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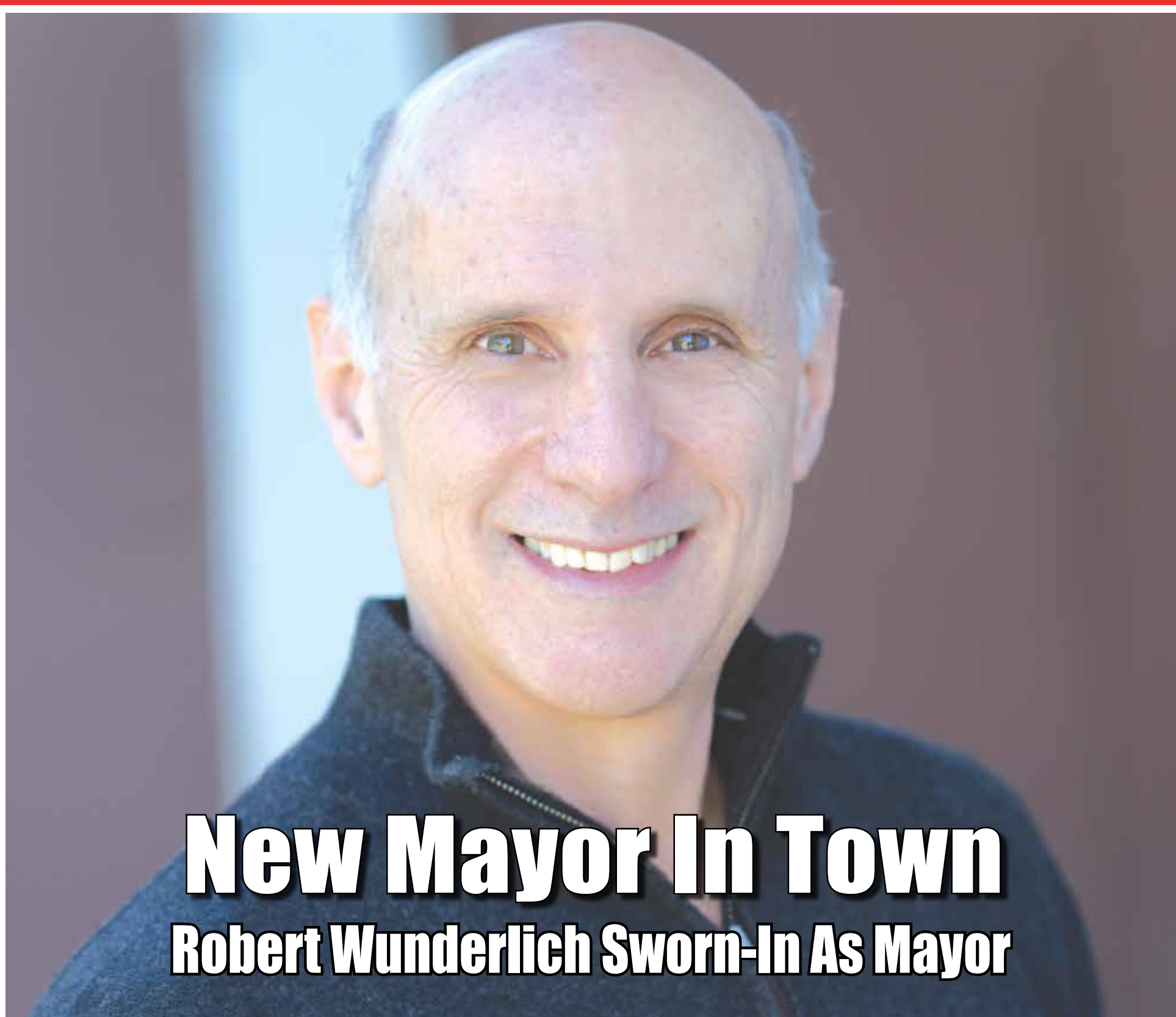
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Beverly Hills Weekly

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Issue 1123 • April 8 - April 14, 2021



New Mayor In Town **Robert Wunderlich Sworn-In As Mayor**

cover story • pages 6-7

COVID-19 Vaccination Information



#BHHealthyCity

THOSE CURRENTLY ELIGIBLE FOR THE COVID-19 VACCINE INCLUDE:

- LA County residents age 50 and over
- Persons age 16-64 who have certain severe health conditions or a disability that put them at the highest risk of getting sick from COVID-19*
- Healthcare workers
- Staff & residents at skilled and long-term care facilities
- Education and childcare workers
- Emergency service workers
- Food and agriculture workers
- People who live or work in congregate living spaces
- Janitorial, custodial and maintenance services
- Transportation and logistics

LA County phone assistance is available for those without a computer: 833-540-0473 • seven days a week • 8 a.m.-8:30 p.m.

For general COVID-19 questions and information, visit: beverlyhills.org/coronavirus or contact the City's COVID-19 Hotline at 310-550-4680 • Monday-Friday • 9 a.m.-6 p.m.

*View the fact sheet from the California Department of Public Health on vaccines for people with high-risk medical conditions or disabilities at VaccinateLACounty.com.

SNAPSHOT



VIRTUAL INSTALLATION NORTH REXFORD DRIVE

The City of Beverly Hills swore-in Mayor Robert Wunderlich and Vice Mayor Lili Bosse over teleconference Tuesday. Former Mayor Lester Friedman will continue to serve as a councilmember alongside Councilmembers Julian Gold and John Mirisch.

Beverly Hills Weekly

Issue 1123 • April 8 - April 14, 2021
Beverly Hills Weekly Inc.

Founded: October 7, 1999
Published Thursdays

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

www.bhweekly.com

Publisher & CEO
Josh E. Gross

Reporter
Ani Gasparyan

Sports Editor
Steven Herbert

Contributing Editor
Rudy Cole
(1925-2013)

Legal Advertising
Mike Saghian
Eiman Matian

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

editor@bhweekly.com
All staff can be reached at:
first name @bhweekly.com
Unsolicited materials will not be returned.
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**1 year
subscriptions are
available.**
Sent via US Mail
**\$75 payable
in advance**

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



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letters & email

“Residents Dispute Lot 12 Project” [Issue #1115]

More Things Beverly Hills Does Not Need:

Another overpriced handbag.

Another row of “Valet Only” parking spaces.

Another empty office building.

The recent proposal for a “boxcar” like office building stretching from Doheny to Civic Center Drive in an effort to commercialize one of the last open green spaces in the City of Beverly Hills seems wildly inappropriate. Set aside the fact that there is no “need” for more office space, in fact, as COVID-19 has taught all of us, we can work at home and still be productive. Office space for every worker will go the way of the casual handshake. A relic of the past.

What is particularly appalling about this proposal is how it would “deface” the lower entry into the City of Beverly Hills. Above at Sunset Boulevard, travelling west, when you cross the city line you enter a green oasis. You know you have entered someplace special. A bit like Dorothy opening the door to the green of The Emerald City. That is the impression when entering from Sunset.

At Santa Monica Boulevard we have the same opportunity. Entering the city travelling west, when you cross Doheny, to the right you have the fountains and roses of Beverly Gardens Park to greet you. The current undeveloped green strip of railroad right of way offers a unique opportunity to mirror the bucolic, park-like setting on the south side. This is an opportunity to preserve and protect what is unique about Beverly Hills, a city that values luxury and the natural beauty of nature.

No matter which door Dorothy opens to enter the Emerald City, it needs to be green.

Rodney Kemerer Beverly Hills

I am a resident of Beverly Hills and am deeply troubled at the prospect of the oversized planned development of Lots 12 and 13 that is being considered for the City of Beverly Hills.

The City of Beverly Hills has an obligation to serve its citizens and to maintain our quality of life and the beauty and functionality of our chosen city. The development of Lots 12 and 13 will greatly diminish both the quality and beauty of our living space and will dramatically increase the traffic along Santa Monica Boulevard, Carmelita, and Elevado in addition to the many cross streets in the Flats of Beverly Hills. The development will create an ugly and offensive wall along Santa Monica Boulevard, a wall that violates the privacy of my and my neighbors’ precious property and homes.

I strongly object to this development and ask that the city council reconsider their plans for our beautiful city. I trust that their goal of protecting our privacy, level of traffic and the beauty of our shared city will lead to concluding that this development must be halted immediately.

Leonard and Stella Kleinrock Beverly Hills

briefs

Wunderlich Sworn-In As Mayor of Beverly Hills

Robert Wunderlich was sworn-in as the Mayor of Beverly Hills during the City Council’s reorganization meeting Tuesday. Lili Bosse was sworn-in as Vice Mayor.

“It is a tremendous honor to be inducted as Mayor of Beverly Hills,” Wunderlich said. “The decisions we make, the actions we take, affect people’s lives. That our community has allowed me to fill this role, that it has provided me with their trust, is intensely gratifying.”

Former Mayor Lester Friedman, whose term was completed entirely during the COVID-19 pandemic, will continue to serve as a councilmember.

While the City of Beverly Hills typically hosts a party to celebrate its mayor’s installation, the ceremony was held virtually to comply with COVID-19 health and safety regulations. It was broadcast

BHUSD Legal Fees For Q1 2021 Exceed \$600K

Fund	Vendor	January	February	March	Quarter 1
General Fund	Atkinson, Andelson, Loya, Ruud & Romo	\$20,410.79	\$57,905.82	\$0.00	\$78,316.61
General Fund	Dora J. Dome Law Offices	\$250.00	\$182.00	\$260.00	\$692.00
General Fund	McCune & Harber LLP	\$4,037.80	\$0.00	\$0.00	\$4,037.80
General Fund	Miller Starr Regalia	\$93,066.08	\$4,942.50	\$146,238.05	\$244,246.63
General Fund	Terry Tao – The Tao Firm	\$54,446.51	\$13,390.13	\$238,503.55	\$306,340.19
Measure BH	Terry Tao – The Tao Firm	\$7,875.00	\$375.00	\$10,785.00	\$19,035.00
Total Q1 Legal Fees		\$180,086.18	\$76,795.45	\$395,786.60	\$652,668.23

Source: BHUSD Assistant Superintendent, Business Services



The Beverly Hills City Council, pre-pandemic.

on Beverly Hills TV and live streamed on the city’s website.

Hybrid Learning Enrollment for Beverly High and Beverly Vista

Beverly High and Beverly Vista stu-

School	# of Students Enrolled in Hybrid Learning	# of Students Enrolled in Virtual Learning	# of Students Enrolled in the Independent Learning Center	# of Students Who Did Not Return Enrollment Forms	Total # of Students
Beverly High, (Grades 9-12)	350	434	202	253	1,239
Beverly Vista, (Grades 6-8)	496	177	44	151	868

Source: BHUSD Public Relations Director. Enrollment figures as of April 2

dents will be able to return to in-person instruction starting April 8.

Students were given the option to enroll in hybrid learning or continue virtual instruction. Those already enrolled in the Independent Learning Center are obligated to complete the semester in the program.

According to BHUSD Public Relations Director Rebecca Starkins, students are able to move in and out of in-person

learning due to synchronous instruction. Several students had not returned the forms indicating their instructional preference as of April 2.

BHPD Arrests Driver After Car Chase

Police arrested Monday a Santa Clarita man after a car chase and standoff in Beverly Hills.

Daniel Allen, 29, allegedly stole a car and was speed-

ing in the area of Wilshire Boulevard and Camden Drive. During a pursuit with Beverly Hills police officers, police said Allen crashed into another car and also hit a pedestrian.

The BHPD, in a statement, said Allen refused to leave the vehicle and both the Crisis Negotiation Team and SWAT team arrived to assist at the scene.

“At approximately 8:30 p.m., when the driver still refused to exit the vehicle, Beverly Hills Police Department deployed a chemical irritant,” BHPD said. “The suspect exited the vehicle and was safely taken into custody without incident.”

Allen is being charged with felony vehicle evasion, possession of a stolen vehicle and resisting arrest. His bail is set at \$75,000 and he is due at the Airport

briefs cont. on page 4

FBI Discovers Guns, Drugs and Cash at Beverly Hills Business

Beverly Hills business U.S. Private Vault has allegedly been allowing crimi-

nals to store guns, drugs and cash anonymously in its safe deposit boxes.

Federal agents initially began investigating the business last month, but would not reveal much other than that they expected to be there for several days. According to the *Los Angeles Times*, an indictment against the business claims the company marketed itself to deliberately attract criminals by stating they could be anonymous and no identification would be needed to access the facility.

The LA Times also reported that prosecutors claim that certain members of the business took part in drug sales and converting cash into gold.

The FBI allegedly uncovered several guns, Fentanyl, OxyContin and one box with \$1 million. A federal grand jury has charged U.S. Private Vaults with three counts of conspiracy.

the way of a bicyclist's path, according to the agenda report. Toole Design Group, a consulting firm, recommended the city add a two foot buffer and more visible green paint to mark the lanes.

According to the agenda report, Toole Design Group is now evaluating how to transition between the bike lanes on Burton Way and the shared markings on South Santa Monica Boulevard. The report states that city staff plan to reach out to the City of Los Angeles to propose also installing green paint there.

Commissioners were in support of the proposed upgrades, but made several suggestions.

Commissioner David Seidel said he has no issues with the project, but Ficus trees have caused litter that obscure the bike lane.

"I know part of this project is not replacing the trees on Burton Way, but the street sweeping doesn't seem to be able to keep up with keeping the bike lanes clean and visible," Seidel said. "Right now, it's just single strips but with the green that'll help. But they're not going to be very green for very long unless they get some attention."

Commissioner Sharon Ignarro said it's a fabulous project and she's glad the city is incorporating it into what's ongoing. She said she supports using the bike lanes as a way to connect Metro to the Business Triangle.

"I think the suggestions are great to continue this along actually in both directions if we're able to, so that to the east it will go to the La Cienega/San Vicente area and



NOTICE OF PUBLIC HEARING

DATE: Thursday, April 22, 2021
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below

PROJECT ADDRESS: 9400 West Olympic Boulevard
Avalon Hotel (Cross Street: South Canon Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, April 22, 2021, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:



A request to renew the following planning entitlements approved by Planning Commission Resolution No. 1798 (originally approved on February 9, 2017), associated with the operation of the Avalon Hotel and restaurant at the subject property located at **9400 West Olympic Boulevard:**

Conditional Use Permit (CUP) Renewal. Renewal of a CUP to allow an existing restaurant located on the ground floor of the Avalon Hotel to remain open to the public.

Development Plan Review (DPR) Renewal. Renewal of a DPR to allow for the existing restaurant to continue to operate open air dining within a pool area courtyard in the center of the hotel.

Extended Hours Permit Renewal. Renewal of an Extended Hours Permit allowing for the operation of the existing restaurant and open air dining uses during extended hours from 7 A.M - 11 P.M. daily on a property located in a Commercial-Residential Transition Area.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA Guidelines. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA pursuant to Section 15301.

How To Participate:

Pursuant to Executive Order N-25-20, members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the Meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at commentPC@beverlyhills.org. Public comment can be offered during the meeting by calling (310) 285-1020 or by video via at <https://www.gotomeet.me/BevPublic>.

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than 8 calendar days before the date of the Hearing.

Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Commission's discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. If a comment is received after the agenda item is heard, but before the close of the meeting, the comment will still be included as a part of the record of the meeting, but will not be read into the record.

According to Government Code Section 65009, if you challenge the City'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. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Cindy Gordon, Acting Principal Planner**, in the Planning Division at (310) 285-1191, or by email at cgordon@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed on this notice.

Sincerely:
Jason Caraveo, Assistant Planner

Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@beverlyhills.org. Oral public comment can be offered during the meeting by calling 310-285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at www.beverlyhills.org/watchlive. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.

T&P Discusses Bicycle Lane Improvements

The Traffic & Parking Commission discussed last month the city's proposed improvements to the bicycle lane on Burton Way.

According to the commission's agenda report, the city received requests to upgrade the bicycle lanes on Burton Way as a part of its Draft Complete Streets Plan outreach process. The street has two travel lanes in each direction, 6-foot bike lanes, 8-foot parking lanes and a center landscaped area.

The bike lanes currently don't place a desirable distance between bicyclists and cars and opening car doors could get in



NOTICE OF COMMISSION VACANCIES

The Beverly Hills City Council is seeking qualified residents to fill two vacancies on the

ARCHITECTURAL COMMISSION

Deadline to apply has been extended to Friday, April 30, 2021 at 5:00 p.m.

For more information on the Commission position and to apply online, please visit the City's website at www.beverlyhills.org/applyforacommission or call the City Clerk's Office at (310) 285-2400 to obtain the application form by mail or e-mail.

HUMA AHMED
CITY CLERK

we can continue it down,” Ignarro said.

Design Review Commission Assesses Front Yard Paving Standards

The Design Review Commission discussed last Thursday potential modifications to the city’s municipal code regarding front yard paving standards.

According to the commission’s agenda report, the current requirements for paving is “permitted from the inner edge of a proposed circular driveway to the entrance of the residence, but a provision for paving from the public sidewalk leading to the driveway and connecting to the pathway to the residence from the driveway is not currently allowed.”

Commissioners had raised concerns with these requirements at their March 4 meeting.

Chair Tony Spann suggested that the provision be modified to allow certain front yards to be paved in the minimum amount necessary to construct a circular driveway not exceeding 12 feet. He also suggested allowing paving to construct one walkway not exceeding four feet in width, connecting the public right of way sidewalk to the driveway and further to the home, among other updates.

Commissioner Terri Smooke said she supports the changes to the provision’s wording.

“Are we also going to be considering changing from a 12 foot width to the 10 foot width?” Smooke said. “I think it’s important to have access from the sidewalk to the house.”

Spann answered that the commission would not be considering changing the width.

The commission supported modifications to the paving standards.

Beverly High Students Prepare for In-Person Performance of “Working”

Beverly High Performing Arts students will have an in-person performance of the musical “Working” on May 22 and May 23.

According to Beverly High drama teacher Karen “Kaz” Chandler, the live performance will be filmed in front of an audience of family members. It will also be made available to view On-Demand over Memorial Day weekend.

LA County Library Reopening Designated Libraries for Select In-Person Service

Los Angeles County Library announced Thursday it will reopen 30 of its 85 libraries for select in-person service beginning April 19.

With LA County entering the orange tier of the state’s “Blueprint for a Safer Economy,” libraries have been cleared to safely reopen at 50% capacity, while also maintaining 6-feet of physical distance for customers. In preparation for reopening its doors to the public, LA County Library plans to ensure safety protocols are met and appropriate preventative measures are in place.

Participating libraries that will reopen

include Culver City Julian Dixon and West Hollywood. Additional libraries across the county will be added later to the library’s reopening plan.

According to Community Services Department Publicist Dana Beesen, the Beverly Hills Public Library will expand its sidewalk pick-up hours to 8 p.m. starting April 19. The library will open for three days a week for select in-person services by appointment on April 26. These services will include holds pick-ups and browsing the library’s collections on the first floor.

Beverly Hills Community Services Director Jenny Rogers said Librarian Karen Buth has been working with the library team on a new “Grab & Go” program that will allow the community to access library resources by appointment in-person.

“As you may know, we have been doing Sidewalk/Curbside Services for pick up and/or drop off of library materials since last fall,” Rogers said. “As part of the city’s Advanced Planning and COVID pandemic response, we are continually modifying our services in light of changing guidelines and ongoing efforts to keep community members and city staff safe and healthy.”

LA County Library also announced that outdoor programming for a limited number of participants will begin in early summer at select libraries. A schedule of upcoming events will be added to the library’s website and will be disseminated to library newsletter subscribers. County residents are encouraged to visit LACountyLibrary.org for details regarding library hours, services, additional openings, safety protocols and scheduled events and programs.

Sidewalk Service and bookdrops will remain available at participating libraries. LA County Library continues to offer digital offerings at LACountyLibrary.org, including a temporary digital library card to access eBooks, audiobooks, magazines, movies, online classes, and more. Library program videos are also available on LA County Library’s YouTube channel.

Assembly Speaker Rendon Endorses Bloom for Supervisor

California State Assembly Speaker Anthony Rendon (D-Lakewood) announced Tuesday his support for Richard Bloom’s campaign for Los Angeles County Supervisor. Bloom is running in the 2022 open-seat race to replace outgoing Supervisor Sheila Kuehl.



Anthony Rendon

“In the State Assembly, Richard Bloom has helped deliver landmark legislation related to a staggering breadth of important issues, including expanding affordable housing and public transit, combating the opioid epidemic, improving access to health care, supporting veterans, creat-

ing jobs, and protecting the Santa Monica mountains,” Rendon said. “There is no one better equipped to lead Los Angeles County through the challenges we face than Richard Bloom, and I’m proud to endorse his campaign for Supervisor.”

LA County Moves Into Orange Tier

Los Angeles County moved into the less restrictive orange tier on April 5 as part of the state’s “Blueprint for a Safer Economy.” According to the orange tier, additional sectors such as bars can reopen outdoors and breweries and wineries may now reopen indoor operations with modifications in place. Occupancy limits will also be increased for restaurants, movie theaters, gyms, fitness centers, yoga studios, museums, zoos and aquariums.

The move comes as a result of the county’s case rate dropping from 3.7 new cases per 100,000 residents to 3.1 new cases per 100,000 residents since moving into the red tier on March 8.

The new orange tier announcement impacts businesses in the City of Beverly Hills that fall within specific categories. When available, the updated Health Offi-

cer Order and appendix protocols can be viewed at beverlyhills.org/coronavirus.

According to the orange tier, the following businesses reopened with modifications in place and posted appendices:

- Indoor operations for restaurants can increase maximum occupancy to 50% or 200 people, whichever is less (red tier modifications for indoor and outdoor operations still remain in place);

- Bars without meal service may reopen outdoors only with masking required (except while drinking), tables must be eight feet apart without counter seating/service, no drinking unless seated, maximum of six people from three different households at each table, no live entertainment and establishments must abide by hours of operation from 11:30 a.m. until 10 p.m.;

- Breweries and wineries without meal service may remain open outdoors and reopen indoors with a maximum occupancy of 25% or 100 people, whichever is less, masking is required (except while drinking), tables must be eight feet apart without counter seating/service, a maximum of six people per table from the same

briefs cont. on page 7



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, April 20, 2021, at 7:00 p.m., or as soon thereafter as the matter may be heard** will hold a public hearing to consider adoption of:

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES, FEES & SERVICE CHARGES FOR THE FISCAL YEAR 2021/2022

The proposed resolution will increase certain fees and service charges that are charged to the public for the various activities and services as set forth in the schedule for fiscal year 2021/2022. In some cases fees are proposed for a total adjustment by 4.2% based on the Consumer Price Index (CPI) for November 2020 of 1.0% and November 2019 of 3.2% to reflect the increase in the City’s costs. Fees were not adjusted by CPI last fiscal year due to the pandemic. In other cases, new fees are proposed to be established or existing fees to be adjusted to reflect a more equitable distribution of costs, or a change in service level. Most fees would become effective on July 1, 2021.

While COVID-19 policies are in place, services at City Hall may continue to be provided remotely. Copies of the proposed Resolution are available online or for purchase by contacting the City Clerk’s Office at (310) 285-2400 or email cityclerk@beverlyhills.org. For more information regarding this notice, please contact **Ani Keshishian at (310) 285-2406 or email akeshishian@beverlyhills.org**.

At the public hearing, the City Council will hear and consider all comments. All interested persons are invited to attend and speak or provide written comments on this matter.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Pursuant to Executive Order N-25-20, members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: (310) 288-2288, to submit written comments please email: cityclerk@beverlyhills.org, to submit video comments (during public comment only) use <https://www.gotomeet.me/BevPublic>

It is recommended that public written comments be submitted to the City Clerk’s office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. Written comments will be allowed with a maximum of 350 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be 3 minutes per each individual comment, subject to City Council discretion.

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council’s action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

HUMA AHMED
City Clerk



If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disability Act (“ADA”) please contact (310) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.

coverstory

NEW MAYOR IN TOWN

Robert Wunderlich Sworn-In As Mayor

By Ani Gasparyan

What are some of your goals as mayor?

There are three things that I'm going to be hoping to accomplish, or at least to set in motion during my time as mayor. Some of them are reactive, some of them are forward looking. We can hope that we're emerging from the pandemic, but at least a portion of my year is going to be continuing to deal with [it]. There's a lot that the city is going to have to continue to do.

On the health front, we're going to have to do whatever we can to help the people in the city get their vaccines. We're going to do whatever we can to help people [keep] safe until people have been widely vaccinated.

There [are] parts of the world that are still going into lockdown, just in [last Thursday's] paper ... France is going back in lockdown. We have to continue to be careful to ensure that doesn't happen here and we have to do what we can do from the health perspective to get our population vaccinated as soon as we can.

There are budgetary issues that the city is going to have to deal with. We're about to go into our budget cycle. This year, we're probably going to have to pay even more attention to it than we usually do. The city's revenue, because of the tremendous hits that our commercial sector has incurred, also have had a hit. So when we think about where we're spending money, how we spend that money, the capital projects that we invested in [for] the future – we're going to continue to do that with an eye that we can hope we're emerging from this year of pandemic.

Also, as part of one of the cost-savings measures that the city implemented because of the pandemic, we've had voluntary programs for employees to take early retirement or take an incentive to end their employment with the city. There's a variety of restructuring of how we provide services to our population, to our community, that we're going to have to continue to implement over this year..

On the looking forward front, what I really would like to set in motion is positioning Beverly Hills for the future. What is it that people say they love about Beverly Hills? A lot of times that centers

on our sense of neighborhood or sense of community. How do we preserve that for the future? I think that to preserve that for the future, we have to create a sustainable city. We have to create one that is positioned for the future. We have to create a city that's cross-generational. We need people, young families. We need the long-term residents. We need the mixture of people living in Beverly Hills. We need to have a city that continues to be attractive for residents and visitors.



Matthew Wunderlich, Michelle Wunderlich, Andrea Spatz and Robert Wunderlich

To do that, I think we have to continue to position Beverly Hills for the city. We have to be the place that residents want to live in and that visitors want to continue to visit. Visitors visiting is important for our commercial base. As the retail sectors change, as what visitors are looking for changes – we have to be a place that continues to be attractive for the right kind businesses and for visitors. We always want Beverly Hills to be distinctive. We don't want to be anybody else. We do best when we're distinctive to who it is that we are.

But even within that, we have to continue to adapt and to provide for the future. So I see a future of Beverly Hills which is picking up on some of the things that are already happening but will continue. Outdoor dining that was put in place, in large part because of the pandemic, I think that's great. I think we want a lively street life ... in our commercial sectors.

When people think about the great cities around the world that they like to visit, those cities often have a core which is very pedestrian friendly [and] has outdoor dining. I'm thinking of places like Prague, places like Paris, places that people enjoy to visit. They often have those components. Those components are already present to some extent in Beverly Hills.

We have to be a place that families want to live. We have to be a place that supports the quiet neighborhoods that we love. When people think about Beverly Hills, from the past, they think about quiet streets. They think about Doris Day and others bicycling in the streets. What is more family oriented than having relatively quiet streets where people feel comfortable being pedestrians, walking

their dogs, riding their bicycles? What is more small town than a place in which kids feel comfortable riding their bicycles to school? This also is increasingly what people around the world want for their communities. They want their communities to be friendly places in which to be a resident. I think that notion of neighborhood streets is also a part of what's needed to get that cross-generational mix in our community.

One more element to focus on, in terms of what I think about my time as mayor, is getting ready for Metro. Metro is coming. It's going to be here by a particular date. There's a lot of what we already are doing to get prepared for Metro, but I think we have to focus on that. We have to make it better known what we're doing. We have to work backwards from the dates that the stations are going to be here. What is it we have to accomplish by when? How are we doing on meeting those goals? It's a planning tool for us and it's a tool to let the public know what we're doing and how we're doing in trying to meet those objectives.

So those three things are how I envision my year. Continuing to emerge from the pandemic, positioning Beverly Hills for the future and Metro's coming – let's make sure we have what we need in place to be ready for it.

You were first elected to the City Council in 2017 and were a Director on the Board of The Metropolitan Water District of Southern California for 10 years. How has your view of local government changed in the four years you've served on the council?

City Council is intensely local. MWD was regional. It's extremely important dealing with water issues for the region. But it was much more of a regional emphasis. MWD, not entirely, but is much more under the radar than City Council. MWD, for good or for bad, could operate without the same degree to which the public knew what MWD [does]. Of course, we would have all of our meetings in public – with public input, we got public comments. But not nearly to the same extent that one does in City Council.

Also, I was totally anonymous. I was the Director of MWD for 10 years and probably virtually nobody in the city knew me because of that. City Council is very different. And so it's great. People care intensely about their city and so

the involvement with people about their local issues is very different. MWD is focused on a single issue – water. [With the] city, the gamut of issues that come in front of you on City Council is amazingly broad.

There's the substance of the council, there's thinking about issues, there's decision-making. That largely is what I expected. That's similar to what I do in my professional life also – reviewing information, trying to analyze the issues, trying to reach a decision. But there's also the public face role. There is being the champion for the city. Of course, I knew there would be some of that. I suppose I've surprised myself by saying that



“One of the strengths of Beverly Hills is that we're distinctive and an element of that distinctiveness comes from the sorts of businesses that are here”

—Mayor Robert Wunderlich

I enjoy it more than I would have expected to. Inherently I'm not a very public person, and never have been in my life. But in my role in City Council, now increasingly as mayor, I am the champion of the city.

What challenges do you anticipate facing in the role?

Certainly emerging from the pandemic is a challenge. The safety and budget issues will continue to be a challenge. To make sure that people still behave appropriately, to do whatever we can to mitigate increasing waves of COVID again. Safety issues will be a challenge.

We have seen Beverly Hills become a focus of demonstra-

tions in areas that really have no particular connection with Beverly Hills. We have just become a place where people can see that they get relatively good exposure if they express their free speech rights in the city. We've become a location in which a variety of parties want to exercise their free speech rights and hold demonstrations in the city. That has placed burdens on us. That's placed interference with ways that people can enjoy our parks [and] placed burdens on our police department.

There's been a mix on the safety front as regards crime. Whereas crime as a whole is down, there've been certain types of crime that have been up. We've seen recently, not just in Beverly Hills but in adjacent communities as well, an increase in robberies of people on the street even during the daytime.

One of the things that brings Beverly Hills people to Beverly Hills – both residents and visitors – is that we're a safe city. So continuing to focus on that. The city over this last year has invested tremendous sums of millions of dollars to ensure that we're providing the safety that people expect in the City of Bever-

ly Hills. That probably will remain true over the time period of my mayorship as well.

People love the city. I think to maintain that love of the city, we have to position Beverly Hills for the future. That will involve some change. Going through the public process of hearing from everybody, of getting people on board for some changes moving in the future, that's both an opportunity and a challenge. These are difficult processes to work through and I expect that we will continue to be working through those things going through my year as mayor.

With the COVID-19 vaccine distribution, things appear to be slowly returning to normal. Does the city have any further plans to help local businesses get back up on their feet?

We will try to leverage on the opportunities that we saw because of the pandemic to continue to help our businesses. One of the strengths of Beverly Hills is that we're distinctive and an element of that distinctiveness comes from the sorts of

“People love the city. I think to maintain that love of the city, we have to position Beverly Hills for the future”

businesses that are here. We have many businesses. There's not just one ... out of thousands of establishments just like them and you can go to that establishment anywhere in the country and it's the same.

We really do have distinctive businesses here, with some of our large ones and our small ones. That is at the core of what people like [about] Beverly Hills, so we do have to continue to help them build that. Personally, I am in favor of trying to do what we can to continue to support open air dining beyond the pandemic. We also are going to continue to work with our small businesses to do what we can to support them to maintain the distinctiveness of Beverly Hills.

What advice has outgoing Mayor Lester Friedman given you?

First of all, it would be impossible to thank Lester enough or to acknowledge Lester enough for the difficult year that he went through. I don't think we've met in person once during Lester's entire year. I don't think Lester sat in the mayor's chair in City Council Chambers once during his entire year. He has had to deal with the pandemic. He has had to deal with the demonstrations.

Lester has spent an enormous amount of time in the Emergency Operation Center for the city.

Really, we all owe such an enormous

amount of thanks to Lester for the time that he has [spent for the city]. I suppose the advice that Lester has given me both is by leading by example and by seeing what he's done, as well as ... Lester has told me that it's almost impossible, but try to carve out some time for yourself.

Both Lester and I have our regular life jobs, as well as serving on City Council. So we're similar in that aspect. He told me that between the two of those, that can consume you 24/7. But it's important for sanity to try to continue to carve out time for yourself and for your family. That you can not abandon that. You can't function in those other aspects of your life unless you continue to try to carve out some time for yourself. He also spoke about relying on others – relying on other members of City Council [and] relying on all of the city employees. You

don't have to do it all yourself, that you can also rely on others.

Tell us about your family. How do they feel about you becoming mayor?

I suppose they've gotten a little bit used to it now, but they

were kind of shocked when I told them that I was planning to run for City Council. I remember my son even kind of laughing at it. That's because they know me, obviously, and they know that inherently I'm not a public person.

And the Metropolitan Water District is different. I was appointed – I didn't have to run for election.

But now that I've done it – actually I think it was my son – he looked at the things that I did to run for election and said something to the effect of “Who have you become? Who are you?” because it did involve me assuming the public role to a much greater extent than I had before. But now, I think they're very proud of what I've done. They're looking forward to it and so they're on board.

One of the benefits of this pandemic, actually, has been the 24/7 that I've spent with my wife [Andrea Spatz] over this last year. We have two kids, Matthew [Wunderlich] and Michelle [Wunderlich]. They're young adults, they don't live at home anymore. So it's just Andrea and me – we're empty nesters in our house.

One can imagine that spending 24/7 together over the course of the year with few interactions with other people or fewer live interactions, could create stress. But it actually hasn't. If anything,

it has brought us closer together and that's a wonderful thing.

Just one aspect of that is that both of us work. Andrea is a financial planner. She's working out of the downstairs part of the house and I work out of the upstairs part of the house. In the background, I can pick up vaguely some of the things that she's doing for her business and I become more aware of what she does. For a financial planning practice, you both have to be quantitative in terms of analyzing people's investments but you're also, in some sense, almost like a psychologist for clients. Few things are more personal than people's finances and it also depends upon the stage you are in life.

She has to hear about new kids being born, people getting married, people dying, people retiring. But as people discuss those things, they're of course passionate and emotional. So it really draws on both sides of my wife's abilities and so it has been good for me to gain an even greater appreciation of what she does financially.

Matthew, who's living in Boston, has a master's in Mechanical Engineering. He was working for a firm that was helping to retrofit existing buildings to make them more energy efficient, make them more sustainable. He actually had a very interesting project where he was working on the Emergency Operation Center for the City of Boston, which was an underground bunker. [He was] helping retrofit that to make it more sustainable.

But then the projects for that company just dried up during COVID and essentially they stopped operations. Matthew along with everybody else, temporarily, they haven't started back up yet. His job got put on hold. One of the things – I know [*Beverly Hills Weekly*] has covered this – that Matthew did with his new free time, remarkably, he rode his bicycle across the United States. He rode from Boston to Los Angeles on his bicycle and that was great. At the moment, he actually is working in a bicycle shop in the Boston area as something to do to earn some money while he continues to look into a mechanical engineering job.

Our daughter Michelle is doing wonderfully at Netflix. She's a publicist at

Netflix. She works on some great content, she's a publicist for “The Crown” [and] a variety of other shows. It's just been great to see her expand and evolve into her professional role. Another good thing that happened during this horrible year of pandemic [is] she became engaged. Her fiancé [Dan Green] is a doctor at Kaiser. He's been on the front line [during] COVID. He's been one of the people at his hospital involved with dealing with the patients. It's been a tough year for him, but they seem a great fit for each other and we all are very happy about their engagement.

As you mentioned, the Weekly interviewed Matthew about his bike trip in Issue #1087. What was it like to see your son bike all the way from Boston to Los Angeles?

We think it's great that Matt chose to do that. [He] has several times in his life taken off on an adventure, so this isn't the first time. Personally, I think that one gains as much by taking off on these sorts of adventures as one does in more formal training.

What better way to see and experience the world, the United States? I've

always lived in big cities. Matthew in the U.S. had lived in big cities. But what better way to experience all parts of the world than to take the time to bicycle across it? We were proud of him for the physical ability, the mental ability that it takes to be able to stick through it and for his desire to go on adventures like that. He kept us informed, so we never were really worried. Matt's a competent guy, he can take care of himself. He checked in with us pretty much everyday, so we always knew where he was.

What motivates you to become civically involved?

What you get back from civic involvement is tremendous. I feel good about myself for doing it. I mean, it goes beyond that. It's interesting, it's something important, it's something that's valuable. By contributing time and effort to work on those things that are valuable, it helps me feel good about myself. I think that is the hallmark for how you can feel happy about yourself. It's what I get back from doing it, that really drives me to do [it].



Robert Wunderlich and Andrea Spatz

briefs cont. from page 5

household and TV viewing restricted to outdoors only;

- Movie theaters may increase indoor maximum occupancy to 50% or 200 people, whichever is fewer, reserved seating is required;

- Gyms, fitness centers and yoga studios may increase indoor maximum occupan-

cy to 25%, masking required at all times and indoor pools may reopen;

- Cardrooms can reopen indoors at a maximum occupancy of 25%, masking required at all times and eight feet of distancing between tables;

- Places of Worship can hold services indoors at a maximum occupancy of 50%;

- Family Entertainment Centers can

reopen indoor operations at a maximum occupancy of 25% for distanced activities and masks are required;

- Grocery and retail stores can increase maximum occupancy to 75%;

- Hair salons, barbershops and personal care services (including facials and shaving services) can increase maximum occupancy to 75% with masking required,

except for services where customers need to remove their masks;

- Youth and adult recreational sports can apply to Public Health for approval for athletic events, tournaments or competitions that involve more than two teams or multiple individuals;

- Museums, zoos and aquariums may

briefs cont. on page 8

briefs cont. from page 7

increase indoor maximum occupancy to 50%.

LA County residents aged 50 and over are now eligible to receive the COVID-19 vaccine. On April 15, all county residents aged 16 and over will be able to make an appointment. Those who qualify to be vaccinated can visit vaccinatelacounty.com or myturn.ca.gov to schedule an appointment. For anyone needing assistance with scheduling an appointment if a computer is not available, please dial 833-540-0473 7 days a week from 8 a.m. to 8:30 p.m.

For information or questions about the change in business re-openings, please email businessrecovery@beverlyhills.org.

To stay updated on the latest COVID-19 news, visit beverlyhills.org/coronavirus or call the City's COVID-19 Hotline Monday-Friday from 9 a.m. – 6 p.m. at 310-550-4680.

Theatre Forty Presents "Blind Ratz"

Theatre 40 will present a Zoom reading of the new play "Blind Ratz" on Wednesday, April 7 at 7 p.m.

The play is about a group of stockbrokers who meet nightly after work at a local bar. They conspire to pin the murder of

a young woman on an innocent underling.

The cast includes Landon Beatty, Courtney Dominique Comer, Javon Ford, Eric Keitel, Daniel Leslie, Kristin Towers Rowles, Nathalie Rudolph, David Hunt Stafford, Roger Weiss and Kenny Young.

Michael Saunders is the director and playwright. His other plays include "Woman on the Edge" and "Grunt: A War Story." He also produced the film "Crossed the Line," a thriller starring Ice-T.

The Zoom reading of Blind Ratz is presented by Theatre 40, a 501c3 non-profit organization. This event is free, but donations are gratefully accepted at <http://theatre40.org>

To access the event, use this Zoom link on April 7 at 7 p.m. <https://us02web.zoom.us/j/83070904516>.

The Wallis Presents Virtual Panel on Arts Journalism

The Wallis Annenberg Center for the Performing Arts and Advisory Board for the Arts present "Center Stage: Turning the Page, Envisioning a Thriving Post-Pandemic Arts Journalism Landscape," a live virtual panel discussion featuring some of the country's leading arts journalists, on April 8 at 10 a.m.

The free 90-minute industry insider conversation and Q&A, geared for the

arts and culture community and moderated by Chris Denby, Founder and CEO of Advisory Board for the Arts, will shed light on post-pandemic artistic resiliency and innovation from the unique perspective of arts and culture observers, critics and scholars.

Panelists include Philip Kennicott, the Pulitzer-Prize-winning Senior Art and Architecture Critic of *The Washington Post* and a regular contributor to *Opera News* and *Gramophone*; Carolina A. Miranda, a *Los Angeles Times* columnist covering art, architecture and urban design and regular contributor to KCRW's "Press Play" who was named one of the most influential Latina journalists by CCNMA: Latino Journalists of California; Alex Ross, the music critic of *The New Yorker* since 1996 and an award-winning author; and Cameron Shaw, the newly appointed executive director of the California African American Museum and former freelance writer and editor for the *New York Times* and the *Los Angeles Review of Books*. Rachel Fine, Executive Director and CEO of The Wallis, hosts the event.

"With live performances and in-person audiences curtailed during the global pandemic crisis, many arts organizations have shifted their focus during this time, embracing digital innovation as a way to stay connected to their constituents and

provide vital support to the artists whose work typically graces their stages and galleries," Fine said.

Denby said the panel discussion will explore such topics as how the absence of traditional arts offerings has shifted the way arts journalists have covered the arts over the past year and what impact that may have on the future of arts journalism.

"The panelists will also share their insights on where the arts may be headed in the next six months to two years as we emerge from the pandemic and attempt to return to normalcy and come out stronger," Denby said.

Center Stage @ The Wallis, founded in 2017 at the Wallis Annenberg Center for the Performing Arts, is a Los Angeles community-based panel discussion series established for discourse between arts leaders and scholars around timely culture topics ranging from equity to education and philanthropy.

These events are open to the general public and free of charge to attend. During the pandemic, The Wallis has partnered with various organizations to evolve this series from its in-person breakfast gatherings to virtual broadcasts.

Registration to the free digital broadcast can be accessed at www.thewallis.org/centerstage.

--Briefs Compiled by Ani Gasparyan

detention&arrestsummary

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

SILVA, LUIS ROMAN, 28, arrested on 03/29/2021 for possession of drugs while armed and other felony not listed.

MEEK, TIMOTHY STEPHEN, 32, arrested on 03/30/2021 for theft of vehicle parts and appropriating lost property for own use without making efforts to locate owner and restore property to them.

ATHALE, ADWAIT, 31, arrested on 03/30/2021 for driving under the influence of drugs.

ANDERSON, DWAN GENTIL, 36, arrested on 03/30/2021 for possession of drug paraphernalia and possession of meth/etc.

VALIENTE, KENDALL ODAHIR, 26, arrested on 03/30/2021

for resisting, delaying, or obstructing any public officer, peace officer or emergency medical technician and outside misdemeanor warrant.

DOTSON, TOM BARRY, 35, arrested on 03/30/2021 for sex offender registration.

GUTIERREZ, BRIAN,

31, arrested on 03/30/2021 for theft of vehicle parts and appropriating lost property for own use without making efforts to locate owner and restore property to them.

CRISHON, GREGORY, 65, arrested on 03/30/2021 for possession of drug paraphernalia, possession of meth/etc, possession for sale meth/etc and outside felony warrant.

MCCOMBS, SCOTT J, 45, arrested on 03/30/2021 for possessing controlled substance without prescription, false ID to police officer and BHPD bench warrant – misdemeanor.

GINOSYAN, MESROP VRUYRI, 31, arrested on 03/31/2021 for burglary – auto parts.

HILL, SHAWN CODY, 25, arrested on 03/31/2021 for theft or driving of vehicle and possession of meth/etc.

RODRIGUEZ, FLOR, 28, arrested on 03/31/2021 for outside misdemeanor war-

rant.

COLLINS, JORDAN LEE, 22, arrested on 03/31/2021 for robbery.

MOGAN, KYLE DENNIS, 41, arrested on 03/31/2021 for outside felony warrant.

BROOKS, JUSTIN FAIRLEYCRUZ, 33, arrested on 03/31/2021 for driving while license suspended.

ISSAC, ZIA, 37, arrested on 04/01/2021 for BHPD bench warrant – felony.

YAQUBI, MOHAMMED, 24, arrested on 04/01/2021 for outside misdemeanor warrant.

MUNOZ, ERNESTO, 31, arrested on 04/02/2021 for possession of drug paraphernalia and possession of meth/etc.

GREEN, DAVID LOUIS, 31, arrested on

04/02/2021 for possession of meth/etc.

ANTAS, LEAH REID, 25, arrested on 04/02/2021 for driver unlicensed upon highway and seat belt violation.



FLORES, MARLON GIOVANNI, 24, arrested on 04/03/2021 for burglary – commercial and refusing or failing to leave land, real property or structure of another not open to public.

CHADRCHYAN, POGOS, 31, arrested on 04/04/2021 for driving while license suspended.

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www.bobsbaseballtours.com

auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website tracker. auction.com/sb1079, using the file number assigned to this case 19-57518 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Dated: 3/17/2021
ZBS Law, LLP, as Trustee
30 Corporate Park, Suite 450
Irvine, CA 92606
For Non-Automated Sale Information, call:
(714) 848-7920
For Sale Information: (855) 976-3916 www.auction.com
Michael Busby, Trustee Sale Officer

This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation.

EPP 32571 3/25, 4/1, 4/8/2021

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
PAULA L. GIMPEL
CASE NO. 21STPB02543**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PAULA L. GIMPEL.

A PETITION FOR PROBATE has been filed by DANIEL A. GIMPEL in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that DANIEL A. GIMPEL be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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 in this court as follows: 05/05/21 at 8:30AM in Dept. 2D 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 pe-

tion or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
RALPH V. PALMIERI - SBN 97784
4378 LA BARCA DRIVE
TARZANA CA 91356
3/25, 4/1, 4/8/21
CNS-3453497#

FILE NO. 2021 064329

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SUNGLASS HUT, 6420 E PACIFIC COAST HIGHWAY SUITE 117 LONG BEACH CA 90803 county of: LA COUNTY.

Registered Owner(s): LUXOTTICA OF AMERICA INC., 4000 LUXOTTICA PLACE MASON OH 45040 [OH]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: 02/1992.

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/ LUXOTTICA OF AMERICA INC. BY: CARA LONDIN, VICE PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on MAR 16 2021 expires on MAR 16 2026.

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).

212875 BEVERLY HILLS WEEKLY 3/25 4/1,8,15 2021

FILE NO. 2021 064327

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: ROYAL TOBACCO, 7946 FLORENCE AVE. DOWNEY CA 90240 county of: LA COUNTY.

AI #ON: 4696760
Registered Owner(s): NADER ENTERPRISE, INC., 7946 FLORENCE AVE. DOWNEY CA 90240 [CA]. This Business is being conducted by a/an: CORPORATION. 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/ NADER ENTERPRISE, INC. BY: MENA FARAG, CEO

This statement was filed with the County Clerk of LOS ANGELES County on MAR 16 2021 expires on MAR 16 2026.

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).

213295 BEVERLY HILLS WEEKLY 3/25 4/1,8,15 2021

FILE NO. 2021 015025

FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FEAM, 6201 WEST IMPERIAL HWY LOS ANGELES CA 90045; MAILING ADDRESS: 657 SOUTH DRIVE, SUITE 306 MIAMI SPRINGS FL 33166 county of: LA COUNTY.

AI #ON:
Registered Owner(s): F & E AIRCRAFT MAINTENANCE (MIAMI), LLC, 6201 WEST IMPERIAL HWY LOS ANGELES CA 90045 [DE]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. 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/ F & E AIRCRAFT MAINTENANCE (MIAMI), LLC BY GUY TICKNER, MANAGER

This statement was filed with the County Clerk of LOS ANGELES County on JAN 19 2021 expires on JAN 19 2026.

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).

ORD-152250 BEVERLY HILLS WEEKLY 1/28, 2/4,11,18 2021

**NOTICE OF PETITION TO ADMINISTER ESTATE OF
JAMES MELVIN GRAVETT
CASE NO. BP027323**

To all heirs, beneficiaries, creditors, contingent

creditors, and persons who may otherwise be interested in the will or estate, or both, of: Estate of James Melvin Gravett

A PETITION FOR PROBATE has been filed by Lynne Carlile, Autumn Chipman and Barbara Salinas in the Superior Court of California, County of LOS ANGELES.

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

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

A HEARING on the petition will be held on 04/14/2021 at 8:30 a.m. in Dept. 67 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE.

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 (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: Monty H. Amyx (SBN 54885), Andrea G. Posey (SBN 282540), Law Office of Andrea G. Posey, 315 Meigs Ave., Suite A-267, Santa Barbara, CA 93109; Telephone: (805) 869-2026

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4/1, 4/8, 4/15/21
CNS-3455338#

APN: 4328-034-009 T. S. NO. 2020-2846 REF: BEVERLY DRIVE NOTICE OF TRUSTEE'S SALE *注: 本文件包含一个信息摘要참고사항: 본첨부분서예정보요약서가있습니다. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LU'U Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY *Pursuant to California Civil Code Section 2924c(b)(1) please be advised of the following: IMPORTANT NOTICE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 17, 2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 30, 2021 at 10:30 A.M., Citivest Financial Services, Inc. as duly appointed Trustee or Successor Trustee under and pursuant to a Deed of Trust recorded on 6-22-2016, as instrument number 20160720046 of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by: ASHER INVESTMENT PROPERTIES, LLC a California limited liability company, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, A CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A STATE OR FEDERAL CREDIT UNION, OR A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION/THRIFT DOMICILED IN THE STATE OF CALIFORNIA, with funds drawn payable to Citivest Financial Services, Inc., or other form of payment as authorized by CA Civil Code Section 2924h (b), (payable at the time of sale in lawful money of the United States). PLACE OF SALE: AT THE FRONT ENTRANCE OF THE PASADENA PUBLIC LIBRARY LOCATED AT 285 E WALNUT STREET, PASADENA, CA 91101 All rights, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in Los Angeles County and State described as follows: Lot 16 of Tract No. 7710, in the City of Beverly Hills, County of Los Angeles, State of California, as per Map recorded in Book 83, Pages 94 and 95 of Maps, in the Office of the County Recorder of said County. The street address and other common designation, if any, of the real property described above is purported to be: 249 S. Beverly Drive, Beverly Hills, CA 90212 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 in "AS IS" condition, but without covenant or warranty, express 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 said deed of trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total ESTIMATED amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimate costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 6,629,748.43. Accrued interest, advances, and fees, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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, 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 no it 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 the property, you may call, 888-666-1685 ext. 503 for information regarding the trustee's sale, for information regarding the sale of this property, using the file number assigned to this case T.S.N: 2020-2846. 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. The best way to verify postponement information is to attend the scheduled sale. If the trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the trustee and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The trustee caused said Notice of Default and Election to Sell, to be recorded as instrument number 2020-1199815 on September 30, 2020, of Official Records in the office of the County Recorder of Los Angeles County, State of California, where the real property is located. March 22, 2021 CITIVEST FINANCIAL SERVICES, INC., Trustee BY: E. M. Mazzarino, President Tel: 888-666-1685 or direct 213-910-4849
4/1, 4/8, 4/15/21
CNS-3455732#

FILE NO. 2021 071356
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SWEETWATER VETERINARY CLINIC, 33324 AGUA DULCE CANYON RD. AGUA DULCE CA 91390-4640 county of: LA COUNTY.
AI #ON: 3819003
Registered Owner(s): PETVET CARE CENTERS (CALIFORNIA), INC., ONE GORHAM ISLAND, SUITE 300 WESTPORT CT 06880 [DE]. This Business is being conducted by a/an: CORPORATION. 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/ PETVET CARE CENTERS (CALIFORNIA), INC. BY: ANTHONY DIPIPPA, CFO
This statement was filed with the County Clerk of LOS ANGELES County on MAR 23 2021 expires on MAR 23 2026.
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).
220186 BEVERLY HILLS WEEKLY 4/1,8,15,22 2021

T.S. No. 20-20099 Loan No. JZ-012819
Order No. 05941723 APN: 4341-012-019
[PURSUANT TO CIVIL CODE § 2923.3(a),
THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.]

NOTICE OF TRUSTEE'S SALE
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/28/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN

EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On :5/4/2021 at 10:30 AM (or as postponed from time to time), **Best Alliance Foreclosure and Lien Services Corp.** as the duly appointed trustee under and pursuant to deed of trust recorded **2/6/2019, as Instrument No. 20190110318, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 20191142422 and recorded on 10/24/2019,** of Official Records in the office of the Recorder of Los Angeles County, California, executed by **New Hillcrest Inc., a Cayman Islands Corporation** as Trustor, **Amit Tidhar, Beneficiary, WILL SELL AT PUBLIC AUCTION SALE TO THE HIGHEST BIDDER FOR CASH,** (payable at the time of sale in lawful money of the United States, by cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state)
At : **THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, LAKE BALBOA, CA 91406,**
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 describing the land therein: **AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST**
The property heretofore described is being sold "as is". The street address and other common designation, in any, of the real property described above is purported to be: **701 N. Hillcrest Road, Beverly Hills, CA 90210**
The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding the physical condition of the property, title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust and personal property, if any, with interest and late charges thereon, as provided in the 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: amount of unpaid balance and other charges: **\$5,681,000.00 (Estimated)** Accrued interest and additional advances, if any, will increase this figure prior to sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.**
Title No.: 05941723 T.S. No.: 20-20099
Loan No.: JZ-012819 APN No.: 4341-012-019

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 or necessarily a 100% ownership interest in 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 or resolving ownership interest issues, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens as well as the ownership interest(s) 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. **Please Note,** the sale may not be final until either 15 or 45 days after the sale date – **see Notice to Tenant.** Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successful bidder.

NOTICE TO PROPERTY OWNER: The sale

date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, lien holder, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this Internet Web site www.elitepostandpub.com using the T.S. number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com using the file number assigned to this case **TS# 20-20099** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a written bid along with the funds constituting the bid payable in lawful money of the United States, by cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state so that the trustee receives the bid and the funds no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The Notice of Default and Election to Sell was recorded in the county where the real property is located, and more than three months have elapsed since such recordation.

OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL FIRST.

Date: 3/26/2021

WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. EPP 32615 4/8, 4/15, 4/22/2021
Best Alliance Foreclosure and Lien Services Corp., as Trustee
16133 Ventura Blvd., Suite 700
Encino, California 91436
For Payoff/Reinstatement: (888) 785-9721
Sales Line: (866) 266-7512 or
www.elitepostandpub.com
Cindy Sandoval for Best Alliance Foreclosure and Lien Services Corp.

FILE NO. 2021 045086
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SILICON BEACH LIVING; SILICON BEACH ESTATES; KELLER WILLIAMS SILICON BEACH; KELLER WILLIAMS SILICON BEACH COMMERCIAL; KELLER WILLIAMS SILICON BEACH CONDOS; KELLER WILLIAMS SILICON BEACH ESTATES; KELLER WILLIAMS SILICON BEACH HOMES; KELLER WILLIAMS SILICON BEACH LIVING; KELLER WILLIAMS SILICON BEACH LUXURY; KELLER WILLIAMS SILICON BEACH PROPERTY; KELLER WILLIAMS SILICON BEACH REAL ESTATE; SILICON BEACH COMMERCIAL; SILICON

BEACH CONCIERGE; SILICON BEACH CONDOS; SILICON BEACH LEASING; SILICON BEACH LUXURY; SILICON BEACH PROPERTY; SILICON BEACH PROPERTY MANAGEMENT; KELLER WILLIAMS SILICON BEACH CONCIERGE; KELLER WILLIAMS SILICON BEACH LEASING; KELLER WILLIAMS SILICON BEACH PROPERTY MANAGEMENT; 13274 FIJI WAY, #100, MARINA DEL REY, CA 90292; MAILING ADDRESS: 13428 MAXELLA AVENUE, #988, MARINA DEL REY, 90292 county of: LA COUNTY.

AI #ON: 3877061

Registered Owner(s): MARINA BROKERAGE PARTNERS, INC. [CA], 13274 FIJI WAY SUITE 100, MARINA DEL REY, CA 90292. This Business is being conducted by a/an: CORPORATION. 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/ MARINA BROKERAGE PARTNERS, INC. BY PANAGIOTIS PAPAPOPOULOS, CEO This statement was filed with the County Clerk of LOS ANGELES County on FEB 22 2021 expires on FEB 22 2026.

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). 169726 BEVERLY HILLS WEEKLY 3/4,11,18,25 2021

**NOTICE OF U.C.C. ARTICLE 9 DIS-
POSITION OF COLLATERAL
PUBLIC SALE AND AUCTION OF AM
FAMILY FUND, LLC'S 100% EQUITY MEM-
BERSHIP INTEREST IN LYDDA LUD, LLC**

PLEASE TAKE NOTICE that on **April 29, 2021, at 12:00 p.m.** (Pacific Standard Time), a public sale (hereinafter the "Public Sale") shall be conducted of AM Family Fund, LLC's 100% membership interest in Lydda LUD, LLC, a California limited liability company. The Public Sale is being conducted pursuant to California Commercial Code, sections 9601 et seq. The Collateral, as described below, will be sold to the highest qualified bidder at the Public Sale pursuant to the terms of this notice.

The Public Sale will be conducted via video conference hosted by Zoom:

Meeting Link:
<https://us02web.zoom.us/j/89839186476?pwd=cE9ES0s3SmP5QktXeWZ0cU-96Vt4zQ09>
Meeting ID: 898 3918 6476
Meeting Passcode: giveback

PLEASE TAKE FURTHER NOTICE that the foreclosure, disposition, and Public Sale are being held by Give Back, LLC, as the secured party (hereinafter "Give Back, LLC" or "Secured Party"), to enforce its rights and remedies as the secured party under the Membership Interest Pledge Agreement (hereinafter the "Pledge Agreement"), dated March 17, 2017, by and between AM Family Fund, LLC (hereinafter "AM Family Fund, LLC" or "Pledgor") and Romspen California Mortgage Limited Partnership (hereinafter "Romspen"). An "Event of Default" has occurred by Pledgor under the Pledge Agreement. A default has also occurred by debtors Lydda LUD, LLC and Coldwater Development LLC (Coldwater Development LLC and Lydda LUD, LLC are hereinafter collectively referred to as the "Debtors") under their Loan Agreement, dated March 17, 2017, with Romspen (hereinafter the "Loan Agreement"), Promissory Note, dated March 17, 2017, by Debtors for the benefit of Romspen and its assigns (hereinafter the "Note"), and the Loan granted pursuant thereto, which obligations of the Debtors are secured by the Pledge Agreement. Give Back, LLC is the assignee of the

Pledge Agreement, Loan Agreement, Note, related Loan Documents, and the Loan and of all Romspen's rights, title, interest, and remedies therein. A copy of the Pledge Agreement may be obtained by contacting counsel for Secured Party in writing at the contact set forth below.

The Public Sale is of the "Collateral" pledged by AM Family Fund, LLC as Pledgor pursuant to the Pledge Agreement as more specifically described as follow:

(a) "Collateral" means Pledgor's interest in the Pledged Interests, the Future Rights, and the Proceeds, collectively; (b) "Pledged Interests" means (i) all Equity Interests owned by Pledgor, (ii) the certificates or instruments representing such Equity Interests, if any, (iii) all rights of Pledgor to vote or otherwise control Lydda LUD, LLC, and (iv) all rights of Pledgor as a member of Lydda LUD, LLC; (c) "Equity Interests" means all securities, shares, units, options, warrants, interests, participations, or other equivalents (regardless of how designated) of Lydda LUD, LLC; (d) "Future Rights" means: (x) all Equity Interests (other than Pledged Interests) owned by Pledgor, and all securities convertible or exchangeable into, and all warrants, options, or other rights to purchase, Equity Interests owned by Pledgor; and (y) the certificates or instruments representing such Equity Interests, convertible or exchangeable securities, warrants, and other rights and all dividends, cash, options, warrants, rights, instruments, and other property or proceeds from time to time received, receivable, or otherwise distributed in respect of or in exchange for any or all of such Equity Interests; (e) "Proceeds" means all proceeds (including proceeds of proceeds) of the Pledged Interests and Future Rights including all: (I) rights, benefits, distributions, premiums, profits, dividends, interest, cash, instruments, documents of title, accounts, contract rights, inventory, equipment, general intangibles, payment intangibles, deposit accounts, chattel paper, and other property from time to time received, receivable, or otherwise distributed in respect of or in exchange for, or as a replacement of or a substitution for, any of the Pledged Interests, Future Rights, or proceeds thereof (including any cash, Equity Interests, or other securities or instruments issued after any recapitalization, readjustment, reclassification, merger or consolidation with respect to Pledgor and any security entitlements, as defined in Section 8-102(a)(17) of the UCC, with respect thereto); (II) "proceeds," as such term is defined in Section 9-102(a)(64) of the UCC; (III) proceeds of any insurance, indemnity, warranty, or guaranty (including guaranties of delivery) payable from time to time with respect to any of the Pledged Interests, Future Rights, or proceeds thereof; (IV) payments (in any form whatsoever) made or due and payable to Pledgor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Pledged Interests, Future Rights, or proceeds thereof; and (V) other amounts from time to time paid or payable under or in connection with any of the Pledged Interests, Future Rights, or proceeds thereof.

The Collateral will be sold to the highest qualified bidder for cash, or the credit against outstanding indebtedness held by the Secured Party or for which the Secured Party is entitled by contract to bid. Please be advised that Secured Party, and any assignees of the Secured Party, reserve their right to credit bid, and may credit bid, at the Public Sale of the Collateral.

All bidders must pre-qualify at least (5) business days before the Public Sale date, by no later than April 22, 2021, by depositing \$25,000 (by bank to bank wire transfer, certified or cashier's check payable to "Give Back, LLC," or another form of payment Secured Party may agree to accept in writing) with legal counsel for Secured Party and all deposits (except that of highest bidder) shall be returned within three (3) business days of the conclusion of the bidding. Cash deposits will not be accepted. The highest bidder's deposit shall be non-refundable. The balance of the highest bid payable to Secured Party by bank to bank wire transfer, certified or cashier's check shall be delivered to Secured Party's legal counsel no later than April 30, 2021, at 1:00 p.m. (Pacific Standard Time), which may be continued, in writing, to a later time and date in Secured Party's sole discretion. If the highest bidder defaults upon payment of the balance, its deposit and any partial payments are forever forfeited and the Collateral, at Secured Party's sole option and discretion, may be sold to the next highest

qualified bidder. Secured Party, directly or indirectly through nominees or assigns, reserves the right to bid at the Public Sale without tendering deposit, as required for other bidders, to credit bid, and to take title to the Collateral immediately after the Public Sale, or on such other date as Secured Party shall elect in its sole discretion. Interested parties who would like additional information should contact Ronald N. Richards, legal counsel for the Secured Party, at ron@ronaldrichards.com and glong0607@gmail.com or at (310) 556-1001.

The Public Sale may be canceled or continued from time to time, without further notice other than as given at the Public Sale date and place, at the sole and absolute discretion of Secured Party.

The Secured Party has appointed Thomas Hayward, licensed auctioneer (#NV20121668855), to conduct the Public Sale.

There will be no warranty made or provided relating to title, possession, quiet enjoyment or the like in connection with the disposition and sale of the Collateral. The Collateral shall be sold AS IS, WHERE IS, and all warranties of quality, quiet enjoyment, fitness, merchantability and all other warranties, express, implied, arising by statute, common law or otherwise are expressly excluded. Secured Party makes no representation or warranty as to (i) state or condition of title, (ii) physical, financial, or environmental condition, (iii) existence, validity, or amount of any liens or claims senior to that of Secured Party, or (iv) value of or income produced or that may be produced by the Collateral.

Pursuant to California Commercial Code, section 9210, Pledgor is entitled to, inter alia, an accounting of the unpaid indebtedness secured by the Collateral Secured Party intends to sell at the Public Sale. Pledgor may request an accounting pursuant to the requirements and provisions of California Commercial Code, section 9210, directed to counsel for Secured Party.

Secured Party: Give Back, LLC, c/o Ronald Richards, 325 N. Maple Drive, #11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: ron@ronaldrichards.com

Counsel for Secured Party: Law Offices of Ronald Richards & Associates, A.P.C., attn. Ronald Richards, P.O. Box 11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: ron@ronaldrichards.com and glong0607@gmail.com

[Publications:
DailyDAC Distressed Asset Central
Daily Journal
BH Weekly]

**NOTICE OF U.C.C. ARTICLE 9 DIS-
POSITION OF COLLATERAL
PUBLIC SALE AND AUCTION OF
MOHAMED HADID'S 100% EQUITY
MEMBERSHIP INTEREST IN COLD-
WATER DEVELOPMENT LLC**

PLEASE TAKE NOTICE that on **April 29, 2021, at 11:00 a.m.** (Pacific Standard Time), a public sale (hereinafter the "Public Sale") shall be conducted of Mohamed Hadid's 100% membership interest in Coldwater Development LLC, a California limited liability company. The Public Sale is being conducted pursuant to California Commercial Code, sections 9601 et seq. The Collateral, as described below, will be sold to the highest qualified bidder at the Public Sale pursuant to the terms of this notice.

The Public Sale will be conducted via video conference hosted by Zoom:

Meeting Link:
<https://us02web.zoom.us/j/85629878794?pwd=RWZPampVUU1EVU1tGQ25rejl0SGd-3QT09>
Meeting ID: 856 2987 8794
Meeting Passcode: giveback

PLEASE TAKE FURTHER NOTICE that the foreclosure, disposition, and Public Sale are being held by Give Back, LLC, as the secured party (hereinafter "Give Back, LLC" or "Secured Party"), to enforce its rights and remedies as the secured party under the Membership Interest Pledge Agreement (hereinafter the "Pledge Agreement"), dated March 17, 2017, by and between Mohamed Hadid (hereinafter "Mohamed Hadid" or "Pledgor") and Romspen California Mortgage Limited Partnership (hereinafter "Romspen"). An "Event of Default" has occurred by Pledgor under the Pledge Agreement.

A default has also occurred by Pledgor under his Guaranty, dated March 17, 2017, of, inter alia, Coldwater Development LLC and Lydda LUD, LLC's (Coldwater Development LLC and Lydda LUD, LLC are hereinafter collectively referred to as the "Debtors") Loan Agreement, dated March 17, 2017, with Romspen (hereinafter the "Loan Agreement"), Promissory Note, dated March 17, 2017, by Debtors for the benefit of Romspen and its assigns (hereinafter the "Note"), and the Loan granted pursuant thereto. Debtors are in default of the Note and Loan Agreement. Give Back, LLC is the assignee of the Pledge Agreement, Loan Agreement, Note, related Loan Documents, the Loan, Guaranty, and of all Romspen's rights, title, interest, and remedies therein. A copy of the Pledge Agreement may be obtained by contacting counsel for Secured Party in writing at the contact set forth below.

The Public Sale is of the "Collateral" pledged by Mohamed Hadid as Pledgor pursuant to the Pledge Agreement as more specifically described as follow:

(a) "Collateral" means Pledgor's interest in the Pledged Interests, the Future Rights, and the Proceeds, collectively; (b) "Pledged Interests" means (i) all Equity Interests owned by Pledgor, (ii) the certificates or instruments representing such Equity Interests, if any, (iii) all rights of Pledgor to vote or otherwise control Coldwater Development LLC, and (iv) all rights of Pledgor as a member of Coldwater Development LLC; (c) "Equity Interests" means all securities, shares, units, options, warrants, interests, participations, or other equivalents (regardless of how designated) of Coldwater Development LLC; (d) "Future Rights" means: (x) all Equity Interests (other than Pledged Interests) owned by Pledgor, and all securities convertible or exchangeable into, and all warrants, options, or other rights to purchase, Equity Interests owned by Pledgor; and (y) the certificates or instruments representing such Equity Interests, convertible or exchangeable securities, warrants, and other rights and all dividends, cash, options, warrants, rights, instruments, and other property or proceeds from time to time received, receivable, or otherwise distributed in respect of or in exchange for any or all of such Equity Interests; (e) "Proceeds" means all proceeds (including proceeds of proceeds) of the Pledged Interests and Future Rights including all: (I) rights, benefits, distributions, premiums, profits, dividends, interest, cash, instruments, documents of title, accounts, contract rights, inventory, equipment, general intangibles, payment intangibles, deposit accounts, chattel paper, and other property from time to time received, receivable, or otherwise distributed in respect of or in exchange for, or as a replacement of or a substitution for, any of the Pledged Interests, Future Rights, or proceeds thereof (including any cash, Equity Interests, or other securities or instruments issued after any recapitalization, readjustment, reclassification, merger or consolidation with respect to Pledgor and any security entitlements, as defined in Section 8-102(a)(17) of the UCC, with respect thereto); (II) "proceeds," as such term is defined in Section 9-102(a)(64) of the UCC; (III) proceeds of any insurance, indemnity, warranty, or guaranty (including guaranties of delivery) payable from time to time with respect to any of the Pledged Interests, Future Rights, or proceeds thereof; (IV) payments (in any form whatsoever) made or due and payable to Pledgor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Pledged Interests, Future Rights, or proceeds thereof; and (V) other amounts from time to time paid or payable under or in connection with any of the Pledged Interests, Future Rights, or proceeds thereof.

The Collateral will be sold to the highest qualified bidder for cash, or the credit against outstanding indebtedness held by the Secured Party or for which the Secured Party is entitled by contract to bid. Please be advised that Secured Party, and any assignees of the Secured Party, reserve their right to credit bid, and may credit bid, at the Public Sale of the Collateral.

All bidders must pre-qualify at least (5) business days before the Public Sale date, by no later than April 22, 2021, by depositing \$25,000 (by bank to bank wire transfer, certified or cashier's check payable to "Give Back, LLC," or another form of payment Secured Party may agree to accept in writing) with legal counsel for Secured Party and all deposits (except that of highest bidder) shall be returned within three (3) business days of the conclusion of the bid-

ding. Cash deposits will not be accepted. The highest bidder's deposit shall be non-refundable. The balance of the highest bid payable to Secured Party by bank to bank wire transfer, certified or cashier's check shall be delivered to Secured Party's legal counsel no later than April 30, 2021, at 1:00 p.m. (Pacific Standard Time), which may be continued, in writing, to a later time and date in Secured Party's sole discretion. If the highest bidder defaults upon payment of the balance, its deposit and any partial payments are forever forfeited and the Collateral, at Secured Party's sole option and discretion, may be sold to the next highest qualified bidder. Secured Party, directly or indirectly through nominees or assigns, reserves the right to bid at the Public Sale without tendering deposit, as required for other bidders, to credit bid, and to take title to the Collateral

immediately after the Public Sale, or on such other date as Secured Party shall elect in its sole discretion. Interested parties who would like additional information should contact Ronald N. Richards, legal counsel for the Secured Party, at ron@ronaldrichards.com and glong0607@gmail.com or at (310) 556-1001.

The Public Sale may be canceled or continued from time to time, without further notice other than as given at the Public Sale date and place, at the sole and absolute discretion of Secured Party.

The Secured Party has appointed Thomas Hayward, licensed auctioneer (#NV20121668855), to conduct the Public Sale.

There will be no warranty made or provided relating to title, possession, quiet enjoyment or the like in connection with the disposition and

sale of the Collateral. The Collateral shall be sold AS IS, WHERE IS, and all warranties of quality, quiet enjoyment, fitness, merchantability and all other warranties, express, implied, arising by statute, common law or otherwise are expressly excluded. Secured Party makes no representation or warranty as to (i) state or condition of title, (ii) physical, financial, or environmental condition, (iii) existence, validity, or amount of any liens or claims senior to that of Secured Party, or (iv) value of or income produced or that may be produced by the Collateral.

Pursuant to California *Commercial Code*, section 9210, Pledgor is entitled to, inter alia, an accounting of the unpaid indebtedness secured by the Collateral Secured Party intends to sell at the Public Sale. Pledgor may request an accounting pursuant to the requirements

and provisions of California *Commercial Code*, section 9210, directed to counsel for Secured Party.

Secured Party: Give Back, LLC, c/o Ronald Richards, 325 N. Maple Drive, #11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: ron@ronaldrichards.com

Counsel for Secured Party: Law Offices of Ronald Richards & Associates, A.P.C., attn. Ronald Richards, P.O. Box 11480, Beverly Hills, California 90213, Tel: (310) 556-1001, email: ron@ronaldrichards.com and glong0607@gmail.com

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