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Issue 1242 • July 20 - July 26, 2023



Alum Gives Back

Irv Zakheim Donates \$250,000
for Beverly High Baseball Field Naming

cover story • pages 6-7



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OUR DATA SPEAKS
VOLUMES



letters & email

“Recruiting College Alumni for Business”

As the economy and the demographics change in Beverly Hills and its surrounding communities, Beverly Hills hotels and other businesses should go after more of the college and university alumni market.

There are probably many more well-off executives and workers who would take greater advantage of attending more of their alumni meetings and/or networking opportunities with their fellow alumni if the Beverly Hills hospitality industry and merchant class throughout the City would pay more attention to them as a lucrative niche market to value, serve and entertain.

A light bulb went off in my head this past June 21st when I attended a Fordham University alumni meeting at the longtime downtown Denver revered status symbol Brown Palace Hotel to meet our new first non-Jesuit and first female prez, Madam President Tania Tetlow.

As I discussed Kevin Huvane, Creative Artists Agency bigwig, who is a Fordham graduate, with others in attendance, I pictured Kevin Huvane organizing one or two Fordham alumni events in Beverly Hills.

Wouldn't it be nice for Kevin Huvane and other Hollywood showbiz executives like him to encourage their college alumni to meet in Beverly Hills for their special events?

What do you think about it City Hall and the Beverly Hills Chamber of Commerce? Is it a good idea? Is it an overlooked lucrative niche market? Would you like to satisfy it?

Fordham University has approximately 200,000 graduates. What the numbers of other public and private colleges' and universities' graduates' purchasing power is would make Wall Street bankers jump up and down in celebration and break out their bottles of champagne.

**Emzy Veazy III
Burbank**

briefs

City Council to Merge Design and Architecture Commission

At their Tuesday Study Session the City Council agreed to merge the Architectural and Design Review Commission into one entity; and decided to move forward with background checks for new Commissioners.

The City does not require background checks for commissioners, but does require criminal background checks for all City staff.

The Council felt that since commis-

sioners serve as representatives of the City, background checks should be performed for all incoming commissioners under the following categories:

- Criminal convictions
- Bankruptcies
- Lawsuits
- Suspended or revoked professional licenses
- Disciplinary actions by professional boards/bodies

The City Council recommended requiring background checks only for finalists, plus one back-up candidate in the event that a finalist is disqualified as a result of the check. Any information identified during the background check would be shared with the interview panel and kept confidential.

According to the staff report, there has been a decline in cases brought forward to the Design Review Commission over the past several years due to the majority of applicants utilizing the City's streamlined Track 1 design review process, which allows homes to be approved at the staff level if the home is designed by a licensed architect and adheres to a “pure architectural style.”

Track 1 is intended to incentivize tasteful design by minimizing the permitting process, which has reduced the Commission's workload, according to the staff report. The Ad Hoc Committee had recommended consolidating the Design Review Commission with the Architectural Commission because the Architectural Commission is similar in the duties performed to the Design Review Commission.

The existing requirements and process for Design Review will be retained, with the only change being the body that reviews Design Review applications and commissioners will not have their terms cut short. This will result in a seven-member commission for some time, with the commission eventually returning to a five-member commission as terms end.

Councilmember John Mirisch had also asked the Council to consider restructuring the Rent Stabilization Commission interview process to have a tenant member sit on tenant interviews and a landlord member sit on landlord interviews because there are instances when a landlord member may sit on an interview panel for a tenant recruitment and vice versa. The Rent Stabilization Commission is also the only commission with six members as well as two alternate mem-



Councilmember John Mirisch and First Lady of Kenya Rachel Ruto

Mirisch Meets First Lady of Kenya

Councilmember John Mirisch met the First Lady of Kenya Rachel Ruto on Wednesday at City Hall. Her husband is Kenyan President William Ruto.



Officer Karly Loberg and Support K-9 Nami

BHPD Celebrates K-9 Nami's Birthday

On July 6 Beverly Hills Police Department celebrated the second birthday of Support K-9 Nami.

bers.

The majority of the Council decided that interviews should be performed by both at-large members in order to achieve the most balanced interview process.

Planning Commission Approves Historic Incentive Permit for 9884 South Santa Monica Boulevard

The Planning Commission approved a request for a Development Plan Review and Historic Incentive Permit (HIP) to allow for the rehabilitation of an existing two-story commercial building with a new third story addition at the property located at 9884 South Santa Monica Boulevard, at last Thursday's meeting.

The existing commercial building, known as the “Darrow Office Building,” was built in 1946 and was designed by John Lautner and Douglas Honnold, architects listed on the List of Master Architects.

The applicant is expected to rehabilitate the building and original architectural features that were designed by Laut-

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ner. The applicant also wants to construct a new 1,404 SF third story addition over the existing building to provide additional office space on the property and an outdoor terrace that would face South



Proposed Building at 9884 South Santa Monica

Santa Monica Boulevard and Charleville Boulevard. The new third floor addition would increase the existing height of the building by approximately 15'-3", from a height of 23'-9" to a proposed height of 38'-0".

The property has not yet been designated as a local historic landmark. However, on April 13 the Cultural Heritage Commission previewed the proposed project and determined that the existing building at the project site merits formal consideration as a local landmark. The commission directed staff to provide a recommendation to the City Council for designation of the property as a local landmark.

Representatives from The Peninsula expressed concerns with the requested times to receive deliveries. The Planning Commission adjusted the allowable delivery times to align with The Peninsula, which prohibits deliveries from 10pm to 7am.

City Council Approves Rodeo Drive Holiday Decor Proposal

The City Council approved the Rodeo Drive Committee's proposed holiday décor, as well as a Purchase Order for \$485,960, at their Tuesday Study Session.

The City sponsors an annual signature holiday program that is designed to celebrate the season and attract visitors to shop and dine in Beverly Hills.

This year's Rodeo Drive holiday decor proposal is titled "Up, Up and Away Holiday", and includes custom hot air balloons that will hover over sweets, gifts, ornaments, and lit marquees of seasonal words such as "JOY" and "LIGHT". This will be on elevated platform decks in the center median with warm white palm tree lighting around the trunks and in the tree canopies. Tinsel garland will also wrap the street light poles. Hanukkah décor will be incorporated in multiple of the scenes, with a recommendation from the Committee for one per three blocks, along the Rodeo Drive Center median.

The Holiday Lighting Celebration and banner designs will be brought back to the Liaisons, then Council for separate

approval.

City to Replace Advanced Metering Infrastructure

The City Council approved an agreement with E Source Companies for the design and implementation of the City's Advanced Metering Infrastructure (AMI) system and water meter, at their Tuesday meeting.

The City serves potable water to approximately 10,890 accounts within Beverly Hills and a portion of West Hollywood. The existing AMI system along with the associated physical water meters are 15 years old and the City believes it is in need of an updated enterprise wide AMI system that will employ the latest technology in an effort to be more reliable with the backup systems in place.

The new system is expected to be capable of integrating with the existing back-end Finance/Utility Billing, Information Technology, Customer Service, water conservation management software, and other systems utilized by the City.

The total purchase order amount is \$850,000.

Beverly Hills Police Department Makes Arrests Following Armed Robbery

Beverly Hills Police officers arrested several suspects in connection with an armed robbery that occurred on Monday.

On Monday evening shortly after 6:30pm officers responded to the 600 block of North Doheny Drive due to a report of an armed robbery. The victims were walking forced at gunpoint to give their watches to the suspects. Prior to police arriving at the scene, the suspects drove away in a gray Chevrolet sedan. A license plate was obtained, and officers continued to search for the vehicle.

At approximately 8:41 pm, resources used by the Real Time Watch Center located the suspect vehicle near Rodeo Drive and Dayton Way. Officers responded to the area, located the vehicle, and initiated a traffic stop nearby. The investigation led to the arrest of the four occupants and the recovery of two handguns and watches believed to be from the robbery.

The following individuals have been arrested: Ziona Famoso, an 18-year-old female from Los Angeles, charged with 211 PC – Robbery and Criminal Conspiracy; Cameron White, an 18-year-old male from Los Angeles, charged with Robbery and Criminal Conspiracy; Ion Williams, a 19-year-old male from Los Angeles, Charged with Rob-

bery and Criminal Conspiracy; and Juvenile – Male, 17-year-old.

BHPD Detectives are still following up on leads, and other crimes the suspects may have been involved in. The adult suspects' bail has been set at \$100,000. They are currently in custody at the Beverly Hills Police Department.

Jonathan and Jackson Prince Appear on 'Back to Beverly'



Jonathan Prince



Jackson Prince

Jonathan Prince and his son Jackson Prince appeared on the 'Back to Beverly' podcast hosted by Dillon Curtis to discuss how their high school years contributed to the success they have achieved in their professional careers.

Jonathan, Class of 1976, is an actor, director, and writer who recently wrote the book for the musical

"Dark of the Moon". Jackson, Class of 2015, is a director, producer, and writer, and just produced his first musical "1660 Vine".

"My whole thing about Beverly is, if you want to, you can do everything here," Jonathan said.

Later in the interview, Jackson mentioned his Beverly Hills Weekly cover story that appeared in issue #1196, which he claims got a lot of attention.

View the interview at <https://www.youtube.com/watch?v=LEF2RXan51s>.

City Council Discusses Mixed Use Overlay Zone

At their Tuesday meeting the City Council discussed the current status and implementation of the Mixed Use Overlay Zone and provided direction to city staff to bring this matter in front of the Planning Commission to discuss potential options for future modifications to

the Overlay Zone.

The Mixed Use Overlay Zone was created to establish development standards to guide future mixed use development proposals along specific commercial corridors within the C-3 Commercial Zone and have been in place for approximately two-and-a-half years.

The Planning Commission has approved one mixed-use project, the "Stinking Rose" site at 55 North La Cienega Boulevard, with three other project applications that will be reviewed by the Commission at future meetings, according to the staff report. All four projects were designed utilizing the state density bonus law and requested deviations from development standards in exchange for providing affordable units to lower income households.

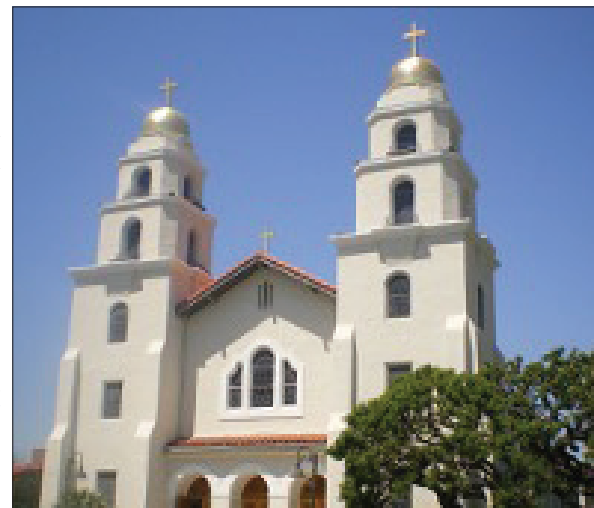
Some options to expand the ordinance that were discussed include the following: expanding the area, increasing density, increasing height, and Overlay Zone-specific Incentives.

The Planning Commission is expected to discuss this matter at a future meeting.

Cultural Heritage Commission Approves Landmark Proceedings for Church of the Good Shepherd

At last Wednesday's meeting the Cultural Heritage Commission approved the initiation of landmark proceedings for the Church of the Good Shepherd locat-

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Church of the Good Shepherd

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ed at 501-505 North Bedford and determined its eligibility as a local landmark for placement onto the Register of Historic Properties.

According to the staff report, the central church structure meets the required criteria for local landmark designation as it remains in a well-maintained condition with no major compromises to its architectural integrity.

The property was designed in 1924 by architect James Donnellan. The building was identified as a potential contributor to the potential historic district defined as the "Beverly Hills Churches-Thematic Grouping" in the City's 1985-1986 Survey and the 2004 Historic Surveys. The property is individually eligible for listing in the National Register and California Register at the local level of significance.

This nomination will move forward to the City Council for final approval prior to the church's 100 year anniversary.

City Council Approves "Run of the Stars" 5K Run/Walk

The City Council approved a request from 'Not Today Cancer' a Beverly Hills based non-profit that supports research for cures for pediatric cancer to host a charity 5K Run/Walk, "Run of the Stars".

A waiver of permit and personnel fees was requested for the third annual event to be held on Sunday, Oct. 15. No full street closures are requested for the 5K race or event Expo at Beverly Vista Middle School.

Not Today Cancer was established in 2021 by Stacey Book and Jennifer Duncan who lost their 11-year-old son Mason, to T-Cell Acute Lymphoblastic Leukemia in 2020. The group has organized this annual event, in honor of Mason, to raise awareness and funding for pediatric cancer research.

The race has grown each year and race co-founders are trying to reach the goal of 1,000 participants and attendees for 2023. The race will start at Beverly Vista Middle School, take a route that is expected to have the least amount of impact on drivers, and end with an Expo inside Beverly Vista Middle School playground area.

A waiver of permit and personnel fees was requested in an effort to maximize the total proceeds that can go to the non-profit organization.

The event includes the following:

- Race bib pickup and final in-person registration.
- 5K race starting at Beverly Vista Middle School from approximately 8:30am-10:00am.
- A Post-race trophy ceremony and awards will also be handed out at the race expo.

The 5K racecourse is approximately 3.1 miles, and is geared towards anyone 10 years of age and older.



City Council Recognizes Recreation and Parks Month

On Tuesday the City Council recognized Recreation and Parks Month. At left is the Recreation and Parks Commission.

Commission Approves Golden Shield Award Nominees

The Commission reviewed six potential nominees for the Golden Shield Award recognition program at last Wednesday's meeting and will move forward with the selection of Arthur Murray and JJ Newberry.

The Arthur Murray Dance Studio, Beverly Hills branch opened its doors in 1940 in the upstairs space of 357 North Rodeo Drive. The space had been previously occupied by local architect Harry Werner and the Guy Price real estate office. Dance lessons were offered for beginners and advanced dancers alike.

Arthur and his dance partner wife, Kathryn moved to Beverly Hills to retire in 1938 where he later bought out the franchise. There he spent time designing a new studio that would be located further along Wilshire Boulevard in Los Angeles. The Beverly Hills branch of Murray's dance studio closed in 1942, with the opening of their new studio along the Miracle Mile. In 1950 they began a televised dance show. The Arthur Murray Party was a popular dance show that broadcasted on national television from 1950 to 1962. It was hosted by Arthur Murray with Kathryn teaching the current dance moves. Guest appearances on the show included Groucho Marx, Rex Harrison, Helen Hayes, and Bob Hope. The latest Arthur Murray dance studio in Beverly Hills is located at 262 North Beverly Drive.

In August 1930, the J.J. Newberry Company took out a 25 year lease in the Dennison Market Building at 418 North Beverly Drive. At that time, there were 325 J.J. Newberry stores in operation

throughout the nation. J. J. Newberry Co. was an American retail chain store that opened its first shop in Stroudsburg, Pennsylvania in 1911.

The Newberry featured an open self-service shopping space with a lunch counter at the ground level and a full basement. It operated like the other variety stores offering low-priced merchandise for dry goods like razor blades, bobby pins, and shoelaces sold from countertop bins. In 1941, the Beverly Hills J. J. Newberry's store moved a block south to a larger building at 320 North Beverly Drive. After 48 years, the store moved again to 463 North Bedford Drive in 1989. It remained there for a few years until it closed following the bankruptcy of its parent company McCrory Stores in 1992.

Upon final approval by the Cultural Heritage Commission, the nominees will move forward for review by the City Council.

City Council Approves E-waste Event

At their Tuesday meeting the City Council approved an agreement with the County of Los Angeles to hold a County-wide Household Hazardous Waste and E-Waste Event scheduled for Saturday, Sept. 30.

This will be a one-day event for the proper disposal of hazardous waste, including motor oil, paint thinners, anti-freeze, varnish, pesticides, batteries and other household hazardous products, as well as E-Waste, computer monitors, televisions, computer CPUs, keyboards, printers, and cell phones. This year's event will take place from 9:00 a.m. to 3:00 p.m.

The event is open to all County resi-

dents. Similar to the last year, the location will be on West 3rd Street between Civic Center Drive and Foothill Road for ingress and egress of vehicles for waste collection drop off.

There will be County traffic workers stationed throughout the site to help mitigate traffic, as well as Public Works staff providing direction. If possible, attendees will be asked to stay in their car with the windows up.

This event is funded by the Los Angeles County Sanitation Bureau.

Help Needed in Identifying Patients

Los Angeles General Medical Center, a public hospital run by the L.A. County Department of Health Services, is seeking the public's help in identifying families for two male patients who have been hospitalized for several days.

The first patient is about 60 years old, stands 5'11", weighs about 152 lbs, is thin, has a salt and peppered hair and beard, and brown eyes. He has



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no tattoos noted and an enlarged earlobe with a crease in the middle.

The second patient is in his 50s, stands 5'7, weighs 128 lbs, is thin, has wavy short black hair, and has brown eyes. He has a tattoo on his upper left arms that consists of symbols.

Anyone with information can contact Yen Sau at 323-409-4860.

Origami Animals Pop Up on Rodeo Drive

Imagi, a new, brightly-colored, outdoor art installation by Mr Brainwash has been installed along Rodeo Drive as summer travel and shopping season begins.



Installation View of Green Dog

Organized in partnership with the Rodeo Drive Committee, Imagi comprises nine large-scale, six to 10 feet high, brightly-colored, metal sculptures of pink, green, red, blue, orange and yellow origami animals, including birds, a bear, an elephant, a dog, a rabbit, and more, on view along the length of Rodeo Drive through September 25. The photo friendly, interactive public art project is free and open to the public.

“With the summer season in full swing, we are excited to showcase the experiential work of Mr Brainwash on Rodeo Drive for our families and visitors to experience,” Mayor Julian Gold said. “His bright sculptures inspire creativity and are the perfect addition to a street that is already synonymous with iconic fashion, art and culture.”

Author Talk with Psychologist Ethan Kross to Take Place Tonight

The Beverly Hills Public Library will be hosting an author talk with Psychologist Ethan Kross today at 1pm.

Kross is the author of the National Bestseller *Chatter: The Voice in Our Head, Why it Matters and How to Harness It*, which was chosen as one of the best new books of the year by the Washington



Ethan Kross

Post, CNN, and USA Today and the Winning Winter 2021 selection for Malcolm Gladwell, Adam Grant, Susan Cain, and Dan Pink's Next Big Idea Book Club. *Chatter* is scheduled to be translated into over 40 languages.

Ethan Kross is a psychological scientist who has written a guide to mastering self-talk. In *Chatter*, he uses a blend of science from his own lab, and real-world case studies in an effort to help harness the power of the inner voice. This talk is an exploration of how one can use those tools to make your inner voice work in your favor.

Ethan Kross is an expert on controlling the conscious mind. An award-winning professor and bestselling author in the University of Michigan's top-ranked Psychology Department and its Ross School of Business, he studies how the conversations people have with themselves impact their health, performance, decisions, and relationships and is the founder of Emotion & Self-Control Laboratory.

Kross' research has been published in *Science*, *The New England Journal of Medicine*, and *The Proceedings of the National Academy of Sciences*, among other peer-reviewed journals. He has participated in policy discussions at the White House and has been interviewed on CBS Evening News, Good Morning America, Anderson Cooper Full Circle, and NPR's Morning Edition. His research has been featured in *The New York Times*, *The Wall Street Journal*, *The New Yorker*, *Harvard Business Review*, *USA Today*, *The Economist*, *The Atlantic*, *Forbes*, and *Time*.

Visit <https://libraryc.org/demo/28577%20for%20more%20information>.

National Night Out to Take Place Aug. 1

The Beverly Hills Police Department will be taking part in National Night Out on Tuesday, Aug. 1. The event will take place from 6 pm - 9 pm at the 400 Block of North Rexford Drive, in front of the Library and BHPD.

National Night Out is an annual community-building campaign that is intended to promote police-community partnerships and neighborhood camaraderie.

This year, the department will be honoring BHPD's K-9s. Residents can meet BHPD's K-9 Unit and Support K-9 Nami. The K-9 demonstration will begin at 7 pm.

Residents can see BHPD's SWAT Unit, Mobile Command Center, Real Time Watch Center Drones, BHPD, and more. Free parking is located at the Civic Center Parking Garage and admission is free.

Water Main Break Emergency Repairs Expected to be Completed Next Month

At their Tuesday meeting the City Council approved a change purchase order to Ferreira Construction for \$100,000 for a total not-to-exceed amount of \$1,909,500, which included funds for extra work due to the realignment of the new water main, contingency for unforeseen subsurface conditions, and additional street pavement along Loma Linda Drive as part of the Water Mains Replacement contract.

In July 2021, the City awarded a contract to Ferreira for the Water Main Replacement Project between Summit Drive and Laurel Way and the Water Main Replacement Project on Loma Linda Drive.

The work at Summit Drive and Laurel Way was completed in April 2022, and the utility investigation at Loma Linda Drive was completed by the first quarter of 2022. However, design changes were required and an amendment to the State Division of Drinking Water permit was approved in Oct. 2022.

A water main break also occurred at the intersection of Coldwater Cañon Drive and Loma Linda Drive. A change order was issued to Ferreira to repair the pipe and re-establish water service to the 43 homes that were affected in Nov. 2022. Following the emergency repair, Ferreira completed the replacement of 1,400 feet of the cast iron pipes with new ductile iron pipes. The final street restoration work is currently scheduled for early Aug.

Cooling Centers Available at Beverly Hills Locations

In Beverly Hills, the Public Library, Roxbury Park and La Cienega Park Community Centers are available as cooling centers during regular business hours.

The normal hours of operation are as follows:

- Roxbury Park Community Center: Weekdays 8:00am-9:30pm / Weekends 8:00am-5:00pm
- La Cienega Park Community Center: Weekdays 8:00am-9:00pm / Weekends 8:00am-5:00pm
- Beverly Hills Public Library: Monday-Thursday 9:30am-9:30pm / Friday-Saturday 10:00am-6:00pm / Sunday 12:00pm-6:00pm

Visit <https://ready.lacounty.gov/heat/> for a full list of cooling centers throughout the County.

Living Advantage 30th Anniversary Mixer to Take Place Aug. 17

Living Advantage will be hosting its 30th Anniversary “Mixer That Matters”

with Dawn Dai on Thursday, Aug. 17, from 5 to 9pm.

The annual fundraiser will have a unique twist this year with the partnership of Dawn Dai, a radio personality and podcast host of Vitamin D.

The Mixer will be held again at Nua Beverly Hills. A \$30 donation includes food. Celebrities have been invited including Eddie Murphy, Rosie O'Donnell, and their Spokesperson Chad L. Coleman.

Current sponsors are USC, U.S. Bank, and Children's Hospital Los Angeles.

Visit <https://www.livingadvantageinc.org/mixer-that-matters> to purchase tickets.

Embrace Civility Award Nomination Period Closes Aug. 21

The Embrace Civility Award nomination period has launched and will remain open until Aug. 21. The Embrace Civility Award was established in 2012 and recognizes community members that exemplify any or all of the following: acts as a role model of positive behavior, takes a stand in support of respect and responsible actions, and promotes positive neighbor to neighbor relations.

The recipient may be of any age and must be a resident of Beverly Hills, City employee, or associated with a current business or organization that has operated in Beverly Hills for a minimum of one year.

The Human Relations Commission Announces the winner in October during Civility Month.

Nomination forms are available at : beverlyhills.org/embracecivilityaward.

Commission Approves Density Bonus Permit for 227 Tower Drive

The Planning Commission approved a request for a Development Plan Review



Tower Drive Project

to allow for the construction of a new five story, ten-unit multi-family residential building with 13 parking spaces, and a Density Bonus Permit in addition to certain incentives/concessions and waivers from development standards to provide one affordable housing unit at the

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coverstory

ALUM GIVES BACK

Irv Zakheim Donates \$250,000 for Beverly High Baseball Field Naming

By Danielle Berjikian

How did this donation come about?

David: The best part of what BHAAA has done is reengaging with alumni through our Hall of Fame dinner, bringing people back to campus, and reuniting them with their coaches, teammates, and classmates. Irv was honored at our second Hall of Fame class. Clearly from the beginning, Irv's passion for the high school [was very evident with] the time he spent there, and then his interest in continuing to stay engaged and up to date with what we were doing. That was sort of the reintroduction to Irv. Steven Fenton, who founded the organization, does a great job of staying in touch. He's been in touch with Irv over the years [and with] seeing what the organization's done to help the high school, alumni, and graduates, I think that conversation just evolved between the two of them.

Irv: It all started with the Beverly Hills Hall of Fame. I moved up to Spokane, Washington 30 years ago. I sort of distanced myself from all my friends and family. I [would] come back to visit but [we] really don't go there that much. When they started this stuff with the Beverly Hills Hall of Fame for the athletic department [they began bringing us all back]. We had the annual dinner and meetings and then we started grouping together. It [brought] us back to the Beverly Hills campus and what it's meant to do is raise money for the Beverly Hills Athletic Department. So with that in mind, everybody that could, would try to get together not only for the Hall of Fame but, [with the idea] 'What can we do to help Beverly Hills Athletics going forward?' That's really how it all started.

Irv: You graduated in 1967 and you were on the varsity baseball team. Tell us about that.

I played basketball, baseball, [and] they talked me into football my senior year. I made all CIF my senior year. I think we went to the CIF playoffs for the first time in either a long time or forever. We had a pretty good team all three years I was there, but we had really good competition in our league as well. I think as

far as going to Beverly, Coach Flanagan coached sophomore and junior years. I played three years on our varsity and then our senior year, [former coach and principal] Ben Bushman coached our team. In basketball Coach [Jack] Riley and Coach [Dick] Schreiber were our coaches. As far as the coaching went, we had good teams while I was there and the coaches were good. Crowley retired my junior year and then Bushman came in. He was a football coach and he didn't have that much baseball experience. So the two lead seniors on the team were Ralph Punaro and me. He looked at us a lot to try to help him learn what to do during practices and things like that. But he did a good job and actually for him to even ask, is better than him trying to coach a baseball team with no experience. So it was kind of a weird senior year, but it was actually beneficial for all of us. I think we all learned from each other. After that, I went to LA



"These things are not built by an individual, it's by many people coming in and helping"

— Irv Zakheim

City College for two years and played basketball and baseball there. Then after my sophomore year, I transferred over to Cal State Northridge in 1970 and we won the national championship my first year there. After my second year, we lost in the final game of the regionals, which would have put us in the World Series two years in a row. So at the end of that year, I ended up signing a contract with the Chicago White Sox and played two years in the minor leagues for them.

David: What will this donation be used for?

We set up an endowment in Irv's name to continue to support everything that the Athletic Association has done, which has really grown and evolved. I think one of the things that Irv got excited about was something we saw during the pandemic, which was BHAAA Assist. [That] has been funding and supporting alumni who are involved in athletics at the high school through these challenging times and paying everything from insurance to rent, to car payments to kind of help them get by. That was during the pandemic, which has been pretty significant and helped us engage with additional



David Corwin, Irv Zakheim, and Steven Fenton

alums. The main purpose of the organization remains, to pay for uniforms and equipment for all the teams at the high school. Being able to add BHAAA Assist has been a really nice way to diversify and help others that have a really tight connection to the high school. Then we have four annual scholarships that go to graduate student athletes. So to be able to help secure the future of the organization and have an endowment in Irv's name that we hope will grow. Just having Irv being more engaged and involved, he is so well connected with people that grew up in the community that want to help. I think it's going to be great and bring more attention to what the organization's doing and the obviously continuous needs of the athletic department. But we've kind of grown and expanded into helping the community in other ways.

Irv: What made you want to make a donation of this caliber?

It started out with them wanting to do the baseball field and I asked where it was and all those kinds of questions. Then when it came to, 'How is it going to get funded?' That's when we started talking about it. I said I'd be interested in donating money to help fund this. When it comes to Beverly Hills High School, everybody thinks that we have the best of everything. At the time when I played there, we had probably the worst baseball field not only in our conference but in the city. It was all grass infield at that time and they very rarely mowed it. It was a tough field to play on. You'd think that they would have had something much, much better than we did. We started talking about that and I said, 'Yeah, we've needed a new base-

ball field for a long time.' So that actually got my interest there as well. Even though it's 50-plus years later, it's better late than never that we started providing some of the athletic facilities that our kids are playing on.

Irv: You currently live in Spokane, Washington. How did you get up there?

I started Zak Designs in 1976 in LA and my office was in South Central. We did children's dinnerware with Disney characters on it. So Little Mermaid or Pocahontas, all those kinds of things through Disney, Warner Brothers, and Mattel. In 1992 when the Rodney King riots happened, it started in South Central, LA even though it was all over the City. All the buildings around us on Crenshaw and Slauson got burned down. When

that was done, I started thinking about moving [and] my wife is from Spokane. I went to the banks up here and said, 'Here's my bank loan that I have in LA, if you can match it, I'll be looking to move up here.' The bank immediately signed to give me an even better deal. That was in April of 1992 [and] by November, we [had moved] to Spokane.

Irv: You were inducted into the Athletic Hall of Fame with your teammate Ralph Punaro. Tell us about that.

Ralph and I grew up together on the playground at Beverly Vista. We lived

about a block apart from each other. We always kicked everyone's butt. Ralph and I, through Little League and everything else, always played against each other. So the beauty when we got to high school, we now were teammates and we played together. We were the two short guards. He's 5'6 and I'm 5'9. We were very fast and quick. They called this the dynamic duo. Growing up, everybody knew who we were and we played all sports together. So we both played basketball and baseball. He was a great guy. He passed away having cancer and fought it hard but didn't win that battle.



"The best part of what BHAAA has done is reengaging with alumni through our Hall of Fame dinner, bringing people back to campus, and reuniting them with their coaches, teammates, and classmates"

—David Corwin

I miss him every day. Usually, when I came down to LA, he would be one of the first people I would go and see after my mom and sister.

If another alumnus reading this wants to make a large donation. What should they do?

David: BHEF is sort of the steward for the naming rights within the District. They are actually the right contact. I think there's a specific list of opportunities. We have sort of carved out and developed the naming of a few different athletic facilities which weren't part of that initial list. But I know they're in the midst of putting together some really effective market-

ing tools and a website that has the five campuses that will identify what naming opportunities there are. For those donors who have already been generous enough to have certain facilities named after them and want to participate, we will be able to kind of highlight and learn about those people and their connection to the school. I think it's great and it has been a long time coming. Certainly, if there are any athletic facilities that haven't already been contemplated by the district, we would be glad to talk to them and sort of facilitate something happening. It's been a bit of a process, but we all want to help with the financial stability and add modern amenities to the high school. We

specifically focus on athletics but there are a lot of opportunities there. It would be great to have more engagement from alums like Irv and even current families. So I would encourage that. I think it's a great way to give back, especially to alums, to show your appreciation for what the school district, and the high school in particular, did for us, that we still value.

Irv: These things are not built by an individual, it's by many people coming in and helping. So it's a community and Beverly Hills is a wealthy community. It would be nice to see people stepping up to do more. The few people that we do get involved in this are going to see a greater amount of people getting involved and

improving the facilities, not only on the athletic fields, but at the school, making everything better for the kids that are going to school in Beverly Hills.

David: I hope they're more proactive about getting some of the plans out there so people can see and know what's being planned. I know there are a lot of steps and things that have to happen and there seems to be a lot of positive momentum. They've already done some work obviously on some of the campuses, but the high school needs it. I think it will be great when it's done and hopefully, there aren't any significant hiccups.

briefs cont. from page 5

property located at 227 Tower Drive, at last Thursday's meeting.

The project site currently consists of an existing two-unit multi-family residential building and detached three-car garage. Of the ten units proposed, one unit would be dedicated to a very low-income household.

The current parking restrictions near the project site is as follows: "No parking any time except by permit; and no parking on the east side of Tower Drive, Wednesdays, 8 A.M. to 10 A.M. or on the west side of Tower Drive, Thursdays, 8 A.M. to 10 A.M. for street sweeping."

The Commission was not able to mandate any parking as a condition due to state law prohibiting Cities from imposing any minimum parking requirement on certain residential, commercial, or other development projects that are located within a half mile of a major transit stop.

Since the project will be providing one affordable unit, set aside for a very low income household, the total density bonus to which the applicant is entitled to is 42.5%, resulting in a total of 12 units permitted by density bonus.

ArtWalk Guided Tours to Take Place Aug. 6

ArtWalk Guided Tours will be continuing on Aug. 6 at 11 am with a new series focusing on the Civic Center Campus Collection of artworks.

This collection will include Center Obelisk by Joan Brown, Home by Charles Arnoldi, Iron Root by Ai Weiwei and El Camino Real by Millard Sheets. This walk also includes a special architectural look at the 360 Crescent Drive building by architect Paul R. Williams.

The ArtWalk meeting point is at the 911 Memorial Garden park on the corner of Burton Way and North Rexford Drive.

Visit <https://events.r20.constantcontact.com/register/eventReg?oeidk=a07ejrt22sada5cb51e&oseq=&c=&ch=> to

register.

Pro-Life Activists Petition Council to Stop Future Late Term Abortion Clinic

Pro-life activists petitioned the City Council in an effort to prevent DuPont Clinic from opening up in Beverly Hills in the fall, at Tuesday's meeting.

DuPont Clinic offers elective abortions during the third trimester through 31 weeks and 6 days gestation.

DuPont Clinic's website states: "If you are 26 weeks or later into your pregnancy, we can still see you, regardless of your medical history, background, or fetal indications. We do not require any particular "reason" to be seen here – if you would like to terminate your pregnancy, we support you in that decision."

According to one activist, this will be the first "at-will" third trimester abortion clinic in the history of Calif.

A petition at https://www.change.org/p/stop-elective-third-trimester-abortions-in-california?recruiter=1308956987&recruited_by_id=506e8040-f9fb-11ed-9710-1df4b-9be810a&utm_source=share_petition&utm_medium=copylink&utm_campaign=petition_dashboard has 663 signatures, as of press time.

[org/p/stop-elective-third-trimester-abortions-in-california?recruiter=1308956987&recruited_by_id=506e8040-f9fb-11ed-9710-1df4b-9be810a&utm_source=share_petition&utm_medium=copylink&utm_campaign=petition_dashboard](https://www.change.org/p/stop-elective-third-trimester-abortions-in-california?recruiter=1308956987&recruited_by_id=506e8040-f9fb-11ed-9710-1df4b-9be810a&utm_source=share_petition&utm_medium=copylink&utm_campaign=petition_dashboard)

Alligator Beach to Perform Tonight

Alligator Beach, a high energy funky NOLA party band will be performing as part of tonight's Concerts on Canon.

A stylistic mashup of The Meters,



Councilmember Lili Bosse, Vice Mayor Les Friedman, Vartan and Mayda Kemanjian, Mayor Julian Gold, Councilmember John Mirisch, and Councilmember Sharona Nazarian

City Council Recognizes Euro Caffe

Last night, Mayor Julian Gold and the City Council recognized Euro Caffe for the Mayor's 60 Second Shout Out. Euro Caffe has served the community for over 20 years and is known for its Italian coffee, cappuccinos, pastries, made-to-order paninis and salads.



Alligator Beach

Tina Turner and Tower of Power, they play New Orleans standards, a handful of originals from their album Throwin' A Party, and popular songs everyone knows with a giant, New Orleans, Alligator Beach twist.

--Briefs compiled by Danielle Berjikian

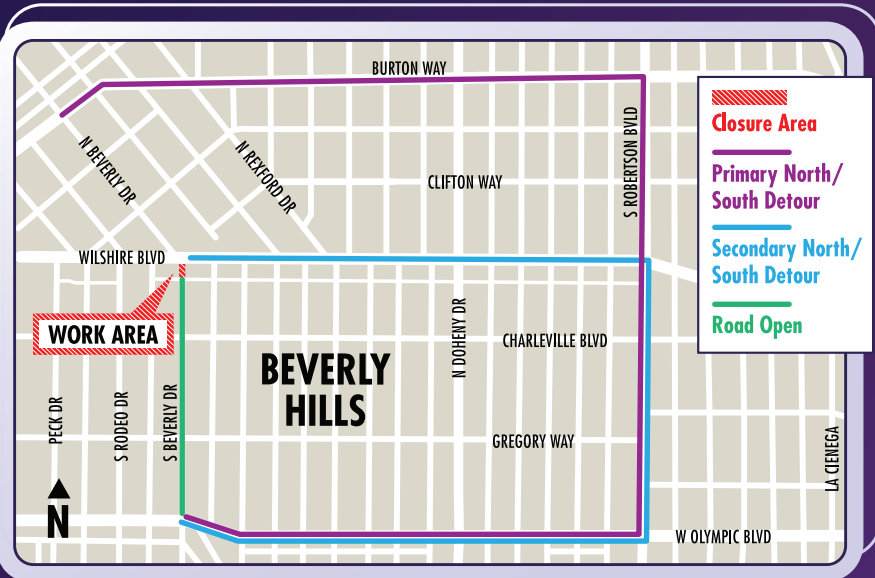
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LA METRO - PURPLE LINE EXTENSION SECTION 2

Wilshire/Rodeo Station Piling and
Decking Work on South Beverly Drive



TRAFFIC ADVISORY

Weekend piling and decking work on S Beverly Dr. will begin as early as Friday, July 28th through Monday, July 31st. S Beverly Dr. at Wilshire Blvd. will be closed to through traffic. Access to S Beverly Dr. will be available from Charleville Blvd., Gregory Way, and Olympic Blvd.

Pedestrian access will be maintained on at least one side of Beverly Dr. from Wilshire Blvd.

Work Hours: 8 p.m. Friday evening to 7 a.m. Monday morning, occurring over five consecutive weekends until mid-August.

FOR ANY QUESTIONS, PLEASE CONTACT THE 24/7 METRO HOTLINE AT (213) 922-6934.



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"RIGHT" THING!

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your right to go first.



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Public Notices

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

Proposed name: Breeze Velazquez
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 8/4/23 Time: 8:30a Dept: K Rm: A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 5/2/23, Signed: Wesley L. Hsu, Judge of the Superior Court
Published: 6/29/23, 7/6/23, 7/13/23, 7/20/23 166
Cristina Cruz Soriano
1041 E 46th St
Long Beach, CA 90807
Case Number: 23PSCP00201
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
275 Magnolia
Long Beach, CA 90802
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Cristina Cruz Soriano
TO ALL INTERESTED PERSONS
Petitioner: Cristina Cruz Soriano
Present name: Cristina Cruz Soriano
Proposed name: Cristina Pasco Cruz
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 8/4/23 Time: 8:30a Dept: S-27 Rm: A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 5/2/23, Signed: Mark C. Kim, Judge of the Superior Court
Published: 6/29/23, 7/6/23, 7/13/23, 7/20/23 166
Luis Leroy Larrea
10451 Pescadero Ave
South Gate, CA 90280
Case Number: 23NWCP00229
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Luis Leroy Larrea
TO ALL INTERESTED PERSONS
Petitioner: Luis Leroy Larrea
Present name: Luis Leroy Larrea
Proposed name: Luis Acosta
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 8/18/23 Time: 9:30a Dept: C Rm: 312
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/16/23, Signed: Olivia Rosales, Judge of the Superior Court
Published: 6/29/23, 7/6/23, 7/13/23, 7/20/23 167
Joey Jay Sandoval Guzman
10303 La Serna Dr
Whittier, CA 90603
Case Number: 23NWCP00227
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Joey Jay Sandoval Guzman
TO ALL INTERESTED PERSONS
Petitioner: Joey Jay Sandoval Guzman
Present name: Joey Jay Sandoval Guzman
Proposed name: Joey Jay Guzman
THE COURT ORDERS that all persons interested in this matter shall appear before

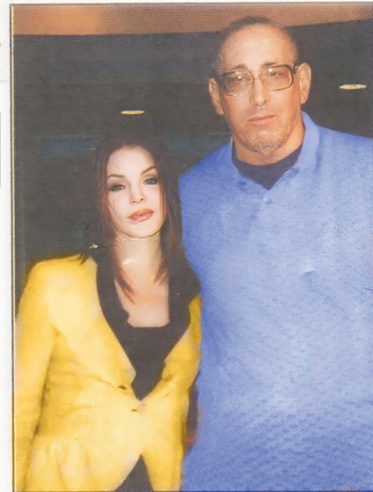
Elvis Impersonator Meets Priscilla Presley at Book-Signing

By Jerry Solomon

Having admired Elvis Presley since his junior high school days, Jerry Solomon developed an Elvis Presley look-alike and sound-alike persona.

At the Farmers Market karaoke in 2002, I would do all kinds of tunes, including some Elvis numbers. On that "It's Now or Never" number, I incorporated my own lyrics, which included "Where is my Viagra... where did it go... why did you throw it out the window?" And then at the bridge I went: "In 1956, I didn't need no Viagra."

Flash forward to 2004. I'm walking on Beverly Blvd. by CBS when I
(Continued)



Priscilla Presley and Jerry Solomon

this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 8/14/23 Time: 9:30a Dept: C Rm: 312
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/16/23, Signed: Olivia Rosales, Judge of the Superior Court
Published: 6/29/23, 7/6/23, 7/13/23, 7/20/23 168
FICTITIOUS BUSINESS NAME STATEMENT: 2023132507 The following person(s) is/are doing business as: BOUND INSURANCE AGENCY, 287 S Robertson Bl #244, Beverly Hills, CA 90211. This business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Karen Halazi, CEO. This statement is filed with the County Clerk of Los Angeles County on: 6/15/2023. 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) 6/29/23, 7/6/23, 7/13/23, 7/20/23 169
Iyanla Tailyne Josephine Lewis
959 E 120th St
Los Angeles, CA 90059
Case Number: 23CMCP00100
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Iyanla Tailyne Josephine Lewis
TO ALL INTERESTED PERSONS
Petitioner: Iyanla Tailyne Josephine Lewis
Present name: Iyanla Tailyne Josephine Lewis
Proposed name: Iyanla Tailyne Josephine Aguilera
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for ob-

jection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 8/22/23 Time: 8:30a Dept: B Rm: 906
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/9/23, Signed: Fumiko H. Wasserman, Judge of the Superior Court
Published: 6/29/23, 7/6/23, 7/13/23, 7/20/23 168
Veronica Gutierrez
2766 Forrester Dr
Los Angeles, CA 90064
Case Number: 23SMCP00325
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1725 Main St
Santa Monica, CA 90401
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Veronica Gutierrez and Juan Manjarrez
TO ALL INTERESTED PERSONS
Petitioner: Veronica Gutierrez and Juan Manjarrez
Present name: Vincent Ry Manjarrez Gutierrez
Proposed name: Vincent Ry Manjarrez
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 8/22/23 Time: 8:30a Dept: K Rm: A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/16/23, Signed: Lawrence H. Cho, Judge of the Superior Court
Published: 6/29/23, 7/6/23, 7/13/23, 7/20/23 169
James Dylan Austin Bullock by and through Victoria Bullock and Donovan Aaron Austin
934 W 130th St
Compton, CA 90222
Case Number: 23CMCP00112
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bl



2100 SAN YSIDRO
BEVERLY HILLS

JUST LISTED



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COMPASS

WAY WALNUT, CA. 91789 LOS ANGELES, YING WANG, 1407 KEM WAY WALNUT CA 91789. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/19. Signed YING WANG, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/8/2023. 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 Code.) Published: 7/20/2023, 7/27/2023, 8/3/2023, 8/10/2023 NIN 49137 FICTITIOUS BUSINESS NAME STATEMENT: 2023127075

The following person(s) is/are doing business as: OFF THA GRILL, 1231 E. DENWALL DR, CARSON, CA. 90746 LOS ANGELES, EDWARD SCOTT, 1231 E. DENWALL DR CARSON CA 90746. The business is conducted by an individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed EDWARD SCOTT, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/8/2023. 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 Code.) Published: 7/20/2023, 7/27/2023, 8/3/2023, 8/10/2023 NIN 49138 FICTITIOUS BUSINESS NAME STATEMENT: 2023127196

The following person(s) is/are doing business as: THE PLATINENTAL, 435 N. ROXBURY DR. UNIT 100, BEVERLY HILLS, CA. 90210 LOS ANGELES, BH AESTHETIC MEDICAL COMPANY, 435 N. ROXBURY DR. UNIT 100 BEVERLY HILLS CA 90210 CA 5738986. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 06/23. Signed NATALIA OKSENIUK, TREASURER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/8/2023. 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 Code.) Published: 7/20/2023, 7/27/2023, 8/3/2023, 8/10/2023 NIN 49139 FICTITIOUS BUSINESS NAME STATEMENT: 2023128883

The following person(s) is/are doing business as: THE LAW OFFICE OF LEIGH LESHNER, 5632 VAN NUYS BLVD, SUITE 1499, SHERMAN OAKS, CA. 91401 LOS ANGELES, LEIGH LESHNER, 5632 VAN NUYS BLVD, SUITE 1499, SHERMAN OAKS, CA. 91401 LOS ANGELES. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 04/04. Signed LEIGH LESHNER, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/12/2023. 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 Code.) Published: 7/20/2023, 7/27/2023, 8/3/2023, 8/10/2023 NIN 49140 FICTITIOUS BUSINESS NAME STATEMENT: 2023128885

The following person(s) is/are doing business as: ALVARADO FAMILY CHILDCARE, 16011 RUSSELL ST, WHITTIER, CA. 90603 LOS ANGELES, LUV 2 LEARN PRESKOOOL, INC., 16011 RUSSELL ST WHITTIER CA 90603 CALIFORNIA 4089231. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/17. Signed SUSANA ALVARADO, PRESIDENT. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/12/2023. 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 Code.) Published: 7/20/2023, 7/27/2023, 8/3/2023, 8/10/2023 NIN 49141

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST LOAN: BLUEJAY1 OTHER: 05948056 FILE:7996 JLP A.P. NUMBER 5561-026-014 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED May 5, 2017, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that LENDERS T.D. SERVICE, INC. , as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by S and W BLUE JAY WAY, LLC A CALIFORNIA LIMITED LIABILITY COMPANY Recorded on 05/25/2017 as Instrument No. 20170581676 in Book Page of Official records in the office of the County Recorder of LOS ANGELES County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 03/15/2023 in Book , Page , as Instrument No. 20230165782 of said Official Records, WILL SELL on 07/26/2023 at BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA POMONA, CA 91766 at 11:00 A.M. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described: As more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: VACANT LAND: DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE UNDERSIGNED WITHIN TEN DAYS FROM THE FIRST PUBLICATION OF THIS NOTICE. The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$4,200,794.67 In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.Said sale will

be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on 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 800-605-2445 for information regarding the trustee's sale or visit this Internet Web site: www.servicelinkasap.com for information regarding the sale of this property, using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code, If you are an "eligible tenant buyer", you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder", you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-605-2445 for information regarding the trustee's sale, or visit this internet website <https://www.servicelinkasap.com>, using the file number assigned to this case to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you qualify as an "eligible tenant buyer" of "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 07/03/2023 LENDERS T.D SERVICE, INC., as said Trustee 23151 VERDUGO DRIVE, #205 LAGUNE HILLS, CA 92653 (949) 855-1945 By: JEFFREY L. PRATHER PRESIDENT A-4789470 07/06/2023, 07/13/2023, 07/20/2023

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BRAD PUGLISI CASE NO. 23STPB06985

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BRAD PUGLISI. A PETITION FOR PROBATE has been filed by ANDREW PUGLISI in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that ANDREW PUGLISI be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to adminis-

ter 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: 07/31/23 at 8:30AM in Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner ANDREA E. HAMUD - SBN 268993, HAMUD LAW GROUP 100 SPECTRUM CENTER DRIVE IRVINE CA 92618 Telephone (949) 812-4821 BSC 223608 7/6, 7/13, 7/20/23 **CNS-3717201#**

T.S. No. 111035-CA APN: 4332-012-008 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/9/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 8/30/2023 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/13/2015 as Instrument No. 20150037132 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: FRED MAIDENBERG AND JACQUI LONDON MAIDENBERG, TRUSTEES OF THE MAIDENBERG FAMILY LIVING TRUST U/T/D MAY 1, 1990 AS AMENDED. WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 439 S CLARK DRIVE, BEVERLY HILLS, CA 90211 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the re-

maining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$943,717.16 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 111035-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 111035-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

T.S. No.: 221208342 Notice of Trustee's Sale Loan No.: Metallic Order No. 95526635 APN: 4355-015-053 Property Address: 1400 Laurel Way (Beverly Hills Area) Los Angeles, CA 90210 You Are In Default Under A Deed Of Trust Dated 11/9/2021. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You,

You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Metallic Blue Development LLC
Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 11/29/2021 as Instrument No. 20211757849 in book , page of

Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 8/3/2023 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA Amount of unpaid balance and other charges: \$5,630,863.84 Street Address or other common designation of real property: 1400 Laurel Way (Beverly Hills Area)
Los Angeles, CA 90210 A.P.N.: 4355-015-053
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 (877) 440-4460 or visit this Internet Web site www.mkconsultantsinc.com, using the file number assigned to this case 221208342. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to

Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website site www.tlssales.info, using the file number assigned to this case 221208342 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 7/5/2023 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer
Publish: 7/13, 7/20, 7/27

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 (877) 440-4460, or visit this internet website site www.tlssales.info, using the file number assigned to this case 221208342 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 7/5/2023 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer
Publish: 7/13, 7/20, 7/27

CLASSIFIEDS To place your ad, call 310-887-0788

100- ANNOUNCEMENTS

NO DOC 2nd Mortgage or HELOC.
Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units.
Contact (310) 737-8420.
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Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

ATTENTION: OXYGEN USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (Cal-SCAN)

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store: 1-844-653-7402 (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

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Compare 20 A-rated insurances companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

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Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today!
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1-833-772-2632 (Cal-SCAN)

FREON WANTED: We pay \$\$\$ for cylinders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call 312-291-9169 or visit RefrigerantFinders.com (Cal-SCAN)

115-CEMETERY

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.

140-HEALTH/MEDICAL

ATTENTION: OXYGEN

USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (CalSCAN)

205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionsfirst.com (Cal-SCAN)
1-844-653-7402 (Cal-SCAN)

263-PETS

Adorable Male AKC Yorkie puppy 8 weeks old. Shots ready to go will make a great gift \$3500. 972-693-1070

310-HOUSESITTING

Looking for HOUSESITTING Opportunities - Architect/Landscape Architect, love Pets and Gardening. Contact: spbeyer@gmail.com. 818-219-6830. References available.

400-REAL ESTATE

KC BUYS HOUSES Fastest Cash- Any Condition! Residential and Commercial Cash in 72 hours! Family owned and operated 25 years. 1-909-536-2060 (Cal-SCAN)

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pal DRE 01041073. No consumer loans. (Cal-SCAN)

NO DOC 2nd Mortgage or HELOC. Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units. Contact (310) 737-8420. NMLS#469849 DRE#01105429 (Cal-SCAN)

420-OUT OF STATE PROPERTY

Up to 100,000 sf available in beautiful Northern Minnesota. 25 cents per sf. Creative office space, storage, many uses. Call/text 310-800-1595.

501-HELP WANTED

Marketing Director Jobsite: Beverly Hills, CA Email resumes to sg@luxuryline.com

CFO/Controller. Beverly Hills real estate office seeks a controller/CFO to take care of our accounting needs and interface with our CPAs. We operate primarily industrial rental properties in a structure that includes multiple LLCs, partnerships, and TICs. Successful candidates should have a working knowledge of real estate and partnership taxation and the Yardi bookkeeping system. CPA desirable but not required. We are a small office and offer low stress, pleasant working conditions. This is a full-time in-house position. Submit resume, references and salary requirements to: Martin Kavinoky, CPA Pomerantz, Kavinoky & Morgan 6351 Owensmouth Ave #203 Woodland Hills, CA 91367 (818) 712-0300

800-LOANS

BELLGRAPH COMMERCIAL LOANS No bank loan? Commercial and 2-4 SFR properties Interest 7.125%

310-508-9758 - Direct

809-INSURANCE/HEALTH

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

901-AUTOMOTIVE

Brake Special. 15% off brake parts Lifetime warranty on brakes, shocks & struts 8537 Wilshire Blvd. 310-652-3040

955-AUTOS WANTED

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (Cal-SCAN)

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

WANTED! Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-965-9546. Email: porschere restoration@yahoo.com (Cal-SCAN)

955-FINANCIAL SERVICES

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

Jennifer Okhovat
& ASSOCIATES

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32 Burgundy | Rancho Mirage | \$1,550,000

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94 N Kavenish Dr. | Rancho Mirage | \$630,000

55117 Tanglewood | La Quinta | \$485,000

69345 El Canto | Cathedral City | \$430,000

68725 Tachecah Dr. | Cathedral City | \$335,000



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