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Beverly Hills Weekly

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Issue 757 • April 3, 2014 - April 9, 2014



LILI TAKES THE HELM

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PROUD**

cover story • pages 8-9



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letters & email

“Leading Lawyer” [Issue #746]

Thanks to *The Weekly* for its interview with the president of the Beverly Hills Bar Association, Diane Karpman, “a legal ethics expert.” As a layman, I have a lot to learn from experts. For example, I learned about BHBA’s amicus brief supporting “the right of an undocumented alien to become a lawyer.”

I wasn’t aware of that right, but now I am. Which got me to thinking if a non-citizen who has committed a crime should be a lawyer, it’s a shame no one thought to nominate Osama Bin Laden. Of course, I admit I may be missing certain ethical nuances. For example, it could be that only non-citizens who commit misdemeanors should be admitted. Anyway, considering all the good works BHBA does, I’m sure lawyering remains a thoroughly honorable profession, no matter how many are criminals.

*Steven Spitz
Beverly Hills*

BHTV10 Commission Schedule

Traffic and Parking Commission – April 3 at 9:00 a.m., April 7 at 5:00 p.m., and April 8 at 8:00 p.m.
 Design Review Commission – April 3 at 1:30 p.m., April 7 at 8:00 p.m. and April 8 at 5:00 p.m.
 City Council Study Session – April 3 at 7:00 p.m.
 Recreation and Parks Commission – April 4 at 12:00 p.m.
 City Council Formal Meeting – April 4 at 3:00 p.m.
 Cultural Heritage Commission – April 9 at 1:30 p.m.

WHAT’S ON YOUR MIND?

You can write us at:
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 Beverly Hills, CA 90212

You can fax us at:
 310.887.0789

email us at:
 editor@bhweekly.com



SNAPSHOT



SINGING IN ATLANTA PEACHTREE STREET

(From left to right, front to back) Rachel Asher, Jordan Poltorak, Vittoria Spadafora, Eva Simon, Shayna Eastman, Amanda Chong, Celeste Ermein, Alyssa Miller, Taylor Rutigliano, Hannah Sokolovsky, Naomi Jeng, Naomi Shleifer, Celine Ermein, Liv Berg, Sophia Schirmer, Katherine Wu, Jieun Seo, and Justin Wolff

The Organization of American Kodaly Educators selected 20 BHUSD elementary and middle school students to attend the 40th Annual National Conference in Atlanta, Georgia from March 19 to the 22. The students participated in an intensive rehearsal schedule and performed in a culminating concert at the Atlanta Symphony Hall.

briefs

City Council approves permits for Metro’s utility relocation

City Council approved two permits at Tuesday’s formal meeting for Metro’s utility relocation phase of the Westside subway extension.

One permit will allow groundwater and gas sampling on three different existing monitoring wells on Wilshire Blvd. Groundwater levels and gas pressures will be checked and gas vapor samples will be tested for traces of methane and hydrogen sulfide for future planning purposes of the proposed La Cienega station.

“In general, the concerns of the community were noise, traffic, impacts to parking, service interruptions, access to businesses and residences,” City Engineer Mark Cuneo said.

According to Cuneo, well sampling will take approximately two hours per location and can be done all in one day. The work will be done on a Sunday between 9:00 a.m. and 6:00 p.m. with the sampling done at one location at a time to minimize impacts to the residential and business community.

The City and Metro will coordinate with the businesses that will be affected by a loss in parking to determine when the best two hour time period will be to conduct the well sampling.

Additional permit conditions include noti-
briefs cont. on page 4



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OUR DATA SPEAKS VOLUMES



Walk with the Mayor



*Join Mayor Lili Bosse on a series of weekly **#BHHealthyCity** walks. Share your thoughts and discuss issues affecting the community.*

Everyone is welcome; all you need is a pair of walking shoes, a water bottle and an enthusiasm for all things Beverly Hills.

Walk Schedule (8:30 am – 10:00 am):

- ▶ *Monday, April 7*
- ▶ *Monday, April 14*
- ▶ *Monday, April 21*

Weekly walks will depart from City Hall on Crescent Dr. Access the route by using the City's mobile Beverly Hills app: www.beverlyhills.org/mobileapp.

For more information, contact 310-285-1013 or mayorandcitycouncil@beverlyhills.org.



NOTICE OF PUBLIC HEARING

DATE: April 10, 2014
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Commission Meeting Room 280A
 Beverly Hills City Hall
 455 North Rexford Drive
 Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, April 10, 2014, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider a request to construct a new single-family residence and two accessory structures on the property located at **911 Hillcrest Road**. The Planning Commission will consider the following entitlements in reviewing the project:

Trousdale R-1 Permit. A request for a Trousdale R-1 Permit to allow two accessory structures (a 1,058 square foot guest house and a 140 square foot orchid house) to be located within 100' of a front property line. Current code standards require accessory structures to be set back at least 100' from the front property line unless a Trousdale R-1 Permit is granted by the Planning Commission. In the case of the proposed project, the guest house would be located approximately 35' from the front property line (Robert Lane serves as the front property line), and the proposed orchid house would be located approximately 70' from the front property line. Therefore, a Trousdale R-1 Permit is requested to allow the proposed accessory structures;

Second Unit Use Permit. A request for a Second Unit Use Permit to allow the proposed 1,058 square foot guest house to contain fully independent living facilities, including a kitchen, bathroom, bedroom, and living quarters. Guest houses are not otherwise permitted to contain fully independent living facilities without the approval of a Second Unit Use Permit; and

Variance. A request for a variance to allow grading and construction off the existing level pad on the subject property. As proposed, portions of the primary residence, as well as retaining walls, would be constructed off the existing level pad. Under current code standards for Trousdale Estates, grading and construction are not permitted to occur off the existing level pad, therefore the applicant has requested a variance in conjunction with the proposed project. In addition to grading and construction off the level pad, the applicant requests a variance to allow the proposed second unit (guest house) to be located in front of the primary residence, whereas current code standards require second units to be located to the rear of the primary residence.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a Class 3 Categorical Exemption for the construction of a single-family residence and accessory structures, and the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

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

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

If there are any questions regarding this notice, please contact **Ryan Gohlich, Senior Planner** in the Planning Division at **310.285.1194**, or by email at **rgohlich@beverlyhills.org**. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:
 Ryan Gohlich, Senior Planner

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fications to businesses and residents done by Metro and city staff 14 days and two days prior to the work. A non-automated phone line and e-mail will be available to answer any questions or concerns to the project.

The second permit approved was to relocate underground fiber-optic conduits.

The proposed Westside subway excavation will conflict with existing fiber-optic cables located on Wilshire and Tower. To relocate the conduits, a trench will be dug to install new conduit, workers will pull and splice current cables, and the street will be restored.

To minimize impacts to local residents and businesses, the work will be done on nine Sundays for trenching and restoring the street, and eight weeknights to pull and splice cables.

"I think this permit is a test," Vice Mayor Julian Gold said. "This council has moved a significant distance from where it was a couple months ago to begin to allow the development of Metro here and it would be a mistake

if this did not go well.

A master cooperative agreement is being drafted that will detail how Metro and the City will cooperate during the subway construction, and includes timelines, and Metro's and the City's responsibilities. Metro currently has the draft to consult with legal counsel, according to City Manager Jeff Kolin.

"Some say do the work at night, do the work 24 hours a day, others say don't do it at night, do it during the morning," Councilmember Willie Brien said. "We're going to have to make those decisions, but we have to have the agreement in order to actually understand the framework of what we're doing."

Councilmember Nancy Krasne suggested hiring a consultant to overlook Metro's work.

"We all want [the subway], it's just living through it," Krasne said. "I want somebody to protect the City's interests at all costs. I can't stop [Metro] and I'm not going to let the courts handle it for us, but it behooves us to

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NOTICE OF PUBLIC HEARING

DATE: April 10, 2014
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Commission Meeting Room 280A
 Beverly Hills City Hall
 455 North Rexford Drive
 Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, April 10, 2014, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A request for a Conditional Use Permit to allow a new bank/lending use within the Pedestrian Oriented Area of the City on the ground floor of the building located at **9699 Wilshire Boulevard**, at the northeast corner of Wilshire Boulevard and Brighton Way. The proposed bank/lending use (1st Century Bank) would occupy approximately 2,200 square feet of floor area, and have approximately 72' of street frontage along Brighton Way and 52' of street frontage along Wilshire Boulevard. This request is being made pursuant to Beverly Hills Municipal Code §10-3-1650, which regulates the amount of street frontage that non-retail uses can occupy in the Pedestrian Oriented Area of the City.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project qualifies for a Class 1 Categorical Exemption for operational changes and minor alterations within an existing commercial building, and the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

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

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

If there are any questions regarding this notice, please contact **Ryan Gohlich, Senior Planner** in the Planning Division at **310.285.1194**, or by email at **rgohlich@beverlyhills.org**. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:
 Ryan Gohlich, Senior Planner

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be proactive.”

According to Los Angeles County Supervisor Zev Yaroslavy, Metro would have sued Beverly Hills if there were continued issues with the permits.

“If it doesn’t get resolved in a professional way, that’ll end up in court too,” Yaroslavy told the *L.A. Times*.

Lower student enrollment can be good – but how low is too low?

BHUSD Student Enrollment (as of March 21, 2014)	
Beverly Vista	714
El Rodeo	677
Hawthorne	609
Horace Mann	568
Beverly High	1680
Total	4248

Nearly four years after the Board of Education began the phase-out of opportunity permits, BHUSD enrollment now stands at a little over 4,200 students, down approximately 1000 students from ten years ago.

Since switching to basic aid funding, BHUSD is no longer paid by the state per pupil. For this reason, lower total enrollment is not necessarily a bad thing and allows for smaller class sizes and more attention per student.

However, how low is too low?

“We’re a little bit smaller, I say we’ll be a little bit smaller next year [too],” Beverly High Assistant Principal Amy Golden said. “I don’t see that as a problem. Class size being smaller is a good thing.”

Board of Education President Noah Margo said that class sizes are subjective for each teacher. Depending on the teacher, smaller classes might be better for some, but others could also handle more students.

“I taught in LA Unified [and] I had 34 plus kids in my classroom on an annual basis, so I got used to having large class sizes,” Margo said. “There are benefits in students [having] smaller classes because it means the [teacher to student] ratio is better.”

Golden creates a master schedule that sets all of the high school classes for the school year and puts the students in the classes.

“We have enough students for the classes [and] we’ve added [additional sections for classes],” Golden said. “I try to build the schedule based on student demand, so whatever the kids want, I try to build it for them so they can have it.”

Course scheduling depends on a variety of factors which include student demand, what classes are needed, and if teachers are contracted to have a full schedule, according to Golden.

“For a special education class, the [student] numbers are generally lower,” Golden said. “For our [English Learner] classes, they can be a bit lower. But if I have an English class that only has three kids in it, [then] I’ll close that to open something else.”

San Marino High School has a smaller student population than Beverly High, with 1,168 students enrolled during the 2012 – 2013 school year.

“It’s wonderful to know all your kids in your high school and to have [a] greater counselor to student ratio, and teacher to student

ratio, but it also is literally impossible to get everything you want for some kids,” San Marino High School Assistant Principal Mary Johnson said.

According to Johnson, students sometimes end up having to “make a choice” between two courses that they want that are set at the same period during the day.

Though Beverly High’s student enrollment isn’t as low as San Marino High School’s, the numbers can depend on a variety of factors.

“We can’t really control enrollment unless we can provide the best education in the area,” Margo said. “There are also changes in the City [and] in the community, and that affects enrollment as well.”

Planning Commission approves two-story accessory structure on Geffen’s Estate



Two-story accessory structure rendering on existing garage

The Planning Commission approved a second two-story accessory structure on DreamWorks Co-Founder David Geffen’s Beverly Hills home with a 3-2 vote at the March 27 meeting.

Planning Commission Chair Brian

Rosenstein, Vice Chair Howard Fisher, and Commissioner Joe Shooshani approved the R-1 permit and variance, with Commissioners Alan Block and Craig Corman voting against the variance.

The proposed two-story accessory structure will be built on an existing garage located on the northwest side of the property and is intended for gym and office use.

“It is where all the development for this property has been primarily located,” Geffen’s representative Jason Somers said. “All of the additions other than the one pool house [has] been tucked into this northwest corner of the property.”

The property is 9.68 acres and is allowed up to 67,849 square feet of property to be built on the land. A three-story single-family residence, a one-story guesthouse, an existing two-story accessory structure for employees, and two one-story garages currently exist on the property, taking up approximately 32,632 square feet of land. The proposed structure will use 2,177 square feet of land.

Setbacks for the property are currently 15 feet on the western side property line, 76.5 feet on the northern rear property line, 635 feet on the eastern side property line, and 290 feet on the southern front property line along Angelo Drive.

The setbacks are based on a percentage of lot size and makes Geffen’s estate setbacks larger than other properties in the area, according to Associate Planner Shena Rojemann.

The variance will allow a second two-story accessory structure on the property to be built “in excess of 14 feet within required set-

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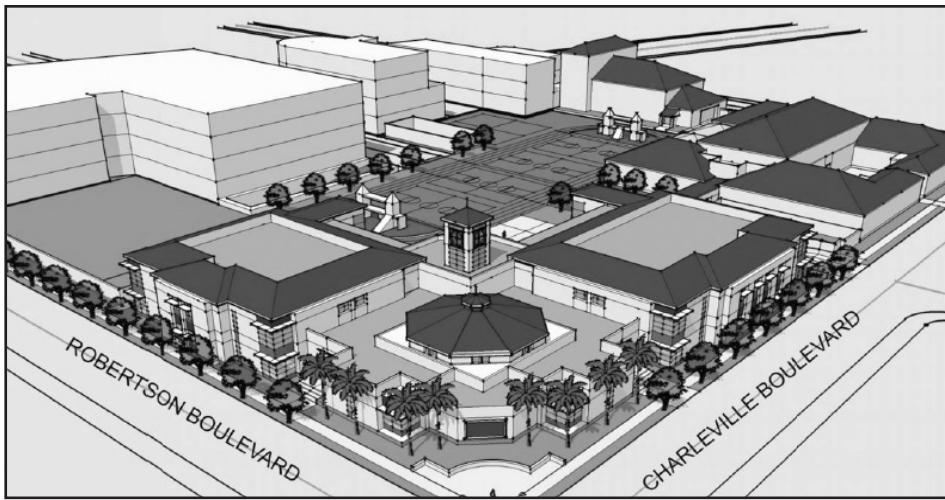


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Proposed plans for Horace Mann

Horace Mann construction to break ground in the summer

Horace Mann held a meeting with the community last week discussing the upcoming construction plans projected to break ground in the summer.

Phase one of the project includes constructing three new buildings that will be built along Charleville and Robertson Boulevards and a subterranean parking lot.

The subterranean parking lot will have approximately 85 parking spaces available and will be located underneath the existing playground area.

A two-story elementary school building for the first through fifth graders will be constructed next to the administration building along Charleville.

A community center will be built at the corner of Charleville and Robertson. The facilities will include a volleyball court area, a weight room, an aerobic room, bathrooms, and separate male and female locker rooms that students will use during school hours.

The community will have access to the center during after school hours through two doors facing the street to avoid entering the school grounds.

"It's just a wonderful facility that we feel that community could be involved in as well as our education department," Horace Mann Principal Steve Kessler said, who also holds a contractor's license.

A two-story middle school building will be constructed for the sixth through eighth graders

along Robertson next to the community center.

The buildings facing the street will have soundproofed windows to avoid disruption from street noise.

"Actual hard construction will be about 19 months, but that looks reasonable for us," BHUSD Project Consultant Tim Buresh said. "The drawings are pretty well scrubbed, so [we have] high confidence that there's not going to be a lot of changes."

Projected groundbreaking will be during the summer months when the students are out of school.

"Starting construction in the middle of April has never sat well with me," Kessler said. "Why are we doing this just a few weeks before the end of school? To wait a little bit I think is probably the best as far as the safety and everything else with the kids."

Behind the community center will be a tower that will operate as a science station, according to Kessler.

"We would turn this into a weather station and we'd also have a telescope up there that you could actually work from your PC," Kessler said.

After the new buildings are completed, the project moves on to phase two. While the existing building A, which includes the administrative building, is being renovated, classes will be held in the newly constructed buildings. A new PTA room will be included in building A.

The renovations will take about two years to complete.

"Why does it take as long to renovate [the administration building] as it does to [construct] a new building? Because we know we will find a surprise factor," Buresh said. "We'll open up a wall and there will be something bizarre we have to deal with."

When the administrative building is fully renovated, the last phase will be demolishing the rotunda and the current middle school building, which will open up approximately 10,000 square feet on the campus.

"When this is done, this will be an absolute jewel that will contain all of the modern technology and things that we all want for our children in the 21st century [and] it will be here at Horace Mann," Kessler said.

There will still be single point entry into Horace Mann through the administrative building. The new campus will become a structural perimeter, instead of having a chain linked fence.

"We're trying to get the playground more contained [and] you'll end up with a building buffer around the playground area," Buresh said.

The Board of Education voted to re-bid the Horace Mann building projects last week, and re-packaged the project using a general contractor delivery method as opposed to a multi-prime delivery method. Using a general contractor method could save money and time for the project, according to Superintendent Gary Woods.

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backs." According to Somers the surrounding properties have average side yard setbacks of 13 feet, and an average rear yard setback of 22 feet.

"A variance is only permitted because of special circumstances applicable to the property including shape, typography, location, size where a strict application would deprive the property owner of privileges enjoyed by other properties in the vicinity," Block said. "I don't see the privileges being the side yard setback. I see the privilege being the construction or the development that would be proposed. I don't think having a large lot is necessarily a special circumstance that would grant or let you make the findings to grant a variance."

The property is currently not designated as a historic landmark, but exhibits features that would allow it to be taken into consideration to be nominated.

Master Architect Roland E. Coate designed the three-story single-family residence, a separate garage that is not part of the proposed structure, and the existing two-story accessory building. A significant previous property owner was Warner Brothers Studio Head Jack Warner.

Corman said that through the Cultural Heritage ordinance, a variance would not need to be granted for the accessory structure.

"[If] the property comes on to the historical register as a historical property, [then] as a result it's able to get, through a proper legal channel, this accessory structure in this location," Corman said.

Geffen's neighbors, Tom and Holly Gores to the west, and Nicholas Waite to the north,

were all in support of the project.

"We are literally the most affected by this development," Waite said. "We've had things of this nature that have happened in the past on both sides of our property line [and] we have always come up with a very amicable resolution to any issues we might have."

Residents across from Geffen's property raised current concerns about parking and noise issues and the potential of those issues escalating through the new construction.

To lessen parking impacts to the neighbors, a condition will be added to the resolutions to have construction vehicles be located off the residential streets.

City staff will prepare a resolution for Geffen's proposed two-story accessory structure for a final vote at the Planning Commission's April 10 meeting. Public comments will remain open.

"I think it'd be a shame to put this property anywhere else on the site," Rosenstein said. "I do agree this is an incredibly unique property. The Cultural Heritage Commission has the ability to landmark this property whether we go forward today or not and I would like to see that happen. I think it's a spectacular piece of property that needs to be preserved and it'd be a shame if the applicant sold the property to somebody who had the intention on redeveloping it."

Felsenthal appointed as Public Works Commissioner

Former Planning Commissioner Jerrold Felsenthal began his first meeting as Public Works Commissioner on March 13.

Previously, Felsenthal was a Planning

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Commissioner for seven years and chairman for three.

"I had my turn, now it's somebody else's turn," Felsenthal said. "I didn't really involve myself in local politics or government at all [at the time]."

Approximately half a year ago, Felsenthal became more concerned about water conservation, the drought, and how Beverly Hills purchases 90 percent of its water from Metropolitan Water District.

"I applied for the Public Works Commission on the theory that I would be an advocate



Jerrold Felsenthal

becoming more water independent, both for producing more of our own water and for conservation," Felsenthal said. "It's a wonderful group of people on this commission and I think they all want very much to

make the city more water-efficient and to work towards becoming more water independent. I'm hopeful everyone can work together towards that end and it could do nothing but benefit the citizens in the long run."

Felsenthal also owns Felsenthal Property Management, an industrial real estate business located in Beverly Hills that builds and manages industrial real estate.

Greuel's picks up Beverly Hills endorsements

Former Los Angeles City Controller Wendy Greuel, who is running for California's 33rd



Wendy Greuel

Congressional District, has picked up several Beverly Hills endorsements. Greuel is running for Congressman Henry Waxman's seat who is retiring this year.

"I am deeply humbled by the outpouring of support in Beverly Hills and communities across the 33rd congressional district," Wendy Greuel said in a press release. "In Congress, I look forward to working with them to continue to strengthen our schools, protect our environment and fight traffic congestion."

Endorsements include: Mayor Lili Bosse, Vice Mayor Julian Gold, Council members Willie Brien and Nancy Krasne, Former Mayors Barry Brucker, Stephen Webb, Linda Briskman, Thomas Levyn, Vicki Reynolds and Les Bronte, former Board of Education members Lillian Raffel and Allison Levyn, Planning Commissioner Joe Shooshani, Stanley Black, Toni and Bruce Corwin, Michael Delijani, Judie Fenton, Stanley Gold, Steven Gordon, and Jim Krasne.

"I am supporting Wendy Greuel for Congress because I know she will be a leader on education issues in Congress," Mayor Lili Bosse said in the press release. "As a former President of the Beverly Hills Education Foundation and the city's new Mayor, I know Wendy shares my commitment to fully funding our schools and backing policies that support our teachers and students."

Other candidates for the 33rd Congressional District seat include State Senator Ted Lieu (D-Torrance), spiritual guru Marianne Williamson, television director and executive Brent Roske, and others.

BHBA honors Phillips as entertainment lawyer of the year



L. Lee Phillips

The Beverly Hills Bar Association will honor attorney L. Lee Phillips as the 2014 Entertainment Lawyer of the Year on April 16 at 5:30 p.m. at the Beverly Hills Hotel.

Phillips is a senior partner at Manatt, Phelps and Phillips LLP. He focuses on contract negotiations in the music industry and has worked with Barbra Streisand, Eagles, Neil Young, Tracy Chapman and others. Phillips has been in the music industry for over 35 years, offering legal advice from licensing and corporate issues to copyright among other issues.

Proceeds from the event will support the BHBA's education and community outreach programs.

Call (310) 601-2422 or visit www.bhba.org for tickets and information.

--Briefs compiled by Nancy Yeang



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WHEN: Wednesday, April 9,
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WHERE: Beverly Vista Auditorium,
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TICKETS: \$10.00 Adult
\$5.00 Children 14 and under
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LILI TAKES THE HELM

Newly installed Mayor is “Bosse” and proud

By Nancy Yeang

How does it feel to be the ninth female mayor?

[It's] so exciting, I'm so honored. For me, one of the biggest highlights of the installation was looking at all the mayors that we've had and realizing that after 100 years I'm the ninth mayor. Having all the past living [female] mayors be part of the installation and [being] able to showcase them and [seeing] all the remarkable things that they did under their leadership; their leadership really changed the landscape of who we are. For example, Vicki Reynolds, we were able to stand in the Wallis because that was her vision. Linda Briskman, in that building is the defibrillator. That was her idea. It's so exciting to follow in their footsteps and have them as part of the Centennial year and I just want to learn from them.

Part of the other priority is having the future leaders. I invited all the girl presidents of all the schools and the cadets and the Girl Scouts, girls [who] are already showing leadership skills. I wanted them to be inspired by the past women mayors. It was really important because now there's this whole element with little girls and boys growing up that we're seeing at very young ages: if a girl is asserting her independence and showing her voice she's being told not to be bossy. If a boy is doing it you're saying, “He's a leader, he's a go getter,” and that was part of my message and funnily enough my last name is Bosse.

It was a message about women in leadership, and I feel that everything that I am standing here today is because of the women that came before me and those young girls that were in the audience and what they're going to bring forward. It's something that I hold sacred.

What were some of the things that you've learned from the former female mayors?

I know them all personally, but in order to prepare for the evening I met with each of them. Because they've all done so much, I asked for two of their proudest moments that they had achieved during their leadership. What I learned the most is that what they did was something that left a legacy that changed our city. They weren't afraid as women to take chances to do something that [had] never been done before. I think women by nature are very intuitive and they trust their heart and what I learned is it's absolutely important to trust your instincts, to listen to what those around you

say, and that if you believe in what your vision is that nothing is impossible.

My mom was in the audience and she's going to be 91. She's a Holocaust survivor and her message about never giving up, that you just have to persevere, and just being surrounded by really smart, curious and brave women is a lesson that I take every day of my life. The women that stood up on the stage when you heard about each of the wonderful initiatives that they brought, they had vision and they had courage.

It's really important when you get involved in our community that you have heart, that you have courage, and that you're brave to try new things, [and] not even [realize it]. I bet that most of these women when they brought these things to the city had no idea that it would change our city as much as it has.

Tell us about the Walk with the Mayor program.

That all came to me when I was thinking about the fact that I was going to be the Mayor during the Centennial year and thinking about the fact that we're 100 years old. This is a milestone birthday and I figured okay, you're 100 years old. How do we feel? How do we continue to feel good? How do we feel better? What can we do to feel better? This all started for me in terms of just really reflecting

on a milestone time in our life, just like I think personally whenever we have a birthday [we think] how do we continue to thrive going forward as we get older. That's where I thought you know what, we need to be healthy. Healthy being really very encompassing of a whole balance because when I feel the most healthy is when [all different parts of my life feels somewhat balanced.] It's not all one way [and] it's not all another way.

I wanted to do something where we get out and we move. It had to be on a Monday. It's a new work week, it's a new week, start fresh, and I thought it would be a great way to get us all one foot forward for the week

ahead. We [will] meet in front of City Hall at 8:30 a.m., it [will be] an hour and a half walk throughout [the] City, [and] we're going to do different routes. Each week [we will walk through] different business communities, different residential communities, [and] different public art areas and just allow us all to get up and start moving, to talk about issues.

The other part that I wanted was something new that was added. Some people have to take their kids to school or they have things to do in the morning. I didn't want them to miss it because they can't make it at 8:30 a.m. Now you can go online on our city app or on our city website and see where we are. I'll be carrying a GPS, so you will know where I am at any point and follow exactly where we are and join in.

I was really pleasantly happy at the night of the installation [that] so many people came up to me and they said they want to be a part of it, so I am really excited I think it's going to be a great way to start every week, and something we could always look forward to every Monday.

You mentioned different ways of integrating different communication methods, like the GPS system you just mentioned, and also being able to text the city [at (310) 596-4265]. How do you think current or even future technology and programs will improve community communication and involvement?

I actually, and probably out of all of my colleagues and even when I was running for office, probably use technology and social media more than anybody. I used it when I ran for office, I use Facebook, I use YouTube, I use Instagram, [I've] used all of that, and I use it a lot now. I think it is one of the best methods of communication.

In addition to everything else that we do, why I use it is I want to be a very accessible elected official.

I want people to feel like they know me, that they can reach me, that they can find me if they have a question, [and] that they can know what's happening in the City in real time. I think that's the advantage of social media now because now you can get on your phone, get on your computer and go on these sites and just like news, we can know what's happening in real time. That's something that has changed over time and I think will continue to change over time.

Because [our city has] always been considered the best of the best, best police, best fire, best schools, I feel that we need to be cutting edge best in technology [and] that we try to be ahead of the curve. We're world famous and we need to be that way

in technology and in terms of communication. Most of us have cell phones and I think people are used to and wanting to get immediate response. Right now we can know in real time what's happening. I want for a resident to be on the street and for them to have a question, have a concern, have something they want to say [is] great that they see is happening at that moment, [and] for them at that moment to be able to send their thought to our city right away and to get a response right away.

On the other side of it, if they want they can have information sent out to them right away as well. For example, if [you're] interested in knowing when all the city council meetings are, when all the Centennial events are, you would text, “I would like to know when these events are,” and then you will be getting [that] information. I think this is something our city needs to do and I'm thrilled that we're doing it. I'm hoping that by the end of my term, mostly everybody who has a cell phone who either visits here or lives here knows that we have this opportunity and you know that we finally have a new way to connect.

You would think to text your friend wouldn't you? I don't want City Hall to be a mystery. I want City Hall to feel open, and that's how I feel as to why I've used social media because I want people to feel they know who their Mayor is, they know the kind of personality that I am, [and] they know where they can reach me. I give everybody my cell phone number and I think it's the same sort of thing. I think we need to be more accessible and we need to be a city that will be a model for other cities. That other cities are going to see this and they're going to want to follow the lead because most of us use texting to reach out to our friends and City Hall needs to be considered a friend.

Pension reform was mentioned in the speeches at the installation ceremony. Explain what you're doing about that.

I actually had talked about this even when I ran. This is an issue that we're dealing with in our city, but I also think this is an issue we're dealing with statewide. Because we're a city that really has responsible fiscal decisions when we make choices, I think we need to also be on the cutting edge of making our choices in terms of being fiscally healthy for the future.

It goes back to what I was saying in terms of a healthy economy and a healthy future. The only way for us to stand the test of time is to have that healthy economy. In terms of when we are making choices with pensions in dealing with our bargaining groups, the kind of choices that we work on together have the future in mind. We can't make commitments in terms of our budget commitments with our bargaining groups. That would not be sustainable for the future health of the future residents and the future businesses. A lot of it has to do with being proactive in the choices that we make. It's just like health, the choices that we make now effect who we're going to be later in terms of our fiscal responsibility, in terms of pension reform, [and] will affect everybody that comes ahead of us.

“I want City Hall to feel open, and that's how I feel as to why I've used social media because I want people to feel they know who their Mayor is...I think we need to be more accessible and we need to be a city that will be a model for other cities.”

--Mayor Lili Bosse

A lot of this is also a statewide issue and I know that there's been a lot of talk about changing certain laws and we as a city need to support that. I think our bargaining groups and everybody in general is really aware that this is not just a Beverly Hills' issue and we have to all do our part and [it] goes into being able to have a healthy future.

You got your start politically by being active in the Beverly Hills Education Foundation where you helped start the first Apple Ball and Walk for Schools.

It was quite funny because the Walk for the Schools program was my idea to showcase our city by having our parents and our students walk through the business and residential community, so even back then long before I even was going to ever be on city council, I think I always had the passion and the understanding [of] how important the relationship is between our business community, our school community, and our residential community. Even then as a parent, and my focus was so much about the schools, I really knew that it was important that we all were a family, and that we all were a team. I had no idea then that I would be sitting here now, as Mayor of Beverly Hills, talking again about walking through our [City]. It's kind of a full circle.

You were also on the Planning Commission and the Traffic and Parking Commission. How did that prepare you to where you are now?

I spent six years on the Planning Commission. It was the best learning ground for really understanding the important issue that you face as a city councilmember. When you're on the Planning Commission you're dealing with land issues and you're dealing with balance. You're trying to balance the very important needs and priorities of the residents and maintaining their quality of life which is trying to alleviate not having traffic go into their neighborhoods, not having parking impacts, and not changing the scope and the landscape of where they live. Equally important is having an encouraging and thriving business community, wanting to have more businesses come into our city, [and] encouraging new businesses to come into the City. Sometimes you would have a business that wanted to come next to a residential area, and [you have to find] how to have the businesses thrive and the residential lifestyle thrive and make it a coexisting positive experience. Spending six years on the Planning Commission allowed me to learn how to do that.

The level of detail, analysis, homework, study, and research that one does as a planning commissioner I loved. I love getting to all the specific details and as a planning commissioner you get to do [that]. What is funny to me is I still do that on the City Council. Whenever we have a land use issue I approach it the same way. I do the same analysis as I did when I was on the Planning Commission, and I still watch all the Planning Commission meetings. There's still a part of me that has one foot still in the door of the Planning Commission because it was one of the most incredible positive

experiences of my life.

I also spent six years on [the Traffic and Parking Commission] while I was also President of BHEF. I think it's a very important learning ground because of other issues we deal with. Traffic and Parking is also one of the hot issues that residents and businesses really have a concern with. Do we have ample parking? What are the traffic issues? Having spent all those years on the Traffic and Parking Commission also really gave me a great experience to deal with those issues. That was the first commission I was on.

Then I spent almost about a year on the [Fine] Art Commission. I was on the commission when we commissioned the [Yayoi] Kusama piece for the City. I love art, I have a passion for art, but even that commission was a wonderful learning ground. When you talk about art, first of all, art always causes conversation. There isn't a right or a wrong answer with art. Somebody might like it, somebody might not like it, [and] it doesn't make it right or wrong. It causes a conversation, which I think is a positive. When you're on the [Fine] Art Commission you have to make choices about buying public art that fits in with the style of the City, and having spent that time on that commission was also a wonderful experience to learn how to do that.

This council hasn't always gotten along so well. How do you, in the words of the late Mayor Max Salter, "Disagree without being disagreeable?"

Well first of all, I'm glad you mentioned Max, because Janet Salter was Max's wife,

[and] threw my kickoff party when I ran for office. When I became President of the Beverly Hills Education Foundation, years ago he had sent me a letter [about] believing in me, and saying, "You're going to do a great job and you know you have what it takes." I had framed it and put it in my office when I was President of BHEF. You're mentioning somebody who inspired me so I'm glad you mentioned him.

I think it's actually going to be very easy. I think first of all, it's my nature. I'm a very inclusive, open arms kind of a person. I have been President of the Beverly Hills Education Foundation, I have chaired the Planning Commission, I have chaired the Traffic and Parking Commission, and I have sat on other committees and boards. I know what it takes to bring people together and I think being on a city council is very much like living in our City of Beverly Hills, which is what I was trying to say at the installation by having all the clergy, it's diversity. It's about being able to agree to disagree, and it's not personal.

If we approach each other's differences with an open heart and an open mind we actually might find that we can learn something from the other person's point of view and that we might come up with something that we had never even thought of. It's about respect and it's about understanding that all of us, even if we don't agree on an issue, we all care about our City [and] we all want the best for our City. Part of what makes our City so special to me is I feel that we are a family. You know that you're going to be together forever, so how do we make this work? As best as we can. To me it has to do

with respect and having an open heart. It's going to be a positive year and I think it's going to be a very productive year. I think the City and my colleagues will see that we are all going to get along. You have my word on that.

Tell us about your family.

I'm an only child. My parents were Holocaust survivors and moved to Beverly Hills. I was actually born in Queens, New York and then moved here when I was nine which is pretty much growing up here. I went to Beverly Vista, Beverly High, USC, and met my husband [Jon Bosse] and raised our family here. Both of our boys went to the Beverly Hills schools as well. They both went to the University of Michigan; one of them, [Andrew, 25 in June] already graduated and is a resident of Beverly Hills; [and] my other one [Adam, 22 in June] who is a senior, is graduating and moving back to Beverly Hills. So they will be residents of Beverly Hills too and hopefully keep the tradition. They're two really great, grounded guys.

Andrew is working on social media. He has a new app that's coming out, it's called, "Linx." It is similar to Instagram. It's a video sharing app where for example, let's say I do a video and I send it to five of my friends. They all can add to it and make [their] own video. That's supposed to be launching within the next month.

My other son is graduating with a degree in economics, and he got a job and [is] going to be working in business in wealth management.

My husband is a value money manager and a great guy. I'm very lucky, he is definitely my rock. He's the most grounded person I've ever known.

My doggy Teddy, has a Facebook page. Teddy has two brothers who live in Beverly Hills as well. One of his brothers is Lucky and the parents are [PTA Council Co-President] Marc Saleh and [former BHEF Co-President] Annette Saleh. [His] other brother's name is Matie Sharp, [who] is with [retired Beverly High teacher] Rhoda Sharp.

One year from now, what do you want to say about your term as mayor?

I want to say that people will have looked at this year and have felt that it was a really positive [and] productive. That people felt that we personally, within ourselves, got healthier and more balanced. That our business community became more robust and that our government, our city became more accessible. That City Hall was a place where they felt was like family to them and that they no longer felt that they couldn't communicate with the City anymore. That they felt that we were just a text away and that they felt that [I] led with heart and that I was open and that even in some small way left Beverly Hills a little better. That's what I would hope would happen after a year [and] I'm going to work towards it.



Adam Bosse, Jon Bosse, Lili Bosse, Andrew Bosse and Teddy Bosse

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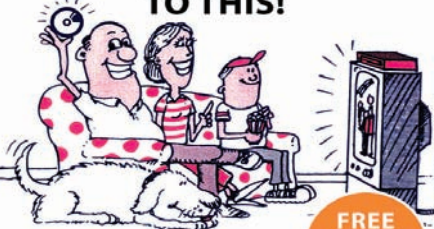


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FICTITIOUS BUSINESS NAME STATEMENT: 2014052939. The following person(s) is/are doing business as: RAYMUNDOS ENTERPRISE. 1137 N Central Ave #330 Glendale, CA 91202. FERNANDO RAYMUNDO, JR. 1137 N Central Ave #330 Glendale, CA 91202. The business is conducted by: A married couple has begun to transact business under the fictitious business name or names listed here on: 3/05/2013. Signed: Fernando Raymundo Jr, Partner. This statement is filed with the County Clerk of Los Angeles County on: 2/27/2014. 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) 03/13/14, 03/20/14, 03/27/14, 04/03/14 0401

FICTITIOUS BUSINESS NAME STATEMENT: 2014053094. The following person(s) is/are doing business as: LEARNING IS MAGIC. 1141 Columbus Ave. #207 Glendale, CA 91202. JOSE A. MELENDEZ

2/10/14. Signed: Tony Khuong Ngo, Partner. This statement is filed with the County Clerk of Los Angeles County on: 2/27/2014. 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) 03/13/14, 03/20/14, 03/27/14, 04/03/14 0397

FICTITIOUS BUSINESS NAME STATEMENT: 2014052678. The following person(s) is/are doing business as: JB MECHANICAL E PLUMBING SUPPLIES. 215 E. Garfield Ave #8 Glendale, CA 91205. JOSE BARRIOS. 215 E. Garfield Ave #8 Glendale, CA 91205. 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: Jose Berrios, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/27/2014. 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) 03/13/14, 03/20/14, 03/27/14, 04/03/14 0398

ness name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 03/13/14, 03/20/14, 03/27/14, 04/03/14 0398

FICTITIOUS BUSINESS NAME STATEMENT: 2014052910. The following person(s) is/are doing business as: JONNYCRETE CONCRETE SERVICES. 16931 Los Alimos St. Granada Hills, CA 91344. JON KENNETH LANESE. 16931 Los Alimos 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: 2/27/2014. Signed: Jon Kenneth Lanese, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/27/2014. 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) 03/13/14, 03/20/14, 03/27/14, 04/03/14 0398

FICTITIOUS BUSINESS NAME STATEMENT: 2014052960. The following person(s) is/are doing business as: HLS SERVICES. 20318

Public Notices
310-887-0788
 Forms available at
 www.onestopdbas.com

FICTITIOUS BUSINESS NAME STATEMENT: 2014052640. The following person(s) is/are doing business as: EMPIRE MEDIA PRODUCTION. 7508 San Fernando Rd Sun Valley, CA 91352. TONY KHUONG NGO. 17840 Plummer St. Northridge, CA 91325; TERRY KHAI NGO. 17840 Plummer St. Northridge, CA 91325. The business is conducted by: A general partnership has begun to transact business under the fictitious business name or names listed here on:

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 47 OF TRACT 13948, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 298, PAGES 30 TO 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,184,867.56 (estimated) Street address and other common designation of the real property: 9782 OAK PASS ROAD BEVERLY HILLS, CA 90210 APN Number: 4384-002-002 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: 03-17-2014 ALAW, as Trustee MARIA MAYORGA, ASSISTANT SECRETARY ALAW 9200 OAKDALE AVE. - 3RD FLOOR CHATSWORTH, CA 91311 (818) 435-3661 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 ALAW 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-4448115 03/27/2014, 04/03/2014, 04/10/2014

Order No: 5916193 TS No: K13-07066 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 11/17/2011. 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 Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 11/28/2011 as instrument number 20111597369 in the office of the County Recorder of Los Angeles County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 8/20/2013 as instrument number 20131219309 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 12/9/1999 as instrument number 99-2271667, which terminated the prior Declaration recorded as Ins. No. 99-1061442, WILL SELL on 4/17/2014, 9:00 A.M. behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA.

at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): Jong Myung Shim aka Jong M. Shim, Hee Soo Go, Min Joo Park, Jeffrey Kim, Hee K Yoo, Hyun Sun Hong, Young Do Choi, Ki Chul Chun, Dong Yull Kang, Ji Yeun Lee, B&S Property, Ki Rak Baek, Hyo Kun Chang. The property address and other common designation, if any, of the real property is purported to be: 411 N. Oakhurst, #301, Beverly Hills, CA 90210, APN 4342-001-104. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$85,275.40. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, the trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or the endorsee as a matter of right. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. This communication is from a debt collector. Witkin & Neal, Inc. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. 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 AND ALL OTHER INTERESTED PARTIES: 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 714-573-1965 or visit this Internet Web site: www.priorityposting.com using the file number assigned to this case K13-07066. 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated 3/17/2014 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 SHERMAN OAKS, CA 91411 (818) 845-8808 By: Susan Paquette Trustee Sales Officer THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. P1087130 3/27, 4/3, 04/10/2014

Trustee Sale No. 09-511563 BFB Title Order No. 110520455-CA-BFI APN 4342-020-014 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/07/05. 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 04/16/14 at 9:00 am, Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to the power of sale contained in that certain Deed of Trust executed by Isaac Jacques R'Bibo, Trustee of the Isaac Jacques R'Bibo Revocable Living Trust Dated October 16, 1998, as Trustor(s), in favor of Mortgage Electronic Registration Systems, Inc. solely as Nominee for IndyMac Bank, F.S.B., a Federally Chartered Savings Bank, as Beneficiary, Recorded on 04/19/05 in

Instrument No. 05 0902273 and thereafter loan modification recorded on on 10/20/2011 at recorder's no. 20111420790 of official records in the Office of the county recorder of LOS ANGELES County, California; U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for GSR 2005-8F, as the current Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 305 NORTH ELM DRIVE, BEVERLY HILLS, CA 90210 The property heretofore described is being sold "as is". The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$1,025,705.29 (Estimated good through 4/10/14) Accrued interest and additional advances, if any, will increase this figure prior to sale. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 3-19-14 Robbie Weaver Assistant Secretary & Assistant Vice President Aztec Foreclosure Corporation 6 Venture, Suite 305 Irvine, CA 92618 Phone: (877) 257-0717 or (602) 638-5700 Fax: (602) 638-5748 www.aztectrustee.com NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or visit the Internet Web site, using the file number assigned to this case 09-511563. 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. Call 714-573-1965 http://www.Priorityposting.com Or Aztec Foreclosure Corporation (877) 257-0717 www.aztectrustee.com P1087472 3/27, 4/3, 04/10/2014

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S) (UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.) Escrow No. 008527-SK NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The names and address of the Seller/Licensee are: TAE HWA HOLDINGS, INC, 8267 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046 The business is known as: ECHI SUSHI The names and addresses of the Buyer/Transferee are: ECHI SUSHI, INC, 8267 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: JAE HOON CHUNG

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENT and are located at: 8267 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046

The kind of license to be transferred is: Type: ON-SALE BEER AND WINE - EATING PLACE, License Number: 41-527883 now issued for the premises located at: 8267 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046 The anticipated date of the sale/transfer is APRIL 25, 2014 at the office of: UNITED ESCROW CO, 3600 WILSHIRE BLVD #913, LOS ANGELES, CA 90010. The amount of the purchase price or consideration in connection with the transfer of the license and business, including estimated inventory is the sum of \$705,000.00, which consists of the following: DESCRIPTION, AMOUNT: CHECKS \$705,000.00

It has been agreed between the seller(s)/licensee(s) and

the intended buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: MARCH 20, 2014

TAE HWA HOLDINGS, INC, A CALIFORNIA CORPORATION, Seller(s)/Licensee(s) ECHI SUSHI, INC, A CALIFORNIA CORPORATION, Buyer(s)/Applicant(s) LA1398819 BEVERLY HILLS WEEKLY 4/3/14

FILE NO. 2014 084261 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CLOVER CAFÉ, 3435 WILSHIRE BLVD, #109, LOS ANGELES, CA 90010 county of: LOS ANGELES.

Registered Owner(s): DEBORAH KIM, 3435 WILSHIRE BLVD, #109, LOS ANGELES, CA 90010. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ DEBORAH KIM, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on MAR 28 2014 indicated by file stamp above.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. 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., Business and Professions Code). LA1402411 BEVERLY HILLS WEEKLY 4/3,10,17,24 2014

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No.

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: JOSHUA POURGOL, 11727 BARRINGTON CT, STE 208, LOS ANGELES, CA 90049 Doing business as: BELLACURES

All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: BAREFEET 26, INC

The location in California of the Chief Executive Office of the seller is: 7000 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90038

The name(s) and business address of the buyer(s) is/are: ELIZABETH EBRAHIMPOUR C/O ADAM S. ROSSMAN, 1801 CENTURY PARK EAST, STE 470, LOS ANGELES CA 90067

The assets being sold are generally described as: 50% OWNERSHIP INTEREST IN A MANICURE/PEDICURE SHOP (FRANCHISE) INCLUDING ALL EQUIPMENT AND SUPPLIES and is located at: 11727 BARRINGTON CT, STE 208, LOS ANGELES, CA 90049

The bulk sale is intended to be consummated at the office of: ADAM S. ROSSMAN, ESQ., 1801 CENTURY PARK EAST, STE 470, LOS ANGELES CA 90067 and the anticipated sale date is APRIL 21, 2014

The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

[If the sale is subject to Sec. 6106.2, the following information must be provided.]

The name and address of the person with whom claims may be filed is: ADAM S. ROSSMAN, ESQ. 1801 CENTURY PARK EAST, STE 470, LOS ANGELES CA 90067 and the last day for filing claims by any creditor shall be APRIL 18, 2014, which is the business day before the anticipated sale date specified above.

Dated: 3-31-14

ELIZABETH EBRAHIMPOUR C/O ADAM S. ROSSMAN,, Buyer(s)

LA1402901 BH WEEKLY 4/3/14

Publish your DBA with Weekly

Beverly Hills

Call 310 887-0788

100-199 Announcements

105-General Services
110-Funeral Directors
115-Cemetery/Mausoleums
120-Clubs/Meetings
125-Personals
130-Legal Notices
135-Beauty Aids
140-Health Aids
145-Lost Items
150-Found Items
155-School and Classes
160-Adult Entertainment
161-Escort
165-Massage
170-Caregiver
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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236-Electrical
237-Entertainment
238-Exterminators
240-Fencing
242-Garage Doors
244-Handyman
246-Hauling
248-Internet Services
250-Iron Work
252-Janitorial
254-Landscaping
255-Legal Services
256-Locksmith

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

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

306-For Rent
308-Condominiums
309-Recreational For Rent
310-Rooms
312-Rentals to Share
314-Hotels/Motels
316-Garages Storage
318-Office Space
320-Commercial
322-Resort Property
325-For Lease

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

422-Real Estate Exchange
424-Real Estate Wanted

500-599 Employment

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

600-799 Merchandise

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

735-Office Furniture
740-Television/Radio

800-899 Financial

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

900-999 Transportation

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

Pacific View Cemetery. Single plot or stackable double in sold out Ocean View section. \$21,000 OBO. Call: (510) 427-5564. No brokers please.

Pacific View Cemetery: Cremation in inurnment (for 2) in Reflections Garden C-12 #44 valued at \$30,000 asking \$19,500 OBO. Contact (912) 660-4312.

Pacific View Cemetery. (Garden Of Reflection) Memorial Bench, Location, G5. Bench can hold up to 4-companions. 2 two inscriptions included. \$25,000 (Current Market Cost over \$30,000)

The most desirable area in the cemetery over 90% (SOLD OUT). \$300 Transfer Fee. Call for more information. (360) 319-9923

Double Crypt at Pacific View Cemetery. Located at Seaview lot 1296. Ocean views. Includes vault & transfer fees. \$21,500. (949) 887-8649

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Green Hills Memorial Park
2 plots
\$9,000 for pair, \$5,000 each.
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