

**briefs** • Initial Search for New Beverly Vista Principal Comes Up Empty **Page 3**

**briefs** • Council Talks Funding for Rodeo Drive Committee **Page 4**

**sports** • BHHS Girls' Tennis Team Advances To Section Semifinals **Page 5**

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Issue 1129 • May 20 - May 26, 2021



## Mixed Use Ordinance, Mixed Reviews

Council Looks Over Controversial Development Ordinance

cover story • page 4



# HOUSING ELEMENT UPDATE 2021

## HOUSING ELEMENT STUDY SESSION City Council Study Session June 1, 2021 at 2:30 PM

The City of Beverly Hills invites all interested community members to attend a virtual City Council Study Session meeting during which the draft Housing Element document will be reviewed. The Housing Element of the General Plan will outline the future housing goals of the City and identify policies and programs that will be implemented to meet the housing needs of the community.

Please join us! For meeting log-in details and more information, visit  
[BEVERLYHILLS.ORG/HOUSINGELEMENTUPDATE](http://BEVERLYHILLS.ORG/HOUSINGELEMENTUPDATE)



## WHAT'S ON YOUR MIND?

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# letters & email

## “Planning Commission Gives Go Ahead to One Beverly Hills” [Issue #1126]

I wanted to write in about my support for the One Beverly Hills project. I had once served as the Chairperson of our city’s Planning Commission and had served a total of six years on that commission (and also for 3 ½ years on the Public Works Commission before that). As a more than 45-year resident of Beverly Hills, I have seen my share of project concepts come and go, and I have witnessed our city grow from the sleepy village of the 1970s into its beauty and grandeur we now enjoy.

For those of us long-timers here in the Beverly Hills community, the One Beverly Hills project is not our first rodeo. So many projects, good, bad, or indifferent have been proposed, and either constructed or gone away quietly or once in a while have gone away with some negative sentiment.

Projects such as the Montage, the MGM office building, and more recently, the



## SNAPSHOT



### DRIVE FOR GENEROSITY RODEO DRIVE

(L to R) Nazy Daneshmand, Touran Daneshmand and Sean Daneshmand

Nazy Daneshmand, President of the Miracle Babies Los Angeles Chapter, held a “Breakfast on Rodeo” fundraising event to maintain transportation services for Children’s Hospital Los Angeles on May 5. The event raised \$80,000.

Miracle Babies is a nonprofit organization that strives to unite families with their critically ill newborns in the neonatal intensive care unit by providing transportation and supportive services.

Kathy Gohari (not pictured), President of the Rodeo Drive Committee, was the emcee for the event.



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OUR DATA SPEAKS  
VOLUMES



Waldorf Astoria, were hard fought battles among those of us in the community and yet, these now exist as icons within our city. How many of us have now had the pleasure of enjoying a special occasion or even just a dinner out with loved ones among the beautiful restaurants and amenities these projects provide us? How many of us appreciate the public benefit from tourism and tax revenues these projects deliver so our first responders can get “there” in just about two minutes?

Let us not forget the one-time Four Seasons Hotel project so many opposition groups chased just beyond our city’s borders to become the Four Seasons Hotel “at Beverly Hills” where no apparent precautions concerning traffic and congestion were given consideration by neighboring Los Angeles, and Beverly Hills received all of the traffic problems of the project along Doheny Drive and, at the same time, none of the taxes and fees.

Now, a bit of full disclosure. I had the great fortune to work with Beny Alagem and his team at Oasis West Realty for 3 ½ years, but we have not spoken in several years and I have never discussed this project with him nor with any other members of his team.

Having been a Planning Commissioner, I had heard all the arguments already as to why One Beverly Hills should not be approved. They sound like a broken record to me. Too tall, too much traffic, loss of privacy (including the guy who was concerned guests of the Waldorf Astoria could see him skinny dipping in his backyard pool some half mile away), not enough benefit for the community, the developer will make too much money, etc., etc. These are all hollow and baseless arguments in my opinion. As my mother-in-law used to say if I were to ever lodge a complaint about this or that, “I’m going to order you an orchestra” as if such a grand gesture of music could provide me with a bit of solace to quell my complaints.

We in Beverly Hills seemingly just love to come out to complain when some, any developer has the audacity to propose a structure that’s taller than 45-feet and 3-stories, yet ironically, right next to our high school we have a looming tower just mere feet from our city’s border. The fact is height is nothing more than something we experience with a glance, and height is what often makes for a city’s best landmarks.

Years ago, the city and our community agonized over the height of the Waldorf Astoria Hotel and later the proposed condominium project which would have created beautiful landmark gardens in the city. The fact is, a few stories on a high rise do not make a difference in terms of views, but they do make a difference in terms of a project’s success.

I advise anyone that is concerned about the height of the One Beverly Hills project to not stare up at the top because you will strain your neck – looking up at a building’s height and grandeur is merely a momentary glance, not a long stare, so get over it! You’ll never notice a few extra stories here or there, and who’s to say what is the right height anyway.

The fact is the former Robinson-May

property is the “Last of the Mohicans” as it is the city’s largest undeveloped commercial lot remaining today. I, for one, do not want to continue to have to look at the current conditions of the property any longer if I don’t have to – it’s just not “Beverly Hills” (and neither are the conditions that exist on the former railway right of way along Santa Monica Boulevard and that are also at an important city gateway – how many more decades do we have to look at the decrepit, outdated structures and surface parking there?).

Because of its location at the outer edge of our city, its adjacency to Century City, and its lot size, what better place to construct height and density and create the resulting commerce engine and tourism magnet that will ultimately result from such a grand-scale, high-end project. The One Beverly Hills project has all the potential in the world to become a tremendous asset to our Beverly Hills community.

I find some of the objections I have read or heard, for example, the one objecting to plans for fractional ownership within aspects of the project, unfounded and weak. Fractional ownership projects merely function, look, feel, and smell for that matter just like any hotel project – how could one possibly tell the difference from the outside! As I first sat on the Planning Commission, I quickly realized that much of the opposition came from people who just liked to hear themselves talk and that had little else to do with their time although I did my best to give deference to those that came out to voice their opinions.

Just a final thought, and that is, sometimes our city does not know what is good for it. When the development agreement for the Waldorf Astoria was negotiated and approved, Mr. Alagem’s team was forced to accept payment of not only tens of millions of dollars in the form of a variety of fees, but also agree to much higher transient occupancy taxes (a/k/a, hotel tax). These types of burdens that Beverly Hills’ likes to impose so our city council can “high-five” each other over extorting more and more money out of developers ultimately makes important projects far too risky, and the added hotel tax burden placed the Waldorf Astoria placed it at a competitive disadvantage when attracting groups that did not want to pay the additional tax burden for holding meetings – as a result, the Waldorf Astoria was often faced with cutting its rates to offset the added tax or losing the business entirely to neighboring hotels in Century City or elsewhere.

In either instance, the city lost out. And now Mr. Alagem and his partners are potentially getting “stuck” with a \$100 million burden right out of the gate before even a dollar of revenue has been generated making the cost of doing business and project risk that much greater. Sometimes the golden goose of Beverly Hills politics does not know what is truly good for the gander.

And yet, even at \$100 million, people still complain. Let’s get a hold of ourselves people and not put this project through any further delays. It is a great

project for our city, and like the hotel projects we went to war over in years past, we should build it because at the end of the day, each of us and the city will be far better off and will have another marquis destination in our city to enjoy and create memories at.

**Daniel Yukelson  
Beverly Hills**

### “Mixed Use Ordinance, Mixed Reviews” [Issue #1129]

By surprise, with little notice, the city council made its six month review of the mixed use ordinance a month early at the May 13 council meeting.

The good news is that no formal applications by developers to build mixed use projects have been received by the city – only questions about regulations and procedures. Also, some developers are claiming that they need even more generous standards than the state density bonus program for projects to pencil out.

Despite short notice, 54 emails were received by the city to be read at the remote Zoom council meeting. However, our city officials engaged in new outrageous conduct to add to their legacy: censoring residents’ input. They accomplished this by summarizing the content of all of the e-mails instead of reading them, together with mentioning the names of all of the senders.

When resident input is provided at a meeting, it is often informative and persuasive to other residents, so summarization gave very short shrift to residents’ input.

The city’s summary was that all 54 e-mails opposed to the mixed use ordinance; that residents wanted the mixed use ordinance to be repealed; the mixed use ordinance would drastically change the character of the city of Beverly Hills; the ordinance favors developers, not residents; it will create denser neighborhoods, parking problems and worse traffic; residents’ opinions do not seem to have been taken into account when the city council approved the mixed use ordinance; the city gave control of our building standards over to the state which will negatively affect residents’ quality of life; even though no applications have been filed yet, it takes a significant amount of time to develop large projects, which are inevitable; RHNA housing requirements were not reasonable enough to have passed the ordinance; and the city would have met the RHNA requirements in other ways.

The link to the 54 messages may now be found toward the top of the meeting agenda at the city’s website. However, a review of the e-mails shows that the tenor of many messages was missed, including how betrayed residents felt by the city council majority’s actions in passing the mixed use ordinance during the pandemic, when residents could not attend council meetings in person, and how the city council majority robbed residents of their constitutional referendum rights to circulate petitions to have the matter voted upon by residents. In fact, there was no mention whatsoever of the pandemic in the city’s summary.

Also omitted was how residents felt the city council is destroying the city, not properly representing their constituents, and numerous other facts supporting residents’ points of view.

Councilmember John Mirisch was the only councilmember who wanted to repeal the mixed use ordinance. The remaining council members took the position that it does not need to be repealed because no harm has been done yet. Their plan is to review the mixed use ordinance again at the one year mark when it will be too late to cure the problem they created, and the damage will be irreversible.

This city council intends to continue remote council meetings for six more months to September, which will give them plenty more opportunities to do whatever they want to do, regardless of what their constituents want. And in the future, we will have to endure the inconvenience of calling in our input to council meetings, and remaining on hold for lengthy periods, if we want our communications to be heard.

It would take about 3,600 signatures, 15% of registered voters, to recall city councilmembers. It’s a pleasant dream. Whether we choose to fulfill it or not, we definitely need to find a couple of good candidates to support in the next city council election, so we can form a new, conscientious city council majority.

**Darian Bojeaux  
Beverly Hills**

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# briefs

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## Initial Search for New Beverly Vista Principal Comes Up Empty

The BHUSD announced last Tuesday that it is reopening its search for a new Beverly Vista principal after its initial search “did not find an exceptional fit.”

The district received 48 applicants, according to Superintendent Michael Bregy’s presentation during a Board of Education meeting.

“Unfortunately, we did not find the exact fit that we were looking for,” Bregy said. “We are not going to settle on the best of the six that were in the finals. We know that finding this perfect fit is out there and it’s worth the time to reopen the process.”

The district has reached out to 291 middle school principals in Los Angeles County and plans to advertise with the Association of California School Administrators regarding the position opening, according to Bregy’s presentation. The deadline to apply is May 28.

Beverly Vista’s principal Kevin Allen announced in March that he will be retiring at the end of the school year. He became the principal after the district’s reconfiguration and was formerly the El Rodeo School principal.

*briefs cont. on page 4*

# coverstory

## MIXED USE ORDINANCE, MIXED REVIEWS

### Council Looks Over Controversial Development Ordinance

By Ani Gasparyan

The City Council discussed last Thursday how the controversially-approved mixed use ordinance has affected the city since it was passed approximately six months ago.

City staff have not received any formal applications for mixed use developments since the ordinance passed, according to the council's agenda report.

Mixed-use refers to buildings with more than one use like condominiums with restaurant and office spaces. The ordinance allowed developers to create mixed use buildings in certain commercial areas of Beverly Hills, where-

as they previously had to get approval on a case-by-case basis from the city.

Councilmembers had approved the ordinance in November with a 4-1 vote. Councilmember John Mirisch was the dissenting vote. In its conditions for approving it, the council stipulated that it would receive an update on the ordi-

nance in six months. Many residents had been opposed to the ordinance's approval last year.



***"It's good that we are going to keep revisiting this, and I don't see anything to be done at this point,"***  
— Mayor Robert Wunderlich

During the council's October 13 meeting, over 60 residents voiced their concerns with allowing more mixed use development in the city. Last week, around 50 residents sent letters in opposition to the ordinance.

Angelica Kulch, in a letter, said the majority of residents are opposed to the ordinance.

"What could be the reasons that the city council are in a hurry having one meeting after another, just to help the investors, even in the middle of the pandemic, when we were not welcome to participate in any of them," Kulch said.

Ellen Sherwood, in a letter, said the ordinance could lead to more crime in the city.

"I am deeply concerned about residential neighborhoods being adversely

impacted by overdevelopment, with inadequate parking, resulting from your passage without amendment of the mixed use ordinance," Sherwood said. "Crime is rising at an alarming rate in Los Angeles, and other cities, and mixed use overdevelopment enables criminals to hide non-neighborhood cars in plain sight while they burglarize, rob and even shoot citizens and tourists."

But the Planning Commission, which recommended the ordinance's approval to the council, has largely stood by the stance that the ordinance was necessary to meet the city's Regional Housing Needs Assessment last year. According to the city's RHNA allocation, it must add 3,096 new units by 2029.

"There is very little willingness to develop housing, affordable or market-rate in Beverly Hills. Over the last ten years, we've only had 56 new mixed-use housing units," said Chair Peter Ostroff in June 2020. "And at the same time, we're required to meet state mandates for both affordable and market-rate housing to respond to changes in transportation and meet the evolving housing needs of the community."

The council majority reiterated their support for the ordinance.

Vice Mayor Lili Bosse said she asked for the condition to review the ordinance in six months and after a year so that the council could see if it has negative effects on the city.

"I also feel that even beyond after the year or even in between now and the year, if we find that there's issues with this ordinance [then] I think we bring it back sooner," Bosse said. "But today,



***"One of my issues was that developers are getting tremendous benefits, including density bonuses. Yet they are not doing anything to reflect the fact that waving our magic wand we've made their properties in many cases worth substantially more money"***

—Councilmember John Mirisch

given the reality of where we are I don't see that there's much to do at this point but I remain open minded if the time comes that we need to."

Mayor Robert Wunderlich said it's premature to evaluate the impact of the ordinance.

"It's good that we are going to be continuing to revisit this, and I don't see anything to be done at this point as well," Wunderlich said.

But Mirisch, the sole councilmember opposed to the ordinance, shared his concerns.

"One of my issues was that developers are getting these tremendous benefits, including density bonuses," Mirisch said. "Yet they are not doing anything to reflect

the fact that by waving our magic wand we've made their properties worth in many cases substantially more money."

The council is expected to review the ordinance again at the end of the year.

briefs cont. from page 3

### Council Talks Funding for Rodeo Drive Committee

The City Council supported last Thursday the Rodeo Drive Committee's funding request and work plan proposal for the upcoming fiscal year.

The funding will be used to market Rodeo Drive and its luxury retailers in the 2021-2022 fiscal year. According to the council's agenda report, the budget request was for \$158,332. The majority of the funding would be used for social media management and content curation for a total of \$86,664.

According to the agenda report, the Beverly Hills finance department predicts the city will earn around \$35 million in transient occupancy tax revenue in the 2021-2022 fiscal year. Beverly Hills hotels charge a transient occupancy tax from their guests, which the city then collects monthly as a source of revenue. These payments have been deferred for the majority of the pandemic.

City staff recommended an approximate \$4.2 million budget for the city's 2021-

2022 tourism and marketing budget.

### Board Terminates Certain Classes, But Without Layoffs

The BHUSD Board of Education approved last Tuesday a resolution to terminate certain classes without laying off teachers.

The BHUSD had notified certain certificated employees that they might be laid off at the end of the 2020-2021 academic year.

BHUSD Services Being Reduced, By Subject Area	FTE Units
TK-5 Teaching Services	1.0
6-8 English Teaching Services	1.0
6-8 Music Teaching Services	1.0
9-12 Mild/Moderate Special Education Teaching Services	1.0
<b>Total Certificated Positions:</b>	<b>4.0</b>

Source: BHUSD Board of Education May 11 Agenda

However, the BHUSD agreed to rescind the layoffs in its negotiations with the Beverly Hills Education Association to reopen schools for in-person instruction.

FTE stands for "full time equivalent" and is the number of hours, or in this case class sections, someone works as a full-time employee. BHUSD defines FTE as teaching five sections, meaning each individual section someone teaches is equivalent to 1/5 or 0.2 FTE units.

### Design Review Commission Approves North Rexford Drive Home

The Design Review Commission approved a design review permit for a two-story home on North Rexford Drive earlier this month.

The applicant for the project, Oksana Borzina, proposed to replace the existing structure located on 605 North Rexford Drive with a contemporary one. Ac-

According to the commission's agenda report, the existing site is a single-story home that was designed by master architect Francis Pierpont Davis in a Spanish colonial reviv-

al style in 1923.

The site has a Certificate of Ineligibility for historic designation. According to the agenda report, it did not meet the Cultural Heritage Commission's criteria because the home has lost some of its historic features.

Commissioners voted 4-1 to approve the permit as amended by city staff, with Commissioner Ilona Sherman dissenting. Conditions for the project's approval included that the applicant must provide final details on the fencing specifications and the facade should be revised to be better integrated with the neighborhood.



Sherman said the project seems to propose building a very large office-like structure.

"It has nothing to do with the fact that

it's contemporary because we approve contemporary projects all the time," Sherman said. "It just seems to be overwhelming in its stature."

She added that the renderings look out of place and it needs something more to be integrated into the neighborhood.

According to the agenda report, the replacement structure was proposed to have large rectangular glazed, horizontally-oriented wood screening devices, smooth cement plaster and landscaping.

--Briefs Compiled by Ani Gasparyan



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# sports & scores



## BHHS Girls' Tennis Team Advances To Southern Section Semifinals

By Steven Herbert

Beverly High advanced to the Southern Section Division 4 girls' tennis semifinals with an 11-7 victory over Newport Beach-based Pacifica Christian in a quarterfinal Monday at Beverly High with B'Anwi Fomukong and Eugena Lee both winning all three of their singles sets and the Hannah Cohen-Kaily Khaloyan doubles team also winning all three of its sets.

The Normans' No. 2 doubles team of Maya Golban and Lola Eustace won two of three sets.

Beverly Hills played host to J.W. North of Riverside in a semifinal Wednesday that ended after the Beverly Hills Weekly's deadline. If the Normans won, they would play at the Quartz Hill-Flintridge Prep semifinal winner in the final Friday

beginning at 3 p.m.

Beverly Hills defeated Arroyo of El Monte on games, 62-57, in a second-round match Friday after both teams won nine sets.

The Normans defeated La Quinta of Westminster, 15-3, in first-round match May 12 at La Quinta with Fomukong, Lee and Bella Storch winning all three of their singles sets and the Cohen-Khaloyan and Julia Mashal-Merlot Tunnell doubles teams winning all three of their sets.

**Girls' Soccer**  
**Martin Luther King 4,**  
**Beverly Hills 0**

The Normans trailed 1-0 at halftime and allowed three goals in the final 15 minutes in a Southern Section Division 3 first-round playoff game at Nickoll Field May 12.

"We started taking risks to tie it and unfortunately the flood gates opened," Beverly Hills coach Ryan Franks said.

Riverside-based Martin Luther King High scored early. Normans senior midfielder Rebeca Sanchez "just missed on a quality opportunity off a drop pass from (sophomore midfielder) Katrina Chong," Franks said.

Sophomore midfielder-defender Danielle Hollander also had an opportunity to

tie the score early in the second half for Beverly Hills (13-1-0), Franks said.

"I'm very proud of the team, and next season in what will hopefully be a full season, I will have more flexibility in the schedule to be able to play some of these top tier teams to prepare us for a more difficult playoff division," Franks said.

After recording a combined 29-9-4 record in the 2018-19 and 2019-20 seasons, including advancing to the quarterfinals in 2019, the Normans were promoted from Division 4 to Division 3, which Franks called a "much more difficult division in

*sports cont. on page 6*

**Bob's BASEBALL Tours**

<p><b>June 27-July 7, 2021</b> MLB games at Boston, Cleveland, Detroit, Minnesota, Chicago Cubs &amp; New York Yankees <small>Tour begins in Baltimore and ends in Pittsburgh at hotels near airport (free shuttle to/from).</small></p>	<p><b>Aug. 4-14, 2021</b> MLB games at New York (Yankees &amp; Mets), Boston, Philadelphia, Pittsburgh, Baltimore &amp; Washington DC. <small>Tour begins in Newark, NJ and ends in Bloomington, MN at hotels near airport (free shuttle to/from).</small></p>
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## PRESERVE BEVERLY HILLS NOW!

In the very near future, our City Council will vote on three projects that could forever change the face of Beverly Hills: The One Beverly Hills Towers; Eleven Office Buildings on the last green space along Santa Monica Boulevard (Lots 12 and 13); and a Mixed-Use Overlay that will lead to increased height of buildings and decreased parking. Unfortunately, because of the pandemic, there has not been an opportunity for residents to meet with the Council and express views and concerns about the massive building proposals in the works.

If the City Council votes yes on One Beverly Hills, adjacent to the Hilton Hotel, it will be the largest development ever approved in Beverly Hills. The towering heights of these buildings will create a slippery slope leading to more high rises. The urban village that was once Beverly Hills will be history.

The previous Hilton plan was rejected by residents at the ballot box in 2016. Now, even more massive, the development will again be entertained by the City Council on May 20, 25, and 27. Here is what residents need to know about One Beverly Hills:

Construction will take four plus years near the intersection of Wilshire and Santa Monica Boulevards. The tallest of the three towers that make up One Beverly Hills, is 32 stories/410 feet tall (100 feet taller than the Statue of Liberty). The other two towers are 28 stories/369 feet tall, and 11 stories/124 feet tall. The City of Beverly Hills has a 45-foot height restriction. There will be 340 condominiums, and 78 new hotel rooms. No information is available on how many cars, Ubers and limos are projected to come and go on a daily basis. There will be space to park over 2,100 cars.

Eleven Office Buildings are proposed for the green space (lots 12 and 13) between Santa Monica Boulevard and Civic Center Drive. This land is presently zoned for transportation uses only. Of major concern:

- The large office buildings will be set back only 6 feet from Santa Monica Boulevard.
- The developer will remove 74 street parking spaces.
- The large office buildings will be 70 feet from residences on the north side of Santa Monica.
- Workers will, by necessity, have to drive through the Flats and nearby areas to get to and from work.
- Traffic on Santa Monica Boulevard will be a nightmare.
- There is precious green space left in Beverly Hills. This land should be preserved.

The Mixed-Use Overlay approved recently by the City Council will have consequences:

- It will result in increased building heights and decreased parking requirements.
- Rezoning to mixed-use triggers the State Density Bonus Program which supersedes Beverly Hills height limits and parking requirements.
- The Ordinance should be repealed when it is revisited by the Council within the next 6 months.

Before voting, we ask the City Council to step back, take a breath, and begin focus group research to find out how residents feel about the momentous decisions before them.

Readers who have concerns about these important issues, please email [contact@preservebh.com](mailto:contact@preservebh.com)

**PRESERVE BEVERLY HILLS**  
a group of concerned residents

sports cont. from page 5

terms of quality and depth.”

Beverly Hills graduates eight seniors, including striker-midfielders Sara Schwartz, who led the Ocean League with 12 goals and 12 assists, and Esther Goldberg, who Franks called one of the league’s “most dynamic attacking players.”

The Normans have “tremendous talent returning including” Chong, Hollander, sophomore goalkeeper Alexa Kreshek

and junior defender Talia Sarraf, “our anchor on defense,” Franks said.

King was ranked sixth in the final Southern Section Division 3 poll. The Wolves defeated Westlake, 1-0, in a second-round game Friday and Santa Monica, 2-1, in a quarterfinal Tuesday to advance to a semifinal Friday against 10th-ranked Marymount.

Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for The Associated Press, Los Angeles Times and Washington Post. He can be reached at (786) 201-2460 or by email at stvherbert@aol.com.

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### Helping Homeless Youth

The Rotary Club Of Beverly Hills assembled approximately 100 backpacks for homeless youth last week. The bags were filled with basic necessities including toothbrushes, toothpaste, socks, underwear and towels.

Co-chairs JR Dzubak and Joey Behrstock and President Sharon R. Nazarian organized the event. The bags were donated to a Safe Place for Youth

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Public Notices logo with phone number 310-887-0788. Text: Forms available at www.onestopdbas.com

FICTITIOUS BUSINESS NAME STATEMENT: 2021086449 The following person(s) is/are doing business as: HENRY'S SHOUE REPAIR, 9901 Santa Monica Blvd. Bever, Beverly Hills, CA 90212. VICKI DIANE HARB, 9901 Santa Monica Blvd. Bever, Beverly Hills, CA 90212. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 3/2021. Signed: Vicki Diane Harb, Owner. This statement is filed with the County Clerk of Los Angeles County on: 4/12/21. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 4/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,666

are doing business as: IMAGE DOLLS, 14004 LAUSANNE COURT WHITTIER CA 90604. NANCY ULLOA, 14004 LAUSANNE COURT WHITTIER CA 90604. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2021. Signed: NANCY ULLOA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/05/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,669

business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,666

trant has begun to transact business under the fictitious business name or names listed here on: 02/2021. Signed: MARTY MEHDI FADAFI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021 TBS 5,674









California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, 111 N. Hill Street, Los Angeles, CA 90012

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Larry Rabineau, Esq. #48510 - Law Offices of Larry Rabineau, 11500 W. Olympic Blvd., #512, Los Angeles, CA 90064; Telephone: (310) 444-3067

DATE (Fecha): 03/09/2021

Sherri R. Carter Executive Officer/ Clerk of Court, Clerk (Secretario), by D. Williams, Deputy (Adjunto)

(SEAL)

4/29, 5/6, 5/13, 5/20/21

CNS-3463409#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
PARVIZ ILLOULIAN AKA PERRY ILLOULIAN  
CASE NO. 21STPB03885**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of PARVIZ ILLOULIAN AKA PERRY ILLOULIAN. A PETITION FOR PROBATE has been filed by JERRY ILLOULIAN AND JASON D. ILLOULIAN in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that JERRY ILLOULIAN AND JASON D. ILLOULIAN be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 05/27/21 at 8:30AM in Dept. 29 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

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

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

Attorney for Petitioner  
NANCY B. REIMANN - SBN 109536 AND BRIAN EGAN SBN - 301967  
SHEPPARD MULLIN RICHTER & HAMPTON LLP  
333 SOUTH HOPE STREET FLOOR 43  
LOS ANGELES CA 90071-1422  
4/29, 5/6, 5/13/21  
CNS-3465053#

FILE NO. 2021 092617  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LOGIC FINANCIAL GROUP, 1055 WEST 7TH STREET, 33RD FLOOR LOS ANGELES CA 90017 county of: LA COUNTY.

Registered Owner(s): TWINLEAF LLC, 1055 WEST 7TH STREET, 33RD FLOOR LOS ANGELES CA 90017 [CA]. 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: 03/2021.

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/ TWINLEAF LLC BY: ROY MONTEJANO, MEMBER

This statement was filed with the County Clerk of LOS ANGELES County on APR 19 2021 expires on APR 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).  
247673 BEVERLY HILLS WEEKLY 4/29 5/6,13,20 2021

FILE NO. 2021 098132  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. CHAVEZ COIN LAUNDRY; 2. TOWNSEND COIN LAUNDRY, 3526 E. CESAR E CHAVEZ LOS ANGELES CA 90063; MAILING ADDRESS: 16834 MAYFLOWER CIR GARDENA CA 90247 county of: LA COUNTY.

AI #ON: 201614410164  
Registered Owner(s): SEVENTY FIFTH & MAIN, LLC [CA], 16834 MAYFLOWER CIR GARDENA CA 90247. 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/ SEVENTY FIFTH & MAIN, LLC BY: ESTHER H SHIM, MANAGER

This statement was filed with the County Clerk of LOS ANGELES County on APR 27 2021 expires on APR 27 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).  
238371 BEVERLY HILLS WEEKLY 5/6,13,20,27 2021

FILE NO. 2021 098130  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: COLDWELL BANKER COMMERCIAL REALTY, 11661 VICENTE BLVD, 10TH FLOOR LOS ANGELES CA 90049 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): COLDWELL BANKER RESIDENTIAL BROKERAGE COMPANY, 450 EXCHANGE IRVINE CA 92602 [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/ COLDWELL BANKER RESIDENTIAL BROKERAGE COMPANY BY SETH I. TRUWIT, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on APR 27 2021 expires on APR 27 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-268741 BEVERLY HILLS WEEKLY 5/6,13,20,27 2021

FILE NO. 2021 099836  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: INGUARD, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VICE PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on APR 28 2021 expires on APR 28 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-262627 BEVERLY HILLS WEEKLY 5/6,13,20,27 2021

FILE NO. 2021 099354  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: KOREAN KITCHEN HIBACHI BBQ, 135 JAPANESE VILLAGE PLAZA MALL LOS ANGELES CA 90012 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): HYO SIK KWAK, 135 JAPANESE VILLAGE PLAZA MALL LOS ANGELES CA 90012. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

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

/s/ HYO SIK KWAK, OWNER  
This statement was filed with the County Clerk of LOS ANGELES County on APR 28 2021 expires on APR 28 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-270374 BEVERLY HILLS WEEKLY 5/6,13,20,27 2021



**COUNTY OF  
LOS ANGELES  
DEPARTMENT OF  
TREASURER AND  
TAX COLLECTOR**

**NOTICE OF DIVIDED PUBLICATION**  
Made pursuant to Revenue and Taxation Code Section 3381

Pursuant to Revenue and Taxation Code (R&TC) Sections 3381 through 3385, the Notice of Power to Sell Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, has been divided and distributed to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

**NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY**

Made pursuant to Revenue and Taxation Code Section 3361

Notice is hereby given that the following parcels listed will become Subject to the Tax Collector's Power to Sell on Thursday, July 1, 2021, at 12:01 a.m. Pacific Time, by operation of law. The real property taxes and assessments on the parcels listed will have been defaulted five or more years, except for:

1. Nonresidential commercial parcels, as defined in R&TC Section 3691, which will have been defaulted for three or more years;
2. Parcels on which a nuisance abatement lien has been recorded, which will have been defaulted for three or more years;
3. Parcels that can serve the public benefit and a request has been made by the County of Los Angeles, a city within the County of Los Angeles, or nonprofit organization to purchase the parcels through Chapter 8 Agreement Sales pursuant to R&TC Section 3692.4, which will have been defaulted for three or more years.

The Tax Collector will record a Notice of Power to Sell unless the property taxes are paid in full

or the property owner initiates an installment plan of redemption, as provided by law, prior to 5:00 p.m. Pacific Time, on Wednesday, June 30, 2021, when the right to initiate an installment plan terminates. Thereafter, the only option to prevent the sale of the property at public auction is to pay the taxes in full.

The right of redemption survives the property becoming Subject to the Tax Collector's Power to Sell, but it terminates at 5:00 p.m. Pacific Time, on the last business day before the scheduled auction of the property by the Tax Collector.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. For more information, please visit our website at [ttc.lacounty.gov](http://ttc.lacounty.gov).

The amount to redeem the property, in United States dollars and cents, is set forth in the listing opposite each parcel number. This amount includes all defaulted taxes, penalties, and fees that have accrued from the date of tax-default to the date of Wednesday, June 30, 2021.

I certify, under penalty of perjury, that the foregoing is true and correct. Dated this 16 day of April, 2021



KEITH KNOX  
TREASURER AND TAX COLLECTOR  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

#### PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available in the Assessor's Office, 500 West Temple Street, Room 225, Los Angeles, California 90012.

The real property that is the subject of this notice is situated in the County of Los Angeles, State of California, and is described as follows:

#### PROPERTY TAX DEFAULTED IN YEAR 2018 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2017-2018

1789 \$48,546.59  
GILCREST VENTURES LLC SITUS:1531 GILCREST DR LOS ANGELES CA 90210-2515  
AIN: 4352-008-048  
1814 \$1,453.61  
RAIGOZA, DAMIANO O AND IRENE AIN: 4383-017-015  
1815 \$504.19  
AMIN, YASHAAR AND SMIN, LESLIE A AIN: 4383-019-021  
1816 \$36,325.85  
RUSH AIR SERVICE LLC AIN: 4388-010-026  
1817 \$44,815.93  
ADAMIAN, GEORGE A AND ALICE TRS ADAMIAN FAMILY TRUST AIN: 4388-019-016  
1818 \$210.18  
DAVIS, JEROME L AND BERYL R AIN: 4392-018-034

#### PROPERTY TAX DEFAULTED IN YEAR 2016 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2015-2016

1778 \$13,545.12  
LESTER, GREGORY SITUS:1101 REXFORD DR NO 202 LOS ANGELES CA 90035-1239  
AIN: 4330-032-037  
1779 \$2,851.87  
CONSULATE GENERAL OF THE ISLAMIC REPUBLIC OF AFGHANISTAN IN LA SITUS:120 S DOHENY DR BEVERLY HILLS CA 90211-2510 AIN: 4331-023-022  
1781 \$885,367.81  
JEWISH EDUCATIONAL MOVEMENT SITUS:8755 W OLYMPIC BLVD LOS ANGELES CA 90035-1912 AIN: 4333-011-025  
1787 \$21,178.42  
RASHIDDOUST, ILANA SITUS:435 N PALM DR NO 201 BEVERLY HILLS CA 90210-3948  
AIN: 4342-033-015  
1788 \$43,130.41  
KASHFI, GUY AND GILARDIAN, MAZIAR SITUS:1150 SAN YSIDRO DR BEVERLY HILLS CA 90210-2103 AIN: 4348-013-013  
1790 \$8,412.05  
SAMUELSSON, ARIANE B CO TR SAMUELSSON FAMILY TRUST SITUS:9924 BEVERLY GROVE DR LOS ANGELES CA 90210-2121

AIN: 4356-026-012  
CN977627 512 May 13,20, 2021

Title Order No.: 1620030cad Trustee Sale No. 85026 Loan No. G17078234 APN: 4348-002-033 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/1/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/15/2021 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/22/2017 as Instrument No. 20171345030 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1200 LAUREL WAY LLC, A DELAWARE LIMITED LIABILITY COMPANY, as Trustor GENESIS CAPITAL MASTER FUND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described 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, if any, of the real property described above is purported to be: 1200 LAUREL WAY BEVERLY HILLS, CA 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit \$15,503,011.33 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/6/2021 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be

postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case T.S.# 85026. 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." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 85026 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; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; 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.

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF: ENID H. ROM CASE NO. 21STPB04487

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ENID H. ROM.

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

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

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

A HEARING on the petition will be held in this court as follows: 06/09/21 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

YOU MAY EXAMINE the file kept by the court.

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

Attorney for Petitioner  
STEVEN D. KRAMER, ESQ.  
SBN 53917  
KRAMAR MADNICK, LLP  
16133 VENTURA BLVD.  
SUITE 585  
ENCINO CA 91436  
5/13, 5/20, 5/27/21  
CNS-3470225#

FILE NO. 2021 102023  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: RANCHO LATINO SUPER MARKET, 3474 TWEEDY BLVD SOUTH GATE CA 90280 county of: LA COUNTY.  
Registered Owner(s): WENJEN CORP., 5500 COMPTON AVE. LOS ANGELES CA 90011.  
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: 04/2021.

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/ WENJEN CORP. BY: WENDY GUADALUPE MAGANA, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on MAY 03 2021 expires on MAY 03 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).  
298119 BEVERLY HILLS WEEKLY 5/13,20,27, 6/3 2021

Title Order No.: 1615863CAD Trustee Sale No. 85025 Loan No. G18023156 APN: 4348-002-034 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/29/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/15/2021 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 5/3/2018 as Instrument No. 20180436761 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1210 LAUREL WAY, LP, A DELAWARE LIMITED PARTNERSHIP, as Trustor GOLDMAN SACHS BANK USA, A NEW YORK CHARTERED BANK, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described the land therein: Lot 23 of Tract No. 15008, in the City of Beverly Hills, County of Los Angeles, State of California, as per Map recorded in Book 488 Page(s) 3 through 9 inclusive of Maps, in the Office of the County recorder of said County The prop-

erty heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1210 LAUREL WAY BEVERLY HILLS, CA 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit \$16,811,730.62 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/6/2021 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 85025. 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." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 85025 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; by remitting the funds and

affidavit described in Section 2924m(c) of the Civil Code; 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.

FILE NO. 2021 106278  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: ROYAL LIQUOR, 13103 LAKEWOOD BLVD. DOWNEY CA 90242 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): K2 US INC, 13103 LAKEWOOD BLVD. DOWNEY CA 90242 [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/ K2 US INC BY BYUNG JAE KANG, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on MAY 07 2021 expires on MAY 07 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-280999 BEVERLY HILLS WEEKLY 5/20,27 & 6/3,10 2021

FILE NO. 2021 109715  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: AMPLIFY, 3648 BALDWIN PARK BLVD. BALDWIN PARK CA 91706 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): GURLEEN OIL INC, 3648 BALDWIN PARK BLVD. BALDWIN PARK CA 91706 [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/ GURLEEN OIL INC, BY KULWINDER SAINI, PRESIDENT  
This statement was filed with the County Clerk of LOS ANGELES County on MAY 13 2021 expires on MAY 13 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-282727 BEVERLY HILLS WEEKLY 5/20,27 & 6/3, 10 2021

RFQ # 21-350-24

CITY OF BEVERLY HILLS  
PUBLIC WORKS DEPARTMENT

**345 FOOTHILL ROAD  
BEVERLY HILLS, CALIFORNIA 90210  
NOTICE OF THE ESTABLISHMENT OF A  
QUALIFIED ROOFING CONTRACTORS LIST**

Notice is hereby given that the City of Beverly Hills ("CITY") requests qualified roofing contractors to submit their name and pertinent information to be placed on a list of qualified roofing contractors. This list shall comply with Section 22034 of the California Uniform Public Construction Cost Accounting Act.

**Purpose of the List**

The purpose of the list is to have a compilation of interested and qualified roofing contractors (License Class "C-39") that the City may use for negotiated or informal bidding as projects arise for one year, with an up to three year extension. Up to five of the highest ranking contractors will be on the qualified roofing contractors list. The City reserves the right to reject any or all submissions and to waive any informality or irregularity.

Contractor's questionnaire and forms can be downloaded from the City's PlanetBids portal: <https://www.planetbids.com/portal/portal.cfm?CompanyID=39493>

The item is listed as: *Notice of the Establishment of a Qualified Roofing Contractors List*

The last date to submit a fully completed questionnaire is **5:00 PM Thursday, June 10, 2021**. All qualification submittals are required to be submitted electronically via Planet Bids. The electronic submittal system will close exactly at the date and time set forth in this request for qualifications.

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

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

Any questions regarding any error, omission, ambiguity or conflict in the questionnaire should be submitted through PlanetBids no later than 2:00PM on June 2, 2021. Questions sent via email or over the phone, with the exception of those related to accessing or using PlanetBids, will not be answered. Requests for clarification received after this date or sent/posed directly to Staff may be disregarded. For any other questions regarding this prequalification, please contact City Contact(s) below:  
**Karen Domerchie** (kdomerchie@beverlyhills.org)

Contractors are responsible for submitting and having their documents accepted before the closing time set forth in the request for qualifications. **NOTE:** Pushing the submit button on the electronic submittal system may not be instantaneous; it may take time for the Contractor's documents to upload and transmit before the documents are accepted. It is the Contractor's sole responsibility to ensure their documents are uploaded, transmitted, and arrive in time electronically. The City of Beverly Hills will have no responsibility for documents that do not arrive in a timely manner, no matter what the reason.

The prequalification packages shall be labeled "**NOTICE OF THE ESTABLISHMENT OF A QUALIFIED ROOFING CONTRACTORS LIST**"

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

Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the

legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate information in writing, under penalty of perjury.

The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalification application submitted, and to make all final determinations. The CITY may also determine at any time that the prequalification process will be suspended.

Contractors who submit a complete prequalification package will be notified of their qualification status no later than ten business days after submission of the information.

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

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

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

If the Contractor gives the required notice of appeal, a hearing shall be conducted no earlier than five business days after the CITY's receipt of the notice of appeal. Prior to the hearing, the Contractor shall, in writing, be advised of the basis for the City's pre-qualification determination.

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

**NOTICE INVITING BIDS**

**Construction of  
BURTON WAY MEDIAN GREEN-  
STREET AND WATER EFFICIENT  
LANDSCAPE PROJECT**

**Within the City of  
BEVERLY HILLS, CALIFORNIA  
00000**

City of Beverly Hills (City), California invites electronic bids for the **BURTON WAY MEDIAN GREEN STREET AND WATER EFFICIENT LANDSCAPE PROJECT** within the City of Beverly Hills, California. The City will receive such bids electronically via PlanetBids up to **2:00 p.m., on Friday, May 21, 2021**. **Bid results** will be sent to all respective bidders via PlanetBids.

All bidders are required to submit their bids electronically. The electronic bid system will close exactly at the date and time set forth in this Notice Inviting Bids or as changed by addenda. Bidder shall be required to submit their Bid Schedule and Subcontractors List electronically.

Bidders are responsible for submitting and having their bids accepted before the closing time set forth in the Notice Inviting Bids or as changed by addenda.

**Note:** Clicking the submit button on the electronic bid system may not be instantaneous; it may take time for the Bidder's documents to upload and transmit before the bid is accepted. It is the Bidders sole responsibility to ensure their documents are uploaded, transmitted, and arrive in time electronically. The City of Beverly Hills will have no responsibility for bids that do not arrive in a timely manner, no matter what the reason.

Bids must remain valid and shall not be subject to withdrawal for ninety (90) days after the bid opening date.

**NON-MANDATORY PRE-BID MEETING - A non-mandatory pre-bid meeting is scheduled for May 13, 2021 at 9:00 AM at 345 Foothill Rd., Beverly Hills, CA 90210 in Public Works Lunch Room.** Parking is available at the City's parking structure at 9333 W. 3rd Street. Alternatively, there is metered street parking.

**PROJECT WORK LOCATIONS -** Burton Way from Rexford Drive to Oakhurst Drive

**SCOPE OF THE WORK -** The work to be done shall consist of furnishing all the required labor, materials, equipment, parts, implements and supplies necessary for, or appurtenant to, the construction and completion of the **BURTON WAY MEDIAN GREEN STREET AND WATER EFFICIENT LANDSCAPE PROJECT** in accordance with Drawing No. 7453, Sheets 1 through 58 and the Specifications prepared for this project.

In general terms, the contract work for this project shall consist of the following items of work:

ITEM NO.	ESTIMATED QUANTITY	DESCRIPTION
<b>GENERAL REQUIREMENTS</b>		
1	1	Lump Sum Mobilization, Demobilization, Insurance, and Bonds
2	1	Lump Sum Stormwater Controls/WPP/BIMPs
3	1	Lump Sum Survey
4	1	Lump Sum Traffic Control
<b>DEMOLITION WORKS</b>		
5	122,220	Square Feet Clearing and Grubbing
6	1	Lump Sum Remove Irrigation System and Associated Conduits and Wires
7	7	Each Remove/Relocate Electrical Pull Box/Phone Box
8	2	Each Abandon Water Meter
9	3	Each Remove Backflow and Controller
10	1	Lump Sum Remove Traffic Signal Box/Light Pole
11	1	Lump Sum Remove/Relocate Art Lighting
12	1	Lump Sum Remove and Replace Antenna and Electrical Panel
<b>CIVIL WORKS</b>		
13	5,630	Cubic Yard Swale Excavation
14	10,880	Cubic Yard Soil Export from Swale and Subsurface Storage System
15	630	Cubic Yard 4" - 12" Cobblestone
16	1,060	Cubic Yard 6" Thick - 3/4" Crushed Rock
17	350	Cubic Yard 3" Layer Mulch
18	5,300	Square Yard Filter Fabric
19	2,360	Linear Feet 12" PVC SDR-35 Drainage Line
20	18	Each 18" x 18" Catch Basin
21	1,080	Linear Feet Concrete Mow Curb
22	3	Each Diversion Structure
23	30	Linear Feet 15" RCP Diversion Pipe
24	1	Lump Sum Pretreatment Structure (Rexford)
<b>ITEM NO. ESTIMATED QUANTITY DESCRIPTION</b>		
25	1	Lump Sum Pump Station (Rexford)
26	130	Linear Feet 12" PVC C-900 Force Main
27	80	Linear Feet 6" PVC C-900 Force Main
28	2,930	Square Feet 4" Thick Decomposed Granite Surfacing
29	1,950	Linear Feet 6" PVC C-900 Force Main
30	3	Each Check Valves (Outside Pump Systems)
31	1,880	Linear Feet 12" PVC SDR-35 Diversion Pipe
32	7	Each Manhole per SPPWC STD Plan 321.2
33	10	Each Adjust Utility Box
34	1	Lump Sum Water Level Controller System
35	2	Each Flow Meter including Concrete Vault and Manhole Frame and Cover
36	1,186,805	Gallons Subsurface Storage System
37	1	Lump Sum Recirculating Pump Station
38	1	Lump Sum Rainwater Harvesting System and Irrigation Pump Station
39	30	Linear Feet 8" PVC SDR-35 Diversion Pipe
40	4	Each Maintenance/Access Manhole per SPPWC STD Plan 326-2
41	1	Lump Sum Pretreatment Structure (Oakhurst)
42	1	Lump Sum Pump Station (Oakhurst)
43	1	Each Interpretive Sign
<b>ELECTRICAL</b>		
44	1	Lump Sum Electrical for Stormwater Improvements (Panel, Wiring, Conduit, Connections, and Appurtenances)
<b>LANDSCAPE AND IRRIGATION</b>		
45	1	Lump Sum Landscaping
46	1	Lump Sum Irrigation
47	1	Lump Sum 90 Day Maintenance
<b>INTERSECTION AND ADA IMPROVEMENTS</b>		
<b>ITEM NO. ESTIMATED QUANTITY DESCRIPTION</b>		
48	74	Cubic Yard Remove Concrete Ramps, Sidewalks, and Driveway Including Sawcuts
49	772	Linear Feet Remove Curb and Gutter, Including Sawcuts
50	1,010	Square Feet Remove Crosswalk Striping
51	5,720	Square Feet Concrete Sidewalk and Curb Ramps
52	408	Linear Feet Concrete Curb and Gutter
53	58	Cubic Yard 6" Thick Concrete Pavement with 6" Thick Crushed Aggregate Base
54	4,466	Square Feet Continental Crosswalk Markings
55	66	Linear Feet Metal Hand Railing per SPPWC STD Plan 606-4, Type B
56	410	Linear Feet PCC Curb per SPPWC STD Plan 126-2, Type A1 Var
57	520	Square Feet Cross Gutter per SPPWC STD Plan 122-2
58	1	Each Road Signage
59	570	Square Feet Detectable Warning Surface
60	1	Lump Sum Traffic Signal
61	1	Lump Sum Management Reserve

Copies of the Specifications and Proposal Form may be inspected and downloaded from the City's webpage (<http://www.beverlyhills.org/tags/bids/>). Then click on the link "[Click Here for Public Works Department Solicitations](#)".

References in the project specifications to specific sections of the Standard Specifications refer to the book of "Standard Specifications for Public Works Construction", 2018 Edition, written by a Joint Cooperative Committee of the Southern California Chapter of the American Public Works Association and Southern California District of the Associated General Contractors of California. Contractors wishing to obtain this book may purchase copies directly from the publisher, Building News, Inc., 1612 South Clementine Street, Anaheim, California, 92802; (800) 873-6397

**AMENDMENTS -** The third paragraph of Section 7-3.5.1 "General" under the section "Contract Unit Prices", of the Standard Specifications for Public Works Construction is deleted.

Add the following at the end of Section 7-3.5.1 "General", of the Standard Specifications for Public Works Construction: "Should any Contract item be deleted in its entirety, no payment will be made to Contractor for that Bid Item."

Section 7-4.2 shall be changed as follows:

7-4.2.1 Labor. The costs of labor will be the actual cost for wages of workers performing the extra work at the time the extra work is done, plus the employer payments of payroll taxes, health and welfare, pension, vacation, apprenticeship funds, and other direct costs, resulting from Federal, State, or local laws, as well as assessments or benefits required by collective bargaining agreements.

The following will revise Section 7-4.3 of the Greenbook:

7-4.3.1 Work by Contractor. An allowance for overhead and profit shall be added to the Contractor's cost as determined under 7-4.2 and shall constitute the full and complete markup for all overhead and profit on extra work performed by the Contractor. The Contractor shall be compensated for the actual increase in the Contractor's bond premium caused by the extra work. For costs determined under each subsection in 7-4.2, the markup shall be:

- a) Labor 20%
- b) Materials 15%
- c) Tools & Equipment Rental 15%
- d) Other Items 15%

7-4.3.2 Work by a Subcontractor. When any of the extra work is performed by a Subcontractor, the markup established in 7-4.3.1 shall be applied to the Subcontractor's costs as determined under 7-4.2. An allowance for the Contractor's overhead and profit shall be added to the sum of the Subcontractor's costs and markup and shall constitute the full and complete markup for all overhead and profit for the Contractor on work by the Subcontractor. For Contractor markup of Subcontractor's costs, the allowance shall be 10% on the first \$2,000 or portion thereof, and 5% on costs in excess of \$2,000.

**GENERAL INSTRUCTIONS -** The City of Beverly Hills will receive bids electronically for the **BURTON WAY MEDIAN GREEN STREET AND WATER EFFICIENT LANDSCAPE PROJECT** within the City of Beverly Hills, California via PlanetBids up to 2:00 p.m., on **Friday, May 21, 2021. Bid results will be sent to all respective bidders via PlanetBids.**

**ENGINEER'S ESTIMATE -** The preliminary cost of construction of this Work has been prepared and the said estimate is **\$9,695,000.**

**LIQUIDATED DAMAGES -** There will be an assessment for each calendar day that work remains incomplete beyond the time stated in the Proposal Form. Refer to the Proposal Form for specific details.

**CITY CONTACT -** Any questions or requests for information can be directed to the Project Manager, **Derek Nguyen, Ph.D., P.E.,** via PlanetBids or email: [dnguyen@beverlyhills.org](mailto:dnguyen@beverlyhills.org) - subject line: **Burton Way Median Project.**

**TIME FOR COMPLETION -** The work on this project shall start within **ten (10) calendar days** from the date of receipt of written notice to proceed from the City Engineer and the Contractor agrees to complete the entire work within **320 calendar days** from Notice to Proceed.

**BIDDER'S EXAMINATION OF PROJECT**

**SITES AND CONTRACT DOCUMENTS -** Each bidder must carefully field examine the project sites, entirety of the Contract Documents and all addenda issued. Upon submission of a bid, it will be assumed that the Bidder has thoroughly investigated the Work and is satisfied as to the conditions to be encountered and the character, quality, and quantities of the Work to be performed and materials to be furnished. Upon bid submission, it shall be further assumed that the Bidder is familiar with and agrees to the requirements of the Contract Documents and all Addenda issued. The submission of a bid shall be considered conclusive evidence that the Bidder has made such an examination and consents thereto. No information derived from an inspection of records or investigation will in any way relieve the Contractor from obligation under the Contract Documents or any addenda issued nor entitle the Contractor to any additional compensation. By submitting a bid, the Contractor agrees to not make any claim against the City based upon ignorance or misunderstanding of any condition of One Thousand Dollar (\$1,000.00) the Work site or of the requirements set forth in the Contract Documents or Addenda.

**REQUESTS FOR CLARIFICATION -** Any questions regarding any error, omission, ambiguity or conflict in the Plans and Specifications and general clarifications, should be submitted to the Project Manager through PlanetBids no later than **12:00PM, Friday May 14, 2021.** Requests for clarification received after this date or sent/posed directly to the Project Manager will be disregarded.

**PUBLIC WORKS CONTRACTOR REGISTRATION NUMBER -** The Contractor is required to register with State of California Department of Industrial Relations and meet requirements to bid on public works contracts. A Public Works Contractor Registration No. shall be submitted with the bid.

**PREVAILING WAGES -** In accordance with the provisions of Section 1770 et seq. of the Labor Code, the Director of Industrial Relations of the State of California has determined the general prevailing rate of wages applicable to the work to be done.

The Contractor will be required to pay to all workers employed on the project sums not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1."

A copy of said documents are on file and may be inspected in the office of the City Engineer, located at 345 Foothill Rd., Beverly Hills, California 90210.

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him. The Contractor and any subcontractor under him shall comply with the requirements of said sections in the employment of apprentices.

Information relative to apprenticeship standards and administration of the apprenticeship program may be obtained from the Director of Industrial Relations, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

**PAYROLL RECORDS -** The Contractor's attention is directed to Section 1776 of the Labor Code, relating to accurate payroll records, which imposes responsibility upon the Contractor for the maintenance, certification, and availability for inspection of such records for all persons employed by the Contractor or by the Subcontractors in connection with the project. The Contractor shall agree through the Contract to comply with this section and the remaining provisions of the Labor Code.

**INSURANCE AND BOND REQUIREMENTS -** The Contractor shall provide insurance in accordance with Section 3-13 of the City of Beverly Hills, Public Works Department, Standard Contractual Requirements, included as part of these Specifications. All subcontractors listed shall attach copies of the Certificate of Insurance naming the Contractor as the additional insured as part of their insurance policy coverage. In addition, the Contractor shall guarantee all work against defective workmanship and materials furnished by the Contractor for a period of one (1) year from the date the work was completed in accordance with Section 2-11 of

the Standard Contractual Requirements. The Contractor's sureties for the "Performance Bond" shall be liable for any work that the Contractor fails to replace within a specified time.

**CONTRACTORS LICENSE -** At the time of the Bid Deadline and at all times during performance of the Work, including full completion of all corrective work during the Correction Period, the Contractor must possess a California contractor's license or licenses, current and active, of the classification required for the Work, in accordance with the provisions of Chapter 9, Division 3, Section 7000 et seq. of the Business and Professions Code.

In compliance with Public Contract Code Section 3300, the City has determined that the Bidder must possess the following license(s): **"Class A" - Contractor License**

The successful Bidder will not receive a Contract award if the successful Bidder is unlicensed, does not have all of the required licenses, or one or more of the licenses are not current and active. If the City discovers after the Contractor's award that the Contractor is unlicensed, does not have all of the required licenses, or one or more of the licenses are not current and active, the City may cancel the award, reject the Bid, declare the Bid Bond as forfeited, keep the Bid Bond's proceeds, and exercise any one or more of the remedies in the Contract Documents.

**SUBCONTRACTORS' LICENSES AND LISTING -** At the time of the Bid Deadline and at all times during performance of the Work, each listed Subcontractor must possess a current and active California contractor's license appropriate for the portion of the Work listed for such Subcontractor and shall hold all specialty certifications required for such Work. When the Bidder submits its Bid to the City, the Bidder must list each Subcontractor whom the Bidder must disclose under Public Contract Code Section 4104 (Subcontractor Listing Law), and the Bidder must provide all of the Subcontractor information that Section 4104 requires (name, address, and portion of the Work). In addition, the City requires that the Bidder list each Subcontractor's license number and the dollar value of each Subcontractor's labor or services.

**SUBSTITUTION OF SECURITIES -** Pursuant to California Public Contract Code Section 22300, substitution of securities for withheld funds is permitted in accordance therewith.

**THE CITY RESERVES THE RIGHT TO REJECT ANY BID OR ALL THE BIDS AND TO WAIVE ANY INFORMALTY OR IRREGULARITY IN ANY BID, BUT IF THE BIDS ARE ACCEPTED, THE CONTRACT FOR THE IMPROVEMENT WILL BE LET TO THE LOWEST RESPONSIBLE BIDDER FOR THE PROJECT AS A WHOLE.**

**NOTICE OF U.C.C. ARTICLE 9 DISPOSITION OF COLLATERAL**

**PUBLIC SALE AND AUCTION OF MOHAMED HADID'S 100% EQUITY MEMBERSHIP INTEREST IN COLDWATER DEVELOPMENT LLC**

PLEASE TAKE NOTICE that on **June 4, 2021, at 10:00 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/88618978258>  
Meeting ID: 886 1897 8258

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



lic 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](mailto:ron@ronaldrichards.com) and [glong0607@gmail.com](mailto: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.

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.

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](mailto: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](mailto:ron@ronaldrichards.com) and [glong0607@gmail.com](mailto:glong0607@gmail.com)

Order No. 0942774-993-003 CFJ Guarantee No. CAL DSC-IMP-724245-1-20-0013774

EXHIBIT A  
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 5: APN: 4387-020-001  
THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND IN THE DISTRICT LAND ON JUNE 25, 1887.

PARCEL 6: APN: 4387-020-009  
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, DISTANT THEREON SOUTH 88° 42' 03" EAST 434.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER, THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID QUARTER SECTION CORNER

PARCEL 7: APN: 4387-022-001 AND 4387-022-002

THAT PORTION OF LOTS 5 AND 6 OF THE COLDWATER CANYON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 22 AND 23, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE WESTERLY AND NORTHERLY BOUNDARY LINES OF TRACT NO. 20500, AS PER MAP RECORDED IN BOOK 380 PAGES 28 AND 29, OF MAPS, RECORDS OF SAID COUNTY, SAID WESTERLY AND NORTHERLY LINES OF SAID TRACT NO. 20500 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID TRACT NO. 20500; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 20500 NORTH 02° 44' 40" WEST 230.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF TRACT NO. 20500; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT NO. 20500 NORTH 89° 27' 03" EAST 214.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID TRACT NO. 20500 NORTH 13° 11' 03" EAST 202.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 OF SAID TRACT NO. 20500, BEING A POINT ON THE NORTHERLY LINE OF SAID LOT 5 OF THE COLDWATER CANYON TRACT

EXCEPT THAT PORTION IF ANY, OF SAID LOT 6 LYING WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1, RANGE 15 WEST, SAN BERNARDINO MERIDIAN.

724245 CLIA Guarantee (on No. 724245-1-20-001) Assured State Guarantee

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115-CEMETERY Hollywood Hills Mt. Sinai Cemetery. Located in Maimonides section. Rare find in sold out section. Endowment and transfer fees included. \$18,000 obo. (818) 515-8345

Hollywood Forever Cemetery 2 plots in mausoleum. Garden of Israel-Tier B True Companion. Crypt B-46. Current value as of 6-1-19 \$16,500 (normally \$33,000, 50% discount) I will pay the transfer fee of \$1,500. (Live forever with the Hollywood stars) Call 310-228-8534

Mount Sinai Hollywood Hills. 2 plots side by side located in Maimonides section Endowment and Transfer Fees included \$36,000. Sold out section near the entrance and a large tree. 818-585-0810

Pierce Brothers Valhalla in North Hollywood (Eye Level Side by Side) Mausoleums - 1 Single and 1 Double Deep. Spaces Only. Asking \$18,000 (949) 324-9665

Mt Sinai Hollywood - 2 plots in sold out Moses 25. Priced way below market! Call or text 805-300-1936

Pacific View Memorial Park, Corona del Mar Meadowlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John Wayne's yacht. \$16,000, (907) 903-5497 or [1bigdoggie@gmail.com](mailto:1bigdoggie@gmail.com).

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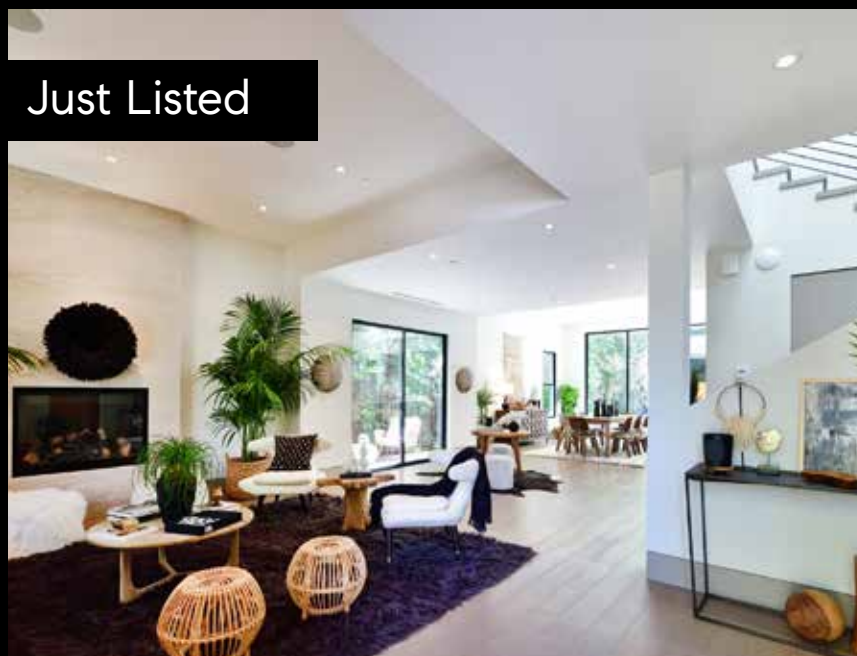
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