

Office Hours, Appointments, Attorney Fees, Directions to Office and Courts, Office Parking, Contact Information, and Other Office Services

OFFICE HOURS



9:00 a.m. - 4:30 p.m. Monday – Friday. Closed Saturdays, Sundays, and some legal holidays. For the upcoming holidays for which my office is either open or closed, please go back to the home page where that information is posted. For a complete list of all California legal holidays and the dates upon which they occur, please go back to the home page and click on [Legal Holidays](#).

APPOINTMENTS



Appointments are scheduled between 10:00 a.m. and 12:00 p.m., and between 2:00 p.m. and 4:00 p.m. Monday through Thursday, depending on availability. For the initial consultation regarding trusts and wills, virtual appointments are available through Zoom. My office is closed from 12 noon to 1:30 p.m. for lunch. I take my last appointment at 3:30 p.m. I do not take appointments on Fridays, except on an emergency basis. However, although my office is closed on Saturday, some Saturday morning appointments between 10:00 a.m. - 12:00 noon are available but only to current clients and only on an emergency basis. If you would like to schedule an appointment, please call my office at (818) 986-5253 and one of my secretaries will assist you in scheduling an appointment. An initial appointment usually lasts between ½ hour to one hour depending on the complexity of the legal problem. There is a \$135.00 charge for the initial consultation, which can be paid by either cash or check. My office does not accept credit cards. If you were referred to my office by the Los Angeles County Bar Association, The Legal Services Plan, or the San Fernando Valley Bar Association, the initial \$135.00 consultation fee is waived. If you were referred to my office by your legal insurance carrier, either The MetLife Legal Plans or ARAG, your carrier covers the consultation fee. Please bring your legal insurance case number with you to our initial office meeting. Because of

the limited appointment times available, please give my office at least 48 hours' notice if you need to either cancel or rescheduled your appointment.

ATTORNEY FEES

INITIAL OFFICE CONSULTATION: \$135.00

HOURLY RATE: **\$305.00** per hour for limited civil cases where the damages claimed are less than \$25,000.00; **\$410.00** per hour where the damages claimed in unlimited civil cases are more than \$25,000.00.

Electronic filing is now mandatory in the Los Angeles Superior Court and in most California counties. My cost to efile is \$15.00 for each document. Accordingly, my office will charge a flat rate of \$15.00 for the electronic filing fee for each document efiled on your case.

LANDLORD – TENANT EVICTION CASES:



Residential Landlord: [Up to \$10,000 in Rent; Court Trial Only] Attorney's fee is **\$900.00**, which includes the first court appearance only. Each additional court appearance is **\$915.00** flat rate for a court trial. If the tenant demands a jury trial, then the daily jury trial fee is **\$1,500.00**. Because a jury trial typically lasts at least three days, a minimum \$4,500.00 payment is required at least 15 days before the jury trial. The superior court filing fee is **\$240.00**, the electronic filing fee is **\$15.00**, and **\$100.00** is the estimated cost of service of process. Therefore, the total initial retainer fee is **\$1,155.00**. The following additional costs are not included in the initial cost: superior court fee for writ for possession of \$25.00 and the Los Angeles County Sheriff's fee for eviction of \$145.00. The above attorney's fee and costs apply only to cases in Los Angeles County.

Residential Tenant: [Up to \$10,000 in Rent and Court Trial Only] Attorney's fee is **\$900.00**, which includes the first court appearance only. Each additional court appearance is **\$915.00** flat rate for a court. If you demand a jury

trial, then the daily jury trial fee is **\$1,500.00**. Because a jury trial typically lasts at least three days, a minimum \$4,500.00 payment is required at least 15 days before the jury trial. In addition to the attorney's fee, there is a **\$225.00** superior court filing fee for each defendant, and **\$15.00** electronic filing fee. Therefore, the minimum total initial retainer fee is **\$1,040.00**. The attorney's fee and costs apply only to cases in Los Angeles County.

For residential eviction cases in which the rent exceeds \$10,000.00 but less than \$25,000.00, the initial attorney's fee is **\$1,500.00**, which includes the first court appearance only. Each additional court appearance is **\$1,500.00** flat rate.

Commercial Landlord: [Up to \$10,000 in Rent; Court Trial Only] Attorney's fee is **\$900.00**, which includes the first court appearance only. Each additional court appearance is **\$915.00** flat rate. If the tenant demands a jury trial, then the daily court fee is **\$1,500.00 flat rate**. Because a jury trial typically lasts at least three days, a minimum \$4,500.00 payment is required at least 15 days before the jury trial. In addition to the attorney's fee, there is a **\$240.00** superior court filing fee, a **\$15.00** electronic filing fee, and a **\$100.00** estimated cost of service of process. Therefore, the total initial retainer fee is **\$1,255.00**. The following additional costs are not included in the initial amount: Superior Court fee for writ for possession of \$25.00 and the Los Angeles County Sheriff's fee for eviction of \$145.00. The attorney's fee and costs apply only to cases in Los Angeles County.

Commercial Tenant: [Up to \$10,000 in Rent; Court Trial Only] Initial attorney's fee is **\$900.00**, which includes the first court appearance only. Each additional court appearance is **\$915.00** flat rate. If you demand a jury trial, then the daily jury trial fee is **\$1,500.00**. Because a jury trial typically lasts at least three days, a minimum \$4,500.00 payment is required at least 15 days before the jury trial. In addition to the attorney's fee, there is a **\$225.00** superior court filing fee for each defendant, and a **\$15.00** electronic filing fee. Therefore, the total initial retainer fee is **\$1,140.00**. The attorney's fee and costs apply only to cases in Los Angeles County.

For commercial eviction cases in Los Angeles County where the rent exceeds \$10,000.00 but less than \$25,000.00, the initial attorney's fee is **\$2,500.00**, which includes the first court appearance only. Each additional court appearance is **\$1,500.00** flat rate.

For both residential and commercial eviction cases outside Los Angeles County where the rent demanded is \$25,000.00 or less, there is an **additional \$915.00** attorney's fee added to both the initial retainer fee and for each additional court appearance.

For both residential and commercial eviction cases in Los Angeles County, if you are covered for legal insurance by your employer through either MetLife Legal Plans or ARAG, I accept payment from these legal plans as payment in full, exclusive of costs.

WILLS, TRUSTS, and PROBATE:



Living Trust: \$1,000.00, which includes a “pourover” will, drafting of trust transfer deeds, and notarial services. There is an additional charge for recordation for each deed and document to be recorded with the county recorder. There is no charge for the notarial services.



Wills: \$500.00 for single will
\$600.00 for reciprocal wills for husband & wife

If you have legal insurance through your employer with either MetLife Legal Plans or ARAG, I accept payment from these legal plans as payment in full for both Living Trusts and Wills, exclusive of costs. For assigned members only, I accept payment from The Legal Services Plan as payment in full for simple wills only. Pursuant to my contract with The Legal Service Plan, assigned members are entitled to a 20% discount off the regular fee of \$1,000.00 for Living Trusts, exclusive of cost. The only cost associated with these services is the recordation charge for each deed and/or document to be recorded. If you reside in the subject property, then the recording fee will be no more than \$75.00. If you do not reside in the property, then the recording fee will be no more than \$150.00.



Probate. Attorney fees in probate proceedings are based strictly on statute and on the size of the decedent's estate. Attorney fees are allowed out of the estate after conclusion of the probate proceedings and only to the extent authorized by statute or court order and only in accordance with the payment schedules and supplemental provisions contained in the statutes.

CRIMINAL MISDEMEANOR DEFENSE

Misdemeanor Defense: \$1,500.00 - \$3,500.00 depending on the criminal charge or charges, **plus \$1,500.00 per day of trial.**

Expungement of Conviction: \$700.00. If a court appearance is required by the court, there is an additional fee of **\$610.00.**

OFFICE PARKING

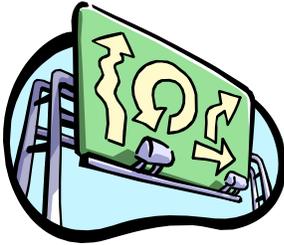


There is parking in the building. There are also abundant handicap parking spaces in the building and the building is handicap accessible. Parking costs will depend on the length of your appointment, so please be sure and check the current rates posted when you enter. The current rate is \$2.50 for each 15 minutes, \$10.00 for each hour, with a maximum of \$25.00. Sorry, we do **not** validate. Therefore, I strongly encourage you to use available street parking to avoid these charges. There is metered street parking for \$1.00 per hour, for a maximum of two hours, on both sides of Ventura Blvd. and Gaviota Avenue, which adjoins my office building. The meters take credit cards. Caution: Please read the posted signs carefully before parking on the street.



Please note that there is **NO** parking on the south side of Ventura Blvd., after 3:00 p.m. and ***your car will be towed at 3:00 p.m. sharp!*** I have a sign posted in the waiting room to remind you of this situation.

DIRECTIONS TO MY OFFICE



There is an interactive map on the home page to assist you in getting directions to my office from any location. Please click on the map for directions to my office from your home or your place of employment. You can also click on the link under the map for the current freeway conditions.

My office is located in the heart of Encino at 16000 Ventura Blvd., Suite 908, on the southwest corner of Ventura Blvd. and Gaviota --- one mile west of Sepulveda Blvd. and one mile east of Hayvenhurst. The office is freeway accessible from both the 101 and 405 freeways.



My office is located in the heart of Encino at **16000 Ventura Blvd., Suite 908**, on the southwest corner of Ventura Blvd. and Gaviota --- one mile west of Sepulveda Blvd. and one mile east of Hayvenhurst. My office is freeway accessible from both the 101 and 405 freeways.

- From the **Ventura 101 freeway**, either east or westbound, take the Haskell exit; go left on Haskell for two blocks to Ventura Blvd., turn right on Ventura Blvd., and go four blocks west to 16000 Ventura Blvd.
- From the **Southbound 405 San Diego Freeway**, merge onto the 101 Ventura Freeway westbound toward Ventura and exit at Haskell, which is the first exit past the 405 on the 101. Turn left on Haskell for two blocks to Ventura Blvd. and then right four blocks to 16000 Ventura Blvd.
- From the **Northbound 405 San Diego Freeway**, exit at Ventura Blvd. Turn left onto Sepulveda Blvd. for two blocks to Ventura Blvd. and

then left (west) on Ventura Blvd. for seven blocks to 16000 Ventura Blvd.

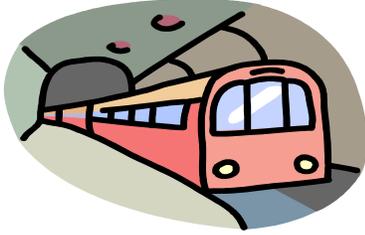
TAKING PUBLIC TRANSPORTATION TO MY OFFICE



My office is also easily accessible by public transportation and, if you are coming to my office from outside the San Fernando Valley, I encourage you to use public transportation whenever possible. This is not an endorsement or an advertisement for the Los Angeles Metropolitan Transit Authority (Metro), but I believe that you will help save the environment, time, money, stress, parking expense, gas, and avoid freeway congestion by taking public transportation to and from my office and to and from selected courthouses. The one-way base fare for taking the subway and light rail is \$1.75. The Senior 62+/Disabled/Medicare one-way rate is only 35 cents between 9:00 a.m. and 3:00 p.m., and at all other times it is only 75 cents, which includes transfers to other Metro lines.

Directions to my office using public transportation:

From the downtown Los Angeles or the Hollywood areas, take the B Line (formerly the Red Line) North Hollywood subway train and exit at the Universal City / Studio City Station. Then, directly in front of the Universal City / Studio City Station, take the Metro Rapid bus west on Ventura Blvd. and exit at Woodley Avenue, Encino, which is only 25 yards west of my office. There is a Metro Rapid bus stop in front of my office for transportation to and from the Metro Universal City / Studio City Station. Estimated travel time from downtown Los Angeles to my Encino office is usually less than 45 minutes.



From Pasadena, San Gabriel Valley, and the East Los Angeles areas, take the **L Line** (formerly the Gold Line) to Union Station, transfer to the **B Line** (formerly the Red Line) **North Hollywood subway train** and exit at the Universal City / Studio City Station. At the Universal City / Studio City Station, take the Metro Rapid bus westbound on Ventura Blvd. and exit at Woodley Avenue in Encino, which is approximately 25 yards west of my office. Estimated travel time to my Encino office is approximately one hour.

From the Westside of the City of Los Angeles, Culver City, and the Santa Monica areas, take the **L Line** (formerly the Gold Line) **to 7th & Metro Station**, transfer to the **B Line** (formerly the Red Line) (**North Hollywood train**) and exit at the Universal City / Studio City Station. At the Universal City / Studio City Station, take the Metro Rapid bus westbound on Ventura Blvd. and exit at Woodley Avenue in Encino, which is approximately 25 yards west of my office. Estimated travel time is approximately one hour.

My office is also accessible in the **San Fernando Valley from Warner Center to North Hollywood** on the Metro **Orange Line**. Take the Orange Line and exit at Sepulveda Blvd. Then take a bus south to Ventura Blvd. My office is six blocks west of the intersection of Ventura & Sepulveda.

DIRECTIONS TO SELECTED LOS ANGELES COUNTY COURTHOUSES USING METRO LIGHT RAIL.



Stanley Mosk Courthouse in Downtown Los Angeles

I also encourage my clients to take public transportation for court appearances, where accessible. If you drive to court, you will incur parking fees ranging from

\$10.00 - \$25.00. The Metro light rail currently services the following eight courthouses in Los Angeles County:

- **Stanley Mosk Courthouse**, at 111 North Hill Street, Los Angeles; exit the **B Line** (formerly the Red Line) at Civic Center Station;
- **Clara Shortridge Foltz Criminal Justice Center**, at 210 West Temple Street, Los Angeles; exit the **B Line** (formerly the Red Line) at Civic Center Station;
- **Central Arraignment Court** at 429 Bauchet Street, Los Angeles; exit the **B Line** (formerly the Red Line) at Union Station;
- **Spring Street Courthouse** at 312 N. Spring Street, Los Angeles; exit the **B Line** (formerly the Red Line) at Civic Center Station
- **Metropolitan Court (Traffic Court)** at 1945 South Hill Street, Los Angeles; exit the **A Line** (formerly the Blue Line) at LATTC/Grand Avenue Station.
- **Pasadena Courthouse** at 300 East Walnut, Pasadena; exit the **L Line** (formerly the *Gold Line*) at Memorial Park Station.
- **East Los Angeles Courthouse** at 4848 Civic Center Way, Los Angeles; exit the **L Line** (formerly the Gold Line) at East LA Civic Center Station.
- **Santa Monica Courthouse** at 1725 Main Street, Santa Monica, exit the **E Line** (formerly the Expo Line) at the Downtown Santa Monica Station.

OTHER OFFICE INFORMATION



Please turn off your cell phone while you are in my office. Enough said!



If you must bring your minor child or children, please bring an adult or older sibling to watch your child or children in the waiting room during our office consultation. My office has an abundant supply of children's books and educational magazines available upon request to occupy your child or children in the waiting room while we are in consultation.



free WiFi

If you need or want it, there is fiber optic 100 Mbps internet Wi-Fi access available. Please ask my secretary for the password.



My office recycles all magazines, outdated books, junk mail, paper, bottles, cans, toner cartridges, catalogs, and newspapers to help the environment. To increase the supply of recoverable wood fiber and to reduce the demand on our landfills, I urge my clients to support recycling efforts in their communities.



I am a commissioned notary public. As such, your trust and deeds will be notarized without any notarial charge.

LAW OFFICE FACILITIES



- Fully staffed and full service
- Complete California and Federal Law Library
- Additional on-site storage facility.
- Another experienced attorney available in my office and another on-call.
- I am a Licensed Real Estate Broker.
- I am a Commissioned Notary Public.



CONTACT INFORMATION

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My staff and I look forward to serving you.

(Rev 03/23)