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Issue 706 • April 11 - April 17, 2013

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briefs

City Council to vote on \$7500 one-time compensation for City Manager



Jeff Kolin

The Beverly Hills City Council will vote today on a resolution that will provide for a one-time compensation to City Manager Jeff Kolin of \$7,500.

The council will vote at the formal meeting at 7 p.m. The resolution, if agreed upon, would approve a one-time compensation enhancement that will not alter Kolin's original agreement with the City or his base salary.

Kolin's contract provides for an annual performance and salary review, but does not require the council to automatically consider or approve cost-of-living or any other types of salary enhancements.

Kolin's salary is \$294,220. In 2012, Kolin was paid \$313,300 in total compensation.

The resolution was tabled on April 2 so that newly-elected Councilmember Nancy Krasne would have the opportunity to discuss the item in closed session.

Mirisch brings Westside Subway Extension resolution to rest of council

Moments after being installed as the City's mayor, John Mirisch promised he would bring forth a resolution to the rest of the City Council that stated the City would support the Westside Subway Extension only if it did not route under Beverly High.

The council will vote on adopting the resolution today at the formal meeting at 7 p.m.

If adopted, the council would declare "that the City Council's continued support of the Westside Subway Extension is contingent upon the route's not running under Beverly Hills High School."

The resolution also asks Metro to pursue alternatives to its current planned route, mentioning that construction of phase two, which passes through Beverly Hills and into Century City, is not scheduled to begin until 2019 giving time for Metro, the City of Beverly Hills and the BHUSD to engage in discussions.

The resolution states "the City Council hereby resolves to reach out to Metro and invite all parties to immediately meet in good faith and begin candid discussions with the goal of finding an alternative to the unacceptable current Westside Subway Extension route."

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FIRST DAUGHTER CHARLEVILLE BOULEVARD

Caroline Kennedy (right) visited the Horace Mann School Library on Tuesday as the honorary chair of National Library Week. School librarian Sheryl Grabow-Weiss (left) organized Kennedy's visit. See brief on page 5.

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OUR DATA SPEAKS VOLUMES





Class action lawsuit filed against Doheny Glatt Kosher Meat Market



Raymond Zolekhian

A class action lawsuit has been filed against Doheny Glatt Kosher Meat Market and owner Michael Engelman on April 2, joining others in allegations that the market is falsely labeling its meats as kosher. Raymond Zolekhian is the lead attorney on the case.

“As a member of the Jewish community in Los Angeles, I was just as outraged as everyone else when I heard about these allegations,” said Zolekhian. “Basically what we’re trying to do is uncover the extent of the wrongdoing and represent everyone who purchased meat from there under the impression that it was Glatt Kosher and may not have necessarily received that product.”

The complaint alleges fraud, violation of the California Unfair Competition Law, violation of California False Advertising Law, violation of California Consumer Legal Remedies Act, breach of contract, breach of warranty, breach of implied covenant of good faith and fair dealing, negligent infliction of emotional distress, intentional infliction of emotional distress and battery.

On March 24, a video taken by a private investigator, that later aired on KTLA-TV, seemingly showed workers carrying boxes of meat into the store late at night without the supervision of a mashgiach, or inspector who supervises the kosher status of a kosher establishment, as required.

Following the controversy around the video, the Rabbinical Council of California pulled Doheny’s kosher certification and said they would possibly pursue legal action in a statement released March 29.

The complaint claims that the video showing the unloading of boxes without the mashgiach was not an isolated influence but common practice to command higher prices from consumers.

The complaint alleges that the defendants have caused plaintiffs “severe emotional distress” and have done so intentionally.

“In addition to the financial harm that people suffered, this was very personal to the clients that I’m representing,” said Zolekhian. “We’re hoping that this lawsuit will bring to the forefront that these types of personal beliefs are not something that should be exploited for the purpose of additional profits. Hopefully, fully exposing what happened and obtaining a monetary settlement for my clients will not only help make them whole in some way, but prevent something like this from happening in the future.”

The United States Department of Agriculture has launched an investigation in to the market.

The plaintiff has alleged battery, as customers “were offended by touching, consuming, and bringing non-kosher meat in their kitchens.”

Los Angeles businessman Shlomo Rechnitz has purchased Doheny Glatt Kosher Meat Market. Rechnitz announced his purchase on March 31, according to reports by the Jewish Journal.

The *Weekly* made repeated calls to the market, but could not reach Engelman for comment.

Planning Commission unanimously approves amendments to Lexus dealership project

The Planning Commission unanimously approved amendments to a previously approved conditional use permit authorizing the construction of a new Lexus dealership at 9230 Wilshire Boulevard on Tuesday.

Vice Chair Brian Rosenstein did not attend the meeting.

The original project, approved by the Planning Commission in 2011 and upheld on appeal by the City Council in 2012, authorizes the demolition of the existing Jim Falk Lexus dealership and the construction of a new one.

The original project was for vehicle sales, service and parking. It included four levels with rooftop parking and two levels of subterranean service bays -- 70 in total.

The applicants have proposed to reduce the number of service bays from 70 to 49,

and moving 16 to the second floor.

The applicant needed an amendment to the CUP because all service bays are required to be underground per the previously approved CUP.

Moving the 16 bays to the second floor would eliminate one level of subterranean

construction. Total parking would reduce from 351 to 319.

Staff found that the reduction in service bays did not negatively impact traffic and resulted in less vehicle trips to the property.

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Metro Briefs

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Festival of Books April 20–21 At USC

Go Metro to the largest book festival in the country the weekend of April 20–21 at the Los Angeles Times Festival of Books. This free event at the USC North University Park Campus includes author events, storytelling and poetry readings. Enjoy it all without traffic and parking hassles; just take the Metro Expo Line to Expo Park/ USC Station.

LA To Venice At The Next CicLAvia April 21

The nation’s largest open-streets event takes place again on Sunday, April 21 when CicLAvia will transform more than 15 miles of LA into a linear park for bicyclists, pedestrians, runners and anyone else going car-free. The new route extends between Downtown LA and Venice Beach. Find out more at ciclavia.org.

Plan To Be A Part Of Bike Week

Bicycling is a great way to travel around a neighborhood, especially with new bikeways appearing throughout the county. During Bike Week, May 13–19, join Metro and partners to learn more about bicycling resources in your community. For more on how you can enjoy Bike Week, check metro.net/bikes.

Sepulveda Pass Project 2/3 Complete

The I-405 Sepulveda Pass Improvements project is now two-thirds complete. After three years of construction, progress to date includes new Wilshire Boulevard on and off-ramps, a new and wider Sunset Boulevard Bridge, I-10 interchange improvements, Sepulveda Boulevard improvements and a new on-ramp at Skirball Center Drive.



If you’d like to know more, visit metro.net.

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“The Weekly” documentary to screen in film festivals in May

“The Weekly,” the documentary about *Beverly Hills Weekly*, directed by Eric Adrian Marshall, will screen in film festivals in both Newport Beach and Beverly Hills next month.

The documentary will screen in the Newport Beach Film Fest on Wednesday, May 1 at 8 p.m. at the Triangle Square Theaters in Costa Mesa. The documentary will play before the feature documentary, “Out of Print.” For more information about the Newport Beach Film Festival or to buy tickets, visit newportbeach-filmfest.com. Read our Q&A with Marshall in issue 657.

“The Weekly” will also screen at the Beverly Hills Film Festival on May 8 through 12 at Graumann’s Chinese Theater in Hollywood. Film exact screening date and time TBA. For more information about the Beverly Hills Film Festival, visit beverlyhillsfilmfestival.com.

For more information about the film, visit theweeklydoc.com or www.facebook.com/theweeklydoc.



Left to right: Janice Hahn, Barbara Boxer, Wendy Greuel, Nancy Pelosi, Judy Chu, Roz Wyman

Nancy Pelosi endorses Greuel at Beverly Hills event

House Minority Leader Nancy Pelosi (D-San Francisco) endorsed Los Angeles Mayoral Candidate Wendy Greuel at an event hosted by the Feminist Majority Foundation offices in Beverly Hills on Thursday.

“If you wanted to put together a resume of someone who would be the mayor of Los Angeles, it would automatically point to Wendy,” said Pelosi. “She has public and private sector experience. That’s very important because job creation is really the life blood of making a City succeed.”

Pelosi said she was proud to join California Sen. Barbara Boxer and U.S. Representatives Janice Hahn (D-San Pedro) and Judy Chu (D-Monterey Park) in supporting Greuel’s election. Pelosi said Greuel, the mother of a 9.5 year old, would resonate with all different types of women.

“There’s somebody not only with a seat at the table, but a seat at the head of the table that understands the challenges of working families, moms with children who are working, even women who are not working understand that a woman is there,” said Pelosi.

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Staff was concerned with noise associated with moving the service bays to the second floor. The applicant will install acoustic paneling to mitigate noise. Previously, the second floor would have contained openings to allow natural ventilation, but will be fitted to mitigate noise impacts.

The Planning Commission asked during the meeting to maintain jurisdiction over noise issues associated with the project. The commission required installation of sound absorbing material on the vehicle ramp connecting the second to the third floor. The commission also reserves the right to require acoustical windows on the third floor should noise issues arise.

The Planning Commission will review the project a year after the dealership begins operations.

Claman, Berger to be inducted into Beverly High Alumni Hall of Fame

The Beverly High Alumni Association has announced it will induct Emmy award winning Fox Business News Anchor Liz Claman ‘81 and President and Managing Director of Warner Bros. UK, Ireland and Spain Josh Berger ‘83 into the Alumni Hall



Liz Claman



Josh Berger

of Fame.

Claman joined the Fox Business Network in October 2007. She hosts “Countdown to the Closing Bell” and co-anchors “After the Bell.” Prior to working at Fox Business News, Claman anchored at CNBC, Boston’s NBC station, and Cleveland’s ABC station. She got her broadcasting start on KBEV.

Berger, who was 1983 Beverly High ASB president, was named Commander of the Order of the British Empire in 2012 by the Queen. All Harry Potter films were filmed during

his tenure. Under his tenure, Warner Bros. purchased and rebuilt Leavesden Studios, 15 miles north of London, where all the Potter films were shot.

The two will be inducted at the Beverly High Athletic Association dinner on October 10 at the Century Plaza hotel.

Traffic and Parking Commission recommends permit parking on Heath

The Traffic and Parking Commission unanimously recommended a preferential parking zone be established on the east side of Heath Avenue adjacent to the homes between 477 and 545 Hillgreen Drive. Heath Avenue is located on the southwest tip of the Beverly Hills city limits, immediately north of Pico Boulevard in Los Angeles.

“The businesses which are on Pico in L.A. take advantage of that situation. People who visit those office buildings found out that Heath is not restricted so they’ve been parking all day there and going to the businesses, which has been a serious dislocation for the residents,” said Traffic and Parking Commission Chair Alan Gruschcow.

The request is for one-hour parking from 8 a.m. to 6 p.m. Monday through Friday without weekend and evening restrictions. The request was resident-initiated. The east side is part of Beverly Hills. The west side is part of the City of Los Angeles. The Los Angeles side of the street has “No Parking Anytime” signs in place.

This area of Heath from the cul-de-sac north of Pico Boulevard to Olympic Boulevard has “alleyway” characteristics, according to the staff report, in that no

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homes face the street.

The rear of the 17 houses located on the west side of Hillgreen Drive face Heath Avenue. 13 of the 17 homes signed a petition requesting the City look into parking obstruction of nonresidents.

"[The residents] tried to work with the businesses on Pico to get this resolved, but the Pico businesses were unresponsive, so the residents decided to vote on requesting a permit parking zone, so it was brought to us and we agreed with them 100 percent," said Grushcow.

The commission also received a staff presentation about the installment of a crosswalk in front of the Audi dealership on Wilshire.

The dealership, which opened in January of 2012, approached City staff about installing a crosswalk in front of their main showroom at 8850 Wilshire Boulevard to facilitate access to an additional showroom and service center directly across the street.

Staff recommends installation for a signalized pedestrian crosswalk on Wilshire between the blocks of Swall and Clark Drives. Audi Beverly Hills has agreed to contribute half of the total costs. Staff estimated total cost to be \$150,000 according to the staff report.

Staff is expected to present this item to the City Council at the study session today, if time allows. Staff is preparing to send the project to bid and will return to the council with a contract award in May or June with project completion expected 150 days after the contract is awarded, according to the staff report.

The City will also soon be transitioning the Senior Taxi Coupon Program from paper coupons to electronic swipe cards.

"Essentially, seniors will be able to load this card [and] get rid of having to deal with all this paper," said Grushcow. "It provides a lot of management information to the city; [it's] easily auditable and takes away all of the administrative hassle that the taxi drivers and the residents have to face in order to make this system work, so it's really a win-win for everybody."

The coupon program currently provides discounted taxi fare coupons for residents age 62 and older as well as qualifying disabled persons of any age.

CHIRLA to honor Alejandro Mayorkas



Alejandro Mayorkas

The Coalition for Humane Immigrant Rights of Los Angeles (CHIRLA) will honor 1977 Beverly High Graduate Alejandro Mayorkas at the organization's annual

spring gala on April 18.

Mayorkas was nominated by President Obama and confirmed unanimously by the Senate in 2009, as the director of United States Citizenship and Immigration Services (USCIS). In his role, Mayorkas is respon-

sible for an 18,000-member workforce in 200 offices and oversees a \$3 billion budget annually.

Mayorkas is a former U.S. Attorney for the City of Los Angeles. In 1998, he was recommended by Sen. Dianne Feinstein for U.S. attorney for the Central District of California. He was nominated by President Bill Clinton and confirmed by the Senate. He was the youngest U.S. Attorney in the country at the time.

CHIRLA will honor him for his leadership around the implementation of the Deferred Action for Childhood Arrivals Program and the Family Unity Waiver, and his support for citizenship, according to a release.

The theme for the 2013 gala is "Families Fighting for Reform." The event will be held at the Park Plaza Hotel on April 18 at 6 p.m.

Board discusses reintroducing GATE program

The GATE (Gifted and Talented Education) program in the BHUSD has been on hold for the last school year.

The board tabled the program in May 2012 when staff informed the board that the estimated cost of a year-long GATE program would cost \$500,000.

Four Board members supported providing students who qualify as GATE with additional programs. Board of Education member Lewis Hall said it was important to put this program back in place if the funds allow.

Board of Education President Jake Manaster said that though he felt it was important to provide additional programs, he did not agree GATE was the appropriate way to do so.

Manaster said that other school districts BHUSD compete with do not have GATE programs and it was important not to alienate 95 percent of the students.

"STEM (Science Technology Education Mathematics) [Education] is directly tied to a lot of what GATE parents are interested in seeing," said Manaster. "I'd encourage everybody to just consider that there may be a way to apply this at the elementary and middle school in the same way that the high school does and in that way everybody gets exposed to it."

Board of Education Vice President Noah Margo said that teachers are often teaching three classes at once and it was important for programs that address children with special needs to be put in place. Margo said he was concerned that the GATE students were identified with a multiple choice test. He said it was important the district recognize it was a label.

"We should provide opportunities to students who desire, want and deserve it more than just those who score high on one test," said Margo.

The Board of Education brought the item for discussion only. Four GATE parents addressed the Board of Education during the public hearing period of the meeting urging Board members to put the program back in place.

Chief Academic Officer Jennifer Tedford led the discussion. In recent years, the district provided a 12 week spring program for students who qualified as GATE students. The smaller program had cost the district

Caroline Kennedy visits Horace Mann School

Caroline Kennedy, daughter of the late President John F. Kennedy, visited Horace Mann School on Tuesday in honor of National Library Week.

"We were so honored to have Caroline Kennedy come to our school today on so many different levels. We have so much respect for her and the fact that she champions libraries throughout the United States," said Horace Mann Principal Steve Kessler.

Kennedy as honorary chair of National Library Week is visiting school libraries throughout the country. April is National Poetry Month and National Library Week is from April 14 to 20.

Kennedy spoke with fourth graders in Heather Woodring's class about the importance of literature and poetry. She shared a poem from her newest anthology with students.

"I want to mention how ultra proud their principal was of the fourth grade class who came to share their ideas of literacy with Ms. Kennedy. Their comments to her when she talked about poetry and books in general: fiction, nonfiction, biographies, etc. were just so thoughtful and highly intelligent that it just made for a wonderful interaction with Ms. Kennedy," said Kessler.

Horace Mann librarian Sheryl Grabow-Weiss arranged the visit with Kennedy.

"It was through the efforts of Sheryl Grabow-Weiss that we were able to get this and she worked tirelessly through the vacation period to solidify Miss Kennedy visiting our school and we're all so very appreciative," said Kessler.

Grabow-Weiss was one of two teacher-librarians hired last year to cover the four elementary schools. She was a teacher librarian and teacher at Las Virgenes Unified School District after almost 15 years.



about \$35,000.

The state of California requires all students be tested for GATE at the end of third grade. The GATE program is open to fourth through eighth grade students. The state requires that students be identified as GATE, but does not necessarily require a program for these students be in place.

Board of Education member Brian Goldberg said identifying students as GATE without providing a gate program was a "missed opportunity." Goldberg said the Board needed to have this conversation in the context of a priority-based budget

because restoring a program would lead to cuts in another. Goldberg said it would be on his list of priorities when the Board addresses the budget in May.

Board votes to approve installation of a gate that has already been installed

The Board of Education voted 3-0-2 at the formal meeting Tuesday night to approve the installation of a permanent chain link gate and fence at Horace Mann that had already

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BHHS Relay Team Sets School Record Norman softball team routs Marymount, Brentwood

By Steven Herbert

The Beverly High boys' 1,600 meter sprint medley relay team of Raehaan Poonja, Lucas Brito, Alex Rohani and Chanan Batra finished second in the Arcadia Invitational in a school record time of three minutes, 29.88 seconds Saturday at Arcadia High, according to records compiled by Simon Langer.

The time was the second fastest this year by a California team, behind Downey, which won in 3:29.57, and third fastest outdoors nationally, according to Track & Field News.

The previous school record was 3:30.74 set last year.

Softball

Beverly Hills 17, Marymount 4

The Normans combined four singles, eight walks and a hit batter for 11 runs in the first inning of a nonleague game at Beverly High March 15 shortened to 4 ½ innings because of the 10-run rule.

Leah Shapiro singled in Emma Carruth,

who singled, and Alex Denton, a courtesy runner for freshman Aleks Recuperero, who walked, in her first at bat in the first. Shapiro's ground out in her second at bat of the inning drove in Denton, a courtesy runner for Recuperero, who walked.

Shapiro doubled in Carruth and Recuperero, who both walked, and Elena Rust, who reached first on a fielder's choice, during a six-run fourth inning, giving her six runs batted in.

The Sailors scored twice in the first and once each in the third and fifth.

Recuperero (3-3) pitched a complete game, allowing four runs (all earned) and three hits in five innings, with two strike outs and three walks.

Beverly Hills 14, Brentwood 2

Shyra Costas went two-for-three and drove in six runs and Erica Davis went three-for-four, including a triple leading off the sixth, and scored five runs in a non-league game at Brentwood March 18.

Shapiro tripled in her only official at bat, driving in Davis, and walked four times, scoring three runs.

The Normans scored once each in the first and second, three times in the third, four times in the fifth, twice in the sixth and three in the seventh.

Recuperero (4-3) pitched a complete game, allowing earned runs in the first and sixth innings and four hits in seven innings, with seven strike outs and two walks.

Baseball

Birmingham 5, Beverly Hills 0

Singles by Andreas Breliant, Zack Gaon and Nick Reskin accounted for the Normans' only hits in an intersectional game at Birmingham March 19.

Two Beverly Hills runners reached second base.

The Patriots scored two runs off Reskin, the Beverly Hills starter, in both the first and second innings. Reskin allowed Birmingham's final run in the fourth.

Reskin allowed seven hits, struck out six and walked three in five innings.

Beverly Hills 8, St. Bonaventure 1

Breliant drove in three runs and Reskin two and Grant Thompson pitched a three-hitter in a nonleague game at La Cienega Park March 25.

Thompson allowed an earned run in the first inning. He struck out four and walked two.

The Normans scored once in the first and third, twice in the fifth and four times in the sixth.

Gaon and Maxwell Martin each had an RBI.

Boys' Lacrosse

Beverly Hills 9, Peninsula 2

Nicholas Heller had five goals and an assist and goaltender Michael Suh made 17 saves for the Normans in a Bay League game at Beverly High March 20.

Jason Friedberg had a goal and an assist while Samuel Edwards, Eli Eshagian and Rod Shayan each had a goal for Beverly Hills.

The Normans led 2-0 at the end of the first quarter, 3-0 at halftime and 6-0 entering the fourth quarter.

Redondo 10, Beverly Hills 5

Heller had three goals and an assist and Edwards also scored in a Bay League game at Redondo March 22.

Suh made 12 saves.

The scored was tied 3-3 at halftime. The Normans allowed five unanswered goal in the third quarter. Both teams scored twice in the fourth quarter. Beverly Hills trailed 2-1 at the end of the first quarter.

Steven Herbert has covered Beverly Hills High School sports for the Beverly Hills Weekly since 1999. He has also covered college and professional sports for The Associated Press, Los Angeles Times and Washington Post. He can be reached at (310) 275-7943 or by email at stvherbert@aol.com.

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been installed.

"I'm just wondering if I've already seen this fence in place," said Board of Education member Brian Goldberg.

Goldberg's three children attend Horace Mann School.

"In an effort to secure the campus, this work was done in order to not leave the campus open," said Chief Administrative Officer Dawnalyn Murakawa-Leopard.

Board of Education President Jake Manaster and Goldberg said they understood staff is overworked but they abstained to show their disapproval of the process.

The proposal came before the board to limit access to the campus. The particular area is located at the north corner of the auditorium along Hamel Drive. Two proposals came before the Board for \$2,250 and the second for \$3,700, but the fence installation had been completed for the lower price.

Board of Education member Lisa Korbatov questioned the disparity of prices before knowing the installation had already taken place.

"We understand that we've put the staff in a situation of being understaffed by [two] personnel and you guys have a lot on your plate but it shouldn't come to us this way," said Goldberg. "If it's already been done, it needs to be brought out."

Goldberg urged the staff to be as transparent as possible.

"I cannot emphasize enough that Measure E, given the history of bonds in this district; we need to be really upfront and transparent in everything we do," he said.

Margo said he would support the approval because he was happy the fence was there and had it not been, the district would have other issues, but would not like to see this happen again.

Beverly High Jazz Band to open Playboy Jazz Festival free community concert

The Beverly High Jazz Band, under the direction of Bill Bradbury, will open a free community concert on May 5 at the Civic Center Plaza at 450 North Rexford Drive between Santa Monica Boulevard and Burton Way.

The event, which begins at 3:30 p.m., will be headlined by The New Jump Blues led by Antonio Fargas, which will play elements of blues, jazz, and calypso with choreography. The set will include a salute to Cinco de Mayo.

The Beverly High Jazz Band will perform music with select styles of jazz, including blues, swing, rock and Latin.

This concert is the first of Playboy's free community events that will be held in conjunction with the 35th annual Playboy Jazz Festival on June 15 and 16 at the Hollywood Bowl.

Food and refreshments will be available for purchase. Glass containers, alcoholic beverages and audio/video recorders are not permitted. Two hours of free parking will be available in the Civic Center parking structure. For more information, go to www.playboyjazzfestival.com



BHUSD to celebrate retiring teacher Rachelle Marcus on June 4

The Beverly Hills Unified School District will honor Hawthorne teacher Rachelle Marcus for her 50 years with the district on June 4 from 6:30 p.m. to 8:30 p.m. in the Hawthorne School Courtyard.

Marcus, who teaches science, began her career at BHUSD in 1963 teaching at Horace Mann. She has taught at Beverly High, El Rodeo, and Hawthorne for the last 24 years.

The district invites Marcus' former students, parents, and past and current colleagues for an adults-only event. Those interested in attending must be on the guest list. To be added to the guest list, please contact the Hawthorne front office at (310) 229-3675 or email MrsMarcusParty@gmail.com.

Marcus will also be the theme of May 29's Walk to School Wednesday at Hawthorne. Students will dress like Mrs. Marcus, which will be followed by a breakfast reception in the courtyard for current students and families. An assembly at 9:40 a.m. will include a proclamation from the Beverly Hills mayor.

guestcolumn



The High Cost of Free Parking*

By Linda Briskman and Steve Webb

The first in an occasional series from the former mayors.

“Free Parking” is rarely really free. Someone always has to pay for it. In Beverly Hills, because of the two hour free parking, the resulting revenues don’t come close to meeting the annual maintenance costs of the City’s parking structures, let alone capital and deferred maintenance expenses. These shortfalls are in the millions and mounting. Many of our residents don’t understand that while free parking in City-owned lots may seem resident friendly, it isn’t. The money has to come from somewhere. We can either let the facilities fall into further disrepair or take funds from our general operating budget, which will result in corresponding cuts to other programs that may be of greater importance to the majority of the community.

From its inception in November of 1984,

the impacts of the free parking program were felt. Not only did parking revenues decrease by 25 percent in the first year, sales tax was flat indicating that the very reason given by the then-City Council to create the program wasn’t being justified. Instead of abandoning the idea, the Council retained the program and even proposed it be extended to three hours free for the holidays. This new idea was strongly opposed by staff and even the Chamber of Commerce as a potential for abuse and thankfully was not granted.

Historically, the Parking Enterprise Fund was established to be a self sustaining fund to finance the construction, operations, maintenance, repairs and improvements of the City’s off street parking facilities. It also was set up to allow for the planning and acquisition of additional parking resources for under-served areas of the City. Today that entity has morphed into

a Parking Authority made up of the City Council members as its Directors. That entity now pays the City to manage its parking. Based on the City’s current rate structure, only roughly 30 percent of the users pay to park.

In 2011, the voters approved Measure P precluding the City from reducing the two hour free parking in any City lot with the exception of The Montage and any future city structures. Measure P was funded by owners of the medical office buildings on Bedford Drive to allow for their Tenants’ patients to have two hour free parking in the Bedford lot. Naturally the surrounding business owners would benefit greatly from being able to refer their patients to the City’s free lots rather than have to pay for validations. The City’s analysis highlighted these users as the “hit and run” patrons who came to town for their appointments and left without contributing to the city’s tax base by shopping and dining.

Subsequently, the Superior Court ruled and Measure P was invalidated. The owners of the medical office buildings appealed and ultimately a settlement was reached that precluded the City from modifying the two hour free parking for a period of time in the Bedford Drive parking structure. That time period expires in October of 2017.

Urban planning professor (and a personal hero) Donald Shoup has written extensively about the hidden costs of free parking; namely that it subsidizes urban sprawl

and feeds our ever growing car culture instead of pushing developers and cities to come up with a more economical and environmentally-friendly way to do their planning. Shoup claims that free parking is at the root of many urban ills: congestion, sprawl, wasteful energy use, and air pollution. We couldn’t agree more.

One of the most compelling arguments to retain this program has always been the need to match our surrounding retail centers like Beverly Center and Century City. Over time the Beverly Center started to charge every car a minimum of \$1 for three hours. They now charge \$1 per hour for the first 4 hours. As of February 1, 2013, Century City now charges \$1 for three hours -- a new policy that judging by their peak period parking numbers already has shown it has not and will not cost them any business and has significantly improved the bottom line. It is time for Beverly Hills to rethink its parking policies.

It will take courage to evaluate this issue without prejudice and give it a fair review based on the facts. Sometimes what appears to put the residents first really hurts them with unintended consequences in the long run.

Linda Briskman and Steve Webb are former mayors of Beverly Hills.

* Shoup, Donald C., The High Cost of Free Parking, 2005 (revised in 2011)

Comedy writer Mickey Rose passes



Mickey Rose

Mickey Rose, a comedy writer for television and motion pictures, whose life and career were bound to his friend Woody Allen, died of cancer in Beverly Hills on April 7. He was 77.

Born Michael Rose in Brooklyn, New York on May 20, 1935, his first professional writing job was for ventriloquist Shari Lewis, creating jokes for her sock puppet, Lamb Chop. But it was his childhood friendship with Allan Stewart Konigsberg, who would become Woody Allen that led to a successful screenwriting career. As youths, they cut school together to catch Ingmar Bergman movies; as adults, they collaborated on the screenplays of Allen’s early films “Take the Money & Run,” and “Bananas,” as well as on some of Allen’s television specials.

Mickey Rose’s television credits include “The Sid Caesar Show,” “The Tonight Show Starring Johnny Carson,” “The Dean Martin Comedy Hour,” “The Smothers Brothers,” “Taxi,” “All in the Family,” “The Odd Couple” including “The Sleepwalker” episode. He also wrote for Dick Van Dyke and Rodney Dangerfield. Mickey Rose’s solo feature film writing credits include the

comedies “I Wonder Who’s Killing Her Now,” and “Student Bodies,” which he also directed.

Mickey Rose is survived by his son, Quincy Benjamin Rose; his daughter Jennifer Dina Rose; and two grandchildren, Madeline Rose Weisberg and Noah Luca Weisberg.

His late wife Judy Rose, who passed away 10 years ago, was a teacher at El Rodeo School.

The family asks that in lieu of flowers, a donation be made to the ASPCA or the American Cancer Society.

BHPL hosts Food-For-Fines during National Library Week

The Beverly Hills Public Library will waive late fees in exchange for non-perishable food donations in honor of National Library Week from April 14-20.

The library will work in conjunction with the Westside Food Bank; the library will be accepting food donations and waiving overdue fines during regular operating hours.

Adults may have overdue fines waived by providing food donations, but children who come to the circulation desk will have their overdue fines waived with or without donations.

The Library is located at 444 N. Rexford Drive, Beverly Hills. For more information, feel free to contact the Beverly Hills Public Library at (310) 288-2220.

—Briefs compiled by Andrea Aldana

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coverstory

INSIDE THE MAGBIT FOUNDATION

The Weekly's interview with founder Parviz Nazarian

By Andrea Aldana

The Magbit Foundation of Greater Los Angeles was established in 1990 to promote education in Israel. The foundation provides interest-free loans for needy and qualified students. The Weekly sat down with Nazarian and his daughter, Dora Kadisha, who is also a member of the Magbit Board.

How did you get involved with the Magbit Foundation?

Parviz: Magbit was a good plan for getting donations from people and providing to the students who didn't have enough financing money to study in university.

After I finished the army, I decided to go to Technion to study, but my mother was there and my brother was there. I left them and I [went] to Technion, I found it was not the way to leave them alone, and I [went] to the university, but I don't have enough money to get my day by day expenses. Then, I said I'm going to leave the university and go into a job or business, making money to support my mother and my brother. It was a good decision at that time and I started to work in Israel and become very successful and I said, if I have a chance to work and make money, many other children in the Iranian country need this idea. As a matter of fact, it works very well because the organization, which we have here, Magbit, I established that and I said we could raise money and provide it to the students to study at the university. We loan money. I'm very happy to tell you that up until now, during the last few years, we already have 12,000 students who receive a loan and they study and they return back the money to our office in Tel Aviv.

Dora: The story is that in 1948, my father went to Israel to fight for the country for the independence war. After the war, he was trying to go to school to Technion as he mentioned and it was very difficult. Those were very difficult times. He had to support himself, his mother and his brother. Without having financial means, it was very difficult, so he had to work at night and during the day, in the classroom, he would fall asleep. He decided he could not continue like that and he went into business. He started working. He always wanted to go back to school and he always

had that sense of loss that he did not continue his education, so years later when he became successful, he decided to make sure all those in his position years before would not have that problem and if they want to study they would have the means to go to school. And that's how we went to the president of Tel Aviv University and he shared his views. Being good friends he told him, you're an Israeli, who do you think is going to get money and return it

to you without any guarantees? And my father said that we are not going to send the police men after them and today we see that 97 percent of all of those students who go to school, and finish their education, they all return the money. This is the money that he put in and the vision he had to promote higher education and get the students to go to school. It started first with soldiers and new immigrants and now its open for scholarships as well as interest free loans. We often get to meet here, often just by coincidence, students who have studied and benefited from Magbit's loans and scholarships and they're established in life in different fields.

Are the loans only for students in Israel?

Dora: We have some schools in the Los Angeles area, Jewish schools, who receive some nominal fees but mainly it's for higher education in Israel.

How do students qualify for the loans?

Dora: The students file an application and the universities themselves go through the process of choosing them and making sure that they are full time students and they are eligible in keeping up with the

standards of grades and all that.

Parviz: We have an office in Tel Aviv University. This office [handles] our entire transactions and activity in Israel.

You are on the Board of Directors.

What kind of work does the board do?

Dora: The board of Magbit – after the initial few years, that my father was the initiator – has become a community outreach. It strengthens the ties between the community here in Los Angeles and Israel, so bringing in the support of the community has become a number one priority, so that we bring not only bigger funds for this matter but also getting people closer to students and making connections between them, getting to know them and getting the bond between the community here and the Israeli schools so that they become more interested, they become themselves owners to schools and adopt different projects.

Parviz: We're raising the money here from the people to send to our office in Tel Aviv.

This year, you are being honored with the foundation's humanitarian award. How does it feel to receive this honor?

Parviz: Very good.

Dora: I think for him being involved in so many charitable organizations and starting his philanthropic work back in Iran,

“Everyone asks me, how did you get this idea? Because I went to the university and I was not able to carry on. I left and went to work on feeding my mother. Now, I am here working, formed a community group here, have an opportunity to raise money, send to Israel and give it to them.”

--Magbit founder Parviz Nazarian

where it was, being a Muslim country, not being able to announce it or do it wide in the open, philanthropy has not been something that just came up new. Ever since he was a 17-year-old boy in Iran, he used to help the community. He was part of the Zionist Youth Group in Iran and I think it sort of becomes [part of] the DNA without thinking about being honored or any expectations.

What other charitable organizations is your family involved with?

Dora: I think CECI (Citizens' Empowerment Center in Israel) is the most important right now. We have two arms – the political plan, in which we empower the politicians and we bring them alternatives for a better system of government, and the educational plan. As you see, most of charitable work that my father is involved with is in education and the educational part of CECI are initiatives for high school students and awareness for grassroots. That is more for leadership projects, volunteerism.

You're also a business owner in the community. Tell us about your business.

Parviz: I come to work in the early morning, drink my first cup of tea, call a few people. [laughs]

Dora: He's involved in a variety of different businesses. Mostly, he started with a tool and dying company with Precision Tool and Dying in Los Angeles. That's 30 years ago that he started it.

Parviz: [The company] made parts for the space shuttle.

Dora: In that company, they made precision parts for aviation and the navy.

And there's also Omnet, right?

Dora: Omnet is involved in venture capital, so they are involved in a variety of start ups, real estate, both in the U.S., and overseas. He was also one of the founders of the hi-tech company, Qualcomm.

Tell us about your family.

Parviz: I have four children [Dora, Dalia, Daphna and Benjamin] and 14 grandchildren. [His wife, Pouran Nazarian, is the gala chair.]

Why is the work that Magbit does so important?

Dora: I think the most important thing about Magbit for him is that it was to fulfill the dream that he never went to school, so it's fulfilling that dream of finishing school for other young people in Israel. One of the reasons that my father is so involved in education is that he believes that one of our highest resources is education and our youth, the younger generation. Our youth are our resources, so we have to make sure that they get the best education to take us through the 21st century.

Can you tell us some details about the gala on April 21st?

Dora: On this one, he wouldn't know that much because he is the honoree, but we are expecting about 800 people that evening. It's a black-tie event at the Beverly Hilton and they're planning a big entertainment program for him and the rest he's going to see there. They don't do fundraising that evening. However these are the supporters of Magbit who would typically donate and purchase tables and donate to different funds and scholarships and adopt students.

Anything else?

Parviz: I want to thank people for supporting the Magbit Foundation for helping the education of [the youth]. It's very important. Everyone asks me, how did you get this idea? Because I went to the university and I was not able to carry on. I left and went to work on feeding my mother. Now, I am here working, formed a community group here, have an opportunity to raise money, send to Israel and give it to them. The funny thing is the people who [receive the loans] are paying back the money without any pressure. [They get] the money, study, after they get out, they even support [the foundation]. It's very important in teaching people how to work together.

The Magbit Foundation will hold its 24th annual Gala celebrating Israel's 65 years of Independence on Sunday, April 21 at the Beverly Hilton Hotel. For tickets, call (310) 273-2233.

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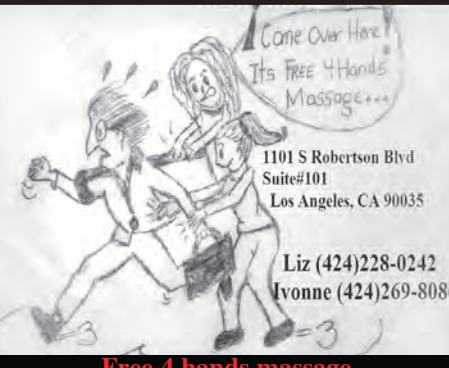
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FICTITIOUS BUSINESS NAME STATEMENT: 2013044058: The following person(s) is/are doing business as: NATIONAL FLEET FINANCIAL, 22311 Ventura Blvd #122 Woodland Hills, CA 91364. NATIONAL FLEET WHOLESALE INC, 22311 Ventura Blvd #122 Woodland Hills, CA 91364. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Marcia M Mcweeney, President. This statement is filed with the County Clerk of Los Angeles County on: 3/6/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/426)

FICTITIOUS BUSINESS NAME STATEMENT: 2013045072: The following person(s) is/are doing business as: UNITED IMMIGRATION SERVICES, 6360 Van Nuys Blvd #160 Van Nuys, CA 91401. MARCIA M MCWEEENY, 8765 Penfield Ave Northridge, CA 91324. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Marcia M Mcweeney, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/7/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/427)

FICTITIOUS BUSINESS NAME STATEMENT: 2013045825: The following person(s) is/are doing business as: TAMARA ROBINSON, MA, MFT, 15720 Ventura Blvd #613 Encino, CA 91436. TAMARA REILLY, 5617 Woodman Ave #102 Valley Glen, CA 91401. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Tamara Reilly, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/7/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/428)

FICTITIOUS BUSINESS NAME STATEMENT: 2013045809: The following person(s) is/are doing business as: ARTEMIS LOCKSMITH, 5240 Wilkenson Ave Valley Village, CA 91607. EYAL NAVEH, 5240 Wilkenson Ave Valley Village, CA 91607. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Eyal Naveh, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/7/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/429)

FICTITIOUS BUSINESS NAME STATEMENT: 2013045569: The following person(s) is/are doing business as: PLUS RIDE, 9301 Van Nuys Blvd #310 Panorama City, CA 91402. LUCIANO GAZZANI, 9301 Van Nuys Blvd #310 Panorama City, CA 91402. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Luciano Gazzani, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/7/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/430)

FICTITIOUS BUSINESS NAME STATEMENT: 2013045631: The following person(s) is/are doing business as: HALL CLEANING SERVICES, 15636 Valerio St #R Van Nuys, CA 91406. JASMIEN LAVAR HALL, 15636 Valerio St #R Van Nuys, CA 91406. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Jasmen Lavar Hall, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/7/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/431)

FICTITIOUS BUSINESS NAME STATEMENT: 2013045632: The following person(s) is/are doing business as: LB MAGIC GLASS & MIRROR, 1824 N Gramercy Pl #16 Los Angeles, CA 90028. LEVON BEGLIAN, 1824 N Gramercy Pl #16 Los Angeles, CA 90028. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Levon Beglian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/7/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/432)

FICTITIOUS BUSINESS NAME STATEMENT: 2013045350: The following person(s) is/are doing business as: A MOVEABLE FEAST, 10304 Commerce Ave #6 Tujunga, CA 91402. ERICK DAVID CARDENAS, 10304 Commerce Ave #6 Tujunga, CA 91402. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Erick David Cardenas, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/7/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/433)

FICTITIOUS BUSINESS NAME STATEMENT: 2013045921: The following person(s) is/are doing business as: IMPERION, 608 S Hills St #1207 Los Angeles, CA 90014. FELIX RYAN, 6206 Klump Ave N Hollywood, CA 91606. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Felix Ryan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/6/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/434)

FICTITIOUS BUSINESS NAME STATEMENT: 2013046787: The following person(s) is/are doing business as: PFFC DISTRIBUTORS, 8033 W Sunset Blvd #3100 Los Angeles, CA 90046. CLOCK TOWER, 8033 W Sunset Blvd #3100 Los Angeles, CA 90046. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: 2/1/2013. Signed: Christina M Rhodes, President. This statement is filed with the County Clerk of Los Angeles County on: 3/6/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/435)

FICTITIOUS BUSINESS NAME STATEMENT: 2013046182: The following person(s) is/are doing business as: LA COCINA SABROSA, 136 N Brand Blvd #100 Glendale, CA 91203. SILVERIA PADILLA, 17555 Doris St Granada Hills, CA 91344. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Silveria Padilla, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/8/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/436)

FICTITIOUS BUSINESS NAME STATEMENT: 2013046432: The following person(s) is/are doing business as: TOP BUSINESS PROMOTIONS, 904 Orange Grove Ave Glendale, CA 91205. VICTOR MENESSES, 904 Orange Grove Ave Glendale, CA 91205. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 3/1/2013. Signed: Razmik Unatsakanyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/8/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/437)

FICTITIOUS BUSINESS NAME STATEMENT: 2013046448: The following person(s) is/are doing business as: MINCHIA MUSIC, 8562 Wonderland Ave Los Angeles, CA 90046. RICH DICKERSON, 8562 Wonderland Ave Los Angeles, CA 90046. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Alberto Bautista, Partner. This statement is filed with the County Clerk of Los Angeles County on: 3/8/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/438)

FICTITIOUS BUSINESS NAME STATEMENT: 2013046389: The following person(s) is/are doing business as: CLEAN KICK, 1342 Norton Ave Glendale, CA 91202. ALBERTO BAUTISTA, JEFFREY BARRUGA, 2349 Addison Way Los Angeles, CA 90041, 1342 Norton Ave Glendale, CA 91202. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Alberto Bautista, Partner. This statement is filed with the County Clerk of Los Angeles County on: 3/8/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/439)

FICTITIOUS BUSINESS NAME STATEMENT: 2013046297: The following person(s) is/are doing business as: XSTTEAM NATION, 10523 Burbank Blvd #200 North Hollywood, CA 91601. KEVIN COYLLINS, JAHNEE NEARNS, DARRELL THOMPSON, 1035 Havenhurst Ave #9 Granada Hills, CA 91344, 11233 Borden Ave #10 Pacoima, CA 91331, 10 Universal City Plaza 20th FLR Universal City, CA 91608. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Jahnee Nearn, Partner. This statement is filed with the County Clerk of Los Angeles County on: 3/8/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/440)

FICTITIOUS BUSINESS NAME STATEMENT: 2013046179: The following person(s) is/are doing business as: MINCHIA MUSIC, 8562 Wonderland Ave Los Angeles, CA 90046. RICH DICKERSON, LUGI MERONI, 8562 Wonderland Ave Los Angeles, CA 90046. The business is conducted by: Copartners has begun to transact business under the fictitious business name or names listed here on: 12/6/2006. Signed: Rich Dickerson, Partner. This statement is filed with the County Clerk of Los Angeles County on: 3/8/2013. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 3/21/2013, 3/28/2013, 4/4/2013, 4/11/2013/441)

FICTITIOUS BUSINESS NAME STATEMENT: 2013066111: The following person(s) is/are doing business as PIZZAREV. 460 N Sepulveda Blvd #0 El Segundo, CA 90245. PIE SQUARED PIZZA, LLC. 32026 PCH Malibu, CA 90265. The business is conducted by: A Limited Liability Company has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Nicholas Eckerman, COO. This statement is filed with the County Clerk of Los Angeles County on: 4/23/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 623

FICTITIOUS BUSINESS NAME STATEMENT: 2013066112: The following person(s) is/are doing business as RICH PRUGH PHOTOGRAPHY. 1312 N. Curson Ave #5 Los Angeles, CA 90046. RICHARD RUDOLF PRUGH. 1312 N. Curson Ave #5 Los Angeles, CA 90046. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 2008. Signed: Rich Prugh, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/23/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 624

FICTITIOUS BUSINESS NAME STATEMENT: 2013058096: The following person(s) is/are doing business as SUPERIOR BUSINESS SOLUTIONS. 14426 Victory Blvd Van Nuys, CA 91401. POPULAR PROCESSING INC. 14426 Victory Blvd Van Nuys, CA 91401. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Richard Huichupa, CEO. This statement is filed with the County Clerk of Los Angeles County on: 3/25/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 625

FICTITIOUS BUSINESS NAME STATEMENT: 2013061184: The following person(s) is/are doing business as ACE3. 4107 West Washington Blvd Los Angeles, CA 90016. MIKE ELLIOTT. 4717 West Washington Blvd Los Angeles, CA 90016. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 3/1/13. Signed: Mikheil Mirzoyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/27/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 626

FICTITIOUS BUSINESS NAME STATEMENT: 2013061183: The following person(s) is/are doing business as AAA PHOTOGRAPHY GROUP. 339 North Howard St #6 Glendale, CA 91206. ARPMEN AVETISYAN. 339 North Howard St #6 Glendale, CA 91206. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 3/1/13. Signed: Armen Avetisyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/27/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 627

FICTITIOUS BUSINESS NAME STATEMENT: 2013061182: The following person(s) is/are doing business as LEXA JAMES COMMUNICATIONS. 1007 South Orange Dr Los Angeles, CA 90019. ANGELA YOUNG. 1007 South Orange Dr Los Angeles, CA 90019. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 3/13/13. Signed: Angela Young, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/27/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 628

FICTITIOUS BUSINESS NAME STATEMENT: 2013061277: The following person(s) is/are doing business as S&M TRANS. 501 W Lexington Dr Glendale, CA 91203. SARKIS PERLOSHYAN. 501 W Lexington Dr Glendale, CA 91203. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Sarkis Perloshyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/29/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 629

FICTITIOUS BUSINESS NAME STATEMENT: 2013061278: The following person(s) is/are doing business as RUSH LOGISTICS. 6658 Ben Ave N Hollywood, CA 91606. ROMAN HARUTYUNAN. 6658 Ben Ave N Hollywood, CA 91606. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Roman Harutyunyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/29/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 630

FICTITIOUS BUSINESS NAME STATEMENT: 2013064254: The following person(s) is/are doing business as EXPRESS AMERICA LIMO. 14361 Tiara St Van Nuys, CA 91901. CAROLINA ZAPATA. MARCELA GOMEZ. 14361 Tiara St Van Nuys, CA 91901. The business is conducted by: A Married Couple has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Carolina Zapata, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/1/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 631

FICTITIOUS BUSINESS NAME STATEMENT: 2013064242: The following person(s) is/are doing business as PRET VEGAN. 10638 Woodley Ave #38 Granada Hills, CA 91344. DAWNELLE DESENSI. 10638 Woodley Ave #38 Granada Hills, CA 91344. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Dawnelle DeSensi, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/1/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 632

FICTITIOUS BUSINESS NAME STATEMENT: 2013064294: The following person(s) is/are doing business as LA RENT A BIN. 16045 Sherman Way #H352 Van Nuys, CA 91406. NARINE PETROSSIAN. 16045 Sherman Way #H352 Van Nuys, CA 91406. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 4/1/13. Signed: Narine Petrossian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/1/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 633

FICTITIOUS BUSINESS NAME STATEMENT: 2013063816: The following person(s) is/are doing business as WINTER PLUS DONUTS. 7550 Tampa Ave #B Reseda, CA 91335. VANNYDI MAL. 934 White Knoll Dr Los Angeles, CA 90012. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 3/19/13. Signed: Vannydi Mal, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/1/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 634

FICTITIOUS BUSINESS NAME STATEMENT: 2013063808: The following person(s) is/are doing business as EXCELLENCE BRIGHTSTONE ESTATE PROPERTIES. 20201 Sherman Way #102 Winnetka, CA 91306. BRIGHTSTONE MORTGAGE INC. 20201 Sherman Way #102 Winnetka, CA 91306. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Rommie O Cruz, CEO. This statement is filed with the County Clerk of Los Angeles County on: 4/1/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 635

FICTITIOUS BUSINESS NAME STATEMENT: 2013063776: The following person(s) is/are doing business as BERRY QUE. 1709 Las Palmas Ave Los Angeles, CA 90028; P.O. Box 16325 Beverly Hills, CA 90209. SMOKIN PIG LLC. 629 N Doherty Dr Beverly Hills, CA 90209. The business is conducted by: A Limited Liability Company has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Mario Kattan, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 4/1/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 636

FICTITIOUS BUSINESS NAME STATEMENT: 2013063754: The following person(s) is/are doing business as ROAD SIDE BIKES MOBILE SERVICE. 5934 Buffalo Ave Van Nuys, CA 91401. JUANCARLOS SOBERANIS. 5934 Buffalo Ave Van Nuys, CA 91401. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 4/1/13. Signed: Juan Carlos Soberanis, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/1/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 637

FICTITIOUS BUSINESS NAME STATEMENT: 2013063717: The following person(s) is/are doing business as TEL NOTARY. 18346 Collins St #19 Tarzana, CA 91356; 6767 W Sunset Blvd #8355 Hollywood, CA 90028. SADEGH KHAMOOSHI. 18346 Collins St #19 Tarzana, CA 91356. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 3/19/13. Signed: Sadegh Khamooshi, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/1/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 638

FICTITIOUS BUSINESS NAME STATEMENT: 2013063710: The following person(s) is/are doing business as EARS BAU. 16621 Foothill Blvd 3203 Sylmar, CA 91342; P.O. Box 920741 Sylmar, CA 91392. SANTIAGO MARTIN MEDINA. 16621 Foothill Blvd 3203 Sylmar, CA 91342. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Santiago M. Medina, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/1/13. NOTICE - This fictitious name statement expires five

years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 639

FICTITIOUS BUSINESS NAME STATEMENT: 2013063689: The following person(s) is/are doing business as ELAW. 1724 N Highland Ave #513 Hollywood, CA 90028. RYAN KING. 1724 N Highland Ave #513 Hollywood, CA 90028. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: 4/1/13. Signed: Ryan King, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/1/13. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P 4/11/2013, 4/18/2013, 4/25/2013, 5/2/2013 640

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 455742CA Loan No. 3010760803 Title Order No. 1075908 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-10-2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 04-18-2013 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-18-2006, Book N/A, Page N/A, Instrument 06 2311985, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: DANIEL V. O'DONOVAN AND, CAROL M. O'DONOVAN AS TRUSTEES OF THE O'DONOVAN FAMILY TRUST, JULY 11, 2005, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state 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 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: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 38, OF TRACT NO. 55711, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107 PAGE(S) 72 TO 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$2,167,257.75 (estimated) Street address and other common designation of the real property: 13360 JAVA DRIVE BEVERLY HILLS, CA 90210 APN Number: 4385-004-005 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: 03-25-2013 CALIFORNIA RECONVEYANCE COMPANY, as Trustee REGINA CANTRELL, ASSISTANT SECRETARY California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: www.lpsasap.com or 1-714-730-2727 www.priorityposting.com or 1-714-573-1965 www.auction.com or 1-800-280-2832 CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following three companies: LPS Agency Sales and Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting and Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), or auction.com at 1-800-280-2832 or visit the

Internet Web site www.auction.com, using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4370742 03/28/2013, 04/04/2013, 04/11/2013

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 458844CA Loan No. 0688571157 Title Order No. 120403403 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-25-2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 04-25-2013 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 02-09-2005, Book NA, Page NA, Instrument 05 0302203, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: KEYVAN CHAPCHIAN, A SINGLE MAN, as Trustor, WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state 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: Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Legal Description: PARCEL 1: THAT PORTION OF LOT 1 OF TRACT NO. 325111, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 906 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 60 ON THE CONDOMINIUM PLAN RECORDED JANUARY 30, 1979 AS INSTRUMENT NO. 79-124608, OFFICIAL RECORDS OF SAID COUNTY. PARCEL 2: AN UNDIVIDED .005337 INTEREST IN AND TO LOT 1 OF SAID TRACT NO. 325111. EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED AS UNITS 1 TO 151 INCLUSIVE ON SAID CONDOMINIUM PLAN. Amount of unpaid balance and other charges: \$284,201.69 (estimated) Street address and other common designation of the real property: 999 NORTH DOHENY DRIVE # 605 WEST HOLLYWOOD, CA 90069 APN Number: 4340-027-084 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: 03-25-2013 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: www.lpsasap.com or 1-714-730-2727 www.priorityposting.com or 1-714-573-1965 www.auction.com or 1-800-280-2832 CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.recontrustco.com, using the file number assigned to this case TS No. 09-0136687. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. DATED: 12/16/2009 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. A-4372838 03/28/2013, 04/04/2013, 04/11/2013

730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting and Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), or auction.com at 1-800-280-2832 or visit the Internet Web site www.auction.com, using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4372643 03/28/2013, 04/04/2013, 04/11/2013

NOTICE OF TRUSTEE'S SALE TS No. 09-0136687 Doc ID #0001531588352005N Title Order No. 09-8-406078 Investor/Insurer No. 153158835 APN No. 4337-006-047 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/09/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JONATHAN DAVID LEDESMA, A SINGLE MAN, dated 11/09/2006 and recorded 11/28/2006, as Instrument No. 06 2619129, in Book N/A, Page N/A, of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 04/25/2013 at 9:00AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 8629 RUGBY DRIVE, WEST HOLLYWOOD (L.A.), CA, 900694605. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,330,389.98. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.recontrustco.com, using the file number assigned to this case TS No. 09-0136687. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. DATED: 12/16/2009 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. A-4372838 03/28/2013, 04/04/2013, 04/11/2013

FILE NO. 2013 056823
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: BINO CONSTRUCTION, 12101 VAN NUYS BLVD #34, SYLMAR, CA 91342 county of: LOS ANGELES. The full name of registrant(s) is/are: JAMES MCNARY, 12101 VAN NUYS BLVD #34, SYLMAR,

CA 91342. This Business is being conducted by a/an: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name/names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime).

/s/ JAMES MCNARY, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on MAR 21 2013 indicated by file stamp above.

NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). LA1279042 BH WEEKLY 3/28, 4/4, 11, 18, 2013

FILE NO. 2013 056147

FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: TRIANGLE CLEANERS, 6242 W. 87TH ST, LOS ANGELES, CA 90045 county of: LOS ANGELES. The full name of registrant(s) is/are: SANGHEE IM, 6242 W. 87TH ST, LOS ANGELES, CA 90045. This Business is being conducted by a/an: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name/names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime).

/s/ SANGHEE IM, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on MAR 21 2013 indicated by file stamp above.

NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). LA1278765 BH WEEKLY 3/28, 4/4, 11, 18, 2013

FILE NO. 2013 056031

FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: YOGOLICIOUS, 8601 S. LINCOLN BLVD, STE 180, LOS ANGELES, CA 90045 county of: LOS ANGELES. The full name of registrant(s) is/are: HOOSHYAR HAROONI, 1818 CAMDEN AVE #304, LOS ANGELES, CA 90025. This Business is being conducted by a/an: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name/names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime).

/s/ HOOSHYAR HAROONI, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on MAR 20 2013 indicated by file stamp above.

NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). LA1277882 BH WEEKLY 3/28, 4/4, 11, 18, 2013

Department of Alcoholic Beverage Control

888 S. Figueroa St. Ste. # 230

Los Angeles, CA 90017

(213)833-6043

NOTICE OF APPLICATION FOR CHANGE IN OWNERSHIP OF ALCOHOLIC BEVERAGE LICENSE

Date of Filing Application: March 27, 2013

To Whom It May Concern:

The Name(s) of the Applicant(s) is/are:

SASABUNE, INC

The applicants listed above are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at:

11914 WILSHIRE BLVD

LOS ANGELES, CA 90025-6603

Type of license(s) applied for: 47-On-Sale General Eating Place

Trustee Sale No. 246718CA Loan No. 3012923151 Title Order No. 681738 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04-04-2007. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 05-02-2013 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 04-11-2007, Book N/A, Page N/A, Instrument 20070868744, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: CATHERINE A. HARTENDORP, AN UNMARRIED WOMAN AND SUSAN C. ANGUSTIA, A MARRIED

WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state 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: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: LOT 370 OF TRACT NO. 7005, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 72 PAGE 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,273,128.91 (estimated) Street address and other common designation of the real property: 256 NORTH DOHENY DRIVE BEVERLY HILLS, CA 90211 APN Number: 4335-024-018 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: 04-02-2013 CALIFORNIA RECONVEYANCE COMPANY, as Trustee ROSAURA ARMENTA, 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: www.lpsasap.com or 1-714-730-2727 www.priorityposting.com or 1-714-573-1965 www.auction.com or 1-800-280-2832 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following three companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), or auction.com at 1-800-280-2832 or visit the Internet Web site www.auction.com, using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. P1030818 4/11, 4/18, 04/25/2013

NOTICE OF PETITION TO ADMINISTER ESTATE OF ARNOLD KIVI

Case No. BP140223

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ARNOLD KIVI

A PETITION FOR PROBATE has been filed by Public Guardian and Trustee in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Stuart D. Zimring be appointed as personal representative to administer the estate of the decedent.

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 May 3, 2013 at 8:30 AM in Dept. No. 9 located at 111 N. Hill St., Los Angeles, CA 90012.

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

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for petitioner:

STUART D. ZIMRING ESQ

SBN 52911

JENNIFER WILLIAMSON ESQ

SBN 245289

LAW OFFICES OF

STUART D ZIMRING

12650 RIVERSIDE DR

STE 100

N HOLLYWOOD CA 91607

Trustee Sale No. 111-065152 Loan No. ST. IVES Title Order No. 0125001141 NOTICE OF TRUSTEE'S SALE NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다 NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP L U : K M THEO Y L B A N T R N H B Y T M L Q C V E T H N G T I N T R O N G T I L I E U N Y [PURSUANT TO CIVIL CODE 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.] YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07-16-2012. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 05-01-2013 at 9:00 AM, PLM LOAN MANAGEMENT SERVICES, INC as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 11-07-2012, Instrument 20121697040 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MONACO INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor, LODGEPOLE FUND NO. 1, LLC, A NEVADA LIMITED LIABILITY COMPANY, as Beneficiary, will sell at public auction the trustor's interest in the property described below, to the highest bidder for cash, cashier's check drawn by a state 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. The 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: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Amount of unpaid balance and other charges: \$1,314,278.76(estimated) Street address and other common designation of a portion of the real property purported as: 8741 ST IVES, LOS ANGELES, CA 90069 APN Number: 5560-021-020 & 5560-021-027 A PORTION OF THE PROPERTY HAS NO COMMON ADDRESS, FOR DIRECTIONS TO THE PROPERTY, PLEASE SUBMIT A WRITTEN REQUEST WITHIN TEN DAYS OF THE INITIAL PUBLICATION

TO: LODGEPOLE FUND NO. 1, LLC c/o PLM LENDER SERVICES, INC.; 46 N. 2ND ST., CAMPBELL, CA 95008 SEE EXHIBIT "A" FOR LEGAL DESCRIPTION Trustee Sale No. 111-065152 EXHIBIT "A" Parcel A: That portion of Lot(s) 18 of the Horn Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 11, Page(s) 49 of Maps, in the Office of the County Recorder of said County, lying Northerly of a line that bears North 82° 37' 02" West from the intersection of the Easterly line of Lot 18, with the centerline of St. Ives Drive, as said drive is shown on the Map of the Tract 10122, recorded in Book 144, Page(s) 51 to 54 inclusive of Maps, in the Office of the County Recorder of said County. Parcel B: Lot 18 of the Horn Tract, partly within the City of Los Angeles, partly within the County of Los Angeles (now the City of West Hollywood), State of California, as per Map recorded in Book 11, Page(s) 49 of Maps, in the Office of the County Recorder of said County. Except that portion included within the lines of the land described in the deed to Thor Lovoos and wife, recorded June 4, 1953 as Instrument No. 636, Official Records, in the Office of the County Recorder of said County. Also except that portion included with the lines of the land described in the Deed to Joseph Rabinowitch and wife, recorded on August 5, 1957 as Instrument No. 1344 of Official Records. 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". The following statements; NOTICE TO POTENTIAL BIDDERS and NOTICE TO PROPERTY OWNER are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Priority Posting & Publishing at (714) 573-1965 or visit this Internet Web site www.priorityposting.com using the file number assigned to this case 111-065152. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. DATE: 04-03-2013 FOR TRUSTEE'S SALES INFORMATION, PLEASE CALL (714) 573-1965, OR VISIT WEBSITE: www.priorityposting.com PLM LOAN MANAGEMENT SERVICES, INC, AS TRUSTEE 46 N. Second Street Campbell, CA 95008 (408)-370-4030 ELIZABETH GODBEY, VICE PRESIDENT PLM LOAN MANAGEMENT SERVICES, INC IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. P1032128 4/11, 4/18, 04/25/2013

ORDINANCE NO. 13-O-2640

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING BEVERLY HILLS MUNICIPAL CODE SECTION 10-8-106 REGARDING TROUSDALE VIEW RESTORATION PERMIT PROCEDURES AND AMENDING BEVERLY HILLS MUNICIPAL CODE SECTION 10-3-2616 REGARDING DEVELOPMENT STANDARDS FOR WALLS, FENCES AND HEDGES IN THE TROUSDALE ESTATES AREA OF THE CITY

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council considered this Ordinance at a duly noticed public hearing on February 19, 2013 and, at the conclusion of the hearing, introduced this Ordinance. Evidence, both written and oral, was presented during the hearing.

Section 2. The Ordinance has previously been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA")), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City's Local CEQA Guidelines. Based on the initial study, the adopted negative declaration, the comments

received thereon, and the record before the Planning Commission, the Planning Commission found there were no substantial changes to the Ordinance or the environment that would require the preparation of a subsequent negative declaration. The Ordinance has been revised by the City Council subsequent to the Planning Commission review because the City Council found that minor technical changes or additions were necessary to achieve the goal of the ordinance to assist Trousdale property owners to restore and maintain views; however, none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent negative declaration have occurred. An addendum to the negative declaration has been prepared pursuant to Section 15164 of the CEQA Guidelines. This allows for the lead agency to prepare an addendum to an adopted negative declaration if only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred: there are no changed circumstances or new information, which were not known at the time the negative declaration was adopted, that would require the preparation of a subsequent negative declaration or major revisions to the adopted negative declaration. Therefore, the negative declaration and addendum represent the independent judgment of the City and there is no substantial evidence that the approval of the Ordinance, as modified, may have a significant effect on the environment. The City Council hereby adopts the addendum to the negative declaration. The documents and other material which constitute the record on which this decision is based are on file with the City's Community Development Department, 455 N. Rexford Drive, Beverly Hills, California, 90210. The custodian of records is the Director of Community Development.

Section 3. The City Council hereby amends Section 106 L of Chapter 8 of Title 10, and adds Section 106 M of Chapter 8 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"L. Indemnification: View Owner shall defend, indemnify and hold harmless the City, its agents, officers, attorneys and employees from any claim, action or proceeding brought by a party other than the view owner against the City or its agents, officers, attorneys or employees to attack, set aside, void or annul the entitlements that may be granted by the City through issuance of a View Restoration Permit or that otherwise challenges, or seeks damages resulting from, the issuance, defense, implementation, or enforcement of a View Restoration Permit (collectively "action").

The View Owner shall fulfill this obligation by depositing with the City an amount established by City Council resolution and allowing that amount to be drawn upon by the City to reimburse the City for (i) its actual costs to defend any action and (ii) any damages or penalties assessed to the City as a result of the action (collectively, the "city costs"). Alternatively, the View Owner may deposit with the City security, satisfactory in form and content to the City Attorney, guaranteeing reimbursement to the City of the city costs up to the amount established by City Council resolution. The City shall not draw upon such deposit or otherwise be reimbursed for any city costs attributable solely to defending the legality of the provisions of Title 10, Chapter 8. Nothing in this reimbursement obligation shall provide to the View Owner any control over decisions made by the City in connection with an action.

M. Enforcement Costs: View Owner shall also be responsible for reimbursing the City for any and all costs incurred in enforcing a View Restoration Permit through the judicial process, except for those costs of enforcement as the City may recover from a Foliage Owner. View Owner shall not be responsible for reimbursing the City for any costs incurred prior to the initiation of a judicial process. The View Owner shall fulfill this obligation by depositing with the City an amount established by City Council resolution and allowing that amount to be drawn upon by the City to reimburse the City for its actual costs of enforcement. Alternatively, the View Owner may deposit with the City security, satisfactory in form and content to the City Attorney, guaranteeing reimburse-

ment to the City of its enforcement costs up to the amount established by City Council resolution. Nothing in this reimbursement obligation shall provide to the View Owner any control over decisions made by the City or the City Prosecutor in connection with the enforcement process. Additionally, nothing in this section is intended to modify the provisions of Title 10, Chapter 8, Section 108."

Section 4. The City Council hereby amends Subsection 2 of Section 2616 F "Hedges" and adds subsection 3 to Section 2616 F of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"2. **Hedges:** Except as permitted by an agreement between adjacent downslope and upslope neighbors, hedges planted outside of the front yard setback on a slope between adjacent downslope and upslope properties where the upslope property faces the Los Angeles Area Basin shall not extend above the higher of:

- i. The finished grade of the level pad on the upslope property; or,
 - ii. Fourteen feet (14') from the level pad of the downslope property.
- For purposes of this paragraph F, downslope and upslope properties separated by a public street shall be deemed to be adjacent. If the City determines that two or more plants have become a hedge and violated the provisions of this section on three separate occasions within a two year period, then the plants shall be removed by the Foliage Owner.

3. Definitions:

'Hedge', as used in this paragraph F, shall be defined as growth of vegetation taller than twelve inches (12"), consisting of two (2) or more individual plants, including without limitation trees, that are cultivated or maintained in such a manner so that the horizontal distance between the nearest points of two plants is less than eight feet (8').

'Located in a line of sight from the upslope property to the Los Angeles Area Basin', as used in this Paragraph F, means that the plane established by the fence or hedge, either at the height of the fence or hedge or if extended upward, would intersect a sight line from the upslope property to the Los Angeles Area Basin."

Section 5. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 7. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: April 2, 2013
Effective: May 3, 2013

JOHN A. MIRISCH
Mayor of the City of
Beverly Hills, California

ATTEST:
BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
JEFFREY C. KOLIN
City Manager

SUSAN HEALY KEENE, AICP
Director of Community Development

VOTE:
AYES: Councilmembers Krasne, Gold, Brien, and Vice Mayor Bosse
NOES: Mayor Mirisch
ABSENT: None
CARRIED

ORDINANCE NO. 13-O-2639

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE 2010 EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA RESIDENTIAL CODE, AS AMENDED AND ADOPTED BY REFERENCE INTO THE BEVERLY HILLS MUNICIPAL CODE, REGARDING WOOD ROOF COVERINGS, AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 1505.1 of the 2010 edition of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Building Code is hereby amended as follows:

"**1505.1 General.** Except as otherwise provided in this section, roof coverings or roof assemblies on any structure regulated by this code shall be a fire-retardant roof covering or roof assembly that is listed as a Class A assembly in accordance with ASTM E 108 or UL 790. In addition, no wood shall be used as a roof covering material. Noncombustible non-wood roof coverings may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Exception: Roof repairs of less than 10 percent of the total roof area on existing structures in any one year period may be repaired with a roof covering that meets the same fire retardant standard as the existing roof."

Section 2. Sections 1505.1.1, 1505.1.2 and 1505.1.3 in the 2010 edition of the California Building Code and as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Building Code are hereby deleted in their entirety.

Section 3. Section 1505.1.5 of the 2010 edition of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Building Code is hereby amended as follows:

"**1505.1.5 Class A Roof Covering Requirement.** Notwithstanding any other requirement of the Beverly Hills municipal code, no later than July 1, 2014, all wood roof coverings in the City of Beverly Hills shall be either: (1) fire retardant Class A; or (2) treated with a fire retardant spray in accordance with Section 1505.1.6 and Section 1505.1.7.

Exceptions:

1. Demolition or Renovation Permit. Property owners with a non-Class A wood roof that, as of July 1, 2014, have applied for or possess a demolition permit or renovation permit involving a reroofing or an alteration or addition to the roof, shall have until December 31, 2014 to commence such demolition or renovation and remove the non-Class A wood roof; provided however, that such property owner shall submit a signed affidavit, on a form provided by the City, representing that the non-Class A wood roof will be removed by December 31, 2014.

2. Qualified Historical Building or Property. A Qualified Historical Building or Property, as defined in the California Historical Building Code adopted by reference into the Beverly Hills Municipal Code, shall comply with the requirements set forth in the California

Historical Building Code, as adopted and amended by the City of Beverly Hills."

Section 4. Section 1505.1.6 is hereby added to the 2010 edition of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Building Code to read as follows:

"**1505.1.6 Fire Retardant Spray for Non-Class A Wood Roofs.** If a fire retardant spray is applied on a non-Class A wood roof pursuant to Section 1505.1.5 above, such fire retardant spray shall comply with the current standards of the California State Fire Marshall, including but not limited to ASTM E-84, NFPA 255 and UL 723, and shall be applied by a certified applicator holding a general applicator license as evidenced by a Certificate of Registration from the California State Fire Marshall. The property owner and certified applicator shall submit a signed affidavit on a form provided by the City indicating the manufacturer's recommended effectiveness period and the certified applicator's warranty period. The fire retardant spray shall be repeated before the end of the manufacturer's recommended effectiveness period or the certified applicator's certification warranty, whichever is shorter; provided, however, that the fire retardant spray need not be repeated if, before the end of the manufacturer's recommended effectiveness period or certified applicator's warranty period, whichever is earlier, a property owner has applied for or possesses a demolition permit or renovation permit involving a reroofing or an alteration or addition to the roof, and commences such demolition or renovation and removes the non-Class A wood roof within 180 days from the expiration of such effectiveness or warranty period; provided further however, that the property owner shall submit a signed affidavit, on a form provided by the City, representing that such property owner is not repeating the fire retardant spray because the non-Class A wood roof will be removed within 180 days from the expiration of the manufacturer's recommended effectiveness period or certified applicator's warranty period, whichever is earlier, of the existing spray."

Section 5. Section 1505.1.7 is hereby added to the 2010 edition of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Building Code to read as follows:

"**1505.1.7 Permits Required.** No fire retardant spray shall be applied on a non-Class A wood roof within the City without first obtaining a permit from the City. There will be no charge for such permit, which shall remain valid for the term of the manufacturer's recommended effectiveness period or the certified applicator's certification warranty, whichever is shorter. The permit shall state the name of the certified applicator, the approved fire retardant spray material and the permit expiration date. Before a property owner repeats the fire retardant spray in accordance with Section 1505.1.6, such property owner shall renew the permit obtained pursuant to this section."

Section 6. Section 1505.1.8 is hereby added to the 2010 edition of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Building Code to read as follows:

"**1505.1.8 Replacement of Non-Class A Wood Roofs upon Sale or Transfer.** Notwithstanding Section 1505.1.5 of the Beverly Hills municipal code, effective after July 1, 2014, all existing non-Class A wood roofs shall be replaced with a fire retardant Class A non-wood roof before the sale or transfer of such property for monetary consideration.

Exceptions:

1. Buyer Assumes Responsibility. If

the Seller and the Buyer agree that the Buyer shall assume responsibility to replace the wood roof and an application for a demolition permit or renovation permit involving a reroofing or an alteration or addition to the roof will be submitted, and such demolition or renovation will commence, and such non-Class A wood roof will be removed, within 180 days from the date of title transfer, then the non-Class A wood roof need not be replaced before the sale or transfer of such property, but shall be removed by the Buyer within the 180 day period from the date of title transfer; provided further, that the Seller and Buyer of such property shall submit a signed affidavit, on a form provided by the City, representing that the Buyer will remove the non-Class A wood roof within 180 days from the date of title transfer.

2. Qualified Historical Building or Property. A Qualified Historical Building or Property, as defined in the California Historical Building Code adopted by reference into the Beverly Hills Municipal Code, shall comply with the requirements set forth in the California Historical Building Code, as adopted and amended by the City of Beverly Hills.”

Section 7. Section R902.1 of the 2010 edition of the California Residential Code as set forth in Section 9-1-2A02 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the California Residential Code is hereby amended as follows:

“**R902.1 General.** Except as otherwise provided in this section, roof coverings or roof assemblies on any structure regulated by this code shall be a fire-retardant roof covering or roof assembly that is listed as a Class A assembly in accordance with ASTM E 108 or UL 790. In addition, no wood shall be used as a roof covering material. Noncombustible non-wood roof coverings may be applied in accordance with the manufacturer’s requirements in lieu of a fire-retardant roofing assembly.

Exception: Roof repairs of less than 10 percent of the total roof area on existing structures in any one year period may be repaired with a roof covering that meets the same fire retardant standard as the existing roof.”

Section 8. Sections R902.1.1, R902.1.2 and R902.1.3 in the 2010 edition of the California Residential Code and as set forth in Section 9-1-2A02 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Residential Code are hereby deleted in their entirety.

Section 9. Section R902.1.5 of the 2010 edition of the California Residential Code as set forth in Section 9-1-2A02 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Residential Code is hereby amended as follows:

“**R902.1.5 Class A Roof Covering Requirement.** Notwithstanding any other requirement of the Beverly Hills municipal code, no later than July 1, 2014, all wood roof coverings in the City of Beverly Hills shall be either: (1) fire retardant Class A; or (2) treated with a fire retardant spray in accordance with Section R902.1.6 and Section R902.1.7.

Exceptions:

1. Demolition or Renovation Permit. Property owners with a non-Class A wood roof that, as of July 1, 2014, have applied for or possess a demolition permit or renovation permit involving a reroofing or an alteration or addition to the roof, shall have until December 31, 2014 to commence such demolition or renovation and remove the non-Class A wood roof; provided however, that such property owner shall submit a signed affidavit, on a form provided by the City, representing that the non-

Class A wood roof will be removed by December 31, 2014.

2. Qualified Historical Building or Property. A Qualified Historical Building or Property, as defined in the California Historical Building Code adopted by reference into the Beverly Hills Municipal Code, shall comply with the requirements set forth in the California Historical Building Code, as adopted and amended by the City of Beverly Hills.”

Section 10. Section R902.1.6 is hereby added to the 2010 edition of the California Residential Code as set forth in Section 9-1-2A02 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Residential Code to read as follows:

“**R902.1.6 Fire Retardant Spray for Non-Class A Wood Roofs.** If a fire retardant spray is applied on a non-Class A wood roof pursuant to Section R902.1.5 above, such fire retardant spray shall comply with the current standards of the California State Fire Marshall, including but not limited to ASTM E-84, NFPA 255 and UL 723, and shall be applied by a certified applicator holding a general applicator license as evidenced by a Certificate of Registration from the California State Fire Marshall. The property owner and certified applicator shall submit a signed affidavit on a form provided by the City indicating the manufacturer’s recommended effectiveness period and the certified applicator’s warranty period. The fire retardant spray shall be repeated before the end of the manufacturer’s recommended effectiveness period or the certified applicator’s certification warranty, whichever is shorter; provided, however, that the fire retardant spray need not be repeated if, before the end of the manufacturer’s recommended effectiveness period or certified applicator’s warranty period, a property owner has applied for or possesses a demolition permit or renovation permit involving a reroofing or an alteration or addition to the roof, and commences such demolition or renovation and removes the non-Class A wood roof within 180 days from the expiration of such effectiveness or warranty period; provided further however, that the property owner shall submit a signed affidavit, on a form provided by the City, representing that such property owner is not repeating the fire retardant spray because the non-Class A wood roof will be removed within 180 days from the expiration of the manufacturer’s recommended effectiveness period or certified applicator’s warranty period, whichever is earlier, of the existing spray.”

Section 11. Section R902.1.7 is hereby added to the 2010 edition of the California Residential Code as set forth in Section 9-1-2A02 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Residential Code to read as follows:

“**R902.1.7 Permits Required.** No fire retardant spray shall be applied on a non-Class A wood roof within the City without first obtaining a permit from the City. There will be no charge for such permit, which shall remain valid for the term of the manufacturer’s recommended effectiveness period or the certified applicator’s certification warranty, whichever is shorter. The permit shall state the name of the certified applicator, the approved fire retardant spray material and the permit expiration date. Before a property owner repeats the fire retardant spray in accordance with Section R902.1.6, such property owner shall renew the permit obtained pursuant to this section.”

Section 12. Section R902.1.8 is hereby added to the 2010 edition of the California Residential Code as set forth in Section 9-1-2A02 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the 2010 edition of the California Residential Code to read as follows:

“**R902.1.8 Replacement of Non-Class**

A Wood Roofs upon Sale or Transfer. Notwithstanding Section R902.1.5 of the Beverly Hills municipal code, effective after July 1, 2014, all existing non-Class A wood roofs shall be replaced with a fire retardant Class A non-wood roof before the sale or transfer of such property for monetary consideration.

Exceptions:

1. Buyer Assumes Responsibility. If the Seller and the Buyer agree that the Buyer shall assume responsibility to replace the wood roof and an application for a demolition permit or renovation permit involving a reroofing or an alteration or addition to the roof will be submitted, and such demolition or renovation will commence, and such non-Class A wood roof will be removed, within 180 days from the date of title transfer, then the non-Class A wood roof need not be replaced before the sale or transfer of such property, but shall be removed by the Buyer within the 180 day period from the date of title transfer; provided further, that the Seller and Buyer of such property shall submit a signed affidavit, on a form provided by the City, representing that the Buyer will remove the non-Class A wood roof within 180 days from the date of title transfer.

2. Qualified Historical Building or Property. A Qualified Historical Building or Property, as defined in the California Historical Building Code adopted by reference into the Beverly Hills Municipal Code, shall comply with the requirements set forth in the California Historical Building Code, as adopted and amended by the City of Beverly Hills.”

Section 13. Health and Safety Code Findings. Pursuant to Health & Safety Code Section 17958.5, the City may make modifications to the California Building Code that are reasonably necessary because of local climatic, geological and topographical conditions. In particular, the modifications to the Building Code as set forth herein are reasonably necessary because of the local climate which is characterized by hot dry summers, followed by strong Santa Ana winds which make structures particularly vulnerable to rapidly spreading, wind-driven fires. Geographically, the City is located in Southern California in Los Angeles County. Much of the City is located among steeply sloping, hilly areas, which can create hazardous building and fire conditions. Furthermore, the City is located near and over historic and active earthquake faults, which require that special safety precautions be taken against earth movement and resulting fire hazards. Finally, the city’s zoning ordinances promote the preservation of natural canyon shrubbery in addition to a great deal of landscaping. Canyon fires and other brush fires are a frequent and natural part of the Southern California ecosystem. Thus structures located in the City require additional protection against ignition from flying embers.

These local climatic, geological and topographical conditions affect the acceleration, intensity and size of fires in the community. Times of little or no rainfall, of low humidity, and high temperatures create extremely hazardous conditions, particularly as they relate to wood shake and shingle roof fires and conflagrations. The winds experienced in this area can have a tremendous impact upon structure fires of buildings in close proximity to one other. During wood shake and shingle roof fires, or exposure fires, winds can carry sparks and burning brands to other structures, thus spreading the fire and causing conflagrations. In building fires, winds can literally force fires back into the building and create a blowtorch effect in addition to preventing “natural” ventilation and cross-ventilation efforts.

The fire danger of wood shake and shingle roofs has been well documented. Specifically, on April 12, 2007, a two-acre brush fire began in neighboring City of Los Angeles in the Franklin Canyon area. High wind, in excess of 50 miles per hour, drove the fire through the dry brush with lightning speed. The wind driven embers spread throughout the community and ignited the roofs of three large homes in the City of Beverly Hills near Beverly Drive and Hillcrest Drive causing extensive damage to two of them and moderate damage

to the other. Although none of the burned homes were threatened directly by the fire that began in Franklin Canyon, the three homes were clad with wood shake roofs allowing the wind driven embers to embed and ignite the homes causing extensive damage. The fire ultimately expanded to 15 acres and the cause of the fire was determined to be wires downed in the wind that ignited the brush. As stated above, the local climatic, geological and topographical conditions exacerbate this fire danger. Therefore, because the City Council wishes to reduce the potential threat of fire damage within the City, the City Council finds that it is reasonably necessary to change and modify the International Building Code, as amended by the California Building Code, and the International Residential Code, as amended by the California Residential Code, in order to mitigate the effects of the above conditions.

Section 14. CEQA Findings. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. The Ordinance does not authorize new construction and, in fact, imposes greater restrictions on certain development in order to protect the public health, safety and general welfare. The Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section 15. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 16. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code; shall certify to the adoption of this Ordinance and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 17. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: April 2, 2013
Effective: May 3, 2013

JOHN A. MIRISCH
Mayor of the City of Beverly Hills, California

ATTEST:
BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
JEFFREY C. KOLIN
City Manager

SUSAN HEALY-KEENE
Director of Community Development

TIMOTHY J. SCRANTON
Fire Chief

VOTE:
AYES: Councilmembers Krasne, Gold, Brien, Bosse, and Mayor Mirisch
NOES: None
ABSENT: None
CARRIED

CLASSIFIEDS

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100-199 Announcements

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110-Funeral Directors
115-Cemetery/Mausoleums
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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
171-Elderly Care

200-299 Services

201-Accounting
202-Acoustics
204-Additions
206-Appliance 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
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234-Drywall
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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

LEGEND

258-Moving/Storage
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

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

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

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802-Money to Loan
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808-Escrows

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900-Autos For Sale
905-Trucks & Vans
910-Motorhomes/Campers
915-Motorcycles
920-Trailers
925-Classics
930-Auto Leasing
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940-Boats
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1 Cemetery space with vault in sold out area of Mt. Shalom (Beverly Hills #393) Plot 3000, Space D
Cemetery priced at \$12,500. Will sell for \$8,500.
\$400 transfer fee to cemetery at signing
Susan (225) 930-4986

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Two Prime Side-by-Side Eye Level Crypt Spaces. Court of Prophets, beautiful views at the top of the hill. Row B, Spaces 483 and 484. All maintenance fees have been paid in perpetuity. Offered Below Retail at \$15,900 obo for both, transfer fee included. biontears@adelphia.net or (310) 234-1241

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Don@661-305-4986

2 Forest Lawn Cemetery Plots
Located in Devotion area \$4,200 each. Reduced and priced to sell, way below retail price
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Single Plot in the beautiful God's Acre (next to the Red Church)
Asking \$5,850 OBO
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Ask for Armen

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1 lot in Cypress, OC CA.
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annie17ah@earthlink.net

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FOREST LAWN GLENDALE
2 Adjacent Plots in Vale of Memory
Retail for \$5,000, Asking \$3,750 each

Cathy (928) 282-7567

Forest Lawn Glendale. 5 plots in Resurrection Section, \$3,000 each OBO (or all for 16,000). Beautiful area. (916) 847-7607

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(870) 424-2734

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Green Hills Memorial Park
Companion Plot in Sunrise Slope
Asking \$9,000
541-419-3446

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One Cemetery Plot
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Asking \$8,500 obo
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Space B
One plot, 2 interments
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Green Hills Memorial Park
2 plots
\$9,000 for pair, \$5,000 each.
Call: Kristie (562) 743-0357

Hollywood Forever Beth Olam Cemetery
In Mausoleum
Double Crypt #1268 in Corridor
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Transfer Fees Paid \$12,500
Seeking Motivated Buyer
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Hillside Memorial Park
1 double ground cemetery plot
Located in Court of the Book,
Sold out area near Al Jol-sen mausoleum
Plot #1-23-1A & B. Transfer fees paid.
Valued at \$38,000, selling for \$28,500 obo
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Plot in Mount of Olives, Sold Out Section
Block 3, Plot 202, Space 8
MUST SELL
Will pay transfer fee
Harry (951) 769-1984

Hillside Memorial Park,
Canaan section. On Hillside, single lot 2 Privileges. Will split Transfer \$500.
\$15,000.00. (949)-400-5071

Hillside Memorial Park,
Garden Mausoleum,
Companion, Wall Crypt in Canaan section, Top level. Sacrifice \$17,000 (below market value). Bennett
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Home of Peace Cemetery
Single Plot, Very Peaceful, King David Section
Asking only \$2,400
Steve (626) 833-8160

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plot in sold out Garden of Ramah. Asking \$28,000 obo. *Including Transfer Fees* (818) 497-7857

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Pacific View Memorial Park
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Companion plot for 2 caskets, and/or cremation.

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Pierce Brothers Valley Oaks
Garden of Gethsemane
Plot 958 B \$12,995.00
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PRICE REDUCED
Retail Value \$12,900, selling both plots for \$9,700
BUY ONE GET ONE FREE—priced to sell
Michael (949) 903-1562

Rose Hills, 2 plots in Garden of Benevolence
Lot 332, #3 & 4
\$2,900 each—transfer fees included
Beautiful area below memorial chapel
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