Hills Cemetery, Lot #5705 Alder Lawn, Will sell for \$8,500. Please call (808) 929-7610. Rose Hills, Whittier, 2 plots in Acacia section, value 3,000/each. Make offer (951) 791-0870 pp.

Two burial spaces at Rose Hills. Located in Alder Lawn, Lot 2212, Spaces 3 & 4. The owner is asking \$3,300 for each space. (480) 747-7242.

4 plots in sold-out Rose Hills Greenwood Gardens Lot 4806, Spaces 1-4. Overlooks Memorial Chapel. Asking \$6000 each or best offer. Compare to plots currently selling for more than \$8000. Buyer pays endowment care and transfer fee. (714) 827-7197.

## 130-LEGAL NOTICES

SOCIAL SECURITY Disability Benefits. You Win or Pay Us Nothing. Contact Disability Group, Inc. Today! BBB Accredited. Call For Your FREE Book & Consultation. 877-490-6596. (Cal-SCAN)

**220-CLEANING**

Would you like your home and business so clean? Serving the community for over 20 yrs. Free estimates call Flora (310) 720-7751. www.sistershousecleaning.com, cleaning411@gmail.com

Excellent Housekeeper available Monday through Saturday, live-out. Great references, California Drivers License, transportation available. 19 years experience in Malibu and Pacific Palisades. Speaks English fluently. Call Yolanda (323) 731-6114 or (323) 580-2859

**255-LEGAL SERVICES**

**SOCIAL SECURITY Disability Benefits.** You Win or Pay Us Nothing. Contact Disability Group, Inc. Today! BBB Accredited. Call For Your FREE Book & Consultation. 877-490-6596. (Cal-SCAN)

**263-PETS FOR SALE**

Boston Terrier Beautiful puppies ready to go home. Shots, microchip, and health guarantee. www.puppies-dot-com.com. \$975.00 ea. (858)705-3564

One month old blue mastiffs pups. 2 Boys and 2 Girls looking for a great family and a home. Easy to train, very intelligent and most of all great with other kids and pets. Only serious and responsible inquiries please. These dogs are my family. Marvin (310) 560-8735

Have you ever wanted a miniature panther? Bombay Kittens. 9 weeks old. Home raised under foot. (951) 784-2485

**BOXER AKC** reg 13 week fawn **BOXER** puppies. Parents are health tested, Champion line. Shot, wormed, and micro chipped. (951) 922-0040

**CAVALIER KING CHARLES PUPS.** AKC, playful, loving. Brownish gold. Call Tim (310) 274-9989

Tea Cup **CHIHUAHUA** Puppies. 2 Female & 1 Male super small, like a soda can! Must see! 9 weeks with shots. Please call or text \$250. (213) 905-0586

**AKC Red Doberman** Puppies. 10 weeks old, 3 females and 2 males. Microchipped, all shots, tails docked, declaws. \$900. (559) 936-1958

**AKC German Short Haired Pointer** puppies, great hunting dogs, very energetic, liver in white, males and females, 100% guaranteed \$800 (661) 373-4769

**LABRADOR RETRIEVER** puppies, chocolate, 6 weeks old, AKC pure bred, shots, de-wormed, micro-chipped, house trained. (760)250-0896

Purebred poodle puppies, Apricot Color, \$750, great with kids and other dogs. Loveable temperament, **MUST SEE.** (818)822-6300 or (818)-709-2883

**POMERANIAN PUPPIES.** Rare blue eyed, blue merle and cream color. Will be small, 9 weeks, with shots. \$400 and up. (760) 248-7030

**AKC STANDARD POODLE PUPS,** will be large size, ages 2-16 weeks, \$600 - \$900 each. Call or email joanne.navin@yaoo.com - (760) 731-1156

**AKC Registered Toy & Mini Schnauzers.** Black, White, and Party colors. Males and Females. Up to date on shots, Written health guarantee. Email for pictures: juanab\_25@hotmail.com or **CALL:** (520)-250-0415!

**SHIBA INU AKC** two males, champion blood lines, 10 weeks old, sire on sight, shots and wormed, vet-checked, health guaranteed www.reddragonshibas.com (805)929-8234

Spinone Italiano Beautiful markings, white w/ orange. **AKC Champion** lines. Great family dog, calm, loving. Rare hunting breed. (530) 823- 5966 (530) 305- 0633

**AKC Yorkshire Terriers,** 2 Male Puppies, 9 wks old, Shots, Small, Beautiful, Smart, No Shedding \$1100. Call (951)347-6490.

**280-TUTORING**

**PREMIUM TUTORING.** One-on-one instruction by expert tutors with a USC education. First lesson is free! Biology, Mathematics, and Latin. www.legacytutors.com (657) 777-3795

**ENGLISH/LANGUAGE ARTS TUTOR-** Former high school English/Language Arts instructor. Fun, energetic, and experienced! Grades 6-12. Specializing in writing skills, reading skills, and essay writing. In-home tutoring at great rates. (847) 337-5253

**SPANISH TUTORING.** South American with University Degree. All ages and Levels including College Student Plus. Learn, Improve, get confident. (310) 741-8422

**418-SCHOOLS/EDUCATION**

**HIGH SCHOOL DIPLOMA!** Graduate in 4 weeks! **FREE Brochure.** Call Now! 1-866-562-3650 ext. 60 www.SouthEasternHS.com (Cal-SCAN)

**ALLIED HEALTH CAREER** training - Attend college 100% online. Job placement assistance. Computer available. Financial Aid if qualified. **SCHEV** certified. Call 800-481-9409. www.CenturaOnline.com (Cal-SCAN)

**ATTEND COLLEGE ONLINE** from Home. \*Medical, \*Business, \*Paralegal, \*Criminal Justice. Job placement assistance. Computer available. Financial Aid if qualified. **SCHEV** certified. Call 888-210-5162 www.Centura.us.com (Cal-SCAN)

**420-OUT OF STATE REAL ESTATE**

**MONTANA RANCHLANDS MUST SELL** 20 Acres w/ Utilities Was \$49,900 — Now \$19,900 170 Acres □Borders BLM Was \$299,900 Now \$89,900 More property under \$1,000/acre Close to Roundup, Billings & Lewiston. The best elk and deer country! Call 888-361-3006. (Cal-SCAN)

**COLORADO OWNER MUST SELL.** Beautiful New Mountain Cabin Was \$450,000 — Now \$350,000. 40 Acres w/ Full Utilities. Close to Telluride & Montrose Trophy elk area. Direct access to Areas 61 & 62 & Uncompahgre Nat'l Forest. Fully furnished w/ ATV-everything goes! Call 315-271-7757. (Cal-SCAN)

**ADVERTISE Your VACATION PROPERTY** in 240 California newspapers for one low cost of \$550. Your 25 word classified ad reaches over 6 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

**501-HELP WANTED**

**A Better Career With Melton.** Great Equipment & Benefits. 2 Months CDL Class A Driving Experience. 1-877-258-8782. www.MeltonTruck.com (Cal-SCAN)

**CROSSING GUARDS-** now hiring in Beverly Hills, Part-time school days only. Seniors welcome. (866) 968-2767

Gynecologist, California Physician's License, Board eligible in Obstetrics/Gynecology. Please send resume to Marie Chau, Independent Medical Services, 269 S. Beverly Drive, Suite 353, Beverly Hills, CA 90212

Wanted: 29 Serious People to work from Home using a computer. Up to \$1500-\$5000 PT/FT www.TopRecruitingSite.com (760)-243-2527

**WANTED 23 PEOPLE TO LOSE 5-100 POUNDS! I LOST 20 LBS. IN 5 WKS!** 1888-693-7046 www.go-weightlossgo.com

Seeking an advanced math tutor for high school student in home. Serious Inquiries Only. (310) 721-2395 or (310) 271- 2306.

Apply Now. 12 **DRIVERS NEEDED.** Top 5% Pay. 2 Months CDL Class A Driving Experience. 1-877-258-8782. www.MeltonTruck.com (Cal-SCAN)

**COME MEET a RECRUITER.** Watkins Truckload Services, 14251 Slove Ave., Fontana. CDL A & 1 year experience Required. Call today! 1-888-613-6376. (Cal-SCAN)

**Company Drivers - REGIONAL RUNS - WESTERN STATES!** Sign-On Bonus \* Excellent Pay \* Great Hometown \* New Equipment! CDL-A, 1-Year OTR or recent grad. HazMat Required. 1-888-905-9879. www.AndrusTrans.com (Cal-SCAN)

**DRIVER - \$2000 Sign-on Bonus.** Start a New Career! 100% Paid CDL Training! No Experience Required. **CRST VAN EXPEDITED.** 1-800-326-2778. www.JoinCRST.com (Cal-SCAN)

**Drivers/CDL Training - CAREER CENTRAL.** No MONEY Down. CDL Training. Work for us or let us work for you! Unbeatable Career Opportunities. \*Trainee \*Company Driver \*Lease Operator Earn up to \$51k \*Lease Trainers Earn up to \$80k 1-877-369-7091. www.CentralDrivingJobs.net (Cal-SCAN)

**GUYS & GALS 18+.** Travel the country while selling our Orange peel product. Training, Hotel & Transportation provided. Daily cash draws. Apply today leave tomorrow. 1-888-872-7577. (Cal-SCAN)

**515-BUSINESS SERVICES**

**ADVERTISE a display BUSINESS CARD** sized ad in 140 California newspapers for one low cost of \$1,550. Your display 3.75x2□ ad reaches over 3 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

**ADVERTISE Your Truck DRIVER JOBS** in 240 California newspapers for one low cost of \$550. Your 25 word classified ad reaches over 6 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

**ADVERTISE Your Truck DRIVER JOBS** in 240 California newspapers for one low cost of \$550. Your 25 word classified ad reaches over 6 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

**516-BUSINESS OPPORTUNITIES**

**THINK CHRISTMAS - START NOW!** Own a Red Hot - Dollar, Dollar Plus, Mailbox or Discount Party Store from \$51,900 worldwide! 100% Turnkey. 1-800-518-3064. www.DRSS25.com (Cal-SCAN)

**520-JOBS WANTED**

L.V.N. or Licensed Nurse willing to take care of your loved one. **NIGHTS ONLY.** 25 years experience. All areas of nursing. Call Jennifer (213) 984-7007.

Need to organize your life? Let me help you! Personal Assistant who runs errands, experienced with word-processing, and filing and organizing. (323)291-4601.

**522-DRIVERS**

66 year old gentleman, semi-retired with town car, available for driving. Call Jack at (818) 433-5659 or email at JackJordano2000@yahoo.com

**610-FOR SALE**

Persian Rug- Runner, Hand made, all wool, Persian heriz, beige background, geometric design, 3'x20'x4" \$1350.00 (619)665-7440.

**DIRECTV Summer Special!** 1 Year FREE Showtime! 3 months FREE HBO/Starz/Cinemax! NFL Sunday Ticket FREE - Choice Ultimate/ Premier - Pkgs from \$29.99/mo. Call by 9/30/2011! 1-800-380-8939. (Cal-SCAN)

**726-MISCELLANEOUS**

**READERS & MUSIC LOVERS!** 100 Greatest Novels (audio books) Only \$99.00 (plus S/H.) Includes MP3 Player & Accessories. Bonus: 50 Classical Music Works & Money Back Guarantee. Call Today! 1-877-360-6916. (Cal-SCAN)

**730-MUSICAL INSTRUMENTS**

Cable Nelson Baby Grand Piano from Famous Silent Movie Actress Mary Pickford \$45,000. (323)782-3903 OBO.

**955-AUTOS WANTED**

**DONATE YOUR CAR,** truck or boat to Heritage for the Blind. Free 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care Of. 888-902-6851. Cal-SCAN)

**DONATE YOUR CAR:** Children's Cancer Fund! Help Save A Child's Life Through Research & Support! Free Vacation Package. Fast, Easy & Tax Deductible. Call 1-800-252-0615. (Cal-SCAN)

**DONATE YOUR VEHICLE!** Receive Free Vacation Voucher. United Breast Cancer Foundation. Free Mammograms, Breast Cancer Info www.ubcf.info Free Towing, Tax Deductible, Non-Runners Accepted, 1-888-444-8217. (Cal-SCAN)

**Publish your DBA Call 310 887-0788**

# Don't sell your life insurance policy until you know the rules!



Alan L. Kaye, CLU, ChFC  
President

Most people over the age of 70, who want to sell their old insurance policies for more than their cash surrender value, are not getting the most money from their assets.

## **AVOID RISKS OF INSURANCE FINANCING STRATEGIES**

Others, who expect to create “something from nothing”, participate in insurance financing plans without having full knowledge of the chances they are taking. You can avoid these risks by becoming informed of established procedures and you won't make costly mistakes.

The Alan Kaye Insurance Agency is a leader in the field of insurance and estate planning. Now, as a wholly owned subsidiary of National Financial Partners, an NYSE company, they have expanded their resources to better provide the latest planning strategies. This is a particularly important resource when performing due-diligence on life insurance settlement companies.

## **THREE ESSENTIAL RULES THAT CAN PREVENT YOU FROM MAKING COSTLY DECISIONS**

- Provide full and accurate descriptions of all offers relating to the sale of your policy.
- Acquire at least five offers from unrelated insurance purchasing companies.
- Complete background checks on potential purchasers to make sure they are financially and commercially acceptable firms to do business with.

## **ARE YOU COMPLETING A LIFE INSURANCE SETTLEMENT OR JUST SETTLING?**

What kind of insurance professional is helping you sell your old life insurance policy? Are you dealing with a life settlement specialist? Are you represented by a licensed professional with E&O Insurance that covers life settlements? Has your agent explained the risks involved in financing your life insurance?

Call us today to find out what your insurance is really worth and we will help you decide whether to sell, surrender, keep or replace your old insurance policy.

**800.662.5433**

[www.alankayeins.com](http://www.alankayeins.com)

**Alan Kaye Insurance Agency, Inc.**

Associate of Barry Kaye Associates



Alan Kaye Insurance Agency, Inc. and NFP Securities, Inc. does not provide tax or legal advice. The case study results are for illustrative purposes and applies to this client's specific set of facts. Your results may be different. Guarantees are based on the claims-paying ability of the issuing company. Any decisions whether to implement these ideas should be made by the client in consultation with professional financial, tax and legal counsel. Investors should consult with their own professional advisor regarding the potential tax, estate, and legal considerations that may arise in connection with entering into life settlements transaction. Proceeds from a life settlement transaction may be taxable under federal or state law to the extent the proceeds exceed the cost basis. The proceeds from a life settlement transaction may be subject to claims of creditors. The receipt of proceeds from a life settlement transaction may adversely impact eligibility for government benefits and settlements. The amount received from the sale of the policy may be impacted by the circumstances of the particular purchaser of the policy, the insured's life expectancy, future premiums, the death benefit, the term of the policy, and the current market for insurance policies, among other factors. The amount received for the sale of the policy may be more or less than what others might receive for the sale of a similar policy. There may be high fees associated with a life settlement transaction. Securities and Investment Advisory Services offered through NFP Securities, a Broker/Dealer, Member FINRA/SIPC and a Federally Registered Investment Advisor. Alan Kaye Insurance Agency, Inc. is an affiliate of NFP Securities, Inc., and a subsidiary of National Financial Partners Corp., the parent company of NFP Securities, Inc..