



**Business Spotlight:**

**STRONG BUILDERS INC.**



*Do You have a value for old school business practices?*

In this day and age, it seems, the old school principles of a man's word, and his name have been pushed aside for the bottom line. This has come with the sacrifice of quality, and the sacrifice of integrity. Strong Builders is a very different kind of construction company. They value their reputation, their name, and most important of all, their relationships with their customers.

It is rare that any type of construction doesn't come with obstacles that must be overcome. What makes Strong Builders great, is their ability to persevere. Throughout the planning phase, Strong Builders listens to their customers to insure they are going to receive the room addition, or the kitchen and bath of their dreams. Strong Builders understands that during the building phase it is sometimes inconvenient for their customers. That is why they are in constant communication throughout this process. They have a deep respect for cleanliness, and the men they employ are respectful, courteous, and punctual, as well as being knowledgeable in the trades they perform.

Strong builders is not in the business of making a dollar as fast as possible, It is their business to

build solid relationships with people. When you hire Strong Builders for services, This is what you will receive:

- An honest price for quality work
- Men who show up on time and do what they say they are going to do
- A detailed proposal with a scope of work that doesn't have any grey areas
- A detailed payment schedule based upon the progression of the project
- A clean and safe project

Strong Builders is owned and operated by Craig Lloyd, a lifelong resident of Downey. He is a current member of the Downey chamber of commerce, and his only daughter attends kindergarten in Downey as well.

Strong Builders is a start to finish construction company, from plan drawing to final inspection, and everything in between. Craig will be there every step of the way, and will not be satisfied until his customers are completely happy!

**STRONG BUILDERS INC.**

**(562) 652-2403**

- Kitchens/Baths
- Plans/room additions
- Decks/Patios
- Plumbing/Electrical/Roofing/Drywall/Paint



Advertising Supplement



The Downey Sister Cities Association hosted the 53rd U.S.-Mexico Sister-Cities National Convention this past weekend.

The convention started Friday night at Stay Gallery. Special guest state Sen. Tony Mendoza shared the importance of sister cities programs, and revealed that Pico Rivera has just signed a new sister cities agreement with Mazatlan.

The convention continued Saturday at the Columbia Memorial Space Center, where there were a number of speakers on topics such as starting a new sister city and the "Sinking of Uribe 121," about a sunken Mexican Navy patrol boat that is set to become an artificial barrier reef off the coast of Rosarito Beach.

The evening finished with a president's reception at the Embassy Suites, where the keynote speaker was a CBS/KCAL reporter who shared his own personal connection to the U.S.-Mexico sister cities program.

Five students also received scholarships from the U.S.-Mexico sister cities program: Gordon Sodevani, and Brianna Obregon, both graduates of Warren High School; Shannon Louie, Monterrey Park; Brittany Barragan, Commerce; and Noemi Aranda, Baldwin Park.

Pictured is Denise Juarez, president of Downey Sister Cities Association, and state Sen. Tony Mendoza.



Mayor Alex Saab was at Los Padrinos Juvenile Hall on Feb. 11 to dedicate new student-centered murals. The art project was a partnership between the Los Angeles County Office of Education, the County Probation Department and the nonprofit group Theatre of Hearts/Youth First.

From left: Alex Saab; Sheila Scott-Wilkinson, executive director, Theatre of Hearts; Mary Laihee, executive director, LACOE Student Programs; John Cotton, principal, Los Padrinos Juvenile Hall School; James T. Johnson, superintendent, Probation Dept.; and Hector Murrieta, LACOE chief educational programs officer.



Downey Adult School students Barbara Prokop, Lidia Perez, and Tara Tegeler qualified recently to take the California Shorthand Reporters Examination to be held March 11.

The examination is given three times a year and is the equivalent to a bar exam. It is a two-day test, with academic subjects tested on one day and machine dictation a different day.

To be eligible to take the state test, students must have completed 660 hours of academic training in English, legal studies, medical terminology, court procedures, California codes, and computer training.

Students also must pass all speed tests up to and including a 200 word per minute Qualifier test with four live readers. All speeds tests must be passed with 97.5% accuracy.

**LAW OFFICES OF RICHARD J. ROSIAK**  
**"Your 7 Day-24 Hour Attorney"**  
 Practicing in Downey For Over 27 Years Specializing In:  
**FAMILY LAW**  
 • Divorce • Paternity • Custody of Minors • Child & Spousal Support  
**REAL ESTATE DISPUTES**  
**PERSONAL INJURY "You Been Hurt-We Can Help!"**  
**UNLAWFUL DETAINERS/EVICTIONS (Landlord or Tenant)**  
 Se Habla Español • (562) 622-6000 • 8137 3rd Street, 2nd Floor, Downey, CA, 90241

**Elementary students display patriotism at Flag Day ceremony**



Parents, civic leaders, state representatives and administrators stood as the Southeast Academy High School Color Guard presented the flag and Moffitt fifth-grader Janely Avalos led the assembly in the Pledge of Allegiance.

The John Glenn High School band performed the National Anthem and "God Bless America" before giving way to the main event – stories and song performances presented by Moffitt students, from kindergarten through fifth grade, led by music teacher Desiree Quiles.

The second-graders wore Uncle Sam hats and beards while singing "You're A Grand Old Flag"; the fifth-graders wore red and white bow ties while performing "Battle Hymn of the Republic"; the third-graders wore red, white and blue top hats and translated into sign language during "This Land Is Your Land"; the fourth-graders wore red, white and blue beads while singing "Boogie Woogie Bugle Boy"; the first-graders wore feathered caps and sang "Yankee Doodle Dandy," and many kindergarteners wore Dodger blue for their rendition of "Take Me Out To The Ballgame."

"It is an honor to be selected to host the Flag Day celebration," Moffitt Elementary principal Maureen Bixby said. "We have a special bond with the Lions Club and the City of Norwalk, who support our community and are always looking for ways to benefit our students and their families."

It was a homecoming for Norwalk Lions Club president Marcus Gomez, who is a Moffitt Elementary School alum. Gomez spoke to the assembly about the charitable work performed by the Lions Club and, along with Anthony Garcia and Dora Sandoval of the Lions Club, assured the students that the small flags they received at the beginning of the day are just as valuable as the flag that flies over the White House.

Among the special guests at Flag Day were NLMUSD Board president Karen Morrison, Board member Chris Pflanzner, Little Lakes City School District Superintendent Phillip Perez, John Glenn High School principal Greg Puccia, and a representative from the office of State Assembly member Ian C. Calderon.

**NORWALK** – Moffitt Elementary School was awash in a sea of red, white and blue on Feb 19 as students proudly waved the Stars and Stripes and performed patriotic songs in commemoration of Norwalk-La Mirada Unified School District's annual Flag Day celebration.

The Flag Day festivities, sponsored by the Norwalk Lions Club, are a District tradition, serving to increase awareness and educate students about the importance of patriotism.

"It is so wonderful to see such enthusiasm and creativity from the students on such a special day," NLMUSD Superintendent Dr. Hasmik Danielian said. "We are tremendously grateful to the Norwalk Lions Club for sponsoring this event every year and for providing the community with much-needed support and services."

**URRUTIA & CO**  
**INCOME TAX SERVICE**  
 urrutia tax service@gmail.com  
 22 Years of Experience / 22 Años de experiencia  
**New Clients will receive \$20 OFF Their Tax Preparation Fee**  
 Individual & Business Taxes  
 8036 3rd St. #105 A Downey, CA 90241 (Corner of Myrtle & 3rd St.) (323) 810-5585

*You are Invited!*  
**Messiah Lutheran Church**  
**WORSHIP AT 9:00 AM**  
**Adult & Youth Bible Class 10:30 am**  
 Praise & Play (Toddlers) 10:30 am  
 10711 Paramount Blvd., Downey, CA 90241 (562) 923-1215

**IN MY LIFE**  
**A MUSICAL THEATRE TRIBUTE TO THE BEATLES**  
  
**FRIDAY, MARCH 4 | 8PM | ALL AGES**  
**LA MIRADA THEATRE FOR THE PERFORMING ARTS**  
 14900 La Mirada Boulevard in La Mirada, CA  
 Tickets available online at LaMiradaTheatre.com/Beatles by phone (562.944.9801) and at the theatre's box office

**ATTORNEY - ABOGADA**  
**Eva Juárez - Attorney**  
*Malhotra & Malhotra*  

- **Wills, Trusts, Probates**  
(Testamentos, Fideicomisos, Demandas Sucesorias)
- **Divorce, Custody, Support**  
(Divorcios, Convivencia, Pensión alimenticia)

**Call for a FREE Consultation!**  
*Your problems have solutions.*  
 (Todos sus problemas tienen solución)  
**Hablo Español**  
**(562) 806-9400 (800) 811-8881**  
**7847 E Florence Ave. Suite 111, Downey, CA 90240**



Total Futbol Academy's BU9 blue team went undefeated their entire season and won the Cal-S State Cup Tournament, winning the championship match, 3-0.

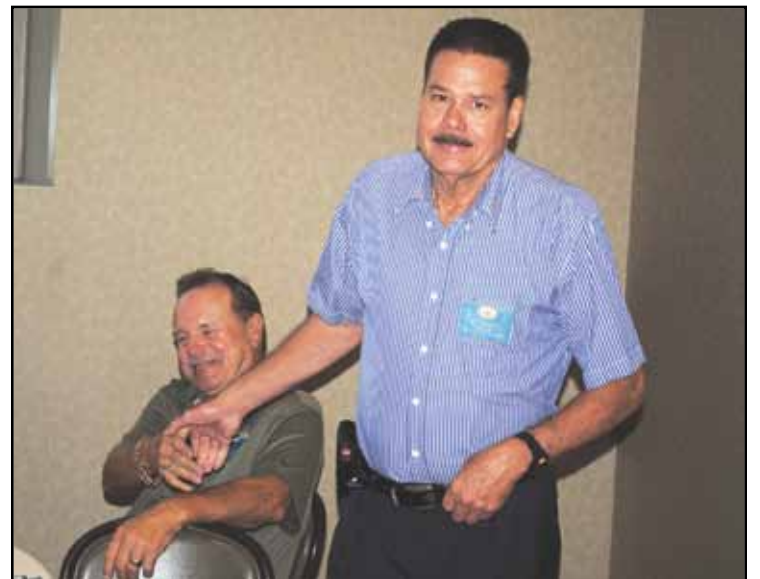
"It's what every team strives for at the beginning of the year and fortunately through hard work, great development, great team chemistry, great support from the parents, the year-long journey culminated with a state cup championship win," the team's coaches said.



The Assistance League of Downey received a \$5,000 grant from Southern California Edison in support of the Assistance League's Operation School Bell program, which provides clothing to at-need Downey students in partnership with Kohl's.

Students select their school clothing at the department store and also receive a grooming kit prepared by Assisteens and a certificate redeemable for a school spirit shirt. Last year, the program provided for 280 students in the Downey school district.

Assistance League treasurer Judy Faust, left, is pictured with Marge Lewis, coordinator of the School Bell program.



Roy Beard will be guest speaker at the Downey Coordinating Council's monthly meeting March 2 at the Barbara J. Riley Center. The program topic is emergency preparedness.

The meeting begins at noon and is open to the public.



The OLPH Women's Guild past president's champagne luncheon will be held March 12 at 11 a.m. at the Rio Hondo Event Center.

Tickets are \$25 and reservations may be made by calling Linda Malme at (562) 869-6491.

Pictured left to right: Linda Malme, Terry Wright, President Armida Lugo, Sally Johnson, Joyce Prokop and Christine Pohlen.



Downey residents David, Rosie, Elvia and Pablo visited the National WWII Museum in New Orleans to pay tribute and learn the story of the American experience in the war that changed the world. The Patriot proudly joined them on their journey.

## Space Center takes part in Long Beach Comic Expo

DOWNEY – The presence of Batman, Spiderman, Superman, and Captain America was nothing out of the ordinary for the Columbia Memorial Space Center this past weekend as it took part in the Long Beach Comic Expo.

This is the space center's second involvement in the yearly convention, known as "Space Expo," which took place over the entire two days of the LBCE. Space Expo included several panels hosted by various experts in the space and science field, as well as a 2000 square foot section of the convention floor.

CMSC President and Executive Director Benjamin Dickow said that he believes that the sci-fi and comic audience is the same audience that loves space and science.

"In my opinion, without a manned space program currently going on it's been the 'geek' culture that's been keeping the space program alive," said Dickow. "So it's time that we bring space to them."

The Space Expo's floor space was covered with professionals that convention attendees could interact with as well as several activities to participate in. Involved in the space were The R2D2 Builders club, Global Effects Inc., Estes Rockets, Meade Instruments, Deezmaker 3-D printing, and the Girl Scouts of America who showed off their rockets and robots.

CMSC Program Director Rick O'Connor described the space expo as "my favorite thing that we do now."

"Superman is one of the very first comic book super heroes out there, and he was an alien; he came from space," said O'Connor. "Space has been a part of science fiction, comic books since its beginning really. So there's a natural bridge there and we're getting to tell people that story."

"And to me these JPL scientists, they're going to space. You know we can write stories about Green Lantern going to space all we want but these are the people who are actually going there. So to me these are kind of the super heroes. So we get to kind of bring them together: we have the written, the drawn super heroes [and] we have heroes that are going to space now. We get to meld them together. It's great."

O'Connor also added that it is also equally important to get the exposure.

"It's huge...back when the space program first started in the 60's, you know we went to the moon and that was a huge deal. Everyone knew who all the astronauts were; they were celebrities. And then after a while it seemed like people going to the moon was no big deal, it became kind of boring...it seemed to kind of

fall out of favor with the public," said O'Connor.

"...It's slowly starting to come back, and that's really huge. Funding for NASA is dropping drastically. And if we get the public interest back up in it again, we're only going to do better in those fields. It's really important to foster this interest in space."

Dickow also talked of the importance of the exposure for science, and added that it also benefited the community back home.

"This a great platform to get the City of Downey's name out," said Dickow. "There's going to be 40,000 people here this weekend; in September there were even more.

We've had direct interactions with over 10,000...every one of them has the City of Downey's name in their hand. That's pretty cool."

CMSC plans on returning to the Long Beach Convention Center again later this summer.

—Alex Dominguez

CITY OF DOWNEY & DOWNEY LOS AMIGOS KIWANIS CLUB PRESENTS

# BRUNCH WITH THE BUNNY & Spring Extrawaganza

SATURDAY, MARCH 19, 2016

GOLDEN PARK 8840 Golden Ave., Downey, CA 90242  
SERVING TIMES: 9:30 A.M. • 11:00 A.M. • 12:30 P.M.

INDOOR RESERVED SEATING & ENTERTAINMENT  
COST: \$8 RESIDENT/\$11 NON-RESIDENT (per person)  
All participants 1 year and older require a ticket to enter breakfast seating.

ADMISSION COST INCLUDES: BREAKFAST & ENTERTAINMENT  
PICTURE OPPORTUNITY WITH THE BUNNY (Bring your own camera)

DAY OF PANCAKE BREAKFAST SALE COST: \$5.00 PER PLATE  
Day of purchase does not include indoor seating, Entertainment, craft or picture with bunny. Outdoor seating available on a first-come, first-served basis.

FREE COMMUNITY ACTIVITIES  
10:00 A.M. - 2:00 P.M.

- Carnival games featuring Easter Egg prizes
- Easter Basket Prize Walk • Information Booths
- Portable Skate Park • Face Painting

Tickets now on sale and will be available through March 4, 2016 or until sold out. Purchase tickets at the Parks & Recreation Office at 7850 Quill Drive, Downey, CA 90242, Monday - Friday 8:30 a.m. - 5:30 p.m. or online at [www.downeyca.org](http://www.downeyca.org) Parks & Recreation page (convenience fee applies). Space is limited. For more information call (562) 904-7238.

March's **RED HOT COUPONS**

**Carpet & Flooring**

**Eternity Carpet**  
9741 Somerset Blvd.  
Bellflower, CA 90706  
**(562) 866-0600**

- Carpet & Linoleum
- Vinyl Planks
- Laminate & Hardwood
- Carpet Repairs & Stretches

**10% OFF on Select Styles**  
Carpet, Flooring, & Installation  
**12 Months No Interest\***

**Free Estimates**

\*Upon approval by financing company

Make an Appointment Now!  
**(562) 228-1880**  
[kidsdentalkare.com](http://kidsdentalkare.com)

# \$50

**CLEANING, EXAM & X-RAY**

KIDS DENTAL KARE  
10965 Firestone Blvd  
Norwalk, CA 90650  
Affordable. Caring. Children's Dentistry.  
**EXPIRES 03/30/2016**

**NARAI THAI**

**\$2.00 OFF**  
Lunch or Dinner  
(\$20 minimum)  
Valid on dine in, take out or delivery

7611 Firestone Blvd. Downey (562)928-4632

**New York Steak & Shrimp** **\$11.99**  
SERVED 24/7

Downey  
Firestone Blvd. at Paramount  
(562) 904-8345

Have Us Do It Right The First Time!  
PRIDE • STRENGTH • INTEGRITY

**STRONG BUILDERS INC.**  
CA LIC# B928167

- Kitchen Remodeling
- Bathroom Remodeling
- Room Additions
- Plan-Drawings

**FREE ESTIMATE**

Phone: **562.652.2403**  
Fax: **562.232.3229**  
Email: [strongbuilders63@yahoo.com](mailto:strongbuilders63@yahoo.com)

**Blizz FROZEN YOGURT**

**Bring this coupon to receive 15% off a delicious crepe**

Offer valid with coupon only.  
Offer valid at Downey location only.  
Not valid in conjunction with any other offer.  
One coupon per customer per day.  
No Cash Value  
Offer expires: 03/31/2016  
[www.blizz yogurt.com](http://www.blizz yogurt.com)

## The Arc's 20th Walk for Independence March 12, 2016



### Get Your Walking Team Together!

A one or three mile Walk to raise funds for people with intellectual and other developmental disabilities.

#### Stonewood Center – Downey

Acapulco Restaurant  
(Corner of Firestone and Lakewood)

#### Opening Ceremonies

8:00 a.m.

#### Walk Starts at

8:30 a.m.

Registration Fees: 18 and over is \$25, ages 11-17 is \$15 and children under 10 are FREE.

Complimentary Breakfast Burrito Courtesy of Acapulco Restaurant - for paid participants

Assemble your company or family team (4 or more) and join us!

For Registration Info. – Call 562-803-4606

**Thank you  
for supporting The Arc!**

#### Host Sponsors:

- Los Angeles County Supervisor Don Knabe
- Wescom WeCare Foundation

#### Celebrity Guest

Phillip Palmer - ABC 7

#### Platinum Sponsors

- Acapulco Restaurant y Cantina
- Stonewood Center
- Gail Neiman

#### Official Media Sponsor

- Press-Telegram

#### Diamond Sponsors

- Admiral Pest Control
- Double "E" Enterprises
- Farmers & Merchants Bank
- Hoag Property Management
- Betty Morse & Family
- Pacific Western Bank
- Silversage Advisors
- Starbucks

#### Gold Sponsors

- The Downey Patriot Newspaper • American Capital Realty Group • Cadena-Chavez Family • CALMET • Castro Family • Coca-Cola
- Double Tree Hotel-LA • Downey Amateur Radio Club
- Pat & Mike Heineke • William Henderson & Family
- Lindley-Hoskins Family • Raul & Arlene Lopez
- Lumsdaine Law Corporation • Kevin MacDonald & Family
- Messiah Lutheran Downey • Ashvin Patel & Family
- Hetal Patel & Family • Presicci Family • Ray-A-Motive
- Jose Romero & Family • Larry Simpson's Family
- Soroptimist International of Downey • Tredway, Lumsdaine & Doyle

Register online at

[www.arcwalk.org](http://www.arcwalk.org)

The Arc is a private non-profit organization serving hundreds of people with intellectual and developmental disabilities every day in 12 different programs.

## SPORTS BRIEFS: Wrestlers advance to Master's Meet

By Mark Fetter  
Contributor

**DOWNEY** – The Warren High School wrestling team traveled to Marina High School last weekend for C.I.F. individual competition.

The Bears qualified 11 wrestlers, including two league champions, five wrestlers who finished second and four wrestlers who finished third.

Aaron Perez (145) was a league champion as was Gabriel Rodriguez (170). Aaron Perez was 1-2 at C.I.F. and did not advance to the Master's Meet. Perez was defeated in his first match by Tony Dang of Westminster by pin, defeated Octavio Garcia of Sierra Vista 7-0 in his second match and was defeated by Ronny Peraza of Santa Fe 4-2 in his third match. After his second defeat, Perez was eliminated from competition.

Gabriel Rodriguez (170) finished second at C.I.F. individual competition and advanced to the Master's Meet this weekend. Rodriguez defeated Arian Villegas of Westminster by pin in his first match, defeated Hunter Devreck of Paso Robles by pin in his second match, defeated Matt Pena of Gahr by pin in his third match, defeated Christian Keys of Marina by pin in his fourth match and was defeated by Isaiah Hughes of Arroyo Grande 12-11 in the championship match. Rodriguez finished C.I.F. individual competition with a record of 4-1 with 4 pins.

Rodriguez has been consistently dominant for the Bears this season. Coach Brogden and his staff are extremely pleased with how hard Gabriel has worked and are looking forward to the Master's Meet at Citizens Bank Arena in Ontario this weekend.

Rodriguez has an excellent chance to place at the Master's Meet and advance to the state meet in Bakersfield next weekend.

The Downey High School wrestling team traveled to Marina High School last weekend for C.I.F. individual competition.

The Vikings had 14 wrestlers qualify for competition, including seven league champions. Sophomore Jonathan Prata (106) was the only Viking wrestler to claim a C.I.F. individual championship.

The seven S.G.V.L. champions included: Jonathan Prata (106), Dilan Ajtun (113), Roland Dominguez (120), Armando Padilla (132), Adrian Segovia (138), Pablo Ochoa (152) and Nick Arellano (160). Of the seven league champions crowned at league finals last week, six qualified for the Master's Meet to be held this weekend at Citizens Bank Arena in Ontario.

Jonathan Prata finished first at 106 pounds by defeating Damian Valdez of Santa Fe 7-1. Dilan Ajtun finished fifth at 113 pounds by defeating Jacob Robles of Righetti 4-1. Roland Dominguez finished fourth at 120 pounds after being defeated by John Martinez of Righetti 1-0.

Armando Padilla finished second at 132 pounds after being defeated by Antonio Cortina of Alta Loma in the final 7-5. Adrian Segovia finished fourth at 138 pounds after being



Warren High's girls soccer team, ranked No. 2 in Div. III by CIF Southern Section, defeated North Torrance to advance to CIF quarterfinals.

defeated by German Prudencio of Santa Ana 8-6. Pablo Ochoa finished third at 152 pounds after defeating Zach Edsell of Ocean View 6-4.

The Masters Meet will be held this weekend at Citizens Bank Arena in Ontario and the state meet will be held next weekend at Rabobank Arena in Bakersfield. Coach Soto, his staff and wrestlers are looking forward to the Master's Meet and qualifying all six remaining wrestlers for the state meet.

The Warren High School boys' soccer team advanced to the second round of the C.I.F. Division I playoffs with a 3-0 win against Moorpark last Friday night at Warren.

The Bears (16-5-2, 7-1-2) traveled to St. Francis (8-9-5, 4-4-4) on Wednesday evening to play the Golden Knights in second round competition (score unavailable at press time). St. Francis defeated Edison at Edison 2-1 in their first round game to advance.

The Warren High School girls' soccer team advanced to the third round of the C.I.F. Division 3 playoffs with a 2-0 win against North Torrance (18-7-1, 7-3) at North Torrance on Tuesday evening in second round competition. Warren (21-2-3, 10-0) defeated Kennedy at Warren 2-1 in their first round game last Thursday to advance.

The Lady Bears hosted El Dorado (14-8-5, 5-3-1) of Placentia yesterday (score unavailable).

The Warren High School boys' basketball team was defeated by Windward (11-17, 7-3) at Windward 70-43 in the first round of the C.I.F. Division 1AA playoffs on 2/17. Warren finished their season with an overall record of 13-14 and were 3-7 in S.G.V.L. play.

The Warren High School girls' basketball team was defeated by Millikan (19-10, 10-2) at Millikan 90-57 in the first round of the C.I.F. Division 1AA playoffs on 2/18. The Lady Bears finished their season with an overall record of 4-22 and were 4-6 in S.G.V.L. play.

The Warren High School girls' water polo team was defeated by Riverside Poly (21-9, 8-0) at Riverside

Poly 11-8 in the second round of the C.I.F. Division 4 playoffs on 2/20. Warren defeated Claremont (20-11) at Warren 15-4 on 2/18 to advance to second round competition. Riverside Poly played Mission Viejo (25-5, 8-0) at Diamond Bar High School on Wednesday (score unavailable at press time) for a birth in the championship final.

The Downey High School boys' soccer team was defeated by Royal (17-7-2, 6-1-1) at Royal 1-0 in the first round of the C.I.F. Division 1 playoffs last Friday evening.

Downey finished their season with an overall record of 12-10-2 and were 6-3-1 in S.G.V.L. play.

The Downey High School girls' soccer team was defeated by Yorba Linda (15-4-3, 4-2-3) at Yorba 4-1 in the first round of the C.I.F. Division 3 playoffs last Thursday night. The Lady Vikings finished their season with an overall record of 12-7-6 and were 8-2 in S.G.V.L. play.

The Downey High School boys' basketball team was defeated by J.W. North (25-4, 9-1) of Riverside at Downey 51-36 Tuesday evening in the third round of the C.I.F. Division 1AA playoffs.

The Vikings defeated Monclair (9-17, 4-6) at Montclair 73-39 in the first round on 2/17 and defeated San Clemente (21-7, 7-1) at Downey 55-49 in the second round on 2/19 to advance to third round play. Downey finished their season with an overall record of 20-10 and were 3-7 in S.G.V.L. play.

The Downey High School girls' basketball team was defeated by Valencia (22-4, 10-0) at Valencia 63-28 last Saturday evening in the second round of the C.I.F. Division 1AA playoffs. Downey defeated Rancho Cucamonga (12-14, 4-6) at Downey on 2/18 in the first round to advance. The Lady Vikings finished their season with an overall record of 19-9 and were 7-3 in S.G.V.L. play.

The Downey High school girls' water polo team did not qualify for postseason competition.

## Stauffer Foundation gives \$37K in teacher grants

**DOWNEY** – The Mary R. Stauffer Foundation recently donated \$37,599 in teacher grants focused on the elementary level.

Issued in December, the grants provide funding for "new innovative and creative projects, and renewals of existing successful programs that require additional funding for maintenance, expansion and enhancement."

Teachers and principals that received the grants were from a variety of elementary schools across Downey Unified, as well as the newly established STEAM 15.

The STEAM 15 is a group of 15 Downey teachers that provide their experience, training and expertise to kindergarten through fifth-grade students throughout the district.

During this STEAM (Science, Technology, Engineering, Arts and Mathematics) time, which

consists of 90 minutes every other week, the STEAM 15 travel to classrooms and students complete a variety of projects that promote collaboration, critical thinking, communication and creativity.

The Mary R. Stauffer Foundation projects that next year's Teacher Grants will be offered to all secondary schools and teachers, meaning that individuals from the middle and high schools within Downey Unified are eligible to apply for these grants.

"Downey Unified would like to again send their appreciation to the Mary R. Stauffer Foundation for the outpouring of continuous support to our staff and students," the district said in a statement.

"For the last 15 years Downey Unified has been fortunate to receive the annual Teacher Grants from the Stauffer Foundation which has aided our teachers



and principals expand program offerings to better prepare students for success in their respective college and career endeavors."







# Shirley Stewart, beloved Warren High teacher, calling it a career



By Valerie Aguilar  
Contributor

DOWNEY – Mrs. Shirley Stewart is known around the Warren High School campus as “kind-hearted,” “full of energy,” and “genuinely loving” by faculty, students, and just about anyone else who gets to know her. Beginning her successful career as a DUSD teacher in 1966, this year marks Mrs. Stewart’s 50th year teaching.

Mrs. Stewart grew up in Downey and returned back to her hometown after graduating UCLA and Cal State Long Beach with an English/speech major and mathematics minor. She soon became a teacher at Warren High School and has thoroughly enjoyed her career ever

since.

“This whole time, the kids haven’t really changed. Downey has changed, but the city has always had value in education, in community involvement, and in trying to make itself a better place,” Mrs. Stewart commented. “Of course, lots of things have changed, but not these values.”

She has not only taught English, but has also taught other classes and gotten involved in countless organizations, boards, and on-campus clubs over the years.

Some of the multiple clubs she advises for this year include SkillsUSA, Girls League, Ladies Leadership, California Scholarship Federation, Glee Club, Speech and Debate Club, Send for C, and more. Mrs. Stewart has been around long enough to see the establishment of many of these clubs and has been given the opportunity to see them grow over time.

She was additionally responsible for the Peer Counseling Program which helped students to become better at who they already were. Students would help other students find healthy solutions for their problems.

Prior members of the Peer Counseling Program got in touch with Mrs. Stewart recently and, along with thanking her for the assistance she provided so many years ago, mentioned that they teach their kids the same ethical points

they were taught from Mrs. Stewart herself through the program back then.

“You hope in your lifetime you can touch someone’s life and here we were touching their children’s lives. And we didn’t even realize that we were doing that at the time!” Mrs. Stewart exclaimed.

Her hard work does not go anywhere unnoticed. Mrs. Shirley Stewart has been Teacher of the Year for the school district and even named National Teacher of the Year by Cable in the Classroom.

Helping the students to reach their full potential is the reason why Mrs. Stewart chooses to be involved so much. She considers herself to be a “facilitator by nature” and finds satisfaction in uniting people and ideas. If a situation is given to her and she figures out what a person needs, she will make it work.

One of her many specialties is assisting high school seniors in writing their college essays. The application process can be stressful and confusing; but with the help of Mrs. Stewart, countless students have achieved their perfect essay and been accepted into their dream schools.

“When essays represent who you truly are, you can be comfortable with whether or not you get accepted” Mrs. Stewart said.

Students go to Mrs. Stewart for questions not only about college,

but on life in general. She gives kids the motivation they need to pursue their goals in life with determination and ambition.

“I don’t have a day without a special moment. Somebody somewhere moves me. How can anybody be so lucky to be a part of that? I think it’s my calling in life,” she added.

In balancing all that she does, she still manages to have had the time to raise her children and grandchildren and spend time with her husband. She values her family more than anything else and has recently made the important decision to spend more time with them.

Fifty is just a number to Mrs. Stewart. Fifty years teaching, 50 years learning, she does not feel as if it has really been that long. Being 71 years old, Mrs. Stewart and her husband, Jim Stewart, have decided to retire at the end of this school year.

“I’ve always said I teach life. If you teach English, you teach life. It’s because people write about what they experience and what they know and what they think and, that’s what life is all about.

“So now I’ll go teach and learn about life in a different place,” Mrs. Stewart stated with a smile. “We’re just off to a new adventure!”

Valerie Aguilar is a student reporter at Warren High School.

## In Memory of Roger Dale Stanley I

July 23, 1931 - February 6, 2016

Roger Dale Stanley I, age 84, born July 23, 1931 in Corning, New York to Edward H. and Mildred Decker Stanley, died at home in Downey, California on February 6, 2016. Survived by his wife of nearly 61 years Mary L. Perry Stanley; son Roger Dale (Jan) Stanley II; sister Constance Gauss of Campbell, New York; half-sisters Christine (Bryce) Taft of Lawrenceville, Pennsylvania and Elaine Correa of Hainesport, New Jersey; sisters-in-law Julia (Bill) Fultz and Joyce Perry, Dundee, New York, Laura Perry and Veronica Perry, Rock Stream, New York; brothers-in-law Matthew (Betty) Perry Jr., Dundee, New York, Gary Epperson, Florida, and Rick Saucier, MS; many nieces and nephews; predeceased by parents, stepmother Pauline Stanley; brothers-in-law Bob Gauss, Bob House, Clifford Perry Sr., David Perry and John Perry; sisters-in-law Dorothy House, Joyce Epperson and Barbara Saucier.

Roger graduated in 1950 from Campbell Central High School. He was in the U.S. Marine Corps, active and reserve, from 1950-1959, and was honorably discharged at the rank of corporal. He was employed by Ingersoll Rand in Painted Post, New York and Los Angeles, California, and Compressor Systems Inc.; starting his own compressor parts and repair business, TSI in 1981, retiring in 2006. Roger was a long time member of the Downey YMCA and the O.C. Wheelmen, an avid bicyclist, both single and tandem, receiving many awards. Roger loved all animals and in lieu of flowers, any donations should be directed to the ASPCA. Roger’s wishes were for no services and cremation was facilitated by the Neptune Society.

## Rio Hondo adds 2-year degree programs

WHITTIER – Rio Hondo College will begin offering three new two-year associate degree programs in fall semester 2016, including one that brings a guarantee of admission to California State University (CSU) campuses.

The new courses of study are Associate of Arts in Social Work, an Associate of Arts in Dance and an Associate of Arts for Transfer in Economics.

“At Rio Hondo College, we are always looking for new ways to serve our students,” said Superintendent/President Teresa Dreyfuss. “Part of that is an ongoing effort to increase the number of higher education paths students can pursue – options that now include social work, dance and economics.”

The economics degree, approved in August, is part of the growing system of two-year degrees for transfer, which guarantee students CSU admission to pursue further studies.

The California Community Colleges approved the social work degree in December 2015 and the dance degree in January. In both cases, Rio Hondo educators decided to offer a local AA degree because the college system hasn’t finalized the elements for a degree for transfer. However, the degree programs mirror the requirements of a degree for transfer.

For example, the social work curriculum will offer lower-division transfer courses for California State University majors in social work, sociology with an emphasis in social work, or human services. Five specific courses are required, including fieldwork in human services, statistics and introductory courses in psychology and sociology. An elective course must be taken from a list of more than a dozen options that include anthropology, administration of justice, child growth and development, critical thinking, history, abnormal psychology and social problems.

With the new degrees, Rio Hondo now offers 50 two-year associate degree programs, 21 two-year associate degrees for transfer, a four-year Bachelor of Science in automotive technology and 60 certificate programs.

# School bands perform in preparation for festivals

DOWNEY – Warren High School (WHS) hosted the fifth annual Band Spectacular last Saturday where bands from across Downey Unified joined together to showcase their music.

This event was held in the WHS gymnasium and ran from 8:30 a.m. to 6 p.m., where bands from the middle and high school levels performed throughout the day for those in attendance. This day of music was intended to provide “pre-festival experience” to bands who

will soon be competing in music festivals in the coming months.

Bands that performed at this event included Doty Middle School’s Band 1 and 2; Griffiths Middle School’s advanced band; Stauffer Middle School’s beginning, concert and jazz bands; Sussman Middle School’s advanced and jazz bands; Downey High School’s concert band, Jazz 1 and 2, and wind ensemble; and lastly, Warren High School’s concert band, Jazz 1 and 2, percussion and wind ensembles, and the JV and

varsity winter guard.

All bands received a professional clinic after their performance, providing them with specialized evaluations to better prepare them for future competitions. These clinicians included Dr. Jermie Arnold from Cal State Long Beach, Dr. David Betancourt from Cerritos College and Patrick Sheng from Long Beach City College.

“It is Downey Unified’s vision to bring hands-on experience to students, either by placing them in

internships that garner skills outside of the classroom or by bringing professionals to our students to gain firsthand guidance and evaluation,” the school district said in a statement.

“The annual Band Spectacular is a perfect example of how Downey Unified’s staff apply this vision by bringing knowledgeable professionals in specialized fields to students in order to provide them with expert feedback and guidance.”

## You're invited to a free Smart Gardening Workshop

Saturday, February 27, 2016 • 9:30 am - 11:00 am

Learn backyard composting, water-wise gardening, worm composting, and grass recycling. No reservation needed.

**Bring friends and neighbors!**

Attendees receive bottled water and a complimentary garden starter kit (gloves and seeds).

Compost bins will be available for purchase at a discount after you attend the workshop, cash or check.

**\$40** (valued at \$100)  
backyard compost bin

**\$65** (valued at \$140)  
worm compost bin (includes worms)

**Wilderness Park -Community Center - 10999 Little Lake Rd Downey 90241**

CleanLA.com smartgardening.com

Screening Dates

**March 1 - 4, 2016**  
By Appointment Only

JOE DOBRİK, BC - HIS  
Hearing Instrument Specialist

**Schedule Your Appointment Today!**  
**562-354-4114**  
RIVERS EAR GROUP  
8202 Florence Avenue, Suite #100  
Downey, CA 90240

You're Invited

Sponsored By

Schedule Your Appointment Today!

«First»,  
During the month of March our office is offering complimentary Hearing Screenings to members of our community, and currently have Appointment Openings between March 1<sup>st</sup> - 4<sup>th</sup>.  
Whether you have a Previously Treated or Suspected Hearing Condition, we would advise you to schedule a Hearing Screening Soon and have included an Appointment Card for your convenience.  
During Your Appointment we will:  
1) Review Medical & Hearing History  
2) Examine Ear Canal Using Video Otoscope  
3) Diagnose & Recommend Improved Treatment Options  
4) Demonstrate Recent Advancements in Hearing Technology  
5) Clean & Provide Basic Maintenance for Existing Hearing Device  
“Early Identification, Proper Treatment and Annual Check-ups can be an effective way to slow down additional hearing loss.”  
With over 50 years of fitting experience, we’ve seen it all, from pediatrics to adults. People with mild-frequency hearing loss to profound hearing loss. We’ve seen patients who are not wearing their hearing aids due to poor sound quality, patients with physical or cosmetic issues and patients who have difficulty hearing in groups and crowds.  
Give us the opportunity to evaluate your hearing, and become another one of our extraordinarily satisfied patients.  
These services will be provided at no cost to you and Appointment Openings are available between 9am and 5pm.  
Please contact our front office to Schedule Your Appointment Time.  
Sincerely,  
JOE DOBRİK, BC - HIS  
Hearing Instrument Specialist  
P.S. To show our appreciation we will be making a \$10.00 donation to the American Cancer Society in your name upon completion of your appointment.

**Schedule Your Appointment Today!**  
**562-354-4114**  
RIVERS EAR GROUP  
8202 Florence Avenue, Suite #100  
Downey, CA 90240





### Red Cross in Downey for blood donations

**DOWNEY** – The American Red Cross will have their BloodMobile at Downey First Christian Church from 8:30 a.m. to 2:30 p.m. on Sunday, March 6.

To make an appointment to donate blood, contact Carol Veatch at (562) 424-8388 or auntcarol4@verizon.net. Walk-ins are also welcome.

### Reece Deckard graduates basic training

**DOWNEY** – U.S. Air Force Airman Reece W. Deckard graduated from basic military training at Joint Base San Antonio-Lackland, San Antonio, Texas.

The airman completed an intensive, eight-week program that included training in military discipline and studies, Air Force core values, physical fitness, and basic warfare principles and skills.

A 2008 graduate of Downey High School, he is the son of Diane Deckard, of Downey.

### Exchange Club marking 25th anniversary

**DOWNEY** – Exchange Club Family Support Center, a child abuse prevention and parenting education agency, will celebrate its 25th anniversary with a fundraising dinner April 1 at the Rio Hondo Event Center.

The support center, located in Downey, serves families through its home-based Parent Aide Program as well as various curriculum of parenting education classes.

The dinner will celebrate the agency's accomplishments and of the families. There will also be speakers, a silent auction and a 50/50 raffle.

For tickets or more information, call (562) 904-9590 or visit downeyfamilysupport.com.

### Learn about special-needs support group

**DOWNEY** – Downright Blessed, a support group for parents of special needs children, will host an informative presentation Wednesday, March 2, from 6:30-7:30 p.m. at the Knights of Columbus Hall.

"Music Does It" director Bob Kuchenmeister will explain the therapeutic value of music for special needs individuals. "Music Does It" is a program that teaches voice, piano and guitar while reading music notation.

The meeting is open to the public. Children will be encouraged to participate in a music-making experience with parents; childcare is also available.

### Block captain meeting March 16

**DOWNEY** – The Downey Police Department's Neighborhood Watch program will hold its fourth annual block captain meeting Wednesday, March 16, from 6-8 p.m. at the Barbara J. Riley Center.

Guest speaker will be Downey's emergency manager, Andrew Stevens, who will introduce the "5 Step Neighborhood Preparedness Program."

Neighborhood watch block captains will learn how to use this outreach program to effectively organize and prepare their neighborhoods for emergency incidents and disasters.

Following the presentation, block captains will have an opportunity to discuss specific concerns related to their neighborhoods.

To RSVP, contact neighborhood watch coordinator Jennifer Burkhardt at (562) 904-2374 or jpreda@downeyca.org.

# Future tech developers showcase ideas at 'Hackathon'

**SOUTH GATE** – Would you go for an app that sends an alert when you've left home without turning off the kitchen light, and asks whether you want to turn it off remotely?

How about one that lets you find a reliable, background-checked, neighborhood baby sitter at the last minute? Or better yet, an app that determines how much water you should drink daily depending on how much energy you've burned?

None of these apps exists yet, but all of them got a big boost toward becoming reality by claiming prizes at the recent WeHack / Southeast Cities Hackathon, organized by the Southern California Latino Policy Center and Sabio and hosted in South Gate, a working-class Latino community not usually associated with hi-tech innovation.

"These communities are sometimes left out," says South Gate Mayor Jorge Morales. "They're the last ones to get in on the environmental push and the last ones in on technology. So to have the (hackathon) here is incredible for us."

Hackathons are events where computer programmers, software and hardware developers and others gather to compete and create software projects in a matter of days, usually over the course of a weekend.

The "wehack: Southeast Cities Civic Hackathon" drew more than one hundred participants from Irvine, the San Fernando Valley and even as far as Riverside. They converged on the South Gate campus of East LA College over the weekend to compete for more than \$7,000 in prizes with goal of creating apps and software that would benefit the residents of communities such as South Gate.

Sabio, a developer community offering 6-12 week full-time coding bootcamps in Los Angeles and Orange County, steered the initiative to stage the hackathon in South Gate. Co-founders, Gregorio Rojas and his wife, Liliana Aide Monge say it was critical to come to the southeast, where there is very little awareness about the opportunities in the field of writing code

### Lawmaker wants to make advanced vehicles more affordable

**WHITTIER** – Assemblymember Ian Calderon (D-Whittier) introduced Assembly Bill 1710 last week which implements a comprehensive program to promote technologically advanced light-duty vehicle deployment in disadvantaged communities.

AB 1710 requires the Air Resources Board, the California Energy Commission and Caltrans to develop and implement a comprehensive program to promote advanced technology light-duty vehicle deployment in the state to meet the goal established by Governor Jerry Brown and the legislature of 1.5 million zero-emission vehicles in California by the year 2025.

AB 1710 requires that the program include support for low-income deployment in disadvantaged communities, as well as long-term market signals, sustainable funding mechanisms, and a portfolio of approaches to promoting technologically advanced light-duty vehicle deployment.

Technologically advanced light-duty vehicles are currently more expensive than equivalent conventional models. Despite a federal tax credit and California's state vehicle incentive, the higher initial zero emission vehicle (ZEV) costs remain a barrier for many California consumers.

The state has taken leadership to develop programs to assist the deployment of plug-in electric vehicles (PEVs) and fuel cell electric vehicles (FCEVs) in disadvantaged communities.

However, any long term plan designed by the state needs to address both new and used cars sales in these communities, Calderon said.

for computers.

"We're really happy with some of the high schools that came out," Monge says. "We commend the teachers that made that effort."

Many of the high school students, novices known as "developing developers," came from the Foshay Learning Center School's Tech Academy. Among them, 16-year old Esmeralda Nava and Danny "Hyun Bum" Cho, 17, who didn't know each other until they met at the start of the event Friday night. Two nights later they walked away with the top prize for students with their Easy Sitter app, which helps track down reliable baby sitters on short notice. They also developed an instant rapport of familiarity to the point where they sometimes finished each other's sentences.

"We didn't know each other before this weekend," Danny says. "And now," Esmeralda continues, "we have this passion together and it's a lot of fun. You also meet a lot of mentors and you get connections and can start networking and I really like that."

They also learned an important skill overlooked and seldom considered by novices: the ability to pitch their idea. Ed-tech entrepreneur Quiana Patterson offered an early morning workshop on hitting the high notes of a perfect pitch, and the importance of being a skilled public speaker.

"No one wants to build or create something and not be able to sell it," she says. "My message to them is, if you're going to spend the time and energy to think of something awesome or revolutionary, you have to be the best salesperson of that product. You never know where your public speaking skills might take you or guide you to an even higher career."

When the workshop ended, another group of students – the developers of what they called, the "Green Home" energy conservation app – met with Ken Nnaoji, one of the half-dozen mentors from the Sabio organization, to polish their presentation.

"Try to begin by telling a story," he told them, as they huddled in a corner of their meeting room. "Something that can pull the audience into understanding the significance of what you're creating and how it's going to make a positive impact on your community. You guys have really great ideas. You're innovators. Just go out there and knock it out of the park like I know you can!"

On the final night of the event, 15-year-old Megan Dotson hooked the crowd and got the judges' attention with the story of her ongoing frustration with her younger brother. "Every time he goes into a room he turns on the lights, and I'm constantly turning them off after he leaves." Her team's Green Home app landed the second place, \$500 cash prize.

"The concept of team sport is really critical," Sabio's Rojas says. "It isn't something that you do individually like tennis. It's more like basketball, and sometimes like football and hockey with all the fights that might happen."

No drama at this particular hackathon – but there was plenty of work to be shared, according to 15-year old Sara Du. "The process was hard but the end product is good," she says. Du was the creator of "Aqua App."

"It harnesses the health app on your iPhone and sends you regular notifications and emails to remind you to hydrate based on personal physical data such as age, weight and height – even taking into account how much walking you've done."

Du also admits, "I didn't think I could've created this app in a day. Otherwise I think I would've been doing this for a month, probably. Other students might not be encouraged because it seems really hard to do. But I met a lot of people who could help me, so [this] was a good learning experience."

"There was much more going on this weekend than coding and programming," said Victor Abalos, Executive Director of the Southern California Latino Policy Center. "We're hoping events like this help the residents of the Southeast Cities not only recognize how important tech can be to solving day-to-day problems, but also how careers in tech offer amazing opportunities for young people from this area."

**To Find A Business go to AllAboutDowney.com**

**ATTORNEY**  
ALEXIS SAAB  
ATTORNEY AT LAW  
• HABLAMOS ESPANOL  
10810 Paramount Blvd Suite 201  
(562) 904-2622

**BLANCA PACHECO**  
Attorney At Law  
• Living Trusts  
• Evictions  
• Probate  
• D.U.I. Defense  
CALL TODAY! 562-861-6001  
www.blancapacheco.esq.com  
8137 3rd St., 3rd Floor Downey, CA 90241 • (562) 861-6001

**LAW OFFICE OF STEVE LOPEZ**  
ATTORNEYS AT LAW  
• Business, Real Estate & Family Law Litigation  
• Living Trust / Estate Planning / Probate  
• Bankruptcy & Debt Negotiation  
Tel: 562 . 904 . 1193  
8562 Florence Ave. Downey, CA 90240  
www.SteveLopezLaw.com  
El Abogado Habla Español

**ProNetworkers of Downey**  
Join us each Friday at 7:15am  
Mimi's Cafe, Downey  
8455 Firestone Blvd  
www.ProNetworkers.com

**Fox Chiropractic**  
(562) 862-0744  
Don't just reach for the pill bottle or box, call Dr. Fox.

# BULLETIN BOARD

**HUSBAND FOR RENT**  
7 Day, 24 Hour Service - FREE Estimates  
**Patrick's Lighting**  
(562) 965-9028  
FREE ESTIMATE  
Electrical Repairs Outlet/Switches • Home Repairs  
Telephone Jacks • Smoke Detectors Earthquake  
Preparedness - Motion Detectors  
Electrical Contractor State License #693761  
patrickslighting@verizon.net

**Pennine Plumbing, Inc.**  
(Formerly Hoffner Plumbing, Inc.)  
Serving this neighborhood for over 35 years  
• SERVICE • REPAIR •  
Free Estimates  
(562) 803-0101 or (800) 400-5145  
Drain & sewer cleaning, water heaters, copper re-pipes, heating & toilet repairs  
Lic. # 844663  
10% OFF with this coupon (after price has been quoted)

**PIN ROOFING**  
Richard "Mr. Pin" Semones  
New Roofs • Repairs • Tear-Offs  
General Roof Maintenance  
Bonded / Insured • Lic# 758000  
Call for a FREE Estimate  
562.923.9242

**ADANSTAR CONSTRUCTION**  
• New Construction  
• New Improvement Projects  
• Kitchen & Bath Remodeling  
• Specializing in Room Additions  
• Bonded and Insured  
Your Vision, Delivered  
(562) 852-5211  
Lic. # 818310

**Frank's Handyman Services**  
• DRYWALL • KITCHEN  
• PLUMBING • BATHROOM  
• ELECTRICAL • STUCCO  
• PATIO • WINDOWS  
• FRAMING • ETC.  
FREE ESTIMATES. CREDIT CARDS ACCEPTED.  
Call Frank (562) 572-1240

Advertise with The Downey Patriot  
**BULLETIN BOARD**  
Contact Dorothy or MaryAnn  
**562.904.3668**  
or Email: doweypatriot@yahoo.com









# Common questions and answers about 1031 exchanges

Whenever you sell business or investment property and you have a gain, you generally have to pay tax on the gain at the time of sale. IRC Section 1031 provides an exception and allows you to postpone paying tax on the gain if you reinvest the proceeds in similar property as part of a qualifying like-kind exchange.

Gain deferred in a like-kind exchange under IRC Section 1031 is tax-deferred, but it is not tax-free.

The exchange can include like-kind property exclusively or it can include like-kind property along with cash, liabilities and property that are not like-kind. If you receive cash, relief from debt, or property that is not like-kind, however, you may trigger some taxable gain in the year of the exchange. There can be both deferred and recognized gain in the same transaction when a taxpayer exchanges for like-kind property of lesser value.

**Who qualifies for the Section 1031 exchange?**

Owners of investment and business property may qualify for a Section 1031 deferral. Individuals, C corporations, S corporations, partnerships (general or limited), limited liability companies, trusts and any other taxpaying entity may set up an exchange of business or investment properties for business

or investment properties under Section 1031.

**What are the different structures of a Section 1031 Exchange?**

To accomplish a Section 1031 exchange, there must be an exchange of properties. The simplest type of Section 1031 exchange is a simultaneous swap of one property for another.

Deferred exchanges are more complex but allow flexibility. They allow you to dispose of property and subsequently acquire one or more other like-kind replacement properties.

To qualify as a Section 1031 exchange, a deferred exchange must be distinguished from the case of a taxpayer simply selling one property and using the proceeds to purchase another property

(which is a taxable transaction). Rather, in a deferred exchange, the disposition of the relinquished property and acquisition of the replacement property must be mutually dependent parts of an integrated transaction constituting an exchange of property. Taxpayers engaging in deferred exchanges generally use exchange facilitators under exchange agreements pursuant to rules provided in the Income Tax Regulations.

A reverse exchange is somewhat more complex than a deferred exchange. It involves the acquisition of replacement property through an exchange accommodation titleholder, with whom it is parked for no more than 180 days. During this parking period the taxpayer disposes of its relinquished property to close the exchange.

**What property qualifies for a Like-Kind Exchange?**

Both the relinquished property you sell and the replacement property you buy must meet certain requirements.

Both properties must be held for use in a trade or business or for investment. Property used primarily for personal use, like a primary residence or a second home or vacation home, does not qualify for like-kind exchange treatment.

Both properties must be similar enough to qualify as "like-kind." Like-kind property is property of the same nature, character or class. Quality or grade does not matter. Most real estate will be like-kind to other real estate. For example, real property that is improved with a residential rental house is like-kind to vacant land. One exception for

real estate is that property within the United States is not like-kind to property outside of the United States. Also, improvements that are conveyed without land are not like-kind to land.

Real property and personal property can both qualify as exchange properties under Section 1031; but real property can never be like-kind to personal property. In personal property exchanges, the rules pertaining to what qualifies as like-kind are more restrictive than the rules pertaining to real property. As an example, cars are not like-

kind to trucks.

Finally, certain types of property are specifically excluded from Section 1031 treatment. Section 1031 does not apply to exchanges of:

- Inventory or stock in trade
- Stocks, bonds, or notes
- Other securities or debt
- Partnership interests
- Certificates of trust

Information provided by the IRS. For more details, consult a Realtor or tax professional.



**SENIORS ON THE MOVE REALTY**  
BRE# 01847078  
A Division Of Red Carpet Realty  
**(562) 244-3241**  
"Guiding You Every Step Of The Way"

**THINKING OF SELLING YOUR PROPERTY?**  
With extensive knowledge and experience of Downey real estate, I will help YOU:  
✓ **NEGOTIATE** ✓ **SAVE TIME & MONEY** ✓ **GET TOP \$\$\$**  
**CALL ME TODAY FOR A FREE PROPERTY EVALUATION!**



**EDGAR CORTEZ**  
[www.EdgarCortez.com](http://www.EdgarCortez.com)  
**(562) 254-4335**



**GRAND AVENUE REALTY & LENDING**  
Cal BRE # 01270740



**Thinking of Selling - DO IT NOW!**  
CALL "Chuck" Gugliuzza for a **FREE** Property Evaluation.  
**562-869-9456**



**RED CARPET HERITAGE REALTY**



Downey Townhome, 2 bed, 2 bath. Step down living room with fireplace. Master bedroom with walk-in closet. Newly upgraded. \$375,000.  
**Call Juan Purizaca at (562) 335-0539**



**FARMERS INSURANCE**

*"Call today and see how much you can save"*

**Andy Zuloaga Agency**  
FOR ALL YOUR INSURANCE NEEDS  
**(562) 659-7558**

11108 Downey Ave.  
Downey, CA 90241  
azuloaga@farmersagent.com  
www.farmersagent.com/azuloaga

**YOU'RE COVERED!**



**How to Get Your Home Sold: - Make Sure the Price is Right**

**SOLD!**

Pricing a listing competitively from the beginning is the best way to attract buyers, but sellers can also spark some interest with a strategic price reduction

- If you have had little buyer activity and no offers after 60 days, it may be time to lower the price in order to appeal to active buyers in your area.
- Keep in mind that the longer a home sits on the market, the more likely it is to be perceived as undesirable. Buyers may start to assume there is something wrong even if it was simply overpriced next to the competition
- Don't wait too long to make an adjustment if it becomes clear that prices in your neighborhood had fallen since your home came on the market. If a competing property is reduced first, your higher price could make your property less attractive to buyers.
- Delaying a price reduction could end up costing you- if your property takes several months longer to sell, you still have to pay the mortgage, property taxes, insurance, maintenance, etc.



7042 Dinwiddie Street #8  
90241  
**SOLD FOR \$392,500**

I MAY HAVE A BUYER FOR YOUR HOME!  
In the process of marketing this home, I have generated additional buying interest in the area. With an extensive knowledge of the market and sales in DOWNEY, I know what it takes to get your home SOLD & for TOP dollar!



If you are considering selling and would like a **FREE** home evaluation and discuss how I can help you maximize your return on investment, feel free to give me a call - no sales pressure or hassle, just a friendly talk about your real estate needs.  
When it's time to sell, it's time to call Dale!  
562-743-2121  
[www.DaleJervis.com](http://www.DaleJervis.com)

**Dale Jervis**  
Doing Things Better

**Century 21**  
Jervis & Associates  
10841 Paramount Blvd #300  
DRE#00849695

**Your Home is your largest investment!!!**

**Call To Get Your Questions Answered Today!**

**Moving up? Downsizing?**  
**Moving out? Retirement?**  
**55+ Community? Investment?**

For all of you Real Estate Needs, Contact Jeff or Lois Worthy:  
**(562) 659-2245**

Your Trust **"WORTHY"** Real Estate Team!




**Century 21 My Real Estate** **(562) 927-2626**  
century21myrealestate.com 7825 Florence Avenue • Downey, CA 90240

**OUR CLIENTS**

"Lorena Amaya & Lilian Lopez did an excellent job!" - Bertha Robles

"Steve Roberson is the best and did a great job!" - Alesandra Vasquez

"Mauricio Barajas, Lorena Amaya & Lilian Lopez did a great job!" - Javier Estrada

**FEATURED PROPERTY**



**Great Downey Home!**  
This home shows like a model home. Granite throughout. Lots of remodel. Shows great. Newer kitchen and baths. Park like back yard. Family room. Never plumbing, roof and electric. 3 attic fans. Walk to Rio San Gabriel, Doty and Downey High Schools. Call Today!!!

**TOP PRODUCERS**



**TOP LISTING Lorena Amaya & Lilian Lopez**



**TOP PRODUCTION Don Kay & Cheryl Olson**



**TOP SALES Maria Franco**

**One Of A Kind!**  
This 11,000 sqft. custom Downey home sits on over an acre of land. The property features 7 bedrooms, 13 bathrooms, pool house, workout room, sports court, study/library, tree house, game room, 6 car garage and a movie theater that seats approximately 10 people. Call Today For Info!!!

**Huge 25K Price Reduction!**  
Beautiful Orange estates home! This home features 6 spacious bedrooms and 4 bathrooms with over 3,000 sq ft of living space. It's over sized master suite is on the upper level with a huge walk in closet and en suite bath. Call Today For Info!!!

**Move In Ready!**  
MOVE IN READY! Newly remodeled kitchen, including new stone counter tops & tile floor, soft closing drawers & cabinets, stainless steel appliances. Newly remodeled bathrooms; dark wood laminated floors throughout; newly landscaped, including timed sprinklers in front & back yards; covered patio. Call Today For Info!!!

**SPECTACULAR VIEWS!!!**  
This beautiful 2 level townhome features 3 bedrooms and 3 bathrooms. The top level features the kitchen, living room, a bedroom, bathroom and a deck. As soon as you walk in you see the reflection of Alamitos Bay in the mirrored walls. The bottom level features the laundry area, 2 bedrooms including the master. Call Today!!!

**Move In Ready!**  
Nice property with 3 bed, 1 bath & upgraded bathroom with tile floor. Remodeled kitchen with granite counters and newer cabinets. Nice sized bedrooms with window AC units. Detached 2 car garage. Large front and back yard with sprinklers system. Easy freeway access great location. Priced to sell. Great potential. Call Today For Info!!!

**Terrific Downey Home!!!**  
Very nice house you must see have to see the inside. 3 bedrooms 3 baths large family room. Back yard have parking for 6+ cars with electric gate. Spa. Close to freeway, stores & schools. Call Today!!!

**North East Downey!**  
Best North East Downey location. Needs a little updating and will be beautiful home. Large Master bedroom with french doors to all formal living room and dining room - Family kitchen with island in center - Office with built in book case - Circular driveway in front 3 car garage - Guest house with 3/4 bath - Newer roof. Call Today!!!

**Century 21 My Real Estate School**  
DRE APPROVED  
**LIVE REAL ESTATE SCHOOL**  
\$299 Reimbursed  
Call Darlene - ext. 119 (562) 927-2626



**Mel & Rita Berdelis**  
BROKER/OWNERS



To view more properties call us at **(562) 861-7257** or visit **www.24Hour-RealEstate.com**

**Carrie Uva**  
"Let's Talk Real Estate!"  
**(562) 382-1252**  
www.CarrieUva.com



**3 UNITS!**  
Lincoln Heights area of Los Angeles. 2 BD, 2 BA; 2 BD, 1 BA; 1 BD, 1 BA, detached 2 car garage. Priced at: \$575,000.  
Call Carrie Uva Today 562-382-1252

**BUSINESS FOR SALE!**



**Restaurant For Sale!**  
Mariscos Mazatlan Restaurant for sale. Located at 13345 Telegraph Road in Santa Fe Springs. Great opportunity to own your own business!  
Call Carrie Uva Today 562-382-1252



**FOR RENT!**  
8416 Fontana, Downey  
2 bedrooms, 1 bathroom, home with hardwood floors, inside laundry room, 2 car garage, super clean home in quiet neighborhood.  
\$1,850-month  
For More info! 562-382-1252

**Carrie Uva**  
\*Providing Service To Downey Residents For 23 Years  
\*Downey Resident Selling Downey Homes

**Cristina Picarelli**  
"The Power to Move You!"  
**(562) 234-7862**  
www.CristinaPicarelli.com



**FOR LEASE!**  
7438 Ciro St., Downey  
3 bedrooms, 1.5 bathrooms, Dual pane windows, inside laundry  
Corner lot, 2 car garage  
1,251 sq. ft. living space, 6,329 sq. ft. lot  
**1 year lease for \$2,500 a month**  
Call Cristina Today! 562-234-7862

Call Cristina Today! 562-234-7862

**Marie Picarelli**  
"The Intelligent Choice!"  
**(562) 618-0033**  
www.MariePicarelli.com



Open House Sunday 2/28/16 11am-5pm  
19,000+ Sq. Ft.

**8555 Gainford, Downey**  
Exceptional Home on park like lot nestled in great north Downey location!  
5,000 sq. ft. house has vaulted ceilings, library with wet bar. Large loft area!  
Call Today for More Info!  
www.MariePicarelli.com

**Frank Moreno**  
"I Get Results"  
**(562) 889-1870**  
www.FrankMoreno.com

Find Your Dream Home or See How Much Your Home is Worth All at a Click of a Button!  
**DOWNLOAD MY FREE APP TODAY!**



Call Frank Today 562-889-1870

**Jimmy Spathos**  
"Jimmy The Greek"  
**(562) 400-2148**  
JimSpathos@aol.com



**UNITS! UNITS! UNITS!**  
Very clean well maintained 6 unit building in Maywood. The city of Maywood is the densest city in California. Strong Rental Market with upside potential. Large 3 bedroom 3 bath front unit recently remodeled in great condition/.4 one bedroom 1 bath units/1 two bedroom 2 bath unit. Priced to sell at: \$995,000  
Call Jimmy 562-400-2148

Call Jimmy 562-400-2148

**Mario Persico**  
"Mario DID IT Again!"  
**(562) 533-7433**  
Mario@MarioPersico.com



**FIRST TIME ON MARKET!**  
3 BD, 2 BA, new roof, paint & carpet, 1,860 sq. ft. living space  
Call Mario Persico For More Info!  
562-533-7433



**CALL!**  
Downey Townhome  
3 bedrooms, 2 bathrooms, 1,540 sq. ft. living space  
Call Mario Persico For More Info!  
562-533-7433



**AVAILABLE!**  
9720 Pomeroy Rd, Downey  
3 bedrooms, 2 bathrooms, 2,000+ sq. ft. living space  
Call Mario Persico For More Info!  
562-533-7433

**BORN \* EDUCATED \* LIVES \* WORSHIPS IN DOWNEY**  
**MARIO PERSICO SELLS DOWNEY**

**Luis Gutierrez**  
"Sold By Louie"  
**(562) 441-3588**  
Your24hrsRealtor@gmail.com



**SOLD!**  
13156 Deming Street, Downey  
2 bedrooms, 1 bathroom, + a den that can be used as a 3rd bedroom, over 1,100 sq. ft. of living space.  
Priced at: \$399,900

**I Can Sell Your Home Too**  
Call Luis Gutierrez Today  
To Buy Or Sell Your New Home!  
562-441-3588  
Your24hrsRealtor@gmail.com

**COMING SOON!**  
Northeast Downey  
3 bedrooms, 1 3/4 baths, 1,446 sq. ft. cul'd sac location.  
Call for more info!  
**Vicki Spearman**  
(562) 367-9520



**SOLD!**  
3157 Cudahy, Huntington Park  
2 bedrooms and 1.5 baths, formal dining room, hardwood floors.  
Call for More Info!  
**Pam Lee**  
(562) 537-1134



**MICHAEL BERDELIS**  
"THE 24 HOUR AGENT!"  
**562.818.6111**  
MichaelBerdelis@gmail.com  
www.MichaelBerdelis.com

**DOWNEY'S #1 AGENT**  
**2002-PRESENT**  
**OVER 900 HOMES SOLD**  
**SINCE 1999**

CALBRE #01234589

## MICHAEL'S "24 HOUR" PROPERTIES OF THE WEEK!

**JUST LISTED**

**FANTASTIC PRICE FOR THIS FIXER UPPER!**

3 BD, 2 BA, 1,494 sq ft, large living room, original kitchen, inside laundry, courtyard-style backyard and access to alley in the rear.  
**List Price: \$449,950**

**JUST LISTED**

**A JEWEL IN N.E. DOWNEY!**

4 BD, 3 BA, over 2,900 sq ft living space, beautifully remodeled kitchen with high-end stainless steel appliances, large master bedroom with lots of closet space and fabulous backyard with pool and built-in BBQ.  
**List Price: \$899,900**



**REDUCED**  
**LARGE LOT IN NORTHWEST DOWNEY!**  
4 BD, 2 BA, 1,627 sq ft, huge 11,637 sq ft lot. Other amenities: central air & heat, fireplace in living room enclosed patio, large master bedroom.  
**Reduced to: \$574,900**



**NEAR GALLATIN ELEMENTARY!**  
4 BD, 4 BA, 2,117 sq. ft. on a 7,546 sq. ft. lot w/ a 2 car detached garage, large living room w/ fireplace, formal dining room, family room, & 2 master bedrooms.  
**List Price: \$659,900**



**REDUCED**  
**ENTERTAINER'S DELIGHT**  
4 BD, 4.5 BA, 4,942 sq. ft., 12,112 sq. ft. lot, large pool, luxurious master suite with fireplace, and guest house with bathroom behind 2 car garage.  
**Reduced to: \$1,299,950**

**CALL MICHAEL TODAY FOR A PRIVATE SHOWING OR A FREE MARKET EVALUATION!**