

Drollinger Sells Superblock

The H.B. Drollinger Co., the largest commercial property owner and management firm in Westchester, has announced that it has closed escrow on the sale of its holdings in the "Superblock" – a more than 10-acre site on the west side of Sepulveda Boulevard, south of Manchester Avenue in the Westchester Business District, adjacent to LAX.

The sale includes all property in the area bounded by Sepulveda Boulevard, Manchester Avenue, Sepulveda Westway and La Tijera Boulevard with the exception of the Sav-on and T.J. Maxx 'n More buildings, which Drollinger Co. did not own.

"This is the first time in five decades that we have been sellers of a major portion of our real estate in Westchester," said Howard Drollinger, president of the company founded in 1947. "Our board of directors felt that it was important for us to diversify our real estate holdings, and we were pleased to find buyers who agree with our philosophy of improving older properties and working with the community."

An ownership group named KLA Westchester, LLC, was the buyer of the property. Terms of the deal were not disclosed.

Joe Fahey, principal of the ownership group, said there are no immediate plans for the site.

"For many years we have watched the transformation the area has undergone thanks to Howard Drollinger's leadership," Fahey said. "We commend Howard for everything he and his company have done to turn the area around, and we look forward to continuing in

that tradition."

Fahey looks forward to working with the tenants and the community to improve the boulevard. "This transaction was peaches and cream," said Drollinger. "We found buyers who understand the community and have a great deal of experience owning and operating centers like this across the nation."

Working with Joe and his group was a pleasure, and we know that we can count on them to continue to make Westchester even better. Thank you also to Councilman Bill Rosendahl and his staff for their services to the buyers and the sellers during the escrow process."

Drollinger's mother, Ella, built the first commercial building in the Westchester Business District in 1944, and since then he has followed in her footsteps developing and redeveloping the area. In 1995 H.B.D. Co. completed development of a Mediterranean-style shopping center in the Business District, encompassing two square blocks on the west side of Sepulveda Boulevard south of La Tijera Boulevard. The center is named Westchester Village and is anchored by a 46,000-square-foot Ralphs, a 21,000-square-foot Longs Drug Store, and a series of proven, high-volume retailers. In 2003, the company completed the remodeling of the "Superblock," including Trader Joes, Home Town Buffet, Fantastic Sam's and Panera Bread Cafe.

H.B.D. Co. has 15 employees who oversee over 400 tenants including in-house property management, sales, leasing, and accounting.

Local Writer Pens First Book

Local writer Theresa Hoiles and her partner Elizabeth Carr have just released their first book, *LOVE, LUCK AND LORE: guide to superstitions, prayers, spells and taking chances in the pursuit of love* melds old world charm with modern dating practices. Can a woman really find out who her true love is by putting a thimble of salt under her pillow? Does a mule's response to a question guarantee marriage? These questions as well as many others are revealed in the pages of *LOVE, LUCK AND LORE* that gives women a fun and quirky spin on the age-old quest to find a mate.

It is a collection of generations old superstitions, folklore, prayers, spells and rituals that all aim to give women insight into the way to true love. It was written in a playful fashion, these fun and sometimes-silly methods give the reader choices while keeping the search for love light. Even if you are a woman who is seriously looking for her soul mate will find that this book will give you great ideas for finding love in everyday places and situations.

LOVE, LUCK AND LORE is a book girlfriends will buy for themselves and each other anytime of the year. There are over 55 million single women between the ages of 18-45 in the United States. This book is for the young, hip, progressive woman with a sense of humor, who is willing to explore unusual methods to get what she wants.

Elizabeth and Theresa met in the late-90's at a creative dot-com company that was positioned to become a major player in both the dot-com world and the entertainment industry. In March 2000, the bubble burst and the company crumbled. Elizabeth and Theresa were among the few skeleton crew left to try to stay afloat as resources dwindled and corruption set in. Alas, after a year or so, the wonder company tanked and

both were sent packing. The next year, they scrambled to find jobs in a market that suddenly seemed hopeless.

The summer of 2003 they both found themselves unemployed and desperate to do something, anything stimulating. At that time, Theresa dug out some research she had been doing on the book she always promised herself she would write and showed it to Elizabeth hoping she would be interested in finishing it with her. Intrigued, Elizabeth agreed and together they mapped out a plan to finish the book, find an agent, and get it published oh, and find jobs too.

While researching the book, they realized that they made a pretty good pair. While Theresa was very interested in researching and gathering information on saints, superstition and folklore, Elizabeth was a master in the art of witchcraft, deities and modern dating practices. Together they felt this information needed to be shared with women looking to find love.

Then, they felt as if they were struck by the lucky stick. By the end of that summer, they found an agency, who really got the book. They quickly hooked the women up with Conari Press and a contract was signed. *Love, Luck and Lore*, is to be released in Spring 2006.

To make ends meet, Elizabeth took a great job as a photo publicist for the television station UPN and Theresa decided to make a go of her writing career and has been freelancing ever since.



Jack Winnick as "Mickey Fox" and Chris Roberts as "Andrew Duncan"

Kentwood Players' New Show; "45 Seconds From Broadway"

By Conrad Hurtt

As you read this review, there are Broadway actors, comics, producers, playwrights, or spectators in the real Hotel Edison Coffee Shop on 47th Street in New York City eating borscht, potato pancakes, or chicken livers. Nicknamed The Polish Tea Room as a cut-rate version of the famed Russian Tea Room, it's a favorite place in the theatre district for its denizens to schmooze and talk about the latest show.

The fact that this Coffee Shop currently exists lends an immediacy to "45 Seconds From Broadway," which gives us an inside view into the successes and failures of its regulars. Not to be confused with "45 Minutes From Broadway," the 1906 George M. Cohen musical about a small-town housemaid who unexpectedly inherits a fortune, this play is about a small-town actress who unexpectedly wins a role. The actress is Jean Franzblau as a naive wannabe from Ohio, someone you definitely would want to help survive in a big city.

You thought Times Square was the Crossroads of the World, but it's this cafe recreated with care by De Cotter. Besides the actress winning a role there are many other paths that cross. This cafe is a Petri dish, and we watch with fascination through a microscope to see the chemical interactions between characters. Trenekia Danielle gets applause for her monologue as an established Broadway actress that heads to Hollywood, with words of advice to the ingenue; Jack Winnick gets continual chuckles as an older famous comic, convinced by Ira Gewant as his unfunny brother

into training a younger unknown comic; Chris Roberts as the good-natured producer from England on a quest to import American talent; Craig Johnson as an earnest playwright asking everyone to read his script; Alice Eldridge and Bruce Schroffel as a senile old couple in a battle of wills; lovable Vic Helford and CeCe Baxter as the elderly Cafe owners and concentration camp survivors facing retirement; Julie E. Frankel and Liz Laird as avid theatre-goers who become self-designated theatre critics.

Above all this play shows us that we can negotiate the twists and turns that life throws at us; if we stay on our paths we will succeed. Emblematic of this combination of endurance and flexibility is Jack Winnick as master improviser Mickey Fox, negotiating his way with ease through "Harry" situations—his brother Harry Fox presenting his biggest life challenge.

You may remember Gail Bernardi as stage-mom Stella Livingstone in last fall's "Light Up the Sky" from Westchester Playhouse. As director she brings the same impeccable comic timing to this newest comedy from Neil Simon.

45 SECONDS FROM BROADWAY, Costumes: Maria Cohen, Lights: Tom Brophrey, Sound: Phil Brickey. 8301 Hindry Avenue, (310) 645-5156, 1/13/06-2/18/06, Fridays and Saturdays 8 p.m., Sundays 2 p.m. \$16, or \$14 students/seniors.

Conrad Hurtt is getting a Master's in Theatre from Cal State L.A., and has appeared in 35 plays. He currently teaches acting for the Recreation and Parks Department.

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