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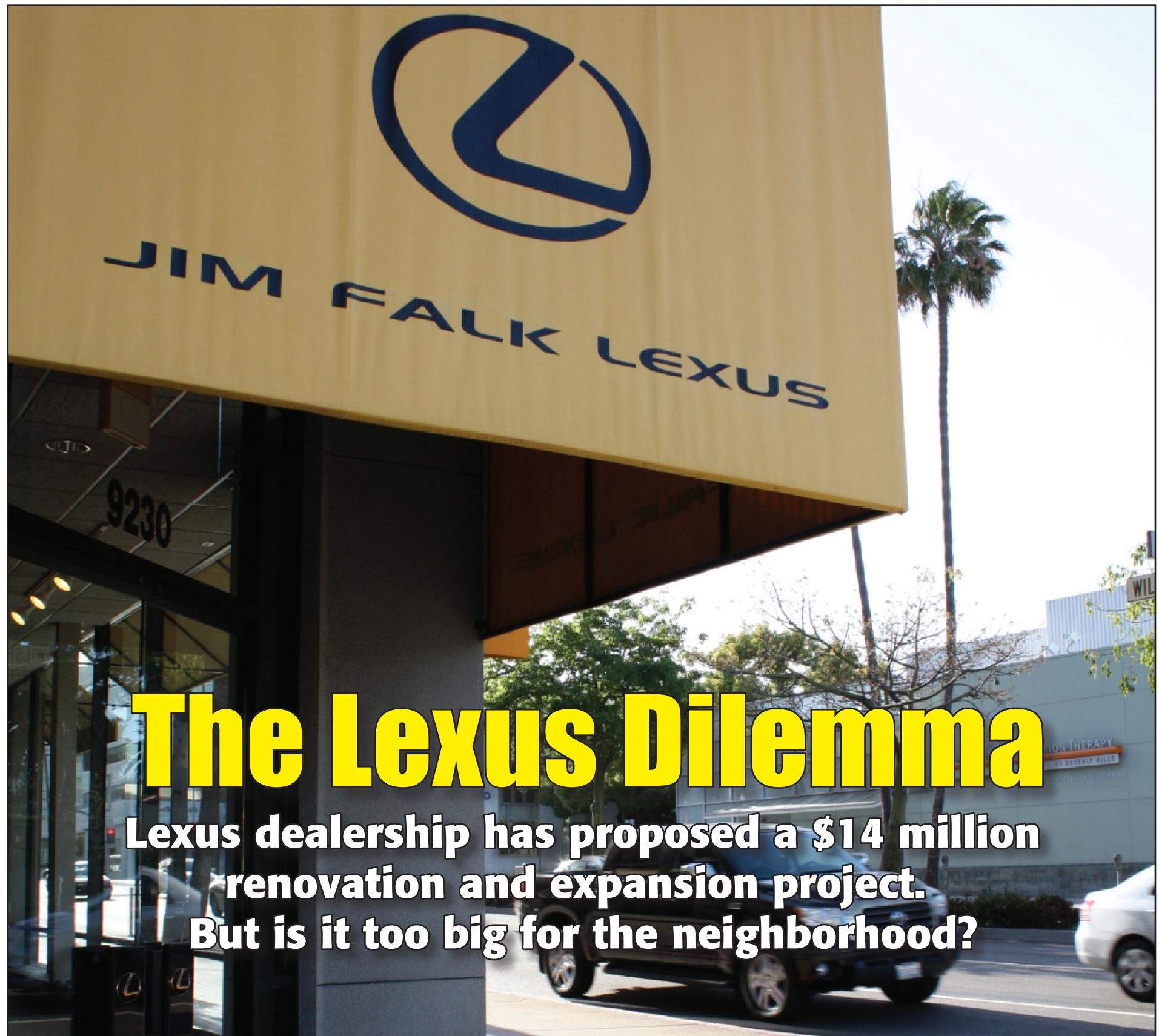
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Beverly Hills Weekly

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Issue 585 • December 16 - December 22, 2010



The Lexus Dilemma

Lexus dealership has proposed a \$14 million renovation and expansion project.
But is it too big for the neighborhood?

cover story • page 9



letters & email

Open letter to MTA

Dear MTA:

I want to thank you for the "enhanced" service Beverly Hills is now enjoying along Beverly Boulevard on your #14 bus. The extra 45 minute wait for the bus home from downtown gives me much more "me" time to reflect upon my day and having to stand most of the way home while the bus careens

down Beverly will no doubt improve my balance. Maybe I'll take up surfing?! Even my newfound resolve to enhance my commute by going back to driving has its upside: it means I'll be in the market for a new car that much sooner, so I'll be stimulating the economy too! If only I'd consulted my MTA/English English/MTA, I'd have known that "enhanced" means "runs less often", "totally unreliable", and "if you can't afford a car you don't deserve to go to Beverly Hills".

And you people wonder why we residents look askance at your claims that you can make tunneling under our high school "perfectly safe"? Too bad for you we all now speak MTA.

**Tom Pease
Beverly Hills**

WHAT'S ON YOUR MIND?

You can write us at:
140 South Beverly Drive #201
Beverly Hills, CA 90212

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com



SNAPSHOT



LET IT SNOW!
RODEO DRIVE

Lonnie Delshad, grandson Jonah Banks and Mayor Jimmy Delshad at the Beverly Hills snow day on Rodeo Drive, Thursday December 9.

briefs

Christiansen and Hubbard face felony charges

Former Facilities Manager Karen Christiansen and former BHUSD Superintendent Jeff Hubbard were charged with two counts of misappropriation of funds and Christiansen was charged with six counts of conflict of interest, Thursday December 9 said Deputy District Attorney of the Public Integrity Division Juliet Schmidt.

According to the felony complaint filed by the Los Angeles County District Attorney, Hubbard allegedly gave Christiansen a \$20,000 stipend and increased her auto allowance in 2006. The discovery of the alleged misuse of funds was made in 2009 by Assistant Superintendent of Business Services Alex Cherniss. Christiansen, while

Corrections for Issue #584

- Rudy Cole's column incorrectly stated when Congressman Henry Waxman began to represent Beverly Hills. While he was first elected to Congress in 1974, his district did not include Beverly Hills until 1993.
- BHHS and Beverly Vista are putting a book wish list on www.schoollibraryexchange.org. It's a bibliographic project not biblical as indicated in the story.

**LOS ANGELES PREMIERE
HILARIOUS HOLIDAY HOMICIDE!
MURDERERS**
BY JEFFREY HATCHER
DIRECTED BY DAVID COLEMAN

"SLYLY CHARMING, THOROUGHLY SATISFYING..." NY TIMES
"...A DELIGHT - A VERY FUNNY COMEDY" TALKIN'BROADWAY
"...ELEGANT, PITCH BLACK COMEDY" PHILADELPHIA ENQUIRER

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director of Planning and Facilities for the BHUSD, committed six acts of conflict of interest between April of 2006 and August of 2008.

Hubbard started in the BHUSD as an Assistant Superintendent of Human Resources in 2001 and became superintendent from 2003 until 2006, when he left to become superintendent of the Newport-Mesa Unified School District. Prior to Beverly Hills, Hubbard served as a teacher, principal and administrator in the Rim of the World USD in Lake Arrowhead. Hubbard will be held on \$50,000 bail.

Hubbard has been on vacation and unreachable since Monday said NMUSD Director of District Communications Laura Boss.

After an emergency closed session meeting of the NMUSD Board of Education, President Karen Yelsey said the Board decided to not take action against Hubbard.

"According to our system Dr Hubbard is presumably innocent until proven otherwise," Yelsey said. "He hasn't been convicted of anything. The Board feels that as a superintendent in our district he has

consistently been transparent, honest and forthcoming so he will continue to serve as superintendent until this matter is resolved."

Christiansen, who worked in the district from 2004 until 2009, now lives in Las Vegas. She is expected to be extradited to California and will be held on a \$2 million bail. Christiansen served as the BHUSD's facilities manager from 2004 until 2006. In 2006, Christiansen formed a private consulting company, Strategic Concepts, which the district hired to oversee the \$92 million Measure K bond and then the \$334 Measure E bond, from which she were ultimately fired due to contractual irregularities.

Christiansen's civil lawyer Philip Kaufler is not representing her in the criminal case and Christiansen could not be reached for comment.

According to Los Angeles District Attorney spokesperson Sandi Gibbons, during the extradition process, an extradition warrant is put out for an individual's arrest. After they are arrested an extradition hearing will take place. Either the person is extradited immediately or they fight extradition. When they fight extradition, papers are prepared by the prosecutorial office and sent to the governor's extradition office requesting



Gary Greene

Lawyers and Judges unite in Philharmonic concert

Tis' the holiday season, and lawyers are ready to entertain. The Los Angeles Lawyers Philharmonic under conductor and Beverly Hills resident Gary S. Greene will perform a Holiday Concert for the whole family on Sunday evening, December 19th, 7:00pm, at Wilshire United Methodist Church, 4350 Wilshire Boulevard, Los Angeles. The Gwen Wyatt Chorale will collaborate with the Lawyers Philharmonic.

Actress June Lockhart will emcee the program that will feature music from Mozart to "My Fair Lady," from the "Hallelujah Chorus" to MGM's "That's Entertainment," from Gershwin to Khachaturian (including the fiery "Sabre Dance") and from beautiful Puccini arias to traditional Christmas Carols and more.

Tickets are \$15 for general admission and \$10 for students and seniors (65 and older). Students and seniors, show ID at the door). Tickets may be obtained by sending a check or money order made payable to WUMC, together with a self-addressed stamped envelope to P.O. Box 2001, Burbank, CA 91507. Tickets will be mailed to you. They will also be available for purchase at the door on a first-come basis. For more information including reservations, call (818) 845-4048 or visit www.LALawyersPhil.org.

The Lawyers Philharmonic is where lawyers, judges, law students and legal staff meet in harmony. The members include conservatory graduates, professional musicians and some hobbyists. It is the music that prevails.

a governor's warrant for the individual. The governor of the state of that wants the person sends it to the governor of the state who has the person then the hearing can proceed.

BHUSD attorney Steve Madison said the district is gratified the criminal charges have been filed and that in criminal cases there is an opportunity for the victim to receive restitution, which might prevent the need for any further litigation.

"The DA has taken this step because the district has felt very strongly ever since the termination of the contract that this was a misappropriation of public funds," Madison said. "Further, that for the district to have to consume time and resources and energy to this hefty civil litigation was in a way a revictimization of the district because all of those resources should be devoted to educating kids."

Christiansen filed a \$16 million lawsuit against the BHUSD in 2009 after it severed its relationship with Strategic Concept alleging the district owed Christiansen in back wages and financial compensation for defamation of character. The BHUSD countersued for \$4 million.

Judge Luis Lavin decided Wednesday the civil trial will not be going forward at this time given the pending criminal charges,

said BHUSD attorney Michael Lifrak.

In a similar case, former Manhattan Beach Unified School District Superintendent Gerald Davis and Former Manhattan Beach Board of Education member Mary Agnes Rogers were charged, by the Los Angeles County District Attorney's office, with one count each of misuse of public funds in March of 2006. The South Bay Easy Reader reported both Rogers and Davis were charged with receipt, safekeeping, transfer and distribution of public moneys without the authority of law, for personal use and the use of another.

In July of 2004, the Easy Reader published a story alleging Davis spent the district's money on gifts, charity donations, political conferences and his wife's airfare and accommodations when she would accompany him on district trips. In 2002, Rogers and Davis used districts funds to participate in a political forum in San Diego. District funds are not to be used for political purposes.

As Superintendent from 1991 to 2003,

Davis pled guilty to one count of misappropriation of funds. He was ordered to pay a \$10,000 fine plus penalty to the Los Angeles Superior Court, \$200 to the restitution fund in the state treasury and \$4,245 in restitution to the MBUSD. He was also sentenced three years of felony probation. Rogers pled guilty to one count of illegally using public money for political purposes. She was ordered to pay \$1,027 in restitution, fines and penalties and was placed on three years of supervised probation.

Ironically, former BHUSD Superintendent Gwen Gross succeeded Davis as Superintendent in Manhattan Beach.

Christiansen and Hubbard are expected to appear in court for surrender and arraignment Tuesday, December 21 in Department 6 of the Beverly Hills Superior Court.

Proponents of two-hour free parking submit ballot statement

Tuesday marked the beginning for the
briefs cont. on page 4



NOTICE OF PUBLIC HEARING

The City Council of Beverly Hills, at its regular meeting to be held on **Tuesday, December 21, 2010, at 7:00 p.m.**, in the Council Chambers of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210; will hold a public hearing to consider:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS REPEALING ARTICLE 46 OF CHAPTER 3 OF TITLE 10 OF THE BEVERLY HILLS MUNICIPAL CODE REGARDING GREEN BUILDING STANDARDS

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS REPEALING THE GREEN BUILDING STANDARDS RATING SYSTEM, THE GREEN BUILDING/SUSTAINABILITY CHECKLIST AND VOLUNTARY RESIDENTIAL GREEN BUILDING PROGRAM FOR SINGLE-FAMILY RESIDENCES

In 2010 the State of California has required that all jurisdictions, as part of the regular update of the State Building Codes, adopt a unified green building code commonly known as CalGreen. When effective, the State's green building code (as amended by the City) preempts the City's green building standards set forth in Article 46 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code. Therefore, Article 46 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code should be repealed. Moreover, the resolutions adopting the City's "Green Building Standards Rating System", "The Green Building/Sustainability Checklist", and "Voluntary Green Building Program for Single-Family Residences" should also be repealed.

With adoption of the CalGreen standards (as amended by the City), the City's main green building requirements will be retained or enhanced. As such, it can be seen with certainty that repealing the existing standards will not result in any significant impacts on the environment. Therefore, this section is exempt from the California Environmental Quality Act pursuant to 14 Cal. Code Regs. Section 15061(b)(3).

All interested persons are invited to attend and speak on this matter. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210 and should be received prior to the public hearing.

Please remember, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else rose at the hearing before the City Council or in written correspondence delivered to the City, either at, or prior to, the hearing.

If there are any questions regarding this notice, please contact Peter Noonan, AICP, Associate Planner, Community Development Department, Planning, at 310.285.1127 or pnoonan@beverlyhills.org. The case file is available for review in the Community Development Department/Planning Services Section, 1st Floor, 455 N. Rexford Drive, Beverly Hills, California.

BYRON POPE, CMC
City Clerk

10-day review of the arguments in favor and against the two-hour free parking initiative, named Measure 2P, for the March 8 ballot. The proposed initiative would provide two hours of free parking in all City-owned parking lots that were in operation before June 30, 2008.

According to an impartial analysis of the two-hour free parking measure by City Attorney Larry Wiener, "the measure appears to prohibit the City's flat rate for parking during the evening hours. However, proponents of the measure have asserted that the exemption for 'special parking rates' is intended to allow the City to charge a flat rate for evening parking."

The measure would also prohibit the City Council from changing the two-hours of free parking in any of the 18 lots, including those which are currently one hour.

Supporters of the two-hour free parking initiative, who signed the argument in favor, are 48-year Beverly Hills resident and G&L Realty CEO Dan Gottlieb's ex wife Marcia Caden, The Farm of Beverly Hills restaurant Fran Berger, Optical Outlook owner Dan Deutsch, MyBlow LA owner and 22-year Beverly Hills resident Ruth Hasson, and Steven & Co owner Steve Robinson. Proponent's attorney Adam Englander filed the argument.

Those in favor of the two-hour free initiative say the measure will provide stability for two-hour free public parking in Beverly Hills. While the argument in favor says it will reduce the City's current parking garage revenue of approximately \$6.3 million by less than 10 percent, "adjustments to long term parking rates could make this revenue neutral."

Those in opposition of the two-hour free parking initiative, who signed the argument against, are Mayor Jimmy Delshad, Councilmember Willie Brien, City Treasurer Eliot Finkel, former President of the Beverly Hills Chamber of Commerce Richard Rosenzweig and Vice President of the Municipal League Marilyn Gallup. Planning Commissioner Brian Rosenstein filed the argument.

Those opposed to the two-hour free initiative say the measure will cost Beverly Hills an additional \$1.3 million a year in parking expenses. The argument against says the initiative will "allow G&L to charge higher rents because their tenant's patients get two-hour free parking at taxpayers' expense. G&L Realty charges \$14.50 for two hours in their private lots."

While G&L spokesperson Harvey Englander declined to comment on the arguments specifically, he would comment on the tactics he feels the argument against is using.

"I am disappointed that opponents to Measure 2P needed to resort to personal attacks on an outstanding Beverly Hills business instead of just discussing the merits of the proposal," Englander said.

Beverly Hills residents have until December 23 at 5:30 to submit rebuttals to both arguments. Those who would like a copy of the arguments should call the election officials office at (310) 285-2400 and a copy will be mailed free of charge.

Rosenstein declined to comment.

No bus lanes for Beverly Hills

Starting in 2012, Metro will be repaving and restriping Wilshire Boulevard for the addition of a bus lane. The bus lane will be located in the curb lane and will be designated for bus only from 7 a.m. to 9 a.m. and 4 p.m. to 7 p.m. Cars making right turns and bikes will still be allowed to use the lane, said Brad McAllister, Metro executive officer of county-wide planning and development.

Of the \$30 million it will take to fund the project, \$23 million comes from a grant of federal funding. The eight-mile project will start at MacArthur Park on Park View Way. It will continue down Wilshire, stop at the Beverly Hills City limits on San Vicente, continue again past the golf course, stop from Selby to Comstock, and then continue until Centinella, said McAllister. The bus lane will not go through Beverly Hills or Santa Monica.

"[The Cities of Beverly Hills and Santa Monica] didn't really decide to opt out," McAllister said. "There had been interest with the City of Los Angeles, we were already underway of looking at the concept and we didn't have time to include Beverly Hills in the discussions and meet the grant deadline."

Beverly Hills was not approached by Metro for a bus lane, McAllister said. Metro had already been working with the City of Los Angeles prior to applying for the federal grant. So when the opportunity for receiving federal money came up for Metro, they had to jump at the chance. Even if this meant they could only build the bus lanes within the City of Los Angeles, where they had already done outreach and gotten approval.

"We hope as we move forward and start implementing this project, it will be a success and there might be an opportunity to work with Beverly Hills in the future," McAllister said.

McAllister said he thinks the project will be successful because speed to commuters is important.

"It's going to save 12 minutes end to end in the Wilshire corridor, already we have more people on buses than we do on cars and travel time is really important," McAllister said. "This will speed up bus service so it will make it more attractive for people to take the bus. It will also be more reliable. We're anticipating about a 10 percent migration from people currently in cars over to the bus."

The Metro Board approved the initial bus lane project Thursday December 9. Staff will continue to analyze its impacts and will be going back before the Board in April of 2011. After the Metro Board approves the project, both the LA City Council and the LA County Board of Supervisors will need also need to approve. McAllister said he expects construction on the project to begin in early 2010 and the bus lanes to be open in early 2013.

Intruder at Beverly High forces BHUSD to look at tighter security

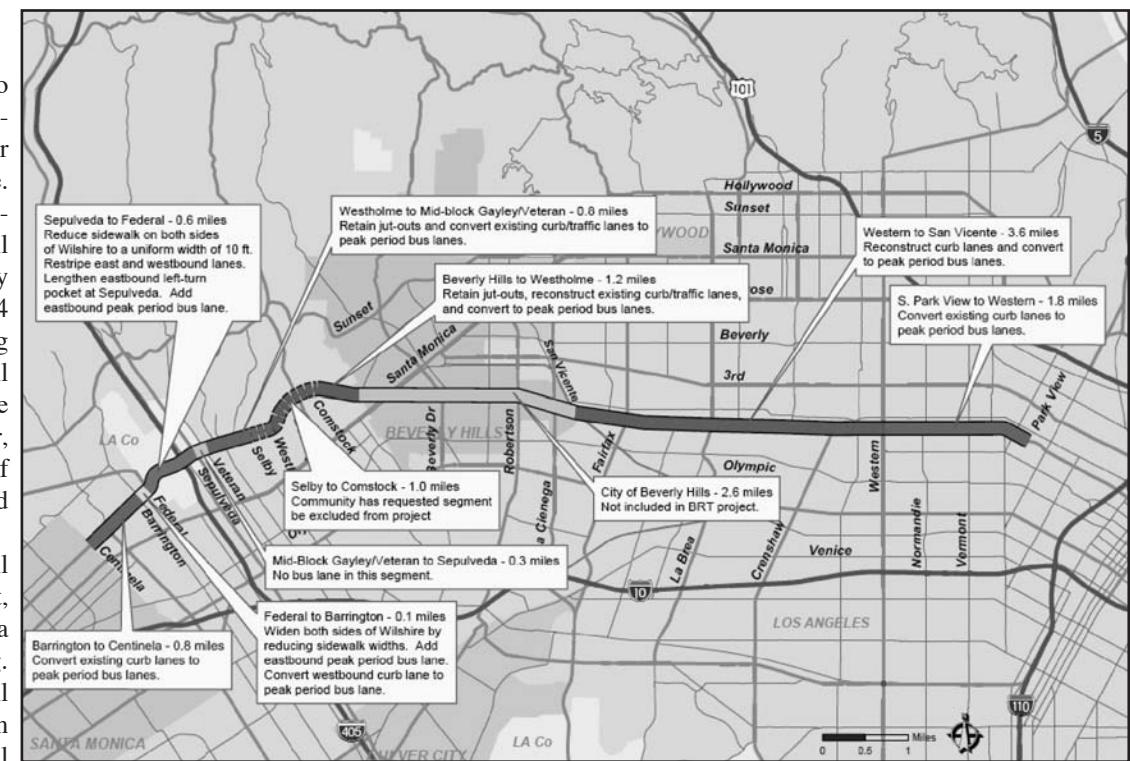
A trespasser in his late twenties entered Beverly High last Friday morning, sat down in a classroom and would not leave until escorted by campus security. Although BHPD arrived on the scene, no questioning of the man nor how he got on campus took place.

The Board of Education decided Tuesday to put together a security task force to make recommendations to the Board on how to best secure both Beverly High and the four K-8's. Members of the task force have not yet been determined but the task force will start meeting in January.

"We used to have at least one [school resource officer] at every site," Board President Lisa Korbatov said. "We went down to one for every two K-8's and now there are none at the K-8's and one part time at the high school. I am committed to bringing back SRO's at least at a minimum of one for every two K-8's and one at the high school five days a week."

Beverly High Principal Carter Paysinger said discussions have begun on how to keep Beverly High safe in the short term and some measures have been taken.

"For example, at lunch time we have



Source: Los Angeles County Metropolitan Transportation Authority

a security guard on the opposite side of Moreno in addition to our side of Moreno," Paysinger said. "We're going to need to look at [getting] surveillance cameras. [In] this incident Friday, we have no idea where this gentleman entered from and we don't know when he entered. But [everything] turned out okay. It's bringing awareness now to all of us that this is an issue that needs to be dealt with sooner than later."

The Board of Education will be looking into short-term and long-term fixes to the security issues.

"We do have funds that in the short term we can put a fence," Superintendent Dick Douglas said. "It may not be the fence we may have in the longer term but it's a fence we can have in the short term. We have talked about this in the past and I know we already have some ideas on that. Working with [Facilities Director Nelson Cayabyab and Beverly High Head of Security Chris Anderson], I feel that we can move on this in the short term and put the long term."

Anderson proposed to work with BHPD Sergeant Joe Chirillo on how to better secure Beverly High. Although Anderson requested an emergency Board Meeting be held next week to discuss short-term plans, one has not yet been scheduled.

Greystone phase II opens today

The newly landscaped lower gardens at the Greystone Mansion are being officially unveiled today. These enhancements are the first time any improvements of any significant form have been done to the lower grounds since the City bought the mansion in 1965 said Assistant Director of Community Services Steve Zoet.

"It was through natural decay that we needed to make the investment," Zoet said. "It's an opportunity for the city to bring the established lower gardens of the estate back to their former grandeur."

Phase II included a complete renovation of the Rose Garden, replacement of existing landscaping in the lower portion of the property, including Doheny Road and the upgrading of existing electrical services, replicate historic light fixtures and existing irrigation.

The project cost approximately \$1.5 million total, which came from the Recreation and Parks facilities fund. The fund is paid for through a tax on construction.

"So when you take out permits to do a home renovation, business renovation or new construction, within that permit there is a recreation and parks facilities tax," Zoet said. "You pay into this fund with every development that occurs within the city."



BridgePoint Executive Director Robert Goldberg, Mayor Jimmy Delshad and BridgePoint Marketing Director Ann Siegel.

BridgePoint senior living facility celebrates 10th anniversary

BridgePoint senior living facility celebrated its 10th anniversary with a ribbon cutting ceremony Friday, December 12. Mayor Jimmy Delshad cut the ribbon. BridgePoint at Beverly Hills is a senior community with both independent and assisted living. It is operated by Integral Senior Living, which manages independent, assisted living and memory care properties. For more information, call (310) 860-9234 or visit www.bridgepointbeverlyhills.com

That fund can only be used for the purposes of investing in our recreation and parks facilities."

Zoet said the renovated area is ideal for small, intimate wedding receptions or other private gatherings

"It's a more intimate environment where people can be a little more private than would otherwise be the case," Zoet said. "We don't close the park when other events are occurring, but this creates a smaller, intimate environment for those kinds of things to otherwise occur."

Members of the Doheny family have gifted Greystone two limestone benches. These benches have been engraved in memory of Tim and Lucy Doheny, two of the five children that lived in Greystone who both passed away within the last year.

"[The benches have] an inscription in memory of both Tim and Lucy," Recreation Services Manager Brad Meyerowitz said. "The benches are in the patio above the rose garden. It's a very tranquil setting where someone can sit down, read a book and have a beautiful view of the mansion. People can utilize it, sit down and enjoy the grounds like the [Doheny] kids did."

Khorsandi wins lemon law case against Mercedes Benz

When a car turns out to be a lemon, attorney Arash Khorsandi will fight on its own-

ers behalf. Khorsandi, who is a California Personal Injury and "Lemon Law" expert, recently won a case against Mercedes Benz.

Khorsandi's client owned a 2005 Mercedes CL600, which retails MSRP in excess of \$130,000 when purchased new. The car had problems including suspension issues, transmission issues and repeated check engine light issues. After having no luck getting the problems fixed, Khorsandi stepped in.

"After taking the case on, we discovered our clients car had a history of problems that were causing our clients headaches and were causing his car to be in the shop once every couple of months," Khorsandi said. "[He was left] without a car for weeks at a time. Eventually, we were able to get our client's car repurchased back from Mercedes and he got back a gross recovery in excess of \$130,000."

California "Lemon Law" holds that if a car is under the manufacturer's warranty when the problems begin and the problems do not get fixed after repeated attempts, then there is legal coverage. The definition of a lemon is when there is an unreasonable



Arash Khorsandi



David Sacks, ORT America National President Shelley Fagel, Ethan Bortnick, honoree Bob Hirsch, Veronica Becerra and Los Angeles City Councilmember Dennis Zine

ORT Chanukah brunch celebrates 50 years of contribution

The 30th annual Los Angeles Organization for Educational Resources and Technological Training (ORT) America Chanukah Brunch was held on December 12 at the Beverly Hilton Hotel. Nine-year-old pianist, composer and entertainer Ethan Bortnick performed at the brunch. Nita and Bob Hirsch were honored for their 50 years of dedication to ORT and the event recognized Executive Vice Chairman of the Los Angeles ORT College Parvine Motamed for 50 years of career achievements. ORT is a non-profit organization with a network of over 800 schools and training centers worldwide. ORT's mission is to meet the educational and vocational needs of their student population in the shortest time possible.



(L to R) Chancellor Gene Block, Gov. Gray Davis, Beverly Hills Mayor Jimmy Delshad and CNSI Director Paul Weiss

California Nano Systems Institute celebrates 10th anniversary

The California Nano Systems Institute (CNSI) celebrated the 10th anniversary of the announcement of the Governor Gray Davis Institutes for Science and Innovations. Davis, UCLA Chancellor Gene Block, Josh Green of Mohr Davidow, Alex Fay, Director for the Los Angeles Mayor's Office of Economic and Business Policy and CNSI Director Paul Weiss spoke at the anniversary. CNSI is a research center whose mission is to be a global leader in science, technology, innovation, and entrepreneurship, dedicated to bringing to UCLA, California, the nation, and the world what nano science and nanotechnology have to offer.

number of attempts to repair a mechanical or safety issue with a vehicle. If a car fits the definition of a lemon, its age is not relevant in a lawsuit.

"The bottom line [is it] doesn't matter what kind of manufacturer or kind of car it is, if there are repeated issues with the car and it's constantly in and out of the service shop, the client is entitled to getting reimbursed and fully compensated for their

lease or purchase," Khorsandi said. "They are entitled to get all of their money back throughout the years that they've driven the car."

COC looking for new members

The BHUSD Citizens Oversight Committee (COC) announced at the Tuesday Board of Education meeting they are looking for new members. *briefs cont. on page 7*

from the hills of beverly



Keep Douglas on job

And putting murder rumors to rest

By Rudy Cole

When the current Board of Education first decided to upset the most top leadership at all of the schools there was considerable grumbling and discomfort at the timing and wisdom of removing the site principals.

However, it now seems clear that the decisions were really in the best interests of the schools, and the district now has a team of leaders that work well with the board and the administration.

Key to the seamless reordering of leadership was the role played by interim Supt. **Richard "Dick" Douglas**. A former highly regarded Hawthorne school principal who left the district to become a top administrator in another community, he was the exact fit we needed to help restore confidence and leadership.

Also, the choice of **Carter Paysinger** as high school principal could not have been more timely. Few people are as respected, by teachers, parents and students, as Paysinger and he too created a comfort level for the school.

The Board deserves credit for the very tough decisions they made and also for reducing, somewhat, the amount of acrimony that detracted from providing leadership to our schools. Not perfect, but better.

Now, therefore, is the right time to make another good and important choice: Renew interim Supt. Dick Douglas' term for another year.

I fully understand the desire to finalize the management team at the school by beginning the search process for a permanent, whatever that means, school leader, but this time, the district should be very patient and thorough to make as certain as possible that the candidate is a true fit for our schools.

Who better to help that search than Douglas?

The schools need a period of calm, careful leadership – something Douglas

helps supply. Should mention that he has a good management support team in Dr. **Alex Cherniss**, Assistant Supt. for Business Affairs, Dr. **Ilene Straus**, Assistant Supt. for Educational Services and Dr. **Dawnalyn Murakawa-Leopard**, Director, Human Resources.

The board should know that another critical reason for extending Douglas' contract for at least one year is that this will have very broad community support and that's very important, especially in the midst of all the legal issues with which the district is contending.

Incidentally, there is good news: Dr. Cherniss has just reported Beverly Hills is one of a very select group of state schools to receive an AAOne Rating from Moody's Investor Service.

MEANWHILE, BACK AT THE CHAMBER

With the sudden departure of President and CEO **Dan Walsh** last month, it was hard to tell how the venerable, but deflated organization, was being managed.

Fortunately, a competent team of staffers has been doing the chores, but that number has now been reduced from three to two.

Economic Development vice president **Anita Zusman Eddy**, Comptroller **Farima Fayyad** and operations V.P. **Jennifer Corbo** were the de facto managers. Now Corbo, who recently married, will leave this week.

There is considerable confusion on the role of a membership team supposedly assigned to take over daily operations while searching for a Walsh.

The announcement of this committee, by C of C president **Todd Johnson**, was not immediately approved by the executive committee, and is probably on hold.

Most likely, the Chamber will allow a period of calm to stay in place while they

examine their future needs and the direction the Chamber will take.

Chamber President Todd Johnson confirmed this plan in a brief interview with this column yesterday. According to Johnson, a leadership team will not only begin the search for a new director, but also evaluate future goals and management responsibilities.

"We are not rushing into any quick decisions and we have a good interim team in place to run the Chamber," Johnson said. "This is not the same Chamber and we need to adjust our operations to the new realities."

Zusman Eddy has done an impressive job in helping create the Economic Development Committee, the South Beverly Association and many other good Chamber works. She came to Beverly Hills with considerable expertise in Chamber programs including her position as Vice President for Legislation at the Los Angeles Chamber of Commerce. She has previously been asked to consider applying for CEO, before Walsh was retained. The Chamber is fortunate to have her as part of the interim team.

CHASEN MURDER THEORIES

Although the investigation is not closed, the horrific murder of **Ronni Chasen** has become another cottage industry of conspiracy theories and the incredible need not to trust any kind of governmental authority.

There are so many bizarre explanations out there, it would require a book to list them all and debunk most. That may indeed happen.

But for now, some reality checks:

The route Chasen took to reach her Westwood area home was entirely consistent with choices of streets. Whittier is the best way to reach Wilshire Boulevard, avoiding Santa Monica which turns south at the Wilshire intersection – not something drivers could do by using Beverly, Rodeo or Bedford, the other through avenues to Wilshire.

Is it possible for a minority community member, poorly attired bicyclist to drive along Sunset Boulevard very late at night without being stopped? First, we don't

tolerate racial profiling and second a bike would appear less threatening than an automobile. More important, the prime suspect has been seen, and even arrested, in Beverly Hills before the murder. He knew our streets.

Was he a hired killer? Give me a break. First, at least so far, the police could not discover any really important issue in Chasen's life that could lead to someone wanting her killed. True, it is a contentious industry, but there is no evidence of any threat to her life, no conflicts that could rise to the level of wanting her eliminated.

Even so, someone with sufficient resources and desire to find a hit man is certainly not going to find **Harold Smith**, if for no other reasons than his obvious emotional instability. How long would it take to discover the person who hired him – an important decision even a mildly deranged enemy had to consider. Arguing against his being paid to do murder also would include his homeless status, his appearance and his loner lifestyle.

But who was the informant who fingered Harold Smith and called America's Most Wanted? Now, there is some more wild speculation: Is it possible that Smith himself made the call? Did he hope, in some convoluted manner, to obtain a reward for a murder he committed? He was saying, at least it was reported by one his former neighbors, that he expected a reward because of the murder.

Understandably, because of Chasen's fame and the circumstances of the killing, there were off the wall theories on her murder, including some from people who should have been more restrained. Mob killing? Revenge murder? Nothing then or now could give that any credibility.

The suicide and the murder weapon are a ballistic match. Smith was at the corner waiting for a victim to rob when Chasen, in an expensive car, arrived.

Smith killed her because, in all likelihood, she did not quietly allow herself to become a victim.

Another case of bad reporting; Our police never said the suicide gun was not the murder weapon. They were consistent in waiting for a ballistic evaluation, and once that was available, knew who committed the murder.

There were about 20 murders near our border, outside our city, within a few days of the Chasen murder. Many will never

rudy cont. on page 7

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rudy cont. from page 6

be solved. Our police, on the other hand, have a near perfect record in finding killers and solving most crimes.

A good time of the year to thank all of our cops for keeping us safer and more secure than almost any other community in America. Yes, say a kind word to any police man or woman you see doing their jobs.

No, the filing period for city council did not end on December 10 as erroneously reported in the other paper. The last day to complete forms for becoming a candidate for city council in the March elections was yesterday.

The reason for the misunderstanding is

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for new members with expertise in the field of Construction, Law and Accounting.

COC Chair Rudy Cole, along with Audit Sub-Committee Chair Joe Safier and COC First Vice President and Ethics Sub-Committee Chair Woodrow Clark III asked the Board to adopt the state education code rules outlining responsibilities for COC's.

The current rules only ask the COC to evaluate money spent for bond related matters. The state education code would give the COC the responsibility of looking at cost savings, efficiency and expenditure integrity. The Board of Education will decide on adopting the state education code in January.

At the Tuesday meeting, Vice President Brian Goldberg credited the Cole and the COC with being the first to catch the over-payment of taxpayer funds to then consultant, Strategic Concepts CEO Karen Christiansen.

Those interested in applying for the COC should send a letter expressing interest and qualifications to the Beverly Hills Unified School District, Attention Dick Douglas, 255 South Lasky Drive, Beverly Hills, CA 90212. For more information, call the Superintendent's office at (310) 551-5100 ext. 2210.

Beverly Vista compiles cookbook for fundraiser

The Beverly Vista PTA is compiling a cookbook full of Beverly Vista family recipes, to go on sale around Mothers Day 2011. The cookbook, which will raise money for 8th grade graduation expenses, will be a collaborative effort from the Beverly Vista Community.

"I've worked on cookbooks like this at a different school and temple in Chicago," Cookbook Committee chairperson Marta Freud said. "They were a big success. These cookbooks are a lot of fun and one of the ways they become more successful is when people put recipes in."

All recipes are welcome from appetizers to dinner to dessert. Freud said she already contributed her Never Fail Brisket and Jakes Chocolate Buttermilk cake.

"My son, [Jake], was in a cooking class when he was three," Freud said. "He came home with little samples. I was so taken by the cake, I claimed it as my own and have made it ever since. He's now 17."

because of a law adopted many years ago that extends the filing period for five days for non-incumbents if even one incumbent does not run.

Why the change in rules? Some years back, and most often in election of judges, having information on filing for offices became a tool for helping friends.

An example of how it worked. An incumbent judge would announce they are running for reelection and even take out notice of intent. This would discourage candidates, but a friend would know the truth, that the incumbent was not running, and at the very last hour, file for the office almost assuring a safe election.

So, the law now makes that less likely. When an office holder does not seek reelection, the filing period stays open for

Although a final price has not been set, the cookbook will be around \$20. To pre-order or contribute a recipe, e mail Freud at BVCookbook@gmail.com.

BHHS Boys' basketball team finishes third in tournament

Although Beverly High boys' basketball coach Jarvis Turner said "you're always happy with the win," about a 60-58 victory over Culver City, he still said his team, which has won five of six games, has room for improvement.

"I think we can play a lot better," Turner said after Saturday night's third-place game of the Sax Elliott Tournament at the Swim-Gym. "We got killed on the glass again. We didn't do a good job defensively. It was a sloppy game."

Julian Dakdouk scored what proved to be the winning basket for the Normans with 31 seconds to play, after missing his first two shots in the sequence and grabbing rebounds both times.

"That's the type of effort that we need to play with for 32 minutes," Turner said. "It was a great courage play by Julian. He didn't give up on the basketball. He was relentless in there against those big athletes being that he's a small guard. He wanted it more than everybody else. That's how we have to play."

"That play needs to be a description of how our team should be this year -- scrappy and relentless and not giving up."

The Centaurs (5-3) still had two chances to take the lead or tie the score. Forward Aamahd Walker missed a shot with six seconds left, Dakdouk got the rebound and was fouled one second later. He missed his first free throw and made the second. Culver City guard Keilan Horton missed a potential game-tying shot as time expired.

Beverly Hills led 18-13 at the end of the first quarter, but trailed 29-28 at halftime and 43-40 entering the fourth quarter.

There were six ties and one lead change in the fourth quarter before Dakdouk's go-ahead basket. Austin Mills scored 13 of the Normans' first 17 points in the quarter, making seven of eight free throws and two 3-point baskets, but fouled out with 58 seconds to play.

The victory in a close game "will help tremendously," Turner said.

"We were in a similar situation [Friday night] and guys made some crucial mistakes in crucial parts of the game," Turner said.

five more days.

Maybe a tribute to the strengths of the candidates, but our city council election will have the lowest number of contenders in years. There will be only three candidates: Incumbent Nancy Krasne, Planning Commission chair Lili Bosse and Recreation and Parks Commissioner Julian Gold.

Bosse is the clear front runner, attracting the most diverse list of community supporters we've seen in many years. The only reason she could lose is overconfidence by her or her supporters. Never assume an election is over until all the votes are counted.

It will also be very hard to beat a first term incumbent – Nancy Krasne. She had a good term as mayor, served as chair and

"I told them [Friday night] it's a learning curve and a learning experience and you'll get another opportunity in tight game to make the play and what do you know, the very next game, it's tight and they're in the same situation and we pull through."

Mills led all scorers 21, including 18 in the second half, and made four 3-point baskets. Dakdouk added 15, including three 3-point baskets, Tal Barnston seven, Malik Blades five and Joshua Johnson, Mike Lanier and Brodrick Smith four each.

"I'm proud of my guys," Turner said. "They pulled off a tough win over a league opponent and that's always good."

Beverly Hills defeated the Centaurs in both their games last season, 54-46 and 62-40.

The Normans were relegated to the third-

member of two key city commissions, Planning and Architectural, and has not hesitated in marching to her own drummer and being very independent.

Dr. Gold is less well known, has yet to develop positions on issues, but will be able to mount a strong campaign. He does have an impressive list of supporters and will be a formidable contender. He will have the Fenton group guiding him.

Rudy Cole served for eight years as a member and chair of the city's Recreation & Parks Commission. He was also President of the Greystone Foundation and served on three other city committees. Rudy can be reached at: Rudy@bhweekly.com.

place game because of a 53-48 loss to Woodland Hills El Camino Real in a championship semifinal Friday night in the Swim-Gym.

Beverly Hills was outscored in the fourth quarter 21-15 after leading 17-8 at the end of the first quarter, 26-25 at halftime and 33-32 after three quarters.

The Conquistadors made 21 of 45 free throws, including 11 of 18 in the fourth quarter, while the Normans made five of eight, including two of two in the fourth quarter.

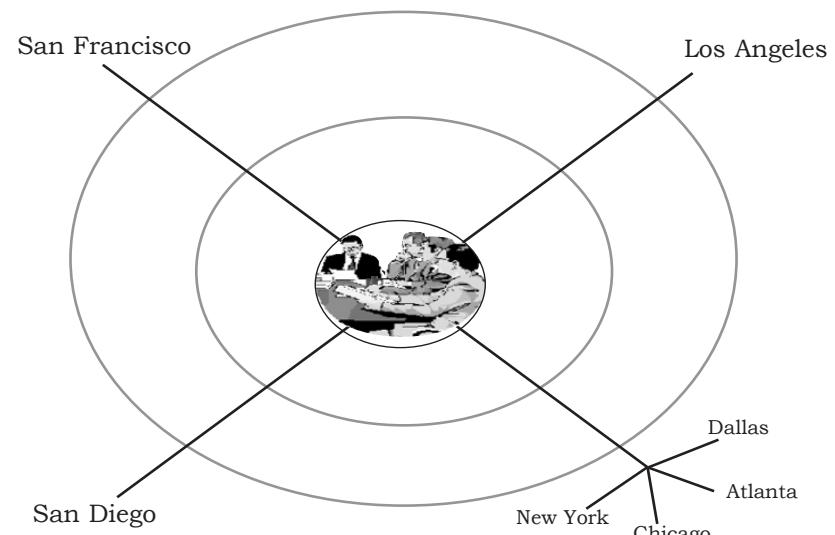
"You can't blame the game on the referees," Turner said. "That's part of it. You get calls some games, some games you don't. We made mistakes down the stretch that

briefs cont. on page 8

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"When a team gets that many more opportunities to make shots and you're still in the game, that says a lot about your team."

Mills scored 19, including 13 in the first quarter when he made four 3-point baskets, Blades 10, Smith six, Dakdouk five, Lanier four, and Frank Brown, Johnson and Torrey Lubkin two each.

Beverly Hills defeated Ventura Buena, 62-39, in a championship quarterfinal game Dec. 8 at the Swim-Gym, with Mills scoring all 16 of his points, including two 3-point baskets, during the first quarter as the Normans outscored the Bulldogs, 23-11.

Beverly Hills led 38-23 at halftime and 48-30 entering the fourth quarter.

Johnson and Lanier each added 11, with Lanier scoring nine points in the fourth quarter, Blades eight, Barnston, Dakdouk and Smith four each and Brown and Lubkin two each.

The Normans are scheduled to face Arroyo Grande in a first-round game of the Prep Division of the National Prep Classic Saturday at 1:30 p.m. at St. Joseph High School in Santa Maria.

If Beverly Hills wins, it would face the Lakeview Terrace Community Charter-Hanford winner Monday at 4:30 p.m. in a championship bracket quarterfinal, while a loss would relegate them to a consolation bracket quarterfinal against the Lakeview Terrace Community Charter-Hanford loser Monday at 1:30 p.m. The Normans are also scheduled to play tournament games Tuesday and Wednesday.

BHHS girls' soccer team routs two more opponents

The Beverly High girls' soccer team recorded its third rout in three games this season Dec. 6, defeating Burbank Bellarmine-Jefferson, 7-0, in a nonleague game at Nickoll Field, as Nicole Star had two goals and two assists while teammate Tylor Fields also scored twice.

Midfielder Mashar Zargar scored a goal and "made an immediate impact... with her vision and ball distribution" in her first game since breaking a wrist, Norman coach Ryan Franks said.

Sarah Patterson, Elena Rust and also scored for Beverly Hills (3-0). Ashley Aviram, Michelle Azhdam, Ellie Dubin, Cassandra Jolton, Tiffany Moore and Kaela Reisfelt all had assists for the Normans.

Beverly Hills goalkeeper Ida Trevino made two saves for her third shutout.

The Normans led 3-0 at halftime.

Beverly Hills defeated Leuzinger, 9-0, in a South Bay/Westside Tournament game Dec. 1 at Nickoll Field with Fields and Reisfelt both scoring twice.

Aviram had a goal and an assist, while Celine Elias, Moore, Rosen and Rust also scored. Star had two assists and Azhdam one.

Trevino made three saves for the shutout.

"Leuzinger, to their credit, hung tough in the first half by packing the box and making it difficult in the attacking third," said Franks, whose team led 2-0 at halftime. "In the second half we played with a lot more composure around the goal and did a great job of finishing our chances."

"Kaela Reisfelt dominated the midfield

and had the goal of the match on a first time shot from the top of the box. Tylor Fields, Tiffany Moore and Ashley Aviram created numerous opportunities offensively."

The Normans are scheduled to play Los Angeles Marymount Saturday at 12:30 p.m. in a first-round game of the championship bracket of the 33rd annual South Girls' Varsity Tournament at South Torrance. The Sailors were ranked sixth in the Southern Section Division IV poll released Monday.

If Beverly Hills wins, it would face the Simi Valley-South Pasadena winner at 6:30 p.m. Saturday in a semifinal of the championship bracket, while a loss would relegate it to a fifth-place semifinal against the Simi Valley-South Pasadena loser at 5 p.m. Saturday.

The Normans are scheduled to conclude tournament play Monday.



Avrami Hacker and Jared Kurtz

Horace Mann Ski Club takes inaugural trip

The Horace Mann Ski Club took its first trip last weekend, December 10-12. Seven families from Horace Mann joined the three day, two night trip to Snow Summit in Big Bear. The next ski club trip will take place mid-January.

arrestsummary

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

JACKSON,MELANIE RUTH, 33, of Valley Glen, arrested on 9/22/2010 for a DUI with alcohol/drugs.

RADER,MICHELLE GINO, 27, of Studio City, arrested on 9/23/2010 for threatening a crime with the intent to terrorize.

MCCALL,ROSS WILLIAM, 39, of Palo Alto, arrested on 9/22/2010 for miscellaneous Beverly Hills Municipal Code violation.

DIAZ-REYES,GONZALO, 33, of Los Angeles, arrested on 9/21/2010 for driving without a license.

PSCHILL,STEFANIE J, 31, of Los Angeles, arrested on 9/21/2010 for inflicting corporal punishment on a spouse/cohabitant.

JOROVLEA,DANIEL HARUTIUN, 21, of Los Angeles, arrested on 9/21/2010 for forging an official seal.

MALE JUVENILE, 16, of Beverly Hills, arrested on 9/20/2010 for possession of 28.5 grams or less of marijuana.

JOSE,FELICISIMO, 36, of Los Angeles, arrested on 9/19/2010 for DUI with alcohol /drugs.

BRASS,LASONDRA, 42, of Beverly Hills, arrested on 9/19/2010 for a DUI with alcohol/drugs.

LEE,BRYAN, 20, of Beverly Hills, arrested on 9/19/2010 for a DUI with alcohol/drugs.

TRINGALI,ALESSIO, 31, of West Hollywood, arrested on 9/18/2010 for a DUI with alcohol/drugs.

AVETISYAN,EDUARD, 24, of North Hollywood, arrested on 9/18/2010 for possession of 28.5 grams or less of marijuana.

TOSCANO,JESSICA ANN, 19, of Los Angeles, arrested on 9/18/2010 for driving without a license.

SOMERS,JASON HARRISON, 26, of Los Angeles, arrested on 9/17/2010 for a DUI with alcohol/drugs.

REYNOZO,RUBEN ALBERTO, 25, of Los Angeles, arrested on 9/17/2010 for driving with a suspended license.

LANE,ERIC CORYDON, 31, of Beverly Hills, arrested on 9/17/2010 for a felony violation of parole.

BATOVA,OLGA, 39, of Sydney, Australia, arrested on 9/17/2010 for inflicting corporal injury on a spouse or cohabitant.

HARRIS,GLEN MARTIN, 47, of Sydney, Australia, arrested on 9/17/2010 for inflicting corporal injury on a spouse or cohabitant.

RICHARDS,JACKIE LYNN, 42, of Beverly Hills, arrested on 9/17/2010 for trespassing.

MALE JUVENILE, 17, of Westchester, arrested on 9/17/2010 for battery.

BAR-LEV,MEGAN ALEXIS, 31, of Beverly Hills, arrested on 9/16/2010 for a DUI with alcohol/drugs.

BLAYNE,ERIC, 31, of Beverly Hills, arrested on 9/16/2010 for disorderly conduct while intoxicated.

MCGEE,AARON CHRISTOPHER, 31, of Los Angeles, arrested on 9/16/2010 for selling and furnishing marijuana and hashish.

ARCHIE,TOUMARIA EUGENE, 39, of Altadena, arrested on 9/16/2010 for driving with a suspended license.

NGO,MICHAEL THOMAS HOANG, 23, of Redondo Beach, arrested on 9/15/2010 for a DUI with alcohol/drugs.

LEVY,DAVID RAPHAEL, 33, of Beverly Hills, arrested on 9/15/2010 for inflicting corporal injury on a spouse/cohabitant.

JOHNSON,PIERRE DON TE, 30, of Los Angeles, arrested on 9/15/2010 for burglary.

GILL,CHRISTOPHER FREDRICK, 50, of Beverly Hills, arrested on 9/15/2010 for possessing 28.5 grams or less of marijuana.

CEJA,ABBY ARACELI, 23, of Los Angeles, arrested on 9/15/2010 for driving with a suspended license.

MIRZA,ADEEL AHMED, 25, of Woodland Hills, arrested on 9/14/2010 for vandalism.

GUERRA,JONATHAN LOUIE, 20, of Claremont, arrested on 9/13/2010 for driving with a suspended license.

JIORJE-MICHEL,ALBERTO, 19, of Chino Hills, arrested on 9/13/2010 for possessing 28.5 grams or less of marijuana.

GOOD,ELYSE ROCHELLE, 40, of Houston, Texas, arrested on 9/13/2010 for grand theft of money, labor or property.

coverstory

THE LEXUS DILEMMA

Lexus dealership has proposed a \$14 million renovation and expansion project. But is it too big for the neighborhood?

By Marla Schevker

The second hearing for the proposed, estimated \$14 million Lexus renovation project will take place at the Planning Commission meeting starting at 1:30 p.m. today.

The project would demolish the existing Lexus Dealership, at Wilshire and Maple, and allow for the construction of a 56-foot tall dealership containing 147 parking spaces, 102 vehicle storage spaces within a four-level building with one level of subterranean parking, 72 service bays and three detail bays. It also would build through the alley into the R-4 parcel, located south of the building, which due to zoning restrictions will be no higher than 35 ft. Height limit for an R-4 zone depends on the location, the normal restrictions for a parking structure is three stories or approximately 33 feet.

It is highly unusual for the City to allow an alley to be vacated, although the Montage project required the City to partially vacate an alley.

The Lexus facility currently utilizes a satellite station on Robertson Boulevard to accommodate more service bays. Until last month, the facility parked its inventory at the former Robinson's May building parking lot at 9900 Wilshire Boulevard, but has moved to former Hilton headquarters. Employees of Lexus park at the former ICM site, approximately five blocks east.

"The project if approved would result in a dangerous precedent allowing the commercial facility to extend into a significant portion of an R-4 zoned property and would require the City to give up the east/west alley from Rexford to Maple," Former Mayor Steve Webb, who represents the nearby Nessah Synagogue, said.

The new facility will allow for "almost all services to be accomplished under one roof," said one of two attorneys of the Jim Falk Lexus Dealership, former Planning Commissioner Mitch Dawson.

"There will be 18 parking spaces within for people to check in, not on Maple Drive but inside the building as opposed to the two before," Dawson said. "The building will be soundproof, we've had a study done by a company that does acoustic studies. Not all the inventory will be there but most all of it will be. As far as I'm concerned it's all under one roof."

Loading areas for the new facility are not proposed to be directly on site. According to the Planning Commission staff report, delivery trucks will utilize South Maple Drive and a loading zone on Wilshire Boulevard. Maple Drive resident David Mercer said

while he supports most of the project, he believes deliveries on South Maple Drive are a detriment to the neighborhood.

"I don't oppose the project in general," Mercer said. "Only this problem of the loading and unloading of vehicles on Maple Drive. I'm opposed to the congestion that is likely to occur with these vehicles doing their commerce on public rights of way. I think it's an area that's too congested and too narrow."

Traffic is already an issue at Maple Drive, Mercer said. Deliveries, both during the day and at night, create unnecessary noise, congestion and pollution for residents.

"I think a commercial and a business area is one thing and we all know what to expect," Mercer said. "But when you're living in a residential area and your residence is your refuge, you want to be able to enjoy the quiet and the security that a residential area is supposed to bring to the people."

Dawson, who spoke to Mercer about deliveries, said he feels the issue of delivery location has been mitigated.

"We believe that deliveries will be handled in the delivery area on Wilshire in the evening or directly into the access through the alley," Dawson said.

Attorney Murray Fischer, who has been retained by the owners of the 131 S. Maple Drive apartment building, said he thinks

residents have a right to be concerned about the proposed project.

"Especially in light of the fact that it's going to increase the amount of traffic in that area and it's going to be a 7 day a week operation adjacent to a residential area and so far there's been no mitigation factors of significant value that have been offered," Fischer said.

Fischer said they are talking to experts in traffic, engineering, landscaping and architecture to understand any mitigation efforts taken by Lexus.

"When you look at all the other buildings that have been built in the City, all the buildings provide for sufficient parking on site and they provide for loading zones on site," Fischer said. "They do what they can to make their project compatible with the neighborhood."

Although Webb said he hasn't received a lot of updated information through the Planning

Commission staff report, he believes the project will negatively impact the community.

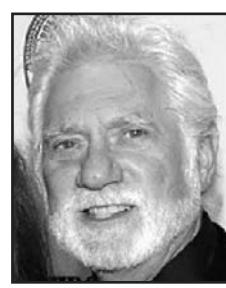
"In my opinion this project is simply too big and will result in too many impacts located immediately adjacent to residential property," Webb said. "And the community needs to understand that what already impacts the residential neighborhood will multiply by a magnitude of five to six should this project be built."

- Former Mayor Steve Webb



"In my opinion this project is simply too big and will result in too many impacts located immediately adjacent to residential property. And the community needs to understand that what already impacts the residential neighborhood will multiply by a magnitude of five to six should this project be built."

- Former Mayor Steve Webb



"We contribute more than \$1 million per year presently, to be increased as we get bigger and better in sales tax and business [tax]. Car dealerships, after hotel transient occupancy taxes, are the biggest contributors to sales tax in any city"

- Lexus attorney
Mitch Dawson

solve the offsite parking problem is to create additional onsite parking.

"There's no way that this applicant can permanently meet its parking needs unless it agrees to do what all other developers do and that is to provide three levels of subterranean

parking on site," Webb said. "So, the applicant, strictly for monetary reasons, is asking the City to bend the rules significantly."

Dawson would not comment on the issue of subterranean parking. However in a letter to the Planning Commission dated October 25 signed by Dawson, it was stated an additional level of subterranean parking are "not economically feasible."

"The shoring on Wilshire, much deeper excavation, increase in concrete and steel reinforcing and the like, would add a burden to the cost of the project that would financially harm the company," the letter stated.

The remodeling of the facility is necessary to ensure the Lexus dealership is able to remain a franchise.

"Lexus corporate makes a demand of all of its dealers to upgrade their dealerships on a constant basis," Dawson said.

Vice Mayor Barry Brucker said he supports the Lexus expansion. Former Mayor Tom Levyn, who is representing Lexus along with Dawson, is Brucker's political mentor and campaign chair.

"Having a new and robust Lexus remain in Beverly Hills as one of our flagship dealerships is hugely important for long term fiscal sustainability," Brucker said. "Likewise, never forgetting our neighboring residential quality of life is always our mandate. I am confident that under the leadership and direction of our Planning Commission the interests of both Lexus and maintaining the quality of our neighborhood integrity will be achieved."

According to Dawson's letter, Lexus pays approximately \$750,000 a year in sales tax and \$250,000 in business taxes to the City every year. In an average year, the City makes approximately \$34 million on business taxes. Proponents argue that with a larger dealership and service center, the City will be able to gain more revenue through those taxes.

"We contribute more than \$1 million per year presently, to be increased as we get bigger and better in sales tax and business [tax]," Dawson said. "Car dealerships, after hotel transient occupancy taxes, are the biggest contributors to sales tax in any city"

At the September 16 hearing on the Lexus project, approximately 70 questions were asked of City staff and Rincon consultants, the company that put together the draft EIR for Lexus. As of now, not all of the questions are answered.

"The Rincon project manager quite at the last minute," Dawson said. "They're scrambling to get whatever information they can."

Since not all of the information has been gathered and because of three other issues that will be discussed at the Planning Commission meeting, Dawson said he's not sure the Lexus Project will be completely addressed and may be continued.

"We expected to go over as many questions as we had answers for and the staff would respond to the commission," Dawson said. "This doesn't appear to be the case now. I don't know what is going to transpire but it is less than we expected."

Mayor Jimmy Delshad recently moved to South Maple Drive and has rescinded himself from the Lexus Project hearings.

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LIAMS 1215 W 70th Street, Los Angeles, CA 90044. The business is conducted by: A General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Boshanda K Johnson, Founder. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101639019 The following person(s) is/are doing business as: BH MAILBOX 287 S. Robertson Blvd., Beverly Hills, CA 90211, TOC, LLC #287 S. Robertson Blvd., Beverly Hills, CA 90211. The business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Benjamin Hague, Manager. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101638911 The following person(s) is/are doing business as: MASSIANT WINERY COMPANY 359 1/2 S. Detroit Street, Los Angeles, CA 90036. CHIANN LEIG 359 1/2 S. Detroit Street, Los Angeles, CA 90036. The business is conducted by: A Corporation. Registrant has been to transact business under the fictitious business name or names listed here on 11/19/2010. Signed: Odysseus Demetriadi, President. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101638912 The following person(s) is/are doing business as: BH MAILBOX 287 S. Robertson Blvd., Beverly Hills, CA 90211, TOC, LLC #287 S. Robertson Blvd., Beverly Hills, CA 90211. The business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Shawn Leis, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101638913 The following person(s) is/are doing business as: KAK PUMPING 1643 W. 21st Street, Torrance, CA 90501. DONALD W. CUMMINGH 1643 W. 21st Street, Torrance, CA 90501. The business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Donald W. Cummings, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101638914 The following person(s) is/are doing business as: MASSA MEDIA: SOGAH EIGHTYSEVEN 22287 Multihall Suite 246, Cabalas, CA 91302. MARK MY LIFE GROUP INC 2060 Sunny Brae Avenue, Winnetka, CA 91306. The business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Giabi Relati, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101638915 The following person(s) is/are doing business as: ADL EIRE INN PARTNERSHIP 4610 Imperial Hwy, Inglewood, CA 90304. HARISH CHANDRA 4610 Imperial Hwy, Inglewood, CA 90304; CHANDRA VADAN 12043 Hawthorne Blvd., Hawthorne, CA 90050. The business is conducted by: A General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on 10/04/2010. Signed: Harish Chandra, Partner. This statement is filed with the County Clerk of Los Angeles County on: 10/04/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101645615 The following person(s) is/are doing business as: THE PULLL FOUNDATION; PEOPLE UPLIFTING LIVES WITH LOVE; PULLL PERFORMING ARTS 5250 W. El Segundo Blvd., Hawthorne, CA 90250; PO Box 54572, Los Angeles, CA 90054. The business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/16/2010. Signed: Esther Odiakosa, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101645616 The following person(s) is/are doing business as: SHORT AND LONG 9514 National Blvd., Los Angeles, CA 90034. MICHAEL D ROTENBERG 9514 National Blvd., Los Angeles, CA 90034. The business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/19/2010. Signed: Michael D. Rotenberg, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101645617 The following person(s) is/are doing business as: KAK PUMPING 1643 W. 21st Street, Torrance, CA 90501. DONALD W. CUMMINGH 1643 W. 21st Street, Torrance, CA 90501. The business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Donald W. Cummings, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101645618 The following person(s) is/are doing business as: SHORT AND LONG 9514 National Blvd., Los Angeles, CA 90034. MICHAEL D ROTENBERG 9514 National Blvd., Los Angeles, CA 90034. The business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/19/2010. Signed: Michael D. Rotenberg, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101645619 The following person(s) is/are doing business as: NAILSH NAILS SPA LOUNGE: MY HAIR STUDIO/MAKOVER YOUR IMAGE HAIR STUDIO; N.N.SPA LOUNGE 720 E. Manchester Blvd., Inglewood, CA 90301. Signed: Myisha Nnika Alwan. REED 3746 113th Street #1, Inglewood, CA 90303. The business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Myisha Reed, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101645620 The following person(s) is/are doing business as: IMPE TRUCKING 9294 Barter Avenue, Arleta, CA 91331. JUAN MIGUEL PERAZA 9294 Barter Avenue, Arleta, CA 91331. The business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/01/2010. Signed: Juan Miguel Peraza, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/01/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101645621 The following person(s) is/are doing business as: ABILENE PROPERTIES 4807 S. Normandie, Los Angeles, CA 90037; P.O. Box 8819, Los Angeles, CA 90009. LEGESSE ENTERPRISES, INC 1241 S. Fairfax Avenue, Los Angeles, CA 90019; PAWAN AGARWAL 727 W. Palma Avenue, Anaheim, CA 92801. The business is conducted by: A General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on 11/17/2010. Signed: Negest Legesse, President. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101645622 The following person(s) is/are doing business as: AMERICAN DREAMS 1901 Avenue of the Stars, 2nd Floor, Los Angeles, CA 90008; LESLIE KOFFI; JENNETTE LARIA 5653 Brouston Street, Los Angeles, CA 90008. The business is conducted by: Joint Venture. Registrant has begun to transact business under the fictitious business name or names listed here on 11/01/2010. Signed: Leslie Koffi, Joint Venture. This statement is filed with the County Clerk of Los Angeles County on: 11/01/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101645623 The following person(s) is/are doing business as: MITHRA GROUP 2744 Westwood Blvd., Los Angeles, CA 90064. CONSOLIDATED MAINTENANCE SERVICES INC. 2744 Westwood Blvd., Los Angeles, CA 90064. The business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 11/17/2010. Signed: Reza Naderkhani, President. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2010. 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) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3109

FICTITIOUS BUSINESS NAME STATEMENT: 20101645624 The following person(s) is/are doing business as: EMANUEL'S GROUP HOME INC. 2, EMANUEL'S GROUP HOME INC. 3 9529 Corbin Avenue, Northridge, CA 91324. The business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 11/19/2010. Signed: Emanuel's Group Home Inc. 3 9529 Corbin Avenue, Northridge, CA 91324. The business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 11/19/2010. Signed: Emanuel's Group Home Inc. 3 9529 Corbin Avenue, Northridge, CA 91324. The business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 11/19/2010. Signed: Emanuel's Group Home Inc. 3 9529 Corbin Avenue, Northridge, CA 91

Registrant has begun to transact business under the fictitious business name or names listed here on 11/17/2010. Signed: Emmanuel's Group Home Inc., President. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3133

FICTITIOUS BUSINESS NAME STATEMENT: 20101604651 The following person(s) is/are doing business as: HYEFIGHTERS.COM/ARAZ ARADJIAN; LEGIO 400 W. California Avenue #110, Glendale, CA 91203. HYEFIGHTERS 400 W. California Avenue #110, Glendale, CA 91203. The business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 11/08/2010. Signed: Araz Aradjan, President. This statement is filed with the County Clerk of Los Angeles County on: 11/08/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3134

FICTITIOUS BUSINESS NAME STATEMENT: 20101478902 The following person(s) is/are doing business as: SKY HIGH PICTURES LLC 9083 Rincon Avenue, Sun Valley, CA 91352. SKY HIGH PICTURES LLC 9083 Rincon Avenue, Sun Valley, CA 91352. The business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on 10/15/2010. Signed: Seven Mardrossian, President. This statement is filed with the County Clerk of Los Angeles County on: 10/15/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3135

FICTITIOUS BUSINESS NAME STATEMENT: 20101612597 The following person(s) is/are doing business as: LUXURY TOYS RENTALS 511 N. La Cienega Blvd., Los Angeles, CA 90048. JACQUELYN SAUCER 27484 Acacia Drive, Valencia, CA 91354. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/09/2010. Signed: Jacqueline Saucer, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3136

FICTITIOUS BUSINESS NAME STATEMENT: 20101605473 The following person(s) is/are doing business as: ROCK IT GIRL 11054 Magnolia Blvd., North Hollywood, CA 91601. TAREE HARRINGTON 1471 Alta Avenue, Upland, CA 91786. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/08/2010. Signed: Taree Harrington, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/08/2010. NOTICE - This fictitious 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3137

FICTITIOUS BUSINESS NAME STATEMENT: 20101634725 The following person(s) is/are doing business as: RAIN FOREST CAFE 11026 Magnolia Blvd., North Hollywood, CA 91601. AVEDIS HAKOPIAN 7045 Worthier Avenue, North Hollywood, CA 91605. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Avedis Hakopian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3138

FICTITIOUS BUSINESS NAME STATEMENT: 20101612825 The following person(s) is/are doing business as: ALL VALLEY BOOKKEEPING ALL VALLEY BOOKKEEPING SERVICES 19308 Ackerman Avenue, Newhall, CA 91321. KODY KATZ 19308 Ackerman Avenue, Newhall, CA 91321. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/09/2010. Signed: Cody Katz, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3139

FICTITIOUS BUSINESS NAME STATEMENT: 20101639027 The following person(s) is/are doing business as: STYCOS 10209 Delco Avenue, Chatsworth, CA 91311. PAULA MICHI: RICARDO JOCHAMOWITZ 10029 Delco Avenue, Chatsworth, CA 91311. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 10/29/2010. Signed: Paula Michi, Doctor. This statement is filed with the County Clerk of Los Angeles County on: 10/29/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3140

FICTITIOUS BUSINESS NAME STATEMENT: 20101613890 The following person(s) is/are doing business as: FACTORY SERVICE APPLIANCE REPAIR, LA APPLIANCES 8038 Sunset Blvd., Suite 874, Los Angeles, CA 90046. ALAN LASHCOURT 8033 Sunset Blvd., Suite 874, Los Angeles, CA 90046. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/09/2010. Signed: Alan Lashcourt, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3141

FICTITIOUS BUSINESS NAME STATEMENT: 20101617390 The following person(s) is/are doing business as: CHINOTECH PC REPAIR 13527 Weidner Street, Pacoima, CA 91331. JOSE N. NOLASCO GONZALEZ 13527 Weidner Street, Pacoima, CA 91331. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/09/2010. Signed: Jose N. Nolasco Gonzalez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3142

FICTITIOUS BUSINESS NAME STATEMENT: 201016169507 The following person(s) is/are doing business as: RESTAURANT MARISCOS EL CATARO 12514 Burbank Blvd., Villa Llegage, CA 91607. ALEX PEREZ GOMEZ #15, North Hollywood, CA 91606. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/09/2010. Signed: Alex Perez Gomez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3143

FICTITIOUS BUSINESS NAME STATEMENT: 201016164614 The following person(s) is/are doing business as: D&B TALENT MANAGEMENT GROUP 468 N. Camden Dr., #200, Beverly Hills, CA 90210. DANNA ANDREWS 468 N. Camden Dr., #200, Beverly Hills, CA 90210. BYRON BOOKER 12321 Sherman Way #110, North Hollywood, CA 91605. The business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on 10/10/2010. Signed: Danna Andrews, Partner. This statement is filed with the County Clerk of Los Angeles County on: 11/08/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3144

FICTITIOUS BUSINESS NAME STATEMENT: 201016248758 The following person(s) is/are doing business as: ANGEL'S SHERMAN FLOWERS 13222 Burbank Blvd., Sherman Oaks, CA 91401. KARINE SAHAKYAN 1056 Davis Avenue, Glendale, CA 91201. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 10/06/2010. Signed: Karine Sahakyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3145

FICTITIOUS BUSINESS NAME STATEMENT: 201016386235 The following person(s) is/are doing business as: J&W EXPRESS 12202 Vanowen Street, North Hollywood, CA 91605. MARIA AMANDA MELARA 12202 Vanowen Street, North Hollywood, CA 91605. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Maria Amanda Melara, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3146

FICTITIOUS BUSINESS NAME STATEMENT: 201016368607 The following person(s) is/are doing business as: SUNSET TOBACCO 2607 W. Sunset Blvd., Los Angeles, CA 90026. MANUK KHADZHARYAN 1202 N. Alexandria, Los Angeles, CA 90029. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Manuk Khadzharyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3147

FICTITIOUS BUSINESS NAME STATEMENT: 20101634883 The following person(s) is/are doing business as: FROST BITESS 100% FRUIT ICE CREAM 11901 Santa Monica Blvd., #327, Los Angeles, CA 90025. KAVEH RABII 11901 Santa Monica Blvd., #327, Los Angeles, CA

90025. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Kaveh Rabii, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3148

FICTITIOUS BUSINESS NAME STATEMENT: 20101646413 The following person(s) is/are doing business as: MD 420 GROUP 4265 Crenshaw Blvd., Los Angeles, CA 90008. NATALYA SHEVCHENKO 471 Ben Avenue #302, Valley Village, CA 91607. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/16/2010. Signed: Natalya Shevchenko, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3149

FICTITIOUS BUSINESS NAME STATEMENT: 20101646474 The following person(s) is/are doing business as: PURE SOURCE H2O 3333 Glendale Blvd., #7, Los Angeles, CA 90039. RUZANNA KARAPETYAN 1743 Bel Air Drive, Glendale, CA 91201. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/16/2010. Signed: Ruzanna Karapetyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3150

FICTITIOUS BUSINESS NAME STATEMENT: 20101646477 The following person(s) is/are doing business as: RODIE 1934 Foothill Blvd., Lakewood Terrace, CA 93421. IRMELA SERRANO 15113 Satcroy Street #24, Van Nuys, CA 91405. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/16/2010. Signed: Irma Serrano, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3151

FICTITIOUS BUSINESS NAME STATEMENT: 20101635121 The following person(s) is/are doing business as: DOIE DIEZ 1934 Foothill Blvd., Lakewood Terrace, CA 93421. IRMELA SERRANO 15113 Satcroy Street #24, Van Nuys, CA 91405. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/16/2010. Signed: Irma Serrano, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3152

FICTITIOUS BUSINESS NAME STATEMENT: 20101638425 The following person(s) is/are doing business as: JRA PLUMBING 20520 Ventura Blvd., #304, Woodland Hills, CA 91364. JARROD ANDERSON 20520 Ventura Blvd., #304, Woodland Hills, CA 91364. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Jarrod Anderson, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3153

FICTITIOUS BUSINESS NAME STATEMENT: 20101637555 The following person(s) is/are doing business as: IRON HEART INTERIOR & EXTERIOR DESIGN 10659 1/2 Bloomfield Street, Toluca Lake, CA 91620. ANDREA SINGER 10659 1/2 Bloomfield Street, Toluca Lake, CA 91620. NICOLETTA LEAPOLDE 6617 Avenue C, Valley Village, CA 91607. The business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Andrea Singer, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3154

FICTITIOUS BUSINESS NAME STATEMENT: 20101637558 The following person(s) is/are doing business as: STYCO 10209 Delco Avenue, Chatsworth, CA 91311. PAULA MICHI: RICARDO JOCHAMOWITZ 10029 Delco Avenue, Chatsworth, CA 91311. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 10/29/2010. Signed: Paula Michi, Partner. This statement is filed with the County Clerk of Los Angeles County on: 10/29/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3155

FICTITIOUS BUSINESS NAME STATEMENT: 20101639225 The following person(s) is/are doing business as: ADPERT INTERPRETING PO BOX 24574 Los Angeles, CA 90024. JOEL BLOOM 13952 Bonita Way #1213 Marina Del Rey, CA 90292. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 10/29/2010. Signed: Joel Bloom, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/29/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3156

FICTITIOUS BUSINESS NAME STATEMENT: 20101639228 The following person(s) is/are doing business as: LIGER TRAILER LIGER TRANSPORTATION 220 10th St Apt #1 Santa Monica, CA 90403. WALTER C. LEAO JR 928 10th St Apt #1 Santa Monica, CA 90403. The business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/15/2010. Signed: Walter C. Leao, Jr. Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2010. 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., &P Code.) 11/25/10, 12/02/10, 12/09/2010, 12/16/2010 3157</p

**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 cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state 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.

Trustor: CHRISTIAN WALSH, A SINGLE MAN
Duly Appointed Trustee: Western Progressive, LLC
Recorded 1/16/2007 as Instrument No. 20070078516 in book ---, page --- and rerecorded on --- as --- of Official Records in the office of the Recorder of Los Angeles County, California,
Date of Sale: 12/22/2010 at 9:30 AM

Place of Sale:
At the West Side of the Los Angeles County Courthouse,
Directly facing Norwalk Boulevard,
12720 Norwalk BLVD, Norwalk, CA
Amount of unpaid balance and other charges:
\$504,992.25

Street Address or other common designation of real property:
1010 North Kings Road 203
West Hollywood, California 90069

A.P.N.: 5529-008-053

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.

Pursuant to California Civil Code §2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows:

The beneficiary or servicing agent declares that it has obtained from the Commissioner of Corporation a final or temporary order of exemption pursuant to California Civil Code Section 2923.53 that is current and valid on the date the Notice of Sale is filed and/or the timeframe for giving Notice of Sale Specified in subdivision (s) of California Civil Code Section 2923.52 applies and has been provided or the loan is exempt from the requirements.

Date: 11/16/2010
Western Progressive, LLC, as Trustee
c/o 18377 Beach Blvd., Suite 210
Huntington Beach, California 92648
For Non-Automated Sale Information, call: (866) 960-8299

Robin Pape, Trustee Sale Assistant

PUBLIC NOTICE

Pursuant to the FCC rules regarding review under Section 106 of the National Historic Preservation Act, Verizon Wireless is providing notice of a proposed telecommunications facility at 9641 Sunset Boulevard in Beverly Hills, California. Proposed construction includes installation of antennas on the existing building. Any interested party may submit comments regarding this project's potential effect to historic structures or cultural resources to Mr. Keith O'Connell, 509-998-6691, URS Corporation, 920 North Argonne Road #300, Spokane, WA 99212. Reference 4344.

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 10-514849 INC Title Order No. 100518439-CA-BFI APN 4387-004-018 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/26/06. 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 12/22/10 at 10:30 a.m., Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/01/06 in Instrument No. 06 2423702 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: Marco Weber and Caroline Weber, Husband and Wife, as Trustor, Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR35, Mortgage Pass-Through Certificates, Series 2006-AR35 under the Pooling and Servicing Agreement dated November 1, 2006, 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 the west side of the Los Angeles County Courthouse directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 9563 LIME ORCHARD ROAD, BEVERLY HILLS, CA 90210 The property heretofore described is being sold "as is". The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$2,015,355.17 (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: 11/24/2010 RSM&A Foreclosures Services 15165 Ventura Boulevard, Suite 330 Sherman Oaks, CA 91403 805-804-5616 For specific information on sales including bid amounts call (714) 277-4845. Kimberly A. Karas, Authorized Agent of RSM&A Foreclosures Services FEI # 1045.00519 12/02, 12/09, 12/16/2010

is being sold "as is". DATE: 11-24-2010 DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55. CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 730-2727 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com Deborah Brignac CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3827130 12/02/2010, 12/09/2010, 12/16/2010

NOTICE OF TRUSTEE'S SALE TS No. 10-0103244 Title Order No. 10-8-398401 Investor/Insurer No. 1695149476 APN No. 5529-020-036 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/22/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ROBIN Y MAYEMURA, A SINGLE WOMAN, dated 03/22/2004 and recorded 04/01/04, as Instrument No. 04 0779242, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 7920 ROMAINE STREET, WEST HOLLYWOOD, CA, 90046. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$298,574.17. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/28/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3808229 12/02/2010, 12/09/2010, 12/16/2010

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 10CA00774-1 Order No. 100504110 APN: 4342-001-066 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/21/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On December 22, 2010 at 01:00 PM, RSM&A Foreclosure Services, as the duly appointed Trustee under and pursuant to Deed of Trust Recorded August 3, 2005 as Document Number: 05 1846908 of official records in the Office of the Recorder of Los Angeles County, California, executed by: Ann Hood, an unmarried woman, as Trustor, First Federal Bank of California, 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 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 the following location: At the front entrance to the Pomona Superior Courts Building, 350 West Mission Blvd. Pomona, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: Legal description as more fully described in 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: 412 NORTH PALM DRIVE NO. 604, 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 the trusts created by said Deed of Trust, to-wit: \$801,906.46 (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: 11/24/2010 RSM&A Foreclosures Services 15165 Ventura Boulevard, Suite 330 Sherman Oaks, CA 91403 805-804-5616 For specific information on sales including bid amounts call (714) 277-4845. Kimberly A. Karas, Authorized Agent of RSM&A Foreclosures Services FEI # 1045.00519 12/02, 12/09, 12/16/2010

NOTICE OF TRUSTEE'S SALE TS No. 10-0109389 Title Order No. 10-8-413285 Investor/Insurer No. 1701495765 APN No. 5528-003-103 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/16/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by DANIEL S KUANG, A SINGLE MAN, dated 06/16/2006 and recorded 06/23/06, as Instrument No. 06 1380691, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 750 N KINGS RD APT 204, WEST HOLLYWOOD, CA, 900695905. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$383,475.13. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/08/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3826336 12/02/2010, 12/16/2010, 12/23/2010

NOTICE OF TRUSTEE'S SALE TS No. 09-0128376 Title Order No. 09-8-381167 Investor/Insurer No. 146895710 APN No. 5554-010-047 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/16/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by MICHAEL PAIGE, A SINGLE MAN, dated 12/16/2006 and recorded 12/27/06, as Instrument No. 06 2871399, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1233 N LAUREL AVENUE#116, WEST HOLLYWOOD, CA, 90046. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$438,127.68. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/08/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3826336 12/02/2010, 12/16/2010, 12/23/2010

credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/03/2009 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3836719 12/09/2010, 12/16/2010, 12/23/2010

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 20100015008993 Title Order No.: 100539164 FHA/VA/ PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/06/2008. 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. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/08/2008 as Instrument No. 20080814828 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: YIGAL TZFIRA, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 12/29/2010 TIME OF SALE: 10:30 AM PLACE OF SALE: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BLVD., NORWALK, CA. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 503 N HILLCREST RD, BEVERLY HILLS, CALIFORNIA 90210 APN#: 4341-010-029 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total 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 \$2,428,734.74. 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. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 www.lpsasap.com NDEX West, L.L.C. as Trustee Dated: 12/09/2010 NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ASAP# 3828635 12/09/2010, 12/16/2010, 12/23/2010

NOTICE OF TRUSTEE'S SALE TS #: CA-09-305304-TC Order #: 090582675-CA-DCI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/23/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): TERRELL D. PIOTROWSKI , A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY Recorded: 6/1/2005 as Instrument No. 05 1277078 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/3/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$657,167.18 The purported property address is: 1155N LA CIENAGA BLVD 9 WEST HOLLYWOOD, CA 90069 Assessor's Parcel No. 5555-006-199 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common

address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to OneWest Bank, FSB 2900 Esperanza Crossing Austin TX 78758 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 . 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: (877) 908-4357 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3835735 12/09/2010, 12/16/2010, 12/23/2010

NOTICE OF TRUSTEE'S SALE TS No. 09-0149879 Title Order No. 09-8-450655 Investor/Insurer No. 98904071 APN No. 4357-009-015, 4357-009-016 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/10/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by CHRISTOPHER GROTHJAHN, A SINGLE MAN, dated 06/10/2005 and recorded 06/22/05, as Instrument No. 05 1467133, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1438 DAVIES DRIVE, 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. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,261,773.57. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/07/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3839690 12/09/2010, 12/16/2010, 12/23/2010

NOTICE OF PETITION TO ADMINISTER ESTATE OF GIOVANNA N. BATEMAN aka NINI GIOVANNA BATEMAN Case No. BP125899

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GIOVANNA N. BATEMAN aka NINI GIOVANNA BATEMAN

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

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

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and

any codicils are available for examination in the file kept by the court.

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

A HEARING on the petition will be held on January 6, 2011 at 8:30 AM in Dept. No. 5 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 deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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:

ROSEANN DEROSA ESQ
SBN 239969
LISA MACCARLEY ESQ
SBN 164458
LAW OFFICE OF
LISA MACCARLEY
3436 N VERDUGO RD
STE 100
GLENDALE CA 91208

NOTICE OF TRUSTEE'S SALE Trustee Sale No. CA09001382-10-1 . Title Order No. 100493111-CA-LPI-APN 4328-021-033 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED May 3, 2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 13, 2011, at 10:30 AM, at the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA, MTC FINANCIAL Inc.dba Trustee Corps, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on May 11, 2007, as Instrument No. 20071147744 of Official Records in the office of the Recorder of Los Angeles County, CA , executed by: PETER L. CORATOLA AND TERRI CORATOLA, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, in favor of AMERICORP FUNDING as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: As more fully described on said Deed of Trust. The property herefore 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: 9601 CHARLEVILLE BLVD., BEVERLY HILLS, CA 90212 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest theron, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$466,204.18 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. DATE: December 16, 2010 MTC FINANCIAL INC dba Trustee Corps TS No. CA09001382-10-1 . 17100 Gillette Ave Irvine, CA 92614 949-252-8300 Clarisa Gastelum, Authorized Signature

SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-259-7850 Compliance with California Civil Code Section 2924f: The Beneficiary or

Beneficiary's agent has indicated that the requirements of California Civil Code Section 2924f have been met. Regarding the property that is the subject of this notice of sale, the "mortgage loan servicer" as defined in Civil Code 2923.53(k)(3) declares that it has obtained from the Commissioner a final or temporary order of exemption pursuant to Civil Code section 2923.53 that is current and valid on the date this notice of sale is recorded or the time frame for giving a notice of sale specified in Civil Code Section 2923.52 subdivision (a) does not apply to this notice of sale pursuant to Civil Code Sections 2923.52. Clarisa Gastelum, Authorized Signature

TRUSTEE CORPS IS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ASAP# 3823302 12/16/2010, 12/23/2010, 12/30/2010

NOTICE OF TRUSTEE'S SALE T.S. No. GM-221798-C Investor No. 10376675 Loan No. 7440852382 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/28/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. DATE: December 16, 2010 MTC FINANCIAL INC dba Trustee Corps TS No. CA09001382-10-1 . 17100 Gillette Ave Irvine, CA 92614 949-252-8300 Clarisa Gastelum, Authorized Signature

SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-259-7850 Compliance with California Civil Code Section 2924f: The Beneficiary or

and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. TRUSTOR: EDWARD VCHERASHANSKY AND INNA H GOLDSTEIN, HUSBAND AND WIFE AS JOINT TENANTS Recorded 12/13/2005 as Instrument No. 05 3053127 in Book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 1/6/2011 at 10:30 AM Place of Sale: At the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, California Property Address is purported to be: 1045-1047 NORTH MARTEL WEST HOLLYWOOD, California 90046 APN #: 5531-022-018 The total amount secured by said instrument as of the time of initial publication of this notice is \$773,194.00, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice. Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. ETS Services, LLC Date: 12/8/2010 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Christine Gomez-Schwab, TRUSTEE SALE OFFICER ASAP# 3836179 12/16/2010, 12/23/2010, 12/30/2010

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 20100169811718 Title Order No.: 100540914 FHA/VA/ PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/12/2007, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 09/18/2007 as Instrument No. 20072140404 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: ALI SEPIDNAMEH AND MARYAM ETEMADJAM, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 01/05/2011 TIME OF SALE: 10:30 AM PLACE OF SALE: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BLVD., NORWALK, CA. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 441-443 SOUTH DOHENY DRIVE, BEVERLY HILLS, CALIFORNIA 90211 APN#: 4332-004-010 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total 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 \$1,354,939.38. 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. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 www.lpsasap.com NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. as Trustee Dated: 12/14/2010 NDEX West, L.L.C. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 ASAP# 3831444 12/16/2010, 12/23/2010, 12/30/2010

CASE NO. BC420484 DEPT. NO. 31 IN THE CENTRAL DISTRICT
THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES

RYAN DAVIN,
Plaintiff,
Vs. SUMMON
BEBWORLD.COM A/K/A. BEB WORLD LOCATION SERVICES
Defendant,

/
TO THE DEFENDANT: YOU HAVE BEEN SUED, THE COURT MAY DECIDE AGAINST YOU WITH YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 30 DAYS.
READ THE INFORMATION BELOW VERY CAREFULLY.

A civil complain has been filed by the Plaintiff against you for the relief as set forth in that Document (see complaint).

1. If you intend to defend this lawsuit, you must do the following within 30 days after service of This Summons, exclusive of the day of service:

a. File with the Clerk of this Court, whose address is shown below, a formal written answer to The Complaint, along with the appropriate filing fees, in accordance with the rules of the Court.

b. Serve a copy of your answer upon the attorney or Plaintiff whose name and address is shown Below.

2. Unless you respond, a default will be entered upon application of the Plaintiff and this Court May enter a judgement against you for the relief demand in the Complaint.

DATED: This 15th Day of September, 2010.

Issued on behalf of Plaintiff's attorney:

Drew H. Sherman, Esq.
15760 Ventura Blvd, 7th floor
Encino, CA 91436

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BRAD HOLCOMB AKA BRAD J. HOLCOMB CASE NO. BP125866

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BRAD HOLCOMB AKA BRAD J. HOLCOMB.

A PETITION FOR PROBATE has been filed by PAMELA M. BLACKWILL in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that PAMELA M. BLACKWILL 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: 01/03/11 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 four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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.

In Pro Per Petitioner
PAMELA M. BLACKWILL
2590 TOKALON COURT
SAN DIEGO CA 92110
12/16, 12/23, 12/30/10
CNS-2006307#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 435148CA Loan No. 3010280695 Title Order No. 602130105 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-04-2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 01-06-2011 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-12-2006, Book , Page , Instrument 06-2267731, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: YOUNESS KERMEZI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustee, WASHINGTON MUTUAL BANK, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BOULEVARD, 12720 NORWALK BLVD. , NORWALK, CA Legal Description: LOT 684 OF TRACT NO. 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 11

TO 20 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,719,040.25 (estimated) Street address and other common designation of the real property: 137 SOUTH WETHERLY DRIVE BEVERLY HILLS, CA 90211 APN Number: 4331-023-011 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 12-13-2010 DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55. CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3847372 12/16/2010, 12/23/2010, 12/30/2010

NOTICE OF SHERIFF'S SALE
GRAY1 CPB, LLC VS DAVID GOLKAR

CASE NO: 0800114819 R

Under a writ of Execution issued on 04/20/10 Out of the SUPERIOR COURT, SANTA ANA, of the CENTRAL DIS-TRICT, County of Orange, State of California, on a judgment entered on 03/30/10.

In favor of GRAY1 CPB, LLC and against GOLKAR, DAVID showing a net balance of \$ 15788991.59 actually due on said judgment. (Amount subject to revision)

I have levied upon all the right, title and interest of said judgment debtor(s) in the property in the County of Los Angeles, State of California, described as follows:

LOT 1 OF TRACT NO. 24485, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 658, PAGES 1 AND 2 OF MAPS, IN THE COUNTY RECORDER OF SAID COUNTY.

Commonly known as:

530 VICK PLACE
BEVERLY HILLS, CA 90210

Public notice is hereby given that I will sell at public auction to the highest bidder for cash in lawful money of the United States all the right, title and interest of the debtor(s) in the above described property or so much as will be sufficient to satisfy said writ or warrant with interest and all costs on JANUARY 12, 2011 10:00 AM at the following location.

STANLEY MOSK COUNTY COURTHOUSE
111 N. HILL STREET, ROOM 125B
LOS ANGELES, CA 90012

(X) This sale is subject to a minimum bid of \$3,821,958.05. (Subject to revision)

Prospective bidders should refer to sections 701.510 to 701.680, inclusive, of the Code of Civil Procedure for provisions governing the terms, conditions and effect of the sale and the liability of defaulting bidders.

Creditor's Attorney
MILES D. GRANT
GRANT & ZEKO
1331 INDIA STREET
SAN DIEGO, CA 92101

Dated: 12/13/10

Branch: Los Angeles

LEROY D. BACA, Sheriff

By: TIFFANY GARRARD, Deputy

Operator Id: 279154

Para obtener esta informacion-traducción en Español llame a este numero: (213) 974-6613

NOTE: IT IS A MISDEMEANOR TO TAKE DOWN OR DEFACE A POSTED NOTICE BEFORE THE DATE OF SALE. (Penal Code section 616)

NOTICE OF TRUSTEE'S SALE UNIFIED SALE Trustee Sale No. 31131 Loan No. SUNSET Title Order No. 090600307 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/06/2007 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/06/2011 at 10:30 A.M. MALIBU RECONVEYANCE, LLC as the duly appointed Trustee under and pursuant to Deed of Trust, Fixture Filing, Assignment of Rents and Security Agreement Recorded on 02/12/2008, Instrument 20080251308, Book - Page -- of official records in the Office of the Recorder of LOS ANGELES County, California, executed by MASSOUD YASHOUAFAR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustee(s), SECURITY PACIFIC BANK, a California banking corporation, as Beneficiary ("Lender" or "Beneficiary"), WILL SELL AT PUBLIC AUCTION SALE TO THE HIGHEST BIDDER FOR CASH, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit

union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. 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 the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., 12720 NORWALK, CA Legal Description: LOT 2 OF TRACT NO. 17929, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 488 PAGE(S) 45 AND 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$ 5,737,740.03 (estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. Street address and other common designation of the real property: 9439 SUNSET BLVD., BEVERLY HILLS, CA 90210 A.P.N Number: 4350-002-009 Notice is further given pursuant to Section 9604 (A) (1) (B) of the California Commercial Code, and by reason of default under that certain financing statement dated and filed in the office of the Secretary of State as Instrument Number and any amendments or modifications to either of them. The property covered in the Notice of Trustee's Sale Unified Sale includes all real property and personal property, which personal property is also security of the same election of the beneficiary under said Deed of Trust to cause a Unified Sale to be made of said real property and personal property in accordance with the provisions of California Uniform Commercial Code Section 9604(A)(1)(B). Trustee Sale No. 31131 Loan No. SUNSET Title Order No. 090600307 In addition to the default stated above, the Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of the California Commercial Code (Section 9604 (a) (1) (B) and to include in the non-judicial foreclosure of the estate described in this Notice of Trustee's Sale to Sell all the personal property and fixtures described in said Deed of Trust, Fixture Filing, Assignment of Rents, and Security Agreement, recorded in Los Angeles County, State of California and the Financing Statement filed in the office of the California Secretary of State. The beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal and/or fixtures to the election herein expressed, at beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale Unified Sale. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney and Trustee. 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. Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. DATE: 12/16/10 MALIBU RECONVEYANCE LLC As duly appointed Trustee Phone (818) 772-2242 For sales Information: (714) 730-2727 (714) 730-2727 http://www.fidelityasap.com/ Siboney A. Monge SIBONEY A. MONGE, PRESIDENT 21000 Devonshire St. Ste 102A Chatsworth, CA 91311 Notice: As required by Law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. MALIBU RECONVEYANCE, LLC IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED BY OR PROVIDED TO MALIBU RECONVEYANCE, LLC WILL BE USED FOR THAT PURPOSE. ASAP# 3851406 12/16/2010, 12/23/2010, 12/30/2010

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DBA
Call
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CLASSIFIEDS

To place your ad, call
310-887-0788

LEGEND

100-199 Announcements
 105-General Services
 110-Funeral Directors
 115-Cemetery/Mausoleums
 120-Clubs/Meetings
 125-Personals
 130-Legal Notices
 135-Beauty Aids
 140-Health Aids
 145-Lost Items
 150-Found Items
 155-School and Classes
 160-Adult Entertainment
 161-Escort
 165-Massage
 170-Caregiver
200-299 Services
 201-Accounting
 202-Acoustics
 204-Additions
 206-Appliance Repair
 208-Asphalt Paving
 210-Bath Tub Repair/Reglazing
 212-Bookkeeping Services
 214-Brush Clearing

215-Building
 216-Car Alarms
 217-Culinary Service
 218-Carpentry
 220-Cleaning
 222-Carpet Installation
 224-Computer Repair
 225-Computer Tech Support
 226-Concrete
 227-Construction
 228-Contractors
 230-Counseling
 232-Decking
 234-Drywall
 236-Electrical
 237-Entertainment
 238-Exterminators
 240-Fencing
 242-Garage Doors
 244-Handyman
 246-Hauling
 248-Internet Services
 250-Iron Work
 252-Janitorial
 254-Landscaping
 255-Legal Services
300-399 Rentals
 300-House Furnished

416-Lakeshore Property
 418-Oceanfront Property
 420-Out-of-State Property
 422-Real Estate Exchange
 424-Real Estate Wanted
500-599 Employment
 500-Employment Opportunities
 501-Help Wanted
 505-Work at Home
 510-Employment Agencies
 515-Business Services
 516-Business Opportunities
 520-Jobs Wanted
 521-Personal Shopper
 522-Drivers
600-799 Merchandise
 600-Garage Sales
 610-For Sale
 615-Business For Sale
 700-Antiques
 705-Appliances
 710-Medical Supplies
 715-Coins & Stamps
 720-Computers
 725-Furniture
400-499 Real Estate
 400-Homes For Sale
 401-Real Estate
 402-Condominiums
 404-Commercial/Industrial
 406-Mobile Homes
 408-Income Property
 410-Lots For Sale
 412-Farms/Ranches
 414-Resort Property

726-Miscellaneous
 730-Musical Instruments
 735-Office Furniture
 740-Television/Radio
800-899 Financial
 800-Real Estate Loans
 801-Financial Services
 802-Money to Loan
 804-Money Wanted
 806-Mortgage & Trust
 808-Escrows
900-999 Transportation
 900-Autos For Sale
 905-Trucks & Vans
 910-Motorhomes/Campers
 915-Motorcycles
 920-Trailers
 925-Classics
 930-Auto Leasing
 935-Aircraft
 940-Boats
 945-Personal Watercraft
 950-Marine Supplies
 955-Autos Wanted

100- ANNOUNCEMENTS

CASTING COLORFUL BRIDES FOR TV SERIES
 Looking for wedding dress? Big personality? Want to find your dress in Beverly Hills? We'll contribute to dress. Email contact info & photo to: beverlyhillsbrides@gmail.com

ATTENTION ANIMAL WORKERS - Do you work with swine, turkeys, geese, or ducks? Are you age 18 or over? If so, you may be eligible to enroll in the University of Florida's Prospective Study of US Animal Agricultural Workers for Emerging Influenza Virus Infections. The purpose of the research study is to follow ag workers and their household members for influenza (flu) infections from both animal and humans. Compensation available. For more information, view our study website at <http://gpl.phhp.ufl.edu/AgWorker> or contact Whitney Baker at 352-273-9569 email: wsbaker@phhp.ufl.edu (Cal-SCAN)

HIGH SCHOOL DIPLOMA! Graduate in 4 weeks! FREE Brochure. Call Now! 1-866-562-3650 ext. 60 www.South-EasternHS.com (Cal-SCAN)

AFFORDABLE FAMILY HEALTH Insurance Now Available in California. Health and Dental Insurance Starting at \$139. Call 800-571-3165 x108 for a quick quote or go to www.AgentBenefitTeam.com. (Cal-SCAN)

If you used Type 2 Diabetes Drug AVANDIA and SUFFERED a STROKE or HEART ATTACK. You may be entitled to compensation. Call Attorney Charles Johnson 1-800-535-5727. (Cal-SCAN)

115- CEMETERY

Canoga Valley Memorial Park in Conejo CA. Surrounded by mountains in a lovely valley setting. Plot is in Santa Rosa I section: plot B, which is a sold out section that is very desirable. \$7,400 (805)320.4512

Fairhaven Memorial Park and Mortuary. Beautiful Lawn. Located at Lawn H. Please Call Darthy at (951) 845-6905

Rose Hills Cemetery, Whittier. 4 plots in Rainbow Gardens. Grave #3 & #4, Lot 1812. Grave #3 & #4, Lot 1912. Both are side by side. Each \$5,000. Call: (928) 758- 6418 (home) or (928) 234-1929 (cell)

Forest Lawn Memorial Park Interment Spaces 1,2,3,4 Lot # 1124 Section: Sheltering Trees. \$12,000 per lot. Call (949)643-0411

2 spaces in Forest Lawn Memorial park in Hollywood Hills. Side by side plots \$4,500 each (818) 625-7110 or (818) 705-1262

FOREST LAWN, CYPRESS, 5 plots, "Sheltering Trees" \$2,000/each (972) 298-5939 or (310) 386- 4450

Forest Lawn Hollywood Hills 2 Side X side Plots \$4K Each. Call (323)-656-9492

Forest Lawn Beautiful cemetery plot, double interment plot. Two standard volts. Located in section "Garden of Memory" in Cypress. PREFERABLE TO OTHER FOREST LAWN LOCATIONS. \$9,000 (801) 942-0539

FOREST LAWN HOLLYWOOD HILLS- Double Lot, Great Location near chapel. "Loving Kindness" Lot # 3760 Spaced 3&4. \$14,000 OBO. (805) 760-3021

FOREST LAWN HOLLYWOOD HILLS- single space 4, lot 8015, "Morning Light" section \$2,400 (805) 300-6461

Forest Lawn Hollywood Hills, 1 Plot Intimate Space 4176 In Gentleness Section \$4,000 OBO (707)246-0558

Forest Lawn Glendale – One companion lawn crypt, Vale of Faith. Beautiful and serene, \$10,800. (928) 380-1616

Green Hills Memorial Park is located at Palos Verdes and is very beautiful! GOING FOR \$4500 SELLING FOR \$9000. (310)-513-0742

Green Hills Cemetery Plot in Rancho Palos Verdes Estates. Holly Section- Plot D. \$3,800 OBO. Could be used as a stack unit. Call (805) 466- 1603 or (805) 550-0663.

Prime Location in Front of Canaan Garden. Sold out area. Companion ground space. Hillside Memorial Park. Make offer. (760) 324-0278.

HOLY CROSS CEMETERY PLOT Lot 145 Pier 4 Sector BB Southeast of Cemetery (St.Joseph) \$11,000 seller pay transfer fee. Call (310) 308-7770

Inglewood cemetery. Double cemetery plot C and D. \$16,000 for all four plots. Call Patricia at (661) 802- 2483

BEAUTIFUL VALHALLA MEMORIAL PARK North Hollywood "Mausoleum of Serenity," Companion crypt, for 2 people, valued at 10K+, asking \$8500 Call (323) 913-1752 pp

Mount Sinai Double spaced 3624 space #4 SOLD OUT section! Maimonides, below market price \$11,000 for both (818) 705- 1262 (818) 625-7110

*Mount Sinai 2 spaces companion estate (next to bench). Gardens of Ramah Current price \$60,280. We will sell for \$45,000 including Endowment care (818) 919-0616

Mount Sinai Single Plot Incl. Endowment Care. Space #3, Lot 3746 Moses 27. \$7,000. (760) 345-0786 Pp.

Pacific View Memorial Park 2 side by side plots in lakeside section. Sold out section. Selling under values (530) 260-3374 Pp

PACIFIC VIEW Memorial Park 2 side by side Plots in Lakeside Sec. Sell under Value (530)260-3374

WESTWOOD MEMORIAL PARK- I urn, granite front niche "Room of Prayer," (310) 913-1017 or (310) 831- 1965

155- SCHOOL AND CLASSES

Piano Lessons Free – Piano Lessons free/initial lessons .Westwood or can come to you. Highly trained classical pianist. Contact me: (831)236-0602 www.pangrazioconservatory.com or pangrazio@piano@yahoo.com

170-CAREGIVER

I am seeking a job as a caregiver. I am trustworthy, respectful, and much more. I have excellent references and experience. Call (310) 936-3145

Caregiver/Companion Amazing with communication, patient, light cooking and cleaning, licensed driver with car. Call Inna (310)717-3370

Health staffing agency provides the best licensed nurses and caregivers for the best personal care. Low rates! Free smiles!! yourextraspecial.com. (310) 795-5023

173-PSYCHIC

Special Psychic advisor can help you in LIFE and solving all problems. Call now for one FREE Question! Available for parties too! (818) 456-6197

223-SECURITY

Lock Down Security Services, Inc. Security guard and patrol services provider. Specialize in crowd control, special events, night clubs, red carpet, and personal protection. Licensed and insured. Call Boyer (323) 691- 0326

224-ELDERLY CARE

Experienced, skilled caregivers provide care for seniors. Fees are below customary rates, Excellent references. Toll-free: 1-855-4CARE24 (1-855-443-5724) E-mail: homecare24@live.com

I am seeking work as an elderly caregiver. I have 20 years exp. with all types of patients. Ref's available. Available to work days and nights. (626)571-2583/(626)628-4502.

225-COMPUTER TECH SUPPORT

COMPUTER REPAIR. FREE Assessment. 24/7 Onsite Support. Home / Office * Any Computer Issue * Troubleshooting/Security * Install/ Repair/ Upgrade * Internet/ Antivirus/ Website. Day Davis: 310-592-2740, 818-795-5985. ddavis@globaltechnologypros.com. (Cal-SCAN)

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227-CONSTRUCTION

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230-COUNSELING

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Respectful, reliable, and honest handyman that can perform interior/exterior maintenance. Can stay on site M-F and leave on weekends. (909)767-0422.

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263-PETS FOR SALE

Boston Terrier purebred puppies ready for Xmas! Come with vaccinations, de-worming, microchip and health guarantee. www.puppies-dot-com.com (858) 705-3564

***YORKSHIRE TEA-CUP PUPPIES, MC, REG, HEALTH GUARANTY, HOME RAISED, VERY WELL SOCIALIZED. (403) 728-3939 Cell (403) 505-7478 www.zephyrwildrose.com Diane

AKC English Bulldogs Pups, Champion fire Because of the economy, I'm asking for \$1,800, instead of \$3,500. Two female, one male Mary (909) 228-1241

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MALTESE Purebred Snow White Puppies. Home raised shots and Wormed \$600 and up. Tiny baby faces (562) 598-7202

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Siamese cats. Beautiful purebred Siamese. 12-16 weeks. \$375.00 and up (626) 333-0635

ROTTWEILER AKC Champ, grmn Ins., block heads, beautiful, great temperament, great family dog/ working dog. Tails docked, dwclws rmved, dewormed, 1 & 2 shots, very social, and ready now! (626) 536-3503

280-TUTORING

MATH TUTOR- ALGEBRA, GEOMETRY. ALL LEVELS. By professional experienced teacher.

All ages specializes in middle school and high school. At your home or in my place. Call Daphne: (310) 470-3747

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ENGLISH TUTOR, EDITOR, HOMEWORK HELPER. Elementary, secondary & post graduate. Editing, writing, conversation, accent reduction. phonics, personal statements, dissertations, close to SMC. Mr. & Mrs.G-(310)450-2938

306-FOR RENT

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Furnished bedroom with own bathroom in classic Beverly Hills 2 bedroom apartment. Including cable, water, and electricity. 10 minutes to UCLA, just a block from Roxbury Park, Century City adjacent. \$780/mo. (310) 286-0396

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Beverly Hills Adj. Nice Small Offices on Robertson/Olympic. Newly Remodeled with marble floors, new fixtures, electrical, phone lines and dsl lines. Call 310-652-8888.

Furnished psychotherapy office, in a newly renovated building, measures 10' x 17' with a glass wall overlooking Wilshire Boulevard. Located two blocks West of Bundy, the office includes a semi-private waiting room with a call light system and plenty of free street parking, metered parking and parking in the building. Rent is \$130/ month for four hour blocks of time per week. (310) 826-4999

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Beverlywood Private Room / Bathroom for \$850/MO Fully Furnished bright and spacious luxury condo. Secure Building and underground parking. Roommate preferably responsible and neat young professional or graduate student. No smokers or pets. (310) 601-6938 Email- steve-eisenman@hotmail.com

420-OUT OF STATE PROPERTY

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ARIZONA BUILDING LOTS! Full Acres and More! Guaranteed Financing! No credit check! \$0 down/ \$0 interest! Starting @ just \$89/mo! Close to Tucson's Int'l Airport! Hear free recording at 1-800-631-8164. Or visit www.SunsitesLandRush.com Offer ends 8/20/10! (Cal-SCAN)

Cool COLORADO RIVER FRONT lot \$29,500! \$500 down, \$350 monthly. (10%/141 mos.) Trout fishing in beautiful high mountain canyon. Gated private ranch "get away place". Owner 1-806-376-8690. (Cal-SCAN)

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SOUTHERN COLORADO's Best Land Bargains! Deedbacks, repos, foreclosures. Starting as low as \$427 per acre. Excellent financing. www.ColoradoRanchdeal.com (Cal-SCAN)

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500-EMPLOYMENT OPPORTUNITIES Outside sales executive for direct mail advertising company in Beverly Hills. Base & Commission. Great opportunity! E-mail Resume to matt@themonthly-mailer.com.)

501-HELP WANTED

SOCIAL SCIENCE RESEARCH ANALYSTS in Beverly Hills, CA area. Research govt./ nonprofits. Stat. analysis. Maint. database. Estab. community/govt. partners. Conduct research. Make board reports. Develop educ./ info. Materials. Brief legislat. develops. Prep. reports/presentations. Assist w/speeches. Send res. to The Foundation for the Preservations for the American Family, 468 N. Camden Drive, Ste. 200, Beverly Hills, CA 90210.

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TRUCK DRIVERS: CDL training. Part-time driving job with Full-time benefits. Get paid to train in the California Army National Guard. Up to \$12,500 bonus. www.NationalGuard.com/ Truck or 1-800-GO-GUARD. (Cal-SCAN)

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DRIVE FOR THE BEST! Gordon Trucking, Inc. Immediate Openings!! Teams - All the miles you can log! Regional & OTR openings. Full Benefits, 401k, Regular Hometime. We have the Freight! Talk to a recruiter live! www.TeamGTI.com 1-888-832-6484 EOE. (Cal-SCAN)

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ADVERTISE ONLINE in a network of 140-plus newspaper websites. Border to Border with one order! \$10 cost per thousand impressions statewide. Minimum \$5,000 order. Call for details: (916) 288-6010. www.CaliforniaBannerAdNetwork.com (Cal-SCAN)

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