

HOME & REAL ESTATE

INSIDE:

- Classified Marketplace, page 54
- Puzzles, page 55

Also online at www.PaloAltoOnline.com
**OPEN HOME
GUIDE, PAGE 50**

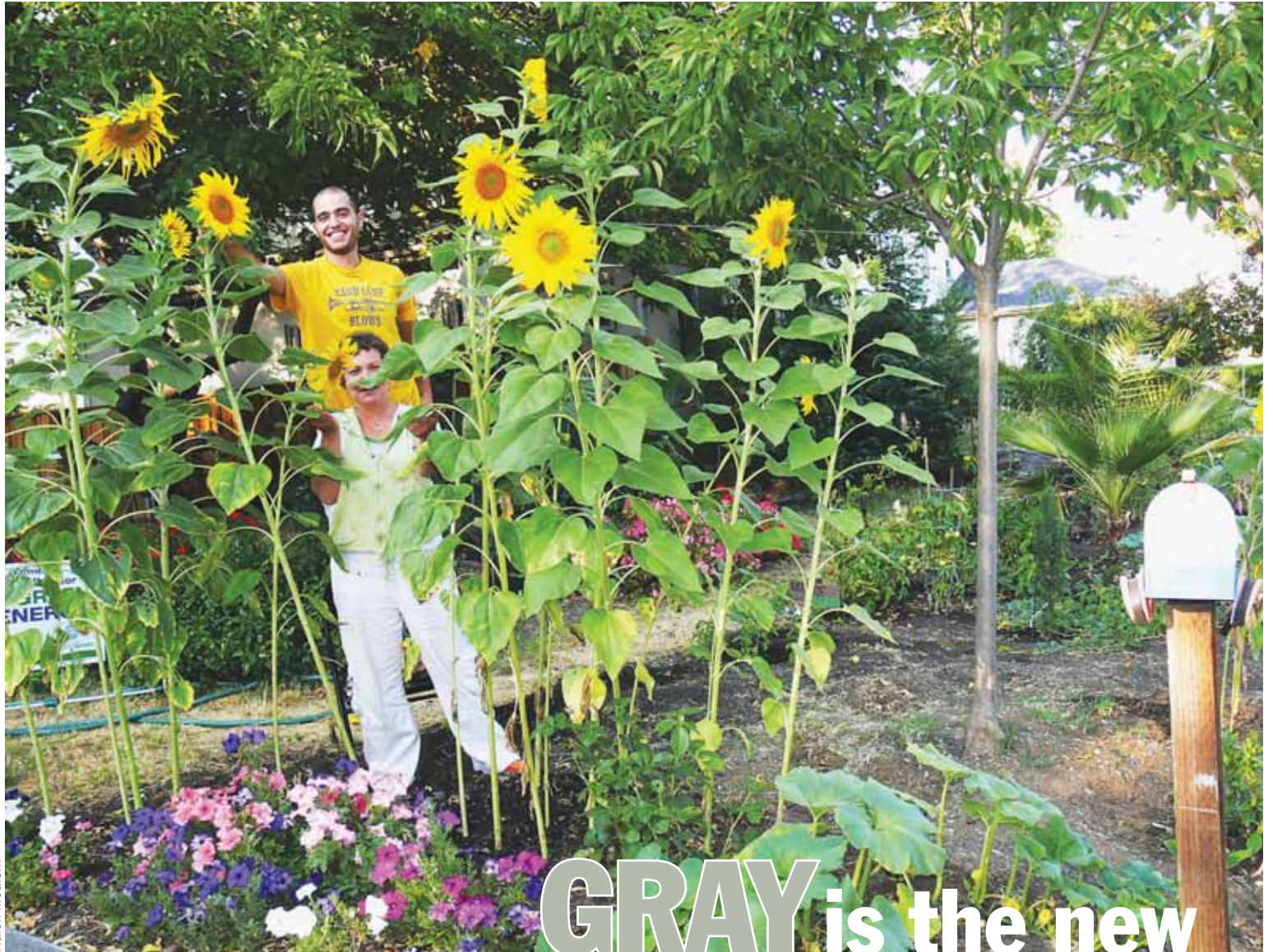
Home Front

NEED FABRIC? ... FabMo, which collects discontinued designer fabric that would be tossed into the landfill, will hold its next distribution event on **Friday, Nov. 6**, from 9 a.m. to 6 p.m. and **Saturday, Nov. 7**, from 9 a.m. to 4 p.m.. Anyone interested in picking up free fabric can make an appointment request by e-mailing fabrix@fabmo.org (with appointment confirmation comes location and directions). Fabric is restocked regularly, so late-comers still have access to tons of fabric. Volunteers are also needed to help with sorting and distribution. To help, e-mail help.fabrix@gmail.com.

INTRODUCING NATIVES ... Glenn Keator, botanist and author, will talk about "Introducing California Native Plants into Your Garden" on **Saturday, Nov. 7**, from 9:30 to 11:30 a.m. at the Gamble Garden Carriage House, 1431 Waverley St., Palo Alto. Keator, co-author of "Designing California Native Gardens: The Plant Community Approach to Artful, Ecological Gardens," will discuss how he incorporated native plantings with existing plantings in his garden. Fee is \$35 for non-members, \$25 for members. For information, call 650-329-1356 or visit www.gamblegarden.org.

GRAFTING WORKSHOP ... Master gardener Bader Kudsi will offer a free "Principles of Grafting" workshop on **Saturday, Nov. 14**, from 9 to 11 a.m. at Gamble Garden, 1431 Waverley St., Palo Alto. Kudsi will demonstrate several types of grafts, as well as discuss tools, timing, grafting compatibility and post-grafting care. The class includes handouts. No reservations are necessary. For information, call Master Gardeners at 408-282-3105, between 9:30 a.m. and 12:30 p.m., Monday through Friday or visit <http://mastergardeners.org>.

(continued on page 43)



Haleli Moalem

Be'eri Moalem's family cut its water bill in half by utilizing gray water, moved by bucketful from the bathtub. Right, a former lawn was replaced by less-water-loving plants.

GRAY is the new **GREEN**
 GRAY-WATER RECYCLING CAN SAVE PLANTS DURING A DROUGHT

With three years of drought, having a green lawn can feel almost like a crime. Gov. Arnold Schwarzenegger has declared a water emergency, and thousands of farm workers are out of a job due to dried-out fields. Bright green grass doesn't evoke many envy-green neighbors nowadays.

Last summer, when my lawn was turning yellow, I decided to tear it out altogether. Unfortunately, I didn't realize until after-the-fact that the City of Palo Alto would pay me to do this.

The city offers \$1.50 per square foot of lawn removal, up to \$3,000. After the yard is given a make-over, rebates are given to cover the cost of labor, drought-resistant plants, efficient irrigation systems and much more.

An inspector must be called before

(continued on page 43)



Haleli Moalem



CASHIN COMPANY

MENLO PARK (650) 614-3500 ■ PORTOLA VALLEY (650) 529-2900 ■ WOODSIDE (650) 529-1000 ■ LOS ALTOS (650) 948-8050
PALO ALTO (650) 853-7100 ■ SAN CARLOS (650) 598-4900 ■ SAN MATEO (650) 343-3700 ■ BURLINGAME (650) 340-9688



■ Open Sun 1:30 to 4:30 PM • 35 Mandarin Wy
ATHERTON – Delightful 5BR/6.5BA Tuscan Villa on gated private grounds featuring pool, tennis court & pool hse. 2 master suites, 2 offices, 4 fireplaces. Spacious rooms, hi ceilings, French doors. Las Lomitas schools.

Vickie Burgess-Keene Offered at \$6,150,000
(650) 614-3500



■ Open Sat/Sun 1:30 to 4:30 PM • 1055 Eastwood Dr
LOS ALTOS – This spectacular remodel features 6BR/3BA and luscious landscaping on a large lot. 3 fire pits & rock fountain overlooking creek. Like new interiors with tasteful new countertops, paint, windows & so much more. Los Altos schools.

Camille Eder Offered at \$2,100,000
(650) 614-3500



■ Open by Appointment • 13241 Burke Road
LOS ALTOS HILLS – Huge price reduction! Dramatic new construction ideally loc in LA Hills. 6BR, incl. a sep. guest Suite or office, 5BA + (2).5BA, LR & DR, 2 FR & gourmet kitchen. Amenities include media room, recreation room, wine tasting/DR & much more!

Farideh Zamani Offered at \$9,300,000
(650) 948-8050



■ Open Sun 2:00 to 4:00 PM • 130 Royal Oak
MENLO PARK – 5BR/4.5BA Mediterranean with 3 levels of quality workmanship. This is one of the new homes in Menlo Park's newest luxury communities. Each home is magnificently appointed with unique design elements. Premier location.

Kristin Cashin/Denise Laugeson Offered at \$3,995,000
(650) 614-3500



■ Open by Appointment • 849 Valparaiso Ave
MENLO PARK – Come visit 849 Valparaiso Ave, beautiful 2 story 3BR/2.5BA single family home in townhome development w/ custom finishes. Only 12 Years new & move in condition. Close to downtown, restaurants & shops. A Must See!

Hazel Anker Offered at \$1,499,000
(650) 948-8050

■ **ATHERTON** ■
Traditional 6+BR/4+BA 1-Year new home. LR & DR both have fireplaces, 2 Master Bedroom Suites, 1 ground floor bedroom & wine cellar. Hardwood & tile flooring & guest quarters. Den & bonus rm. BBQ Area, patio & 3-Car attached garage.

Kristin Cashin Offered at \$7,950,000
(650) 614-3500

Isabella Ave. is one of the most sought after streets in Atherton. This estate property offers a wonderful opportunity to build your dream home or renovate the existing & innovative residence to its original splendor.

Steven Gray Offered at \$7,900,000
(650) 529-1000

■ **MOUNTAIN VIEW** ■
Whisman Station 3BR/2.5BA townhome! High ceiling thru out, kitchen w/granite counters, LR w/fireplace, guest bath & view of courtyard. 2 car garage w/washer & dryer. Close to parks and train commute routes. Low HOA dues.

Guy Mongillo Offered at \$675,000
(650) 948-8050

■ **PALO ALTO** ■
Open Sun 1:30 PM to 4:30 PM • 65 Fairfax
Gorgeous gated Mediterranean home in exclusive Lloyd Park. 4BR/4.5BA home has open floor plan & the perfect blend of sophistication to relaxation. Manicured backyard with outdoor bar/kitchen w/bbq.

Carol Bartlett Offered at \$1,195,000
(650) 614-3500

■ **REDWOOD CITY** ■
Open Sun 1:30 PM to 4:30 PM • 550 Live Oak Ln
4BR/4+BA remodeled home w/gourmet kitchen, ceiling windows & 2 Mstr BR Suites. Fireplaces in both FR & BR. Hardwood flooring & indoor pool w/retractable roof. Fenced yard & patio. Cul-de-sac location w/2-Car detached carport.

Doyle Rundell Offered at \$1,795,000
(650) 614-3500

■ **MENLO PARK** ■
Open Sun 1:30 PM to 4:30 PM • 110 Royal Oak
Brand new shingled Craftsman! Light, open floorplan + 5 BR/4.5BA. 3 levels of quality construction. Top of the line finishes, designed by Farro Essalat. City of Menlo, award winning schools. Menlo Park's newest luxury community.

Mary Jo McCarthy Offered at \$1,695,000
(650) 614-3500

Open by Appointment • 2180 Oakley Ave
Beautiful new 4RB/3.5BA home w/luxurious finishes. Feat: high ceilings, gourmet kit w/granite slate, hardwood flrs, wet bar, wrought iron railings, CAT5, pro landscp w/stone patio & built-in bbq & wet bar. Close to shops, parks, fwys.

Dary Marhamat Offered at \$2,299,000
(650) 948-8050

Open Sun 1:30 PM to 4:30 PM • 141 University Dr
First time on the market, must see to appreciate! Featuring 3 bedrooms, 2 bathrooms and a separate family room.

Joann T Bedrossian Offered at \$1,820,000
(650) 614-3500

Open Sun 1:30 PM to 4:30 PM • 440 Sherwood Way
3BR/2BA Ranch style home offers hardwood floors, double paned windows, remodeled kitchen attached 2-car garage w/extra storage.
Alexandra von der Groeben Offered at 1,399,000.
(650) 529-2900

Open Sun 1:30 PM to 4:30 PM • 20 Willow Rd #24
Rarely available 2bd/2ba top floor unit has vaulted ceilings, living area w/fireplace, open kitchen, granite counters, hardwood floors, laundry in unit, A/C, gym, pool & more. Walk to DT Menlo & Palo Alto.

Carolyn Rianda Offered at \$715,000
(650) 614-3500

Open Sun 1:30 PM to 4:30 PM • 675 Sharon Park Dr #244
2 bedroom 2 bath in Lincoln Green complex in prestigious Sharon Heights! Top floor unit with 2 decks, fireplace in living room and A/C. Washer/dryer in unit.

Joe Carcione III Offered at \$525,000
(650) 614-3500

Open Sun 1:30 PM to 4:30 PM • 2539 Alvin St
Charming & updated. New paint in & out, new carpets, updated baths, kit granite counters & tile floors, dual paned windows & sliding glass door, newer heater & fixtures. Air conditioning. Low maintenance landscaping.

Lilly T. Chow Offered at \$779,999
(650) 614-3500

■ **PALO ALTO** ■
Open Sun 1:30 PM to 4:30 PM • 2053 Park Blvd
Charming 3 bedroom 2 bathroom cottage, expanded by a previous owner, with contemporary kitchen/family room. French doors open to deck, with hot tub and expansive back garden.

Carol Bartlett Offered at \$1,195,000
(650) 614-3500

■ **MENLO PARK** ■
Open Sat/Sun 1:30 to 4:30 PM • 2021 Santa Cruz Av
MENLO PARK – This charming 3 bedroom, 1.5 bath-room bungalow offers many upgrades. Featuring dual pane windows, Solar Generator, Living room with wood burning fireplace.

Alexandra von der Groeben Offered at \$1,095,000
(650) 529-2900

■ **PALO ALTO** ■
Open Sat 1:30 to 4:30 PM • 3515 Bryant St
PALO ALTO – Beautiful 2 yr old, 2 story Craftsman. Quality throughout with open floorplan, 2 fireplaces & patio doors offering natural light. Cook's kitchen, spacious yard, desirable neighborhood. Extra room could be/study/nursery/office.

Jacqueline Feldman Offered at \$1,795,000
(650) 614-3500

■ **MENLO PARK** ■
Open Sun 1:30 PM to 4:30 PM • 1909 Terry Ln
4 bedrooms 2 new bathrooms, with all hardwood floors downstairs. Family room, eat in kitchen, dining room, living room with fireplace. Park-like setting. Perfect family home!

Joann T Bedrossian Offered at \$1,589,000
(650) 614-3500

Open Sun 1:30 PM to 4:30 PM • 208 Lowell St
This spacious and charming home is located in the heart of the Mt Carmel neighborhood. 4BD/2BA with bonus room. The home has been freshly painted and has plenty of storage with built-in cabinets and shelving. Detached 2-car garage.

Brendan Royer Offered at \$849,000
(650) 614-3500

Open Sun 2:00-4:00 • 7 Northview Wy
Endless potential in Emerald Hills. Panoramic views of the bay and city lights on a quiet cul-de-sac. 2BD/1BA in charming neighborhood and gorgeous setting.

Tim Kerns Offered at \$799,000
(650) 614-3500

■ **SAN MATEO** ■
Open Sun 1:30 PM to 4:30 PM • 934 Peninsula Av #308
Resort Living at Woodlake! This Studio is waiting for you. Great location, near fountains, Safeway, freeways and transportation. A fantastic value! South facing inner Green belt circle. New paint and Carpet. Clean and bright!

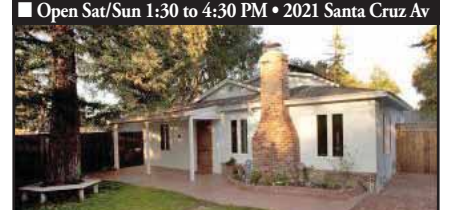
John Marshall Offered at \$245,000
(650) 614-3500

■ **SUNNYVALE** ■
Open Sun 1:00 PM to 4:00 PM • 678 Picasso Terrace
Charming 3BR/2BA end unit! Kitch w/Oak cabinets & Granite Cntrtrops. Fireplace in LR, refinished Hdwd flrs in kitch, DR & LR. New Milgard dbl pane Wndws & sliders. Sliders to patio from LR & MB. Back patio opens to semi-Pvt greenbelt.

Rachel J. Sires Offered at \$624,950
(650) 948-8050

■ **WOODSIDE** ■
Located in the Heart of Woodside this 4BD/3.5BA property features Pool, Spa, putting green, 2 stall barn with tack room & riding ring. 2 bed/2 ba guest house & child's play structure.

John Marshall Offered at \$6,047,000
(650) 614-3500



■ **PALO ALTO** ■
Open Sat 1:30 to 4:30 PM • 3515 Bryant St
PALO ALTO – Beautiful 2 yr old, 2 story Craftsman. Quality throughout with open floorplan, 2 fireplaces & patio doors offering natural light. Cook's kitchen, spacious yard, desirable neighborhood. Extra room could be/study/nursery/office.

Jacqueline Feldman Offered at \$1,795,000
(650) 614-3500



■ **MENLO PARK** ■
Open Sun 1:30 to 4:30 PM • 550 Patricia Lane
MENLO PARK – Crescent Park Addition 3 bedroom 2 bath home in a park-like setting. Updated with dual pane windows, recessed lights, cherry floors & much more!

Jan Strohecker Offered at \$1,628,000
(650) 614-3500



■ **PALO ALTO** ■
Open Sat/Sun 1:30 to 4:30 PM • 193 Walter Hays Dr
PALO ALTO – 3BR/2BA home recently remodeled and move in condition. Attached 2-car garage and located in a great neighborhood.

Alexandra von der Groeben Offered at \$1,465,000
(650) 529-2900



■ **PALO ALTO** ■
Open Sat/Sun 1:30 to 4:30 PM • 3125 Maddux Dr
PALO ALTO – Best value in the city: 5 bed/2 bath South Palo Alto house on a low traffic street. Convenient access to Midtown shopping, schools & Seale Park.

Leon Y Leong Offered at \$799,000
(650) 614-3500

■ Selling Northern California's Finest Properties



cashin.com

Gray water

(continued from page 41)

the operation begins to verify an irrigated lawn. I missed this crucial step and missed out on the rebate. The city is strict about this requirement, and a total of only 90 rebates were given in 2008-09, according to Catherine Cox, Palo Alto Utilities account representative.

In place of a lawn, we planted trees and flowers, which still take water, of course. Yet we managed to grow some beautiful plants while reducing our water bill by more than half.

How, you ask? The answer is gray water — water that is not fit for drinking, yet suitable for watering the garden. This includes water used for bathing, dishwashing and laundry, and is distinct from black-water — water that has come in contact with the toilet.

In a drought-parched state of more than 30 million thirsty citizens and millions of acres of farms, gray water can be an integral part of any water-savings solution.

About half of indoor water is reusable, according to Phil Bobel, manager of environmental compliance for the City of Palo Alto. Why should we let good water literally go down the drain?

However, according to a USGS study, only about 2 percent of fresh water usage in California is for domestic use. The vast majority goes to agriculture.

“Regardless of how much or little

of the state’s water is consumed for urban use, all water conservation efforts by residents in Palo Alto and the rest of the Hetch Hetchy service area will help limit the diversion of water from the Tuolumne River,” Cox said.

There are various ways to capture gray water. The simplest, cheapest, most primitive, but most labor-intensive method is buckets. Simply plug up the bath tub and haul buckets from the bathroom to the yard.

This requires a strong back, a significant amount of time, and when watering is over, you might be dirtier than before the shower, where all this water came from. But it’s a fun (for me anyway) and very “green” way to keep the garden growing without running the hose.

For the more ambitious, pipes can be attached from showers, bathtubs and kitchen appliances to a gray-water hose. Many local plumbers that I talked with haven’t even heard of gray water, and won’t perform the retrofit.

Oakland-based Water Sprout specializes in water efficiency. The company helped design the San Francisco Academy of Science’s living moss walls, and a number of Leadership in Energy and Environmental Design (LEED) projects. They also do work on rain collection and drip irrigation.

According to their website, “a typical family of four can conserve approximately 38,000 gallons of water each year using a gray water system.” This translates to about

\$225 per year, at 2009 Palo Alto utility prices. Water Sprout quotes an installation price of a piped domestic system at \$3,000 to \$5,000, but this is for a high-end system with pumps and filtration.

Grey Water Guerillas (greywater-action.org), a Bay Area organization that trains plumbers and do-it-yourselfers, offers courses in installation of piped gray-water systems. They quote a sans-labor price of \$150-\$400, and also provide lists of local graduates from their program.

Some have concerns about the cleanliness and purity of gray water. It is certainly not for drinking, and is not recommended for watering vegetable gardens. Ornamentals and fruit trees are OK. Water that has come in contact with rotting food in a kitchen basin is not quite kosher, as is water with high levels of toxic cleaning agents.

The use of bio-degradable soap eases chemical concerns, and according to yardener.com, also contributes in repelling pests.

In 2009, California adapted its water code to allow citizens to set up their own system. No permit is required for gray-water operations of less than 250 gallons per day, according to Cox, and “Palo Alto has historically approved installations on a case-by-case basis, although there have been very few applicants.”

“The city also gives rebates for rain barrels, cisterns, green roofs, and other practices designed to reduce storm-water runoff, such as in-

stallation of permeable pavement,” she said.

There are financial savings, but they are not huge: Looking at our Palo Alto utilities bill, the bar graph shows that we went from 7 CCFs (1 CCF = 100 cubic feet of water, or about 748 gallons) to less than 3 CCFs at the same time last year. As of September 2009, water costs are \$4.46 per CCF. Though savings of approximately \$20 per month are dandy, they are not the ultimate goal.

Gray-water benefits go beyond the more obvious plant growth and fresh-water savings. Reduced water withdrawal allows rivers and lakes to flow, restoring natural habitat for wildlife. Reduced strain on water-treatment plants saves on energy and purification chemicals. Gray water is filtered by plants, replenishing ground-water supplies safely.

Hauling buckets from the bathtub to the yard, I feel a connection to ancient ancestors who were all either farmers or hunters. Irrigation was one of the first inventions of human civilization and in many parts of the world it has not changed for 6,000 years. There is something satisfying and profound in moving water by hand, utilizing an age-old technique. ■

Editorial Intern Be’eri Moalem can be e-mailed at bmoalem@paweekly.com.

READ MORE ONLINE

For more Home and Real Estate news, visit www.paloaltoonline.com/real_estate.

HomeFront

(continued from page 41)

KUDOS FOR COLDWELL ... Coldwell Banker Residential Brokerage raised \$117,000 for Habitat for Humanity during its annual eight-week fundraising effort. The funds will be used to help build homes in Northern California next year, according to a news release. Last year local agents, managers and staff helped build homes in six cities, including Menlo Park.

BERRIES GALORE ... Nancy Garrison will teach a class on growing “Blueberries, Blackberries and Raspberries” on **Saturday, Nov. 14**, from 10:30 a.m. to 12:30 p.m. at Common Ground, 599 College Ave., Palo Alto. The class will also include mulberries, a lesser-known seedless and thornless berry, as well as information on soil amendments and trel-lising. Cost is \$30. For information, call 650-493-6072 or visit www.commongroundin-paloalto.org or <http://berries.eventbrite.com>. ■

Send notices of news and events related to real estate, interior design, home improvement and gardening to Home Front, Palo Alto Weekly, P.O. Box 1610, Palo Alto, CA 94302, or e-mail cblitzer@paweekly.com. Deadline is Thursday at 5 p.m.

2021 Newell Road, Palo Alto



Charming North Palo Alto Home

Casual formality fills this spacious Leland Manor home that blends interior comfort and outdoor pleasure. Extensively updated and handsomely detailed, the home boasts 5 light filled bedrooms, including a privately set master bedroom suite that has a nursery/office and 3 luxurious bathrooms accented with marble and stone. Elegantly appointed living and dining rooms provide for formal entertaining while the flow between the grand great room and generous kitchen extends the living space between the outdoors and indoors. Large 10,454 sq ft lot with 3240 sq ft of living space.

A MUST SEE!

Offered at \$2,495,000



Arti Miglani
Realtor
Direct 650.804.6942
amiglani@apr.com
www.artimiglani.com



660 Hobart St. remove and replace two French doors, seven windows, \$7,800
1820 Santa Cruz Ave. R. Valdes, sewer repair and property line clean out, \$2,000
61 Callie Lane N. Gallon, sewer line replacement, \$n/a
224 Willow Road D. Bloom, service upgrade, \$n/a
1449 Laurel St. G. Hyde, replace furnace, \$14,125
441 Linfield Drive F. Trent, re-roof, \$17,000
1153 Santa Cruz Ave. B. Eiref, re-roof, \$17,000
1031 Del Norte Ave. S. Conrad, re-roof, \$15,508
2372 Branner Drive H. Rothert, re-roof, \$14,500
236 Lexington Drive E. Elkins, hall bath remodel, \$20,000
841 Middle Ave. V. Marty, replace wood deck, \$7,500
22 Susan Gale Court D. Caddes, remodel kitchen, dining area and master bed, \$150,000
3715 Haven Ave. Deerfield Haven LLC, ATM installation, \$2,000
700 Oak Knoll Lane Curtin, re-roof garage, \$7,000; re-roof house, \$40,000
1177 Johnson St. N. Jimenez, spa cover, \$3,500
1150 Chestnut St. W. McMillan, commercial re-roof, \$10,430
1111 Cotton St. N. Harris, 421 sq. ft. addition to residence, \$225,000
463 Claremont Way B. Calvarese, furnace and AC unit, \$18,475
1055 Del Norte Ave. W. Colwell, re-roof, \$10,200
305 Constitution Drive Tyco Electronics, install new air dryer, \$3,100
815 El Camino Real Brock Properties, new sign, \$4,576
455 San Mateo Drive T. McDonough, water heater, \$600
827 Santa Cruz Ave. L. Zaro, commercial interior restaurant alteration, \$20,000
700 Oak Knoll Lane J. Laroy, voluntary seismic upgrade, \$5,800
455 Cotton St. C. Russ, sewer line replacement, \$n/a
25 Sunrise Court G. Becker, gas leak repair, \$200
345 Middlefield Road U.S.A., replace three water heaters and install pressure temperature relief line, \$5,900
1812 Edgewood Lane E. Durdall, re-roof shed, \$600
1120 Crane St. Carpaccio's, commercial repair of old shakes, \$16,000
424 French Court S. Lee, re-roof, \$11,000
1338 Hollyburne Ave. Habitat for Humanity, rehab kitchen, baths, walls and install new garage door, \$30,000
922 Menlo Ave. J. Hinsdale, furnace replacement, \$2,280
433 Claremont Way D. Pazuski,

residential pool demo, \$2,000
1020 Del Norte Ave. D. Gutheil, remodel kitchen/powder room and upgrade electrical service, \$87,500

Palo Alto

2255 Tasso St. G. and B. Kernick, two-car garage cut back to one-car garage, new roof, \$10,000
2255 Tasso St. G. and B. Kernick, kitchen remodel, family room addition, new bathrooms, new master bath and walk-in closet, \$104,484
2980 Waverley St. K. Liu, kitchen, bathroom remodel, deck resurfacing, stair railing, \$70,000
1611 Portola Ave. J. Dixon, Sheet-rock basement, add 638 sq. ft., add wall, \$8,600
1630 Portola Ave. P. Molano, new garage, \$13,802
868 Rorke Way Reyes, retrofit windows, cut down window 12" to meet egress, \$11,700
3000 Alexis Drive Palo Alto Country Club, new 17,936 sq. ft., three-story fitness center, 3,991 sq. ft. addition to existing clubhouse, remodel 4,162 sq. ft., \$5,214,000
430 Kipling St./431-439 Waverley St. R. Wu, seal exhibition kitchen due to fire, \$1,000
3367 St. Michael Drive J. McGuire, kitchen remodel, \$48,700
2496 Chabor Terrace R. Fayram, replace/repair weathered balcony, hand railing, demolish two exterior stairways, \$3,000
3666 El Camino Real B. Ethikian, convert two vacant tenant suites into leasable spaces, \$173,406
3752 Ross Road T. Brants, addition of 582 sq. ft. including family room, home office, new skylights, remodel roof portion, \$115,130
156 University Ave. Palantir Technologies, new offices and conference rooms, floor replacement, new lighting, \$275,000
210 Iris Way A. Dutta, 1,156-sq.-ft. remodel, bedroom addition, kitchen remodel, \$264,865
451 Addison Ave. P. Lin, converting duplex into single-family residence, interior remodel, \$50,000
3067 South Court D. Thornton, remodel and add 116 sq. ft. to existing kitchen, \$32,583
855 El Camino Real Baldev S. Jandu DBA JBS Homes Inc., interior remodel of retail space, tenant improvement, \$18,783
180 Monroe Drive J. Martin, kitchen remodel, \$15,000
1425 Edgewood B. Ball, new spa and equipment, \$25,000
3589 Arbutus R. Jackman, retrofit 15 windows, two patio doors, \$12,100
49 Wells Ave. P. Pau, new medical office, foundation and substructure, \$10 million
2537 Ramona St. Christine Liu, new detached garage, \$11,227

344 Whitlem Drive J. Hempstead Jr., remodel hall bathroom, \$5,000
513 El. Capitan Place R. Ellison, kitchen remodel, \$30,000
1120 Fulton St. M. Cariseti and G. Slaughter, bathroom remodel, \$7,500
491 Lytton Ave. S. Giovannotto, interior remodel of restaurant, \$19,385
2675 El Camino Real E. Jarvis, faAade renovations and tenant improvements, \$900,000
3582 Arbutus Ave. L. Flores-Wolfert, bathroom remodel, \$3,000
1730 Guinda St. H. Houg, add game room and half-bath, \$11,804
180 El Camino Real tenant improvement, \$66,397
2321 Wellesley J. Culpepper, site improvement for new modular building, \$35,000
3262 Cowper St. K. Lombarno, retrofitting windows, \$4,997
745 Webster Ave. J. Schink, new two-story single-family home, \$397,706
2537 Ramona St. C. Liu, new two-story, single-family home, \$371,748
2296 St. Francis Drive K. Yap, new one-story, single-family home, \$478,831
171 Everett D. Wang, demo existing residence, construct new 2,446 sq. ft. residence, \$443,670
470 Hamilton Ave. P. Windeler, demo interior drywall for exploratory purposes, \$n/a
2890 Middlefield Road First Christian Church, replace 24'x 60' modular bldg with 36'x 60' modular bldg, new fire line, fire hydrant, automatic sprinklers, \$91,000
144 Melville Ave. E. Olson and D. Mitz, two bath remodel, replace drywall and insulation in laundry area, \$20,000; bath remodel, \$7,000
525 University Ave. Norwest Venture Partners, take all partitions to full height, addition of 1 partition to add office, \$88,288
247 Ferne Ave. W. Kandasamy, relocate and remodel kitchen, relocate laundry room, remodel three baths, new sewer line, \$150,000
1100 Fulton St. L. Stapleton and M. Crady, new 2,209-sq.-ft. two-story single-family residence over 982 sq. ft. basement, \$592,555; new 228-sq.-ft. one-story detached one-car garage, \$11,081
912 Waverley St. J. and A. Peters, rear porch addition, balcony, \$14,000
226 Ely Place Liwei, pool remodel, build spa in pool, new equipment, \$22,000
2335 Waverley St. Goodspeed, in-ground spa and backyard renovation, \$12,000
520 Cowper St. Ferrado Garden Court, LLC, ground-floor meeting room interior renovations, \$400,000
4249 El Camino Real Elk's Lodge, new pool house, access building, \$n/a; new steel frame two-story structure, multi-use facility, \$10,000
737 Mayview Ave. M. and H. Hogan, kitchen remodel, relocate win-

Garden tips for November

Cutting back on water and still lookin' good

by Jack McKinnon



I have seen many gardens and gardeners lately committed to reducing their water use. Mostly what I see is dead lawns and dying plants.

This month's tips will be on how to change your landscape to be low-water-use while being stunningly attractive not only as an end result but while in transition. Here are the tips:

1. Cut your water use a section of your yard at a time. You can do this by turning off sprinkler heads a few at a time. Sprinkler heads often have a very small screw in the top. Screw this down and the water no longer comes from this head while others continue to work.

2. The section that is no longer being watered can now be re-landscaped with plants that use less water while at the same time the rest of the garden still looks great.

3. Plan ahead which parts of the yard will be converted first, second, third, etc. In this way you can have the yard morph like a stage set and few will notice the changes until all of a sudden there is a new scene.

4. Do hardscape (paths, walls, sculpture foundations, fences and stone) placement first. This assumes you are not changing your irrigation system or putting in lighting, both of which go underground.

5. Learn the soil requirements of the new plants you are putting in. If they like desert-like soil, then add sand and mix it in as deep as the roots are expected to go. If you have really hardy plants on your list, just cultivate (dig up and break up) the soil for new plantings. If your new plants need good drainage, add lava rock, sand and fine fir bark and plant them high (2 to 5 inches above grade).

6. When giving tours at Sunset I was often asked how we got the desert garden to look so good. I would tell people that we watered and fertilized it. Granted, these plants only needed rinsing off on occasion and light

feeding, but it sure made a difference. Don't go from too much water use to no water use.

7. Know your plants and what their needs are. Learn the Latin name of them and where they originated. You will learn so much about

what to do to help them grow, bloom and even produce fruit.

8. There are a lot of California natives that work well in ornamental gardens and there are a lot more low-water-use plants that originated in China, Latin America, Africa and a hundred other countries. I will probably get in trouble for saying this, but I think variety makes for a much more interesting and exciting garden.

9. Nurseries have a big selection of plants to choose from. Ask where the low-water-use plants are. Look up drought-tolerant plants in your garden books and search on line. Here are two sources I recommend all the time, Greengardens.com and Forestfarm.com. These nurseries ship UPS and have much bigger choice than you can find in the local big-box stores. Note that many of their selections are not low-water-use, so know what you are getting before ordering.

10. For the home gardener changing your gardens to be low-water-use does not have to create a desert. The exciting part of these conversions is the amazing new designs and plant lists that come out of it. Share your knowledge with others and ask questions of those who know more than you. Everybody will grow this way.

Good Gardening. ■
Garden coach Jack McKinnon can be reached at 650-879-3261 or 650-455-0687 (cell), by e-mail at jack@jackthegardencoach.com. Visit his website at www.jackthegardencoach.com.

demo walls, flooring, and t-bar ceiling, \$8,000
16 Tulip Lane F. Benaderet, add 50 sq.ft. under roof, remove and replace kitchen cabinetry and appliances, \$27,730
 two new doors, \$41,396
1410 Arcadia J. Heeger and D. Messinger, new office cabinetry, replace lights, move non-bearing wall, \$12,000
2700 Middlefield Road A. Singh,

784 HOLLY OAK DRIVE, PALO ALTO

Open Sunday 1:30-4:30



Remodeled to Perfection!

Come see and enjoy this masterfully updated 4 bedroom, 2 bath Eichler. Located on a quiet, tree lined street, this home has been remodeled and reconfigured to bring out the best in California living. Spacious great room featuring a "chef's kitchen", wonderfully remodeled bathrooms and an enclosed atrium are just a few of this homes many, many wonderful features.

Listed by: Tim Foy
Offered for \$1,675,000

957 CHANNING AVE, PALO ALTO

Open Sunday 1:30-4:30



Rare Palo Alto Find!

Charm abounds in this one bed, one bath cottage located in the desirable Crescent Park neighborhood. The light and bright interior features many of the original period details and hardwood floors. The sunny kitchen and separate remodeled office/bonus room have views of lovely landscaped gardens. The bathroom was remodeled in 2008. The home is situated on a quiet cul-de-sac lot with room for expansion. Walking distance to downtown. Close to Stanford, community center, shopping. Prestigious Palo Alto schools.

Listed by: Jane Volpe
Offered for \$840,000

21 WILLOW ROAD, #42, MENLO PARK

Open Sunday 1:30-4:30



Fabulous Townhuse Style Living!

- 2 bedrooms, 2 bathrooms
- Gleaming hardwood floors
- Single level, no one above or below
- Light, bright and nicely updated
- French doors lead to a beautiful private backyard with mature landscaping

Listed by: Tim Foy
Offered at \$599,000

Midtown Realty, Inc.

2775 Middlefield Rd, Palo Alto, CA 94306
 Phone: (650)321-1596 Fax: (650)328-1809



REALTORS® Hail Pending Home Sales Rise and Extension of Higher Loan Limits

The housing market continues to show signs of rebounding as the National Association of REALTORS® reports pending home sales rose again in September, marking eight consecutive monthly gains. REALTOR® officials are also encouraged by actions by Congress to extend higher loan limits and the Senate's support for extending and expanding the federal homebuyer tax credit.

The Pending Home Sales Index, a forward-looking indicator based on contracts signed in September, rose 6.1 percent to a reading of 110.1 from August, and is 21.2 percent higher than September 2008. The gain from a year ago is the largest annual increase on record. The index is at the highest level since December 2006, when it was 112.8.

From August the index rose 8.1 percent in the Midwest, 4.9 percent in the South, and 10.2 in the West. It slipped 2 percent in the Northeast. Compared with the same period last year, the index increased in all regions - by 16.9 percent in the Northwest, 17.8 percent in the Midwest, 22.8 percent in the South and 23.7 percent in the West.

"The higher loan limits and the federal tax credit for first-time home buyers have helped stabilize California's housing market over the last year," said Julia Truesdale Keady, president of the Silicon Valley Association of REALTORS®.

Keady hailed the recent passage of a congressional resolution extending through 2010 the current conforming loan limits of \$417,000 for most areas in the U.S. and \$729,750 for high-cost areas, including many in California. A provision of the Housing and Economic Recovery Act of 2008 included temporarily raising the conforming loan limits from \$625,500 in high-cost areas to \$729,750 and extending the limits through 2009. The recent actions of Congress effectively extend the higher conforming loan limits for Fannie, Freddie, and FHA loans through 2010.

Senators have likewise agreed to extend the tax credit for first-time homebuyers and offer a reduced credit of up to \$6,500 to some repeat buyers who have owned their current homes for at least five years.

"A complete housing recovery and future growth hinges greatly on financing," said Keady. "Extending higher loan limits and the extension and expansion of the federal homebuyer tax credit would continue the momentum in the market and hopefully lead us to a complete recovery."

INFORMATION PROVIDED IN THIS COLUMN IS PRESENTED BY THE SILICON VALLEY ASSOCIATION OF REALTORS AT WWW.SILVAR.ORG. SEND QUESTIONS TO ROSE MEILY AT RMEILY@SILVAR.ORG.



Your Realtor and You



Open Sunday 1:30 - 4:30 pm

3449 Thomas Dr, Palo Alto

Fantastic 4 Bedroom 2 Bath, 1712 sqft Eichler set on a spacious 6930 sqft lot (buyer to verify sqft). Boasts of open light-filled floor plan and high beamed ceilings with clean lines and bright, airy rooms. Newly remodeled bathrooms with Corian countertops. New paint, new carpet, custom closets in 3 of the 4 bedrooms. Both dining room and separate living room with fireplace have walls of glass to backyard. Adding to the appeal is a secluded master suite with direct access to the backyard. Refreshed throughout with double paned windows and broad expanses of glass that frame the enchanting views of the yard. Attached 2 car garage and wooden deck perfect for entertaining.

Offered at \$1,295,000



HANNA SHACHAM

650.752.0767

hshacham@cbnocal.com
www.HannaCB.com

#1 of all Agents in Silicon Valley per the Wall Street Journal. And One of Top Agents in the County per the Wall Street Journal (by lists released in 2007, 2008 & 2009)



For a virtual tour, please visit www.3449Thomas.com

Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate property's square footage, school availability, and other issues to their own satisfaction

790 Sunshine Drive LOS ALTOS



Comfortable elegance describes this wonderful home, combining classic architectural elements with space and convenience. Oak hardwood floors with rich walnut inlays, high ceilings and crown molding are found throughout. Two front rooms include a large living room with marble fireplace, and across the foyer a flexible room easily closes off with French doors, great as a den, children's play area, or office. The formal dining room sparkles with a crystal chandelier and is conveniently located near the kitchen for easy dining service.

All 4 bedrooms enjoy spaciousness, sun, and closets with organized interiors. The hall bath accommodates them all with a dual vanity, tub, and tile surround. The master suite is a relaxing getaway with walk-in closet and spa bath. Unwind at the end of the day in the jetted tub with surrounding windows or enjoy the luxurious shower with dual showerheads and Corian finish. All bedrooms are custom-fitted with Hunter Douglas insulating blinds, some with blackout treatments.

The outside amenities include a pool enclosed by a security fence and heated by solar panels. Lush lawn, colorful flower beds, and patio space make for year-round outdoor enjoyment. The 3-car garage with overhead storage and built-ins securely stores your vehicles and other hobby equipment.

Beautiful inside and out, this is one not to miss!

Open Sunday November 1 1:30-4:30

Offered at \$1,995,000



Terri Couture
International President's Premier



650-917-5811 direct
terricouture@cbnocal.com
www.terricouture.com
DRE#: 01090940



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WOODSIDE 5BR | 4BA

BEAUTIFUL GROUNDS \$7,195,000
This custom-built home is situated on 5.67 acres of beautifully landscaped grounds at the end of a cul-de-sac w/charming guest house & pool.
Hanna Shacham 650.324.4456



SHARON HEIGHTS 3BR | 2.5BA

1105 TRINITY \$2,595,000
Live and entertain graciously in upgraded turn-key home on the 3rd fairway. Lg. Master suite/closet. Large deck, manicured grounds. Oversize gar. w/storage.
Nancy Goldcamp 650.325.6161



PALO ALTO 6BR | 3BA

230 DAVENPORT WAY \$1,489,000
W/in a block of Robles Park this up dated home has a LR w/FP, sep DR, LR, FR, Elk hardwood flrs, dual pane windows, 2 zone heating, 2-car garage, lovely landscaped on 7000sf lot.
Barbara Sawyer 650.325.6161



DOWNTOWN 2BR | 2BA

101 ALMA ST #608 \$635,000
Conveniently located in the heart of downtown Palo Alto, this light and bright unit has it all - wrapped around by tree tops in serene loc. Don't Miss.
Amy Sung 650.325.6161



SUNNYALE 3BR | 1BA

1093 PLAZA DR \$535,000
Beautiful Brazilian cherry wood floors, custom cabinets, stainless steel appliances, new roof & French doors from all bedrooms to deck & fenced backyard.
Kevin Klemm 650.328.5211



MOUNTAIN VIEW 2BR | 2BA

49 SHOWERS DR #W108 \$386,100
First floor unit in the desirable Old Mill complex. New Paint & Carpet w/ excellent floor plan. Spacious living area with open living and dining rooms.
Valerie Trenter 650.323.7751

❖ Indicates Home Will Be Open Saturday ▲ Indicates Home Will Be Open Sunday ❖▲ Indicates Home Will Be Open Saturday & Sunday

ATHERTON

❖▲ 1 STERN LN. \$4,300,000
5 BR 4 BA Prime West Atherton on approx. 1 AC.
Deborah Kehrberg 650.851.2666

▲ 96 DOUGLASS WY \$4,200,000
5 BR 5 full BA + 2 half Huge price reduction! Traditional estate.
Hugh Cornish 650.324.4456

▲ 25 EUCLID AV \$3,300,000
4 BR 3.5 BA Atherton Estate property w/ endless possibilities
Maya & Jason Sewald 650.323.7751

▲ 169 BURNS AVE \$2,850,000
5 BR 4.5 BA Main house and Pool house. Picturesque property.
John & Janet Dore 650.324.4456

▲ 301 STOCKBRIDGE AV \$1,998,000
4 BR 3.5 BA Outstanding Opportunity in West Atherton
Leannah Hunt & Laurel Robinson 650.325.6161

MENLO PARK

▲ 26600 ELENA RD \$2,049,000
4 BR 3.5 BA Custom gourmet kitchen.
Huge main level master BR
Janie & John Barman 650.325.6161

MENLO PARK

❖▲ 578 OLIVE ST \$3,995,000
6 BR 6 BA New, 5000 sf Craftsman in W. Menlo. + 10k lot!
Mandana Nejad 650.325.6161

PRICE REDUCED!
▲ 4 BR 3 BA Exquisite Vintage Oaks Home With Lovely Details.
Hossein Jalali 650.323.7751

▲ 820 MAGNOLIA ST \$2,075,000
4 BR 4 BA Updated 4/4 + office! Big granite kitchen/island.
Janie & John Barman 650.325.6161

▲ 3319 ALAMEDA DE LAS PULGAS \$1,995,000
4 BR 3.5 BA Spacious, Mediterranean-style, updated home.
Lyn Jason Cobb 650.324.4456

❖▲ 822 COLLEGE AVE. \$1,850,000
4 BR 2.5 BA New listing in Allied Arts! 2 stry hm w/lrge deck.
Jean & Chris Isaacson 650.851.2666

❖▲ 1371 ORANGE AV \$1,699,000
4 BR 3 BA New price! Striking home w/ luxurious finishes.
Nathalie de Saint Andrieu 650.324.4456

▲ 2 MANSION CT \$1,599,000
3 BR 3.5 BA Huge price reduction!
Hugh Cornish/John Spiller 650.324.4456

BEST IN SAND HILL CIRCLE \$1,349,000
3 BR 2.5 BA Remodeled Townhome In Desirable Sand Hill Circle
Tom LeMieux 650.329.6645

MENLO PARK

❖▲ 11 CAMPO BELLO LN \$1,297,000
3 BR 3.5 BA Fall's Best Value in West Menlo Park
Maya & Jason Sewald 650.323.7751

MENLO PARK

▲ 166 SAND HILL CI \$979,000
2 BR 2 BA Family rm, vaulted ceiling, hrdw flrs, wine cellar
Patsy Kodama 650.325.6161

▲ 935 LAUREL AVE \$828,000
3 BR 2 BA Great Home in the Willows, Spacious Corner Lot
Greg Stange 650.325.6161

▲ 2325 EASTRIDGE AV #622 \$599,000
3 BR 2 BA Private, remodeled, stunning, 1-level condo!
Lyn Jason Cobb/Cristina Bliss 650.324.4456

CHARMING SMALL COMPLEX TH \$390,000
2 BR 1.5 BA Remdled twnhse in Willows. Move in by the holidays
Arvada Darnell 650.325.6161

▲ 724 OAK GROVE AV #5 \$389,000
1 BR 1.5 BA Pied-a-terre. Loft condo in downtown. Secure parking
Nancy Goldcamp 650.325.6161

▲ 320 KELLOGG AVE \$9,750,000
7 BR 6.5 BA Exquisite home w/~5783 sf of lvng space on 1/2acre
Tim Trailer 650.325.6161

OLD PALO ALTO CUSTOM HOME \$5,599,999
5 BR 5.5 BA New Carmel cottage on a large lot. Gourmet kitchen
Debbie Nichols 650.325.6161

▲ 2050 WAVERLEY ST \$4,995,000
4 BR 4.5 BA Fabulous Dutch Colonial in the heart of Old PA.
Bonnie Biorn 650.324.4456

MENLO PARK

▲ 1119 HOPKINS AVE \$3,298,000
5 BR 3.5 BA Contemporary hm w/ Victorian Charm in Community Cntr
Leannah Hunt & Laurel Robinson 650.325.6161

MENLO PARK

❖▲ 1755 FULTON ST \$2,695,000
5 BR 3 BA Traditional, elegant two story w/ classic floor plan
Alan & Nicki Loveless 650.325.6161

▲ 1234 PITMAN AV \$2,649,000
4 BR 3 BA Custom 9-year-young. Lot over 7000/Hm over 2700+grg
Julie Lau 650.325.6161

STUNNING TOWNHOUSE \$1,399,000
4 BR 3 BA 3yrs new complex close to distance to downtown
Gene Thornton 650.325.6161

DUPLEX IN PALO ALTO! \$1,250,000
Updated duplex a block away from Stanford!
Pooneh Fouladi 650.325.6161

❖ 365 FOREST AVE. # 2E \$1,149,000
2 BR 2.5 BA Spacious Unique Light Filled Downtown Condo
Jon Anderson 650.325.6161

▲ 2216 AMHERST ST \$885,000
1 BR 1 BA Vintage redwood & oak cottage w/charm & character
Jon Anderson 650.325.6161

1824 SF COLLEGE TER. TH \$799,000
3 BR 2.5 BA Remodeled TH in College Terrace. 1824 sf (per cty)
Kathleen Jarvis Pasin 650.325.6161

▲ 3449 THOMAS DR \$1,295,000
4 BR 2 BA Fantastic 1,713 SF home on 6,930 SF lot!
Hanna Shacham 650.324.4456

PORTOLA VALLEY

▲ 1 HORSESHOE BEND \$3,900,000
3 BR 4.5 BA Spectacular views, spacious & sophisticated design
John Bartlett 650.851.1961

PORTOLA VALLEY

▲ 151 DURAZNO WAY \$1,795,000
4 BR 3 BA Spacious home in one of Ladera's best locations.
Karen Fryling & Rebecca Johnson 650-329-6676

▲ 27 BERENDA WY \$1,549,000
5 BR 3.5 BA Spacious home on a great cul de sac location.
Karen Fryling & Rebecca Johnson 650.323.7751

WOODSIDE

6 ACRE ESTATE W/BAY VIEW \$3,250,000
4 BA 6 Ac Estate Hm w/Panoramic Vus, pool & guest house
Valerie Trenter 650.323.7751

ARCHITECTURAL JEWEL \$1,648,000
3 BR 2.5 BA Fabulous home - Skywood Acres! PV Schools.
Judy Byrnes 650.851.2666

▲ 1:30-4:00 116 BLAKEWOOD WAY \$1,499,000
4 BR 2 BA "New England" style w/office, remod. 'chef's kit'.
Maaike Neves 650.851.2666

❖▲ 1:30-4:00 2 FREMONT WY \$1,295,000
4 BR 4 BA 2400 sf cottage. PV schools + avail. bus service.
Judy Byrnes 650.851.2666

▲ 4240 JEFFERSON AV \$1,195,000
3 BR 2 BA Country home on rustic acre, close to town.
Jim Milton 650.851.2666

OPEN SUNDAY 1:30-4:30



169 Burns Avenue, Atherton

Real Estate Brokers
(650) 368-9476
(650) 766-7935
jdore@cbnorcal.com

John DRE #00846168
Janet DRE #00621176



John and Janet



A picturesque lot of approximately 1.03 acres is the setting for this 4-bedroom, 3.5-bath updated home and delightful pool house. This property with a total living area of approximately 3509 square feet offers lustrous wood floors, crown molding, and recessed lighting. Enjoy the gourmet kitchen with high beamed ceiling and two skylights, family room plus hobby/ bonus room. Magnificent trees, vast stretches of lawn, a shuffleboard court, fountain, private gazebo, and a sparkling pool enhance the atmosphere for lavish entertaining. Excellent schools.

Asking \$2,850,000
www.169Burns.com



Please visit our website for more information, New Listings, Virtual Tours and Any of Your Real Estate Needs. www.jdore.com

Romantic Villa in Old Palo Alto



425 SEALE AVENUE ■ PALO ALTO



Welcome to this four-bedroom, three and one-half-bath, Mediterranean villa located on one of the most desirable streets in Old Palo Alto. Doors open from the entry hall to the living room, dining room, and family kitchen. A garden loggia, guest powder room, and attached two-car garage complete the first story. A semi-circular staircase leads to the second story, which is comprised of two guest bedrooms, with a shared bath, an upstairs laundry room, and a luxurious master suite with a private library/office. The lower level incorporates a great room with dining area and kitchenette, bedroom and full bath, temperature-controlled wine room, plus an art and activity room, and storage rooms. The adjacent parcel is for sale by owner, but not listed.

- Four bedrooms, three and one half baths
- Living room, formal dining room, family kitchen
- Lower level with great room, kitchenette, bedroom, and full bath
- Landscaped garden with loggia, outdoor fireplace, patio, and lawn
- Award-winning Palo Alto School District

Offered at \$4,500,000



HUGH CORNISH
DRE #00912143

#1 Individual Agent, 2008 SF-Peninsula

#8 Individual Agent, 2008 Nationally

650-566-5353

hcornish@cbnorcal.com



PUT HUGH'S EXPERIENCE TO WORK FOR YOU!



For more information on this property and others, please visit my Web site at: WWW.HUGH-CORNISH.COM



This information was supplied by Seller and/or other sources. Broker believes this information to be correct, but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.

Leannah Hunt & Laurel Hunt Robinson are
pleased to present...

1119 Hopkins Avenue, Palo Alto



Open Sunday 1:30-4:30pm

New Home with Victorian Charm

Elegant new home in the desirable Community Center area of North PA. 5 bedrooms & 3.5 bathrooms. 3,600+ sq ft of living space with 2 family rooms and a bonus sun room. Walter Hays Elementary.

\$3,298,000

852 University Ave, Los Altos



Open Sunday 1:30-4:30pm

Desirable West Los Altos Elegance

Ideal single story floor plan for your California lifestyle. Peaceful and private this 4 bedroom residence is conveniently located close to downtown LA. 11,465 sq. ft. lot (per RealQuest). Covington Elementary, Egan Jr. High, Los Altos High (buyer to verify)

\$1,649,000

301 Stockbridge, Atherton



Open Sunday 1:30-4:30pm

Outstanding Opportunity in West Atherton

Delightful 4 bedroom custom contemporary in Las Lomas school district has a flexible floorplan and room for expansion. 3050 sq ft of living space on an Atherton acre.

\$1,998,000

251 Churchill Ave, Palo Alto



By Appointment Only

By Appointment Only, Drive By

Excellent opportunity to build a new home. Private secluded property at the convergence of Professorville and Old Palo Alto. 13,500 sq ft lot. Addison Elementary, Jordan Middle, Palo Alto High (buyer to verify).

\$2,998,000



Leannah Hunt, 2008 Realtor of the Year - for the Palo Alto District
International President's Elite Team

o: 650/752.0730 c: 650.327.1009 e: lhunt@cbnorcal.com

Laurel Hunt Robinson

o: 650/752.0735 c: 650.269.7266 e: laurel.robinson@cbnorcal.com



View www.leannahandlaurel.com
for photos & virtual tour

Proven community and professional leadership. Unmatched knowledge of the Midpeninsula's neighborhoods. Exceptional personal service.



**246 Carmel Avenue
Half Moon Bay**

- Four year new home with spacious bonus room
- 4 Bedrooms including a master suite, plus 3 baths
- Two-story high living room ceilings with abundant sunlight
- Close proximity to beach, harbor, and restaurants

Offered at \$849,000



**1375 Cuernavaca Circulo
Mountain View**

- Highly desirable Cuernavaca development
- Enjoy resort living with tennis courts, pool, gym, walking trails, etc.
- Spacious 3 bedroom/2.5 bathroom home with soaring ceilings
- Updated kitchen, home office/library, and two fireplaces

Offered at \$985,000



**402 E Maude Avenue
Sunnyvale**

- Once in a lifetime investment opportunity!
- Priced for quick sale
- Total 6 units: 2 Bedroom/1 Bath with upgraded baths and kitchens
- Steady cash flow, fully occupied

Offered at \$1,185,000



Jenny Teng

office: 650.323.1111
cell: 650.245.4490

direct: 650.543.1023
jteng@apr.com



PALO ALTO WEEKLY OPEN HOMES

EXPLORE OUR MAPS, HOMES FOR SALE, OPEN HOMES, VIRTUAL TOURS, PHOTOS, PRIOR SALE INFO, NEIGHBORHOOD GUIDES ON www.PaloAltoOnline.com/real_estate

Unless otherwise noted, all times are 1:30-4:30 pm

ATHERTON

2 Bedrooms - Townhouse		
3421 El Camino Real #4c	\$599,000	
Sun 1-4	Alain Pinel Realtors	462-1111
3 Bedrooms		
102 Isabella Av	\$7,900,000	
Sun	Cashin Company	529-1000
4 Bedrooms		
19 Belleau Ave	\$2,295,000	
Sunday	Keller Williams	743-0734
349 Fletcher Dr	\$2,995,000	
Sun	Alain Pinel Realtors	462-1111
25 Euclid Av	\$3,300,000	
Sun 1:30-4	Coldwell Banker	323-7751
73 Nora Wy	\$1,998,000	
Sun	Coldwell Banker	323-7751
301 Stockbridge Av	\$1,998,000	
Sun	Coldwell Banker	325-6161
379 Stockbridge Av	\$4,850,000	
Sun	Alain Pinel Realtors	462-1111
65 Fairfax Av	\$3,550,000	
Sun	Cashin Company	614-3500
5 Bedrooms		
96 Douglass Wy	\$4,200,000	
Sun	Coldwell Banker	324-4456
35 Mandarin Wy	\$6,150,000	
Sun	Cashin Company	614-3500
1 Stern Ln	\$4,300,000	
Sun	Coldwell Banker	851-2666
169 Burns Av	\$2,850,000	
Sun	Coldwell Banker	324-4456

EAST PALO ALTO

2 Bedrooms - Townhouse		
165 E O'Keefe St #10	\$390,000	
Sun 1-4	Coldwell Banker	325-6161
FOSTER CITY		
2 Bedrooms - Condominium		
860 Meridian Bay Ln #123	\$575,000	
Sun	Coldwell Banker	325-6161
899 Balboa Ln	\$618,888	
Sun	Cashin Company	614-3500
2 Bedrooms - Townhouse		
1050 Rudder Ln	\$669,000	
Sun	Coldwell Banker	596-5400
805 Perseus Ln	\$520,000	
Sat 2-4	Cashin Company	340-9688

LOS ALTOS

2 Bedrooms - Condominium		
553 Lassen St	\$700,000	
Sun	Coldwell Banker	558-4200
480 Lassen St #1	\$839,000	
Sat 1-4/Sun	Alain Pinel Realtors	941-1111
2-3 Bedrooms		
412-426 Tyndall St	\$850,000	
Daily 2-6	Melinda Goodbury	917-1160
3 Bedrooms		
253 Fremont Av	\$2,595,000	
Sun 1-4	Campi Properties	941-4300
970 Parma Wy	\$1,595,000	
Sat/Sun	Alain Pinel Realtors	941-1111
2060 Kent Dr	\$1,538,000	
Sun	Alain Pinel Realtors	941-1111
270 Alta Vista Av	\$1,888,000	
Sun	Coldwell Banker	941-7040
375 N San Antonio Rd	\$1,998,000	
Sun 1-4	Coldwell Banker	941-7040

FEATURED

HOME OF THE WEEK



665 CAMBRIDGE AVE MENLO PARK OPEN SUNDAY

5BD/4BA Tuscan-inspired home in prime Allied Arts neighborhood. Excellent Menlo Park schools.

Offered at **\$2,795,000**
Bob Kamanger
Kaman Properties
245-0245

220 Manresa Ct	\$1,675,000	
Sun	Keller Williams Palo Alto	454-8500
1220 Magdalena Ct	\$1,895,000	
Sun	Alain Pinel Realtors	941-1111
3 Bedrooms - Condominium		
5100 El Camino Real #107	\$798,000	
Sun	Alain Pinel Realtors	941-1111
4 Bedrooms		
941 Berry Av	\$3,695,000	
Sun	Alain Pinel Realtors	941-1111
790 Sunshine Dr	\$1,995,000	
Sun	Coldwell Banker	941-7040
575 Arboleda Dr	\$2,495,000	
Sun	Alain Pinel Realtors	941-1111
852 University Av	\$1,649,000	
Sun	Coldwell Banker	325-6161
23 Coronado Av	\$1,598,000	
Sun	Alain Pinel Realtors	462-1111
693 Arboleda Dr	\$1,299,000	
Sun	Alain Pinel Realtors	323-1111
527 Valencia Dr	\$1,595,000	
Sat/Sun	Alain Pinel Realtors	941-1111
284 Quinnhill Rd	\$2,749,000	
Sunday	Miles McCormick	400-1001
5 Bedrooms		
1476 Fairway Dr	\$3,698,000	
Sun 1-4	Campi Properties	941-4300
126 S Clark Av	\$2,998,000	
Sat/Sun	Morgan Lashley Prop	326-5700
510 Los Ninos Wy	\$3,295,000	
Sat/Sun	Alain Pinel Realtors	941-1111
1486 Fairway Dr	\$4,195,000	
Sun 1-4	Campi Properties	941-4300
6+ Bedrooms		
1055 Eastwood Dr	\$2,100,000	
Sat/Sun	Cashin Company	614-3500
LOS ALTOS HILLS		
4 Bedrooms		
11655 Jessica Ln	\$2,795,000	
Sun 1-4	Campi Properties	941-4300

28120 Story Hill Ln	\$3,495,000	
Sun	Keller Williams Palo Alto	454-8500
12924 Brendel Dr	\$2,355,000	
Sun 1-4	Campi Properties	941-4300
10971 Terry Wy	\$2,250,000	
Sun	Alain Pinel Realtors	941-1111
26600 Elena Rd	\$2,049,000	
Sun	Coldwell Banker	325-6161
12364 Priscilla Ln	\$2,295,000	
Sun	Coldwell Banker	851-1961
12977 Cortez Ln	\$2,985,000	
Sun 1-4	Campi Properties	941-4300
5 Bedrooms		
12011 Greenhills Ct	\$3,795,000	
Sun 1-4	Campi Properties	941-4300
24021 Oak Knoll Ci	\$4,650,000	
Sun	Alain Pinel Realtors	941-1111
13901 West Edith Ave	\$5,495,000	
Sun 1-4	Campi Properties	941-4300
26366 Anacapa Dr	\$1,995,000	
Sat/Sun	Alain Pinel Realtors	941-1111
6 Bedrooms		
12125 Oak Park Court	\$3,498,000	
Sun 1-4	Campi Properties	941-4300
6+ Bedrooms		
25045 Oneonta Dr	\$3,598,000	
Sun	Coldwell Banker	948-0456

MENLO PARK

1 Bedroom - Condominium		
724 Oak Grove Av #5	\$389,000	
Sun	Coldwell Banker	325-6161
675 Sharon Park Dr #317	\$445,000	
Sun 2-4	Coldwell Banker	558-4200
2140 Santa Cruz Av #b104	\$375,000	
Sun 1-4	Coldwell Banker	323-7751
2 Bedrooms - Condominium		
2140 Santa Cruz Av #d104	\$475,000	
Sun 1-4	Coldwell Banker	323-7751
20 Willow Rd #24	\$715,000	
Sun	Cashin Company	614-3500
675 Sharon Park Dr #244	\$525,000	
Sun	Cashin Company	614-3500
2140 Santa Cruz Av #b206	\$430,000	
Sun 1-4	Alain Pinel Realtors	462-1111
675 Sharon Park Dr #312	\$575,000	
Sun	Alain Pinel Realtors	462-1111
2 Bedrooms - Townhouse		
21 Willow Rd #42	\$599,000	
Sun	Midtown Realty	321-1596
719 Elizabeth Ln	\$899,000	
Sat/Sun	Keller Williams Palo Alto	454-8500
166 Sand Hill Ci	\$979,000	
Sun	Coldwell Banker	325-6161
3 Bedrooms		
739 San Benito Av	\$699,000	
Sun 1-4	Alain Pinel Realtors	941-1111
141 University Dr	\$1,820,000	
Sun	Cashin Company	614-3500
440 Sherwood Wy	\$1,399,000	
Sun	Cashin Company	529-2900
11 Campo Bello Ln	\$1,297,000	
Sat/Sun 1:30-4	Coldwell Banker	323-7751
107 Oconnor St	\$999,000	
Sun	Alain Pinel Realtors	323-1111
1990 Oakdell Dr	\$1,450,000	
Sun 1-4	Alain Pinel Realtors	941-1111
203 Arden Rd	\$1,950,000	
Sun 2-4	Alain Pinel Realtors	462-1111
1105 Trinity Dr	\$2,595,000	
Sun	Coldwell Banker	325-6161
935 Laurel Av	\$828,000	
Sun	Coldwell Banker	325-6161

2021 Santa Cruz Av	\$1,095,000	
Sat/Sun	Cashin Company	529-2900
38 Lorelei Ln	Call for price	
Sat/Sun	Taylor and Huang Properties	776-2828
1335 Hoover St	\$1,195,000	
Sunday	Keller Williams	743-0734

3 Bedrooms - Condominium		
2325 Eastridge Av #622	\$599,000	
Sun	Coldwell Banker	324-4456
3 Bedrooms - Townhouse		
2 Mansion Ct	\$1,599,000	
Sun	Coldwell Banker	324-4456
4 Bedrooms		
395 Santa Monica Av	\$2,495,000	
Sun	Coldwell Banker	323-7751
1830 Oak Av	\$1,795,000	
Sun	Alain Pinel Realtors	323-1111
1145 Hidden Oaks Dr	\$2,250,000	
Sun	Alain Pinel Realtors	462-1111
1080 Deanna Dr	\$1,699,000	
Sun	Alain Pinel Realtors	323-1111
820 Magnolia St	\$2,075,000	
Sun	Coldwell Banker	325-6161
1371 Orange Av	\$1,699,000	
Sat/Sun	Coldwell Banker	324-4456
2007 Sharon Rd	\$2,049,000	
Sat/Sun	Alain Pinel Realtors	323-1111
2001 Sharon Rd	\$1,995,000	
Sat/Sun	Alain Pinel Realtors	323-1111
1080 Lassen Dr	\$3,395,000	
Sun 2-4	Alain Pinel Realtors	462-1111
3319 Alameda De Las Pulgas	\$1,995,000	
Sun	Coldwell Banker	324-4456
219 Oakhurst Pl	\$1,189,000	
Sun	Alain Pinel Realtors	462-1111
822 College Av	\$1,850,000	
Sat/Sun	Coldwell Banker	387-8427
5 Bedrooms		
130 Royal Oak Ct	\$3,995,000	
Sun 2-4	Cashin Company	343-3700
1775 Valparaiso Av	\$3,495,000	
Sun	Alain Pinel Realtors	462-1111
110 Royal Oak Ct	\$3,995,000	
Sun 2-4	Cashin Company	343-3700
665 Cambridge Av	\$2,795,000	
Sun	Kaman Properties	245-0245
6+ Bedrooms		
578 Olive St	\$3,995,000	
Sat/Sun	Coldwell Banker	325-6161
958 Hermosa Wy	\$6,495,000	
Sun	Coldwell Banker	323-7751
355 Santa Rita Av	\$5,499,000	
Sun	Dreyfus Properties	898-7425
MOUNTAIN VIEW		
1 Bedroom - Condominium		
650 Alamo Ct #12	\$187,160	
Sun 2-4	Coldwell Banker	323-7751
505 Cypress Point Dr #155	\$299,950	
Sun	Alain Pinel Realtors	941-1111
2 Bedrooms - Townhouse		
201 Ada Av #4	\$548,000	
Sun	Coldwell Banker	948-0456
3 Bedrooms		
2539 Alvin St	\$779,999	
Sat/Sun	Cashin Company	614-3500
1891 Drew Av	\$849,000	
Sat 1-4:30/Sun	Alain Pinel Realtors	323-1111
325 Fay Wy	\$650,000	
Sun 1:30-4	Coldwell Banker	948-0456
2427 Marcelyn Av	\$778,000	
Sun	Keller Williams Palo Alto	454-8500

PALO ALTO WEEKLY OPEN HOMES

EXPLORE OUR MAPS, HOMES FOR SALE, OPEN HOMES, VIRTUAL TOURS, PHOTOS, PRIOR SALE INFO, NEIGHBORHOOD GUIDES ON www.PaloAltoOnline.com/real_estate

Unless otherwise noted, all times are 1:30-4:30 pm

325 Serra San Bruno \$835,000
Sat/Sun Intero Real Estate Services 947-4700

3 Bedrooms - Townhouse

30 Wellington Ct \$699,000
Sun Coldwell Banker 948-0456

175 Evandale Av #10 \$539,000
Sun Coldwell Banker 948-0456

137 Frederick Ct \$625,000
Sun Coldwell Banker 948-0456

1375 Cuernavaca Circulo \$985,000
Sun Alain Pinel Realtors 323-1111

2091 San Luis Av #9 \$619,000
Sun Coldwell Banker 941-7040

453 N Rengstorff Av #15 \$498,000
Sat/Sun Coldwell Banker 948-0456

4 Bedrooms

2512 Katrina Wy \$1,329,000
Sat/Sun Alain Pinel Realtors 941-1111

1222 Marilyn Dr \$1,430,000
Sun Coldwell Banker 941-7040

357 Walker Dr \$799,000
Sun Alain Pinel Realtors 941-1111

1344 Lloyd Wy \$1,198,000
Sun Alain Pinel Realtors 941-1111

425 Hedgerow Ct \$1,059,000
Sun 1-4 Campi Properties 941-4300

4 Bedrooms - Townhouse

219 Granada Ci \$829,900
Sun Alain Pinel Realtors 323-1111

223 Granada Park \$819,900
Sun Alain Pinel Realtors 323-1111

PALO ALTO

1 Bedroom

2216 Amherst St \$885,000
Sun Coldwell Banker 325-6161

957 Channing Av \$840,000
Sun Midtown Realty 321-1596

2 Bedrooms

335 Webster St \$1,950,000
Sun Alain Pinel Realtors 323-1111

2 Bedrooms - Condominium

365 Forest Av #2e \$1,149,000
Sat Coldwell Banker 325-6161

434 Webster St \$873,000
Sun Keller Williams Palo Alto 454-8500

4250 El Camino Real #B114 \$598,000
Sun 1-4 Sean Virtue Real Estate 326-6395

101 Alma St #608 \$635,000
Sun 1-4 Coldwell Banker 328-5211

315 Homer Av #205 \$1,349,000
Sun Alain Pinel Realtors 462-1111

2 Bedroom Townhome

3192 Berryessa St \$714,900
Daily 10am-5pm Galen Carnicelli 251-0001

3 Bedrooms

1424 Hamilton Av \$3,295,000
Sun Alain Pinel Realtors 462-1111

167 Hawthorne Av \$1,699,000
Sat/Sun Alain Pinel Realtors 323-1111

550 Patricia Ln \$1,628,000
Sun Cashin Company 614-3500

3515 Bryant St \$1,795,000
Sat/Sun Cashin Company 614-3500

725 Wildwood Ln \$1,295,000
Sat/Sun Alain Pinel Realtors 323-1111

2053 Park Bl \$1,195,000
Sun Cashin Company 614-3500

260 Wilton Av \$928,000
Sat/Sun Alain Pinel Realtors 323-1111

862 Rorke Wy \$998,000
Sun Alain Pinel Realtors 462-1111

193 Walter Hays Dr \$1,465,000
Sat/Sun Cashin Company 529-2900

593 Center Dr \$2,150,000
Sun Mansell & Company 948-0811

3420 Murdoch Dr \$849,000
Sun Coldwell Banker 325-6161

4 Bedrooms

2050 Waverley St \$4,995,000
Sun Coldwell Banker 324-4456

1216 Forest Av \$3,195,000
Sun Alain Pinel Realtors 462-1111

784 Holly Oak Dr \$1,675,000
Sun Midtown Realty 321-1596

1028 High St \$2,349,000
Sat/Sun Alain Pinel Realtors 323-1111

1234 Pitman Av \$2,649,000
Sun Coldwell Banker 325-6161

723 Christine Dr \$1,599,000
Sun Keller Williams Palo Alto 454-8500

365 Guinda St \$3,125,000
Sun Zane, Macgregor & Company 323-5305

361 Tioga Ct \$1,400,000
Sun Intero Real Estate Services 947-4700

4381 Silva Av \$1,599,000
Sun Cashin Company 948-8050

641 Maybell Av \$2,549,000
Sat/Sun Alain Pinel Realtors 941-1111

325 Middlefield Rd \$1,195,000
Sat/Sun Alain Pinel Realtors 462-1111

475 Embarcadero Rd \$2,995,000
Sun Zane, Macgregor & Company 323-5305

1010 Waverley St \$1,950,000
Sat/Sun 1-4:30 Alain Pinel Realtors 323-1111

780 Loma Verde Av \$1,395,000
Sat/Sun Alain Pinel Realtors 462-1111

301 Whittle Dr \$1,699,000
Sun Alain Pinel Realtors 323-1111

3449 Thomas Dr \$1,295,000
Sun Coldwell Banker 324-4456

1111 Tahoe Lane \$1,034,950
Daily 10am-5pm Galen Carnicelli 251-0001

5 Bedrooms

668 Chimalus Dr \$1,999,988
Sun Alain Pinel Realtors 323-1111

1119 Hopkins Av \$3,298,000
Sun Coldwell Banker 325-6161

3125 Maddux Dr \$799,000
Sat/Sun Cashin Company 614-3500

3182 Fallen Leaf St \$1,299,950
Daily 10am-5pm Galen Carnicelli 251-0001

6+ Bedrooms

230 Davenport Wy \$1,489,000
Sun Coldwell Banker 325-6161

320 Kellogg Av \$9,750,000
Sun Coldwell Banker 325-6161

PORTOLA VALLEY

3 Bedrooms

1 Horseshoe Bd \$3,900,000
Sun Alain Pinel Realtors 462-1111

4 Bedrooms

151 Durazno Wy \$1,795,000
Sun Coldwell Banker 323-7751

5 Bedrooms

455 Golden Oak Dr \$3,795,000
Sun Rollins Realty 327-0375

27 Berenda Wy \$1,549,000
Sun Coldwell Banker 323-7751

REDWOOD CITY

2 Bedrooms

7 Northview Wy \$799,000
Sun 2-4 Cashin Company 614-3500

2205 Hopkins Av \$819,000
Sat/Sun 1-4 Alain Pinel Realtors 529-1111

236 Hudson St \$695,000
Sat/Sun Coldwell Banker 596-5400

520 Quartz St \$749,000
Sat/Sun 1-4 Alain Pinel Realtors 529-1111

517 Hillcrest Dr \$579,000
Sun 1-4 Coldwell Banker 596-5400

3 Bedrooms

150 Doherty Wy \$1,075,000
Sun Alain Pinel Realtors 462-1111

2717 Bristol Wy \$969,000
Sun Coldwell Banker 323-7751

425 Palomar Dr \$849,000
Sun 1-4 Coldwell Banker 596-5400

985 Cambridge Rd \$899,000
Sun Alain Pinel Realtors 462-1111

950 Round Hill Rd \$839,000
Sun Alain Pinel Realtors 462-1111

2014 El Prado St \$1,200,000
Sun Cashin Company 614-3500

907 8th Av \$360,000
Sun 1-4 Cashin Company 343-3700

4 Bedrooms

846 Mohican Wy \$1,899,000
Sun Coldwell Banker 323-7751

2610 Hampton Av \$975,000
Sun 1-4 Cashin Company 343-3700

373 Belmont Av \$975,000
Sun Alain Pinel Realtors 462-1111

1909 Terry Ln \$1,589,000
Sun Cashin Company 614-3500

450 Montwood Ci \$949,000
Sun 1-4 Alain Pinel Realtors 941-1111

550 Live Oak Ln \$1,795,000
Sun Cashin Company 614-3500

270 Lakeview Wy \$2,200,000
Sun 2-4 Cashin Company 340-9688

492 Summit \$1,999,000
Sun 1-4 Alain Pinel Realtors 529-1111

208 Lowell St \$849,000
Sat/Sun Cashin Company 614-3500

36 W Summit Dr \$1,749,000
Sun Alain Pinel Realtors 323-1111

5 Bedrooms

503 Iris St \$1,188,000
Sun 1-4 Coldwell Banker 851-2666

171 Nimitz Av \$870,000
Sun Cashin Company 614-3500

6+ Bedrooms

560 Beresford Av \$1,388,000
Sun Keller Williams Palo Alto 454-8500

REDWOOD SHORES

3 Bedrooms

562 Seahorse Ln \$1,049,000
Sun Coldwell Banker 596-5400

3 Mandalay Ct \$1,188,000
Sat/Sun 1-4 Cashin Company 598-4900

4 Bedrooms

557 Cringle Dr \$1,048,000
Sun 2-4 Cashin Company 343-3700

SAN CARLOS

2 Bedrooms

1325 Oakhurst Av \$653,500
Sat/Sun 1-4 Coldwell Banker 596-5400

143 Ruby Av \$799,000
Sun 1:30-4 Coldwell Banker 558-4200

2 Bedrooms - Condominium

1 Laurel St #400 \$509,000
Sun 1-4 Coldwell Banker 596-5400

2 Bedrooms - Townhouse

2 Bluebell Ln \$592,000
Sun 1-4 Coldwell Banker 596-5400

3 Bedrooms

215 Timothy Dr \$1,468,000
Sun 1-4 Coldwell Banker 596-5400

138 Queens Ct \$2,798,000
Sun 2-4 Coldwell Banker 328-5211

49 Fay Av \$832,000
Sun 1-4 Coldwell Banker 596-5400

2705 Eaton Av \$1,149,000
Sun Coldwell Banker 323-7751

3024 Brittan Av \$937,500
Sun Cashin Company 598-4900

3 Bedrooms - Townhouse

1140 Royal Ln \$925,000
Sun 1-4:30 Cashin Company 343-3700

SUNNYVALE

1 Bedroom - Townhouse

763 Carmel Av \$419,000
Sat Coldwell Banker 948-0456

2 Bedrooms - Townhouse

1301 Victoria Te \$629,000
Sun 1-4:30 Coldwell Banker 941-7040

3 Bedrooms

1266 Parkington Av \$849,950
Sun Coldwell Banker 948-0456

1093 Plaza Dr \$535,000
Sun Coldwell Banker 328-5211

1073 Cornflower Ct \$720,000
Sat/Sun 1-4:30 Coldwell Banker 941-7040

3 Bedrooms - Townhouse

678 Picasso Te \$624,950
Sun 1-4 Cashin Company 948-8050

4 Bedrooms

363 Carroll St \$1,269,000
Sat Coldwell Banker 851-1961

1244 Mandarin Dr \$1,199,750
Sun Investment Network, Inc. (408) 730-4011

WOODSIDE

3 Bedrooms

4240 Jefferson Av \$1,195,000
Sun Coldwell Banker 851-2666

155 Redland Rd \$1,275,000
Sun 1-4 Alain Pinel Realtors 529-1111

4 Bedrooms

116 Blakewood Wy \$1,499,000
Sun 1:30-4 Coldwell Banker 851-2666

185 Phillip Rd \$3,842,000
Sun 1-4 Coldwell Banker 324-4456

2 Fremont Wy \$1,295,000
Sun 1:30-4 Coldwell Banker 851-2666

14 Skyline Dr \$998,516
Sun Alain Pinel Realtors 529-1111

5 Bedrooms

811 Woodside Dr \$3,675,000
Sun Coldwell Banker 851-2666

▼ OPEN SUNDAY, 1:00-4:00

LOS ALTOS HILLS

13901 WEST EDITH AVE. \$4,895,000
Gated Country French Estate situated on 1.3 acres of park-like setting bordered by a meandering creek. Great location, approximately one block to the Village. Elegant spacious home with family friendly flexibility. 6,488 sq. ft. of living space: five bedrooms, five and a half baths including guest house, separate bonus/entertainment room and library/office. Other features include sparkling pool, vegetable gardens, and garages for four cars. Excellent Los Altos Schools.

12011 GREENHILLS COURT \$3,795,000
Gated property on quiet cul-de-sac on a highly desired street in Los Altos Hills. Great floor plan featuring 5 bedrooms and 3 baths plus office/study with wet bar. Spacious rooms throughout, newer appliances in kitchen, remodeled master bath, with tennis court and pool, 3 car garage. Minutes to town.

12125 OAK PARK COURT \$3,498,000
Great value in this 6,300 sq. ft., 4 acre, newer style home. Nice floor plan with soaring ceilings, 6 bedrooms, 4.5 bath with office and au-pair with separate entrance. Expansive land with many possibilities for pool and tennis court. Huge MDA 54,129 sq. ft. and MFA 22,496 sq. ft.

12977 CORTEZ LANE \$2,985,000
Noted Bay Area Warren Callister Architect, Arts & Crafts, post Frank Lloyd Wright, 4BR/3.5BA, 1.12 acres, room for pool, vineyard, etc. New Master Addition w/ large study, other areas remodeled. Quiet, end of Cul-de-Sac location with views of San Francisco & Stanford Hills. 3-5 min. from Foothill College. West Wind Barn nearby, jogging, biking and walking trails abound. Palo Alto School District.



11655 JESSICA LANE \$2,795,000
Situated on one acre of beautifully landscaped grounds, this immaculate home offers an excellent close-in yet private location. With 4 bedroom and 3 baths and approximately 4,000 SF, the home is in move-in condition with gorgeous hardwood floors, intricate ceilings, and expansive walls of windows. Other features include an updated kitchen, spacious media/family/play room, gracious living and dining rooms, pool, spa and level lawn – for the quintessential California lifestyle! Available for Lease or Lease to Purchase Option.



12924 BRENDAL DRIVE \$2,355,000
Beautifully appointed and perfectly located at the end of a serene cul-de-sac, this home offers the best of California living. Highlights include 4BR/2.5BA, approximately 3,000sqft, superb finishes throughout. Desirable 'great room' design with tremendous remodeled chef's kitchen, formal dining area, and plenty of space for family and friends to gather. Equestrian facilities permitted. Excellent Los Altos schools.

LOS ALTOS

1486 FAIRWAY DRIVE \$4,195,000
This brand new custom home located in the country club area of Los Altos offers over 4,700 sq. ft. of luxurious living space. Soaring ceilings, crown moldings, and the limestone and walnut floors provide a feeling of warmth and elegance.

1476 FAIRWAY DRIVE \$3,698,000
Newly constructed 5 BR home on approximately half AC flat lot. Beautiful gourmet kitchen, open family room, formal dining rm & living rm, soaring ceilings, crown moldings, hardwood floors, office, 3 car garage.

253 FREMONT AVE. \$2,595,000
Beautiful gated property situated on approx. 37,600 sqft lot. Charmingly remodeled with 3bedrms, 2.5 baths, formal living rm, spacious dining rm, wonderful kitchen w/granite counters opens to fam rm. Country club backyd, features sep 2 story gst hs w/ kit/bed/ba, grand pool w/waterfalls and sprawling lawns, fruit trees, 2-car garage + rm for additional garages.

MOUNTAIN VIEW

425 HEDGEROW COURT \$1,059,000
Sylvan Park Gem! Dramatic, light filled home with walls of glass. Two master bedrooms suites. Easy access to 101/237/85 & shopping. Lush landscaping with multiple decks for easy entertaining. Expansive lawn area.

▼ BY APPOINTMENT ONLY

LOS ALTOS HILLS

GORGEOUS PRIVATE ESTATE. PRICE UPON REQUEST
Beyond stately wrought iron gates situated on 4 acres, sits an incredible private estate of approximately 12,143 square feet of living space plus an additional 1,000 square foot guesthouse. Amenities include a movie theatre room, Workout room, competition size tennis court, putting green with sand trap, infinity pool, vineyards, and so much more!

INCREDIBLE HOME \$4,500,000
Stunning Gated Tuscan Estate surrounded by lovely gardens. Four bedrooms, 4 baths, including luxurious Master Suite with limestone floors, crown moldings, a private sitting area and door leading to rooftop terrace with peaceful views of the Western Hills. Gorgeous home features include entry with sweeping staircase, pillard beam ceilings and tiled marble floors inlaid with mosaic design.

VIEWS, VIEWS, VIEWS! \$1,649,000
Breathtaking Views of the Hills and Mountains. Very private 1 Acre lot With 3 bedroom 2 bath home that could be converted to 5 bedroom within current structure. Indoor Swimming Pool, large open private deck off living room kitchen area with Sunset views. Detached garage with possible second floor bonus room. Original tennis court.

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JUST REDUCED in West Menlo Park



1371 ORANGE AVENUE WEST MENLO PARK

Stunning 4 bedroom, 3 bath custom home built just 4 years ago in the desirable Las Lomas school district. Exceptional interior spaces with exquisite details and finishes, fine millwork, gourmet kitchen, tall ceilings and wood floors throughout. Walk to schools, parks and downtown Menlo Park.

Offered at **\$1,699,000**
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MENLO PARK ESTATE WITH FABULOUS VIEWS

- Custom home on Sharon Hills' premier lot
- 4 bedroom suites and 2 half-baths
- Approximately 5,550 square feet of living space
- Rare oversized lot of nearly ¾ acre
- Views of San Francisco, the Bay, and East Bay
- Tennis court and spa
- Top-rated Las Lomas schools

By Appointment Only

PRICE REDUCED TO: \$4,950,000



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Information provided and square footage/acreage have been obtained from third-party source and have not been verified by agent or Cashin Company. If square footage/acreage is important to buyer, buyer should verify.



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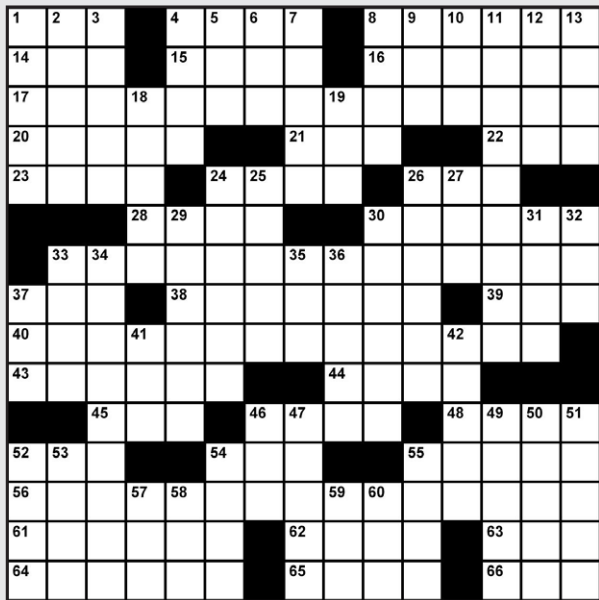
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"Uh-Oh, It's Magic"--your standard cheap trick.



Answers on page 13

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Across

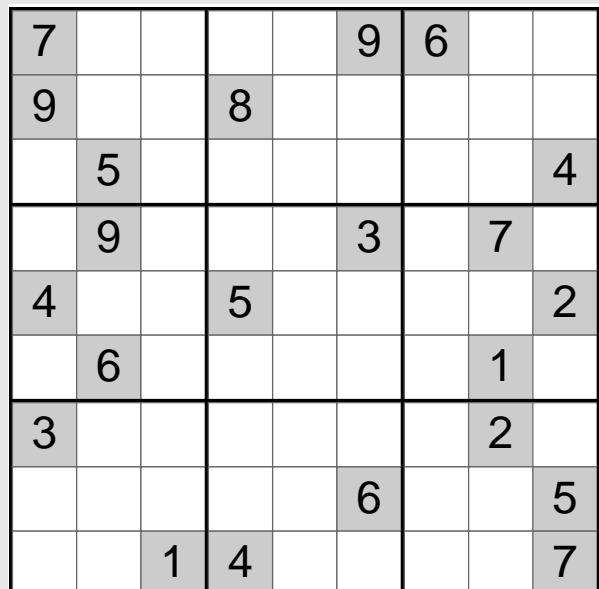
- 1 With 17-across, what you're instructed to pick
- 4 Knock down ___ (berate)
- 8 Word before Borealis or Australis
- 14 "Did I not tell you?"
- 15 Entree list
- 16 Actress Leachman
- 17 See 1-across
- 20 Vinyl record
- 21 Kentucky Derby month
- 22 Some microwaves, brand-wise
- 23 Pikes ___, Colorado
- 24 4, on some old clock faces
- 26 ___Magnon man
- 28 Long, long times
- 30 WWI hideout for soldiers
- 33 Sound effect now heard after putting it back
- 37 Life's work?
- 38 Cattle ranch area
- 39 James Bond creator Fleming
- 40 Question I hope to be correct
- 43 Divide into two equal parts
- 44 Stadium cheers
- 45 Charlemagne's domain, for short
- 46 Maalox competitor
- 48 Study all at once
- 52 Comedian Margaret
- 54 Musical talent
- 55 Bit of verse, in Veracruz
- 56 Response I'm really hoping to get
- 61 Giving the look to
- 62 Telegram punctuation word
- 63 "The dog ___ my homework"
- 64 Make thinner, like mountain air
- 65 "Good ___" (Alton Brown show)
- 66 Response that, odds are, I'm probably going to get

Down

- 1 Org. with the slogan "We create music"
- 2 Novelist Zora ___ Hurston
- 3 ___ Buena (town that later became San Francisco)
- 4 Dual format for older car radios
- 5 According to

- 6 Ambient musician Brian
- 7 ___ worms (chewy candy)
- 8 Like sore muscles
- 9 Suffix for mod or nod
- 10 Blagojevich in 2009 news
- 11 Pacific Northwest evergreen tree
- 12 Bento box staple
- 13 Poses a question
- 18 Home of the Blue Devils, for short
- 19 ___ chi
- 24 Overwhelm with bugs
- 25 "It's Your Thing" singers The ___ Brothers
- 26 Something depended upon too much
- 27 He rules over balls
- 29 Rainn Wilson sitcom, with "The"
- 30 Insect midsection
- 31 Dressed (in)
- 32 Barnyard layer
- 33 Emphatic assent, in Spanish
- 34 It may be taken before bed to relax
- 35 Tokyo, formerly
- 36 Speaks after a few drinks, perhaps
- 37 Baby's protector
- 41 That girl
- 42 Neckwear for Paul Lynde
- 46 Like Logo's target audience
- 47 Got out of bed
- 49 Amy Winehouse hit
- 50 Former senator Alphonse D' ___
- 51 San ___, CA
- 52 "Gypsies, Tramps & Thieves" singer
- 53 Georgetown athlete
- 54 Boundary-pushing
- 55 The Boston ___ (Boston Symphony Orchestra subsection)
- 57 Go kaput
- 58 Beethoven's "Pastoral" Symphony No. 6 ___ Major
- 59 Tony-winning Hagen
- 60 Morse morsel

This week's SUDOKU



Answers on page 13

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Public Notices

995 Fictitious Name Statement

KOTWICKI MASTER FENCE BUILDER
FICTITIOUS BUSINESS NAME STATEMENT
File No. 529392
The following person (persons) is (are) doing business as: Kotwicki Master Fence Builder at 1258 Weatherfield Way, San Jose, CA 95118, Santa Clara County:
STEPHEN C. KOTWICKI
620 Iris Ave., #325
Sunnyvale, CA 94086
This business is owned by an individual.
Registrant/Owner has not yet begun to transact business under the fictitious business name(s) listed herein.
This statement was filed with the County Clerk-Recorder of Santa Clara County on September 28, 2009.
(PAW Oct. 16, 23, 30, Nov. 6, 2009)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 529481
The following person(s)/entity(ies) has/have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office.
FICTITIOUS BUSINESS NAME(S):
TIT FOR TOT
959 B Addison Ave.
Palo Alto, CA 94301

FILED IN SANTA CLARA COUNTY ON: 05/12/09
UNDER FILE NO. 524155
REGISTRANT'S NAME(S)/ ENTITY(IES):
ASHLEY R. RANDALL
247 Frisbie St.
Oakland, CA 94611
KERRY D. THOMPSON
959 B Addison Ave.
Palo Alto, CA 94301
THIS BUSINESS WAS CONDUCTED BY:
a General Partnership.
This statement was filed with the County Clerk Recorder of Santa Clara County on September 30, 2009.
(PAW Oct. 16, 23, 30, Nov. 6, 2009)

MAC'S BY THE TRACKS
FICTITIOUS BUSINESS NAME STATEMENT
File No. 529871
The following person (persons) is (are) doing business as: Mac's by the Tracks at 109 California D101, Palo Alto, CA 94306, Santa Clara County:
GRAFFIANA/MCFADDEN LLC
Palo Alto, CA 94306
This business is owned by a Limited Liability Company.
Registrant/Owner has not yet begun to transact business under the fictitious business name(s) listed herein.
This statement was filed with the County Clerk-Recorder of Santa Clara County on October 9, 2009.
(PAW Oct. 16, 23, 30, Nov. 6, 2009)

BRAND DEMAND MARKETING
FICTITIOUS BUSINESS NAME STATEMENT
File No. 529513
The following person (persons) is (are) doing business as: Brand Demand Marketing at 1155 Channing Avenue, Palo Alto, CA 94301, Santa Clara County:
JUDY LOGAN
1155 Channing Ave.
Palo Alto, CA 94301
This business is owned by an individual.
Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 2/14/07.
This statement was filed with the County Clerk-Recorder of Santa Clara County on September 30, 2009.
(PAW Oct. 23, 30, Nov. 6, 13, 2009)

FOREST APARTMENTS
FICTITIOUS BUSINESS NAME STATEMENT
File No. 529941
The following person (persons) is (are) doing business as: Forest Apartments at 543-555 Forest Ave., Palo Alto, CA 94301, Santa Clara County:
KIET (KATHY) PHUNG
848 Colorado Ave.
Palo Alto, CA 94303
This business is owned by an individual.
Registrant/Owner began transacting

business under the fictitious business name(s) listed herein on 10/28/2008. This statement was filed with the County Clerk-Recorder of Santa Clara County on October 14, 2009.
(PAW Oct. 23, 30, Nov. 6, 13, 2009)

PHUNG & SON PETROLEUM
FICTITIOUS BUSINESS NAME STATEMENT
File No. 530001
The following person (persons) is (are) doing business as: Phung & Son Petroleum at 27 S. Park Victoria Dr., Milpitas, CA 95035, Santa Clara County:
KIET (KATHY) PHUNG
848 Colorado Ave.
Palo Alto, CA 94303
This business is owned by an individual.
Registrant/Owner began transacting business under the fictitious business name(s) listed herein on May 1993.
This statement was filed with the County Clerk-Recorder of Santa Clara County on October 15, 2009.
(PAW Oct. 23, 30, Nov. 6, 13, 2009)

SLIDER BAR CAFE
FICTITIOUS BUSINESS NAME STATEMENT
File No. 529570
The following person (persons) is (are) doing business as: Slider Bar Cafe at 324 University Av., Palo Alto, CA 95301, Santa Clara County:
324-CAFE INC.
660 Vista Cerro Cir.
Fremont, CA 94539
This business is owned by a Corporation.
Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 09/30/09.
This statement was filed with the County Clerk-Recorder of Santa Clara County on October 1, 2009.
(PAW Oct. 23, 30, Nov. 6, 13, 2009)

PALO ALTO DENTAL WELLNESS
FICTITIOUS BUSINESS NAME STATEMENT
File No. 529543
The following person (persons) is (are) doing business as: Palo Alto Dental Wellness at 2700 Middlefield Road, Palo Alto, CA 94306, Santa Clara County:
AMRIT K SINGH
DENTAL CORPORATION
2700 Middlefield Road
Palo Alto, CA 94306
This business is owned by a Corporation.
Registrant/Owner has not yet begun to transact business under the fictitious business name(s) listed herein.
This statement was filed with the County Clerk-Recorder of Santa Clara County on October 1, 2009.
(PAW Oct. 30, Nov. 6, 13, 20, 2009)

PH8
FICTITIOUS BUSINESS NAME STATEMENT
File No. 530262
The following person (persons) is (are) doing business as: PH8 at 2855 Stevens Creek Blvd., Space 1055, Santa Clara, CA 95050, Santa Clara County:
Bebe Stores, Inc.
400 Valley Drive
Brisbane, CA 94005
This business is owned by a Corporation.
Registrant/Owner has not yet begun to transact business under the fictitious business name(s) listed herein.
This statement was filed with the County Clerk-Recorder of Santa Clara County on October 21, 2009.
(PAW Nov. 6, 13, 20, 27, 2009)

WONG ELECTRIC
FICTITIOUS BUSINESS NAME STATEMENT
File No. 530460
The following person (persons) is (are) doing business as: Wong Electric at 241 Fulton St., Palo Alto, CA 94301, Santa Clara County:
LAI WONG
241 Fulton St.
Palo Alto, CA 94301
This business is owned by an individual.
Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 09/18/09.
This statement was filed with the County Clerk-Recorder of Santa Clara County on October 28, 2009.
(PAW Nov. 6, 13, 20, 27, 2009)

KISMET ENTERPRISES
FICTITIOUS BUSINESS NAME STATEMENT
File No. 530512
The following person (persons) is (are) doing business as: Kismet Enterprises at 320 Palo Alto Avenue, #F-3, Palo Alto CA 94301, Santa Clara County:
KAREN MARINOVICH
320 Palo Alto Avenue, #F-3
Palo Alto, CA 94301
SEAN VIRTUE
320 Palo Alto Avenue, #F-3

Palo Alto, CA 94301
This business is owned by Copartners.
Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 09/19/1994.
This statement was filed with the County Clerk-Recorder of Santa Clara County on October 29, 2009.
(PAW Nov. 6, 13, 20, 27, 2009)

997 All Other Legals

T.S. No. T09-52429-CA Notice of Trustee's Sale YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/19/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, Cashier's Check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a deed of trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Pursuant to California Civil Code Section 2923.54 the undersigned, on behalf of the beneficiary, loan servicer, or authorized agent, declares as follows: [X] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed and [X] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55 Trustor: SHAHNAWAZ RIZVI, AN UNMARRIED MAN AND ZISHAN RIZVI, AN UNMARRIED MAN, AS JOINT TENANTS Duly Appointed Trustee: CR Title Services Inc. C/O PITE DUNCAN, 4375 JUTLAND DRIVE, SUITE 200, SAN DIEGO, CA 92117 877-576-0472 Recorded 04/30/2007 as Instrument No. 19404225 in book , page of Official Records in the office of the Recorder of Santa Clara County, California, Date of Sale: 11/13/2009 at 10:00 AM Place of Sale: At the entrance to the Superior Courthouse, 190 N. Market St., San Jose, CA Amount of unpaid balance and other charges: \$610,133.06 Street Address or other common designation of real property: 1040 COLORADO PLACE Palo Alto, CA 94303 A.P.N.: 127-62-001-00 Legal Description: As more fully described in said Deed of Trust The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. The Trustee shall incur no liability for any good faith error in stating the proper amount of unpaid balances and charges. For sales information please contact Priority Posting and Publishing at www.priorityposting.com or (714) 573-1965 Reinstatement Line: 877-576-0472 Date: 10/23/2009 CR Title Services Inc. 1000 TECHNOLOGY DRIVE MS 314 O'FALLON, MO 63368 PENNY WHITE, TRUSTEE SALES OFFICER Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.
P627991
PAW 10/23, 10/30, 11/06/2009

NOTICE OF TRUSTEE'S SALE Trustee Sale No. FC23017-11 Loan No. 0204129 Title Order No. 4199862 APN 160-27-017 TRA No.: YOU

ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/21/06. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 13, 2009 at 10:00 AM, MORTGAGE LENDER SERVICES, INC. FKA FORECLOSURELINK, INC. as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 03/24/06 as Document No. 18858097 of official records in the Office of the Recorder of SANTA CLARA County, California, executed by: JOSEPH A. ONATE, as Trustor, CLEARINGHOUSE COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION, A CALIFORNIA CORPORATION, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: AT THE NORTH MARKET STREET ENTRANCE TO THE COUNTY COURTHOUSE AT 190 NORTH MARKET STREET, SAN JOSE, CA., all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 264 NORTH WHISMAN ROAD #17, MOUNTAIN VIEW, CA 94043. Regarding the property that is the subject of this notice of sale, the "mortgage loan servicer" as defined in Civil Code § 2923.53(k)(3), declares that it has obtained from the Commissioner a final or temporary order of exemption pursuant to Civil Code section 2923.53 and that the exemption is current and valid on the date this notice of sale is recorded. The time frame for giving a notice of sale specified in Civil Code Section 2923.52 subdivision (a) does not apply to this notice of sale pursuant to Civil Code Sections 2923.52. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$449,159.87 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Date: 10/17/09 MORTGAGE LENDER SERVICES, INC. FKA Foreclosurelink, Inc. 4401 HAZEL AVE SUITE 225, FAIR OAKS, CA 95628, (916) 962-3453 Sale Information Line: (530) 672-3033. TARA SCHMIDT, Trustee Sale Officer. MORTGAGE LENDER SERVICES, INC. MAY BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
NPP0146814
PUB: PAW 10/23/09, 10/30/09, 11/06/09
NOTICE OF TRUSTEE'S SALE Trustee Sale No. 437550CA Loan No. 0755985801 Title Order No. 150478 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/28/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 11/19/2009 at 11:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 11/08/2006, Book -, Page -, Instrument 19181313, of

official records in the Office of the Recorder of SANTA CLARA County, California, executed by: ALBERT LEE, as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS), SOLELY AS NOMINEE FOR LENDER, FREMONT INVESTMENT & LOAN, IT'S SUCCESSORS AND ASSIGNS, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: THE NORTH MARKET STREET ENTRANCE TO THE COUNTY COURTHOUSE, 190 NORTH MARKET STREET, SAN JOSE, CA Legal Description: LOT 5, BLOCK 5, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "TRACT NO. 1399", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 8TH, 1995 IN BOOK 54 OF MAPS, AT PAGE 55. Amount of unpaid balance and other charges: \$576,067.36 (estimated) Street address and other common designation of the real property: 152 THOMPSON AVE MOUNTAIN VIEW, CA 94043 APN Number: 147-34-019 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55. DATE: 10-30-2009 CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelitysap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3313668
PAW 10/30/2009, 11/06/2009, 11/13/2009
NOTICE OF TRUSTEE'S SALE TS No. 09-0108630 Title Order No. 090538587 APN No. 160-10-002 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/03/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by FERNANDO BARRIGA, AN UNMARRIED MAN, dated 10/03/2006 and recorded 10/11/06, as Instrument No. 19137295, in Book , Page), of Official Records in the office of the County Recorder of Santa Clara County, State of California, will sell on 11/20/2009 at 10:00AM, At the

Market Street entrance to the Superior Courthouse, 190 North Market Street, San Jose at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 507 PIAZZA DRIVE, MOUNTAIN VIEW, CA, 940432105. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$759,173.46. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. If required by the provisions of section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's Office. DATED: 10/28/2009 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone/Sale Information: (800) 281 8219 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.
FEI # 1006.72820
PAW 10/30, 11/06, 11/13/2009
NOTICE OF TRUSTEE'S SALE T.S.No. 1223048-11 APN: 182-30-027 TRA: 14031 LOAN NO: Xxxxxx4047 REF: Nguyen, Tuan IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED February 18, 2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 30, 2009, at 10:00am, Cal-Western Reconveyance Corporation, as duly appointed trustee under and pursuant to Deed of Trust recorded February 25, 2003, as Inst. No. 16844114 in book XX, page XX of Official Records in the office of the County Recorder of Santa Clara County, State of California, executed by Tuan Q Nguyen and Dieu T Nguyen Husband And Wife As Joint Tenants, will sell at public auction to highest bidder for cash, cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank At the entrance to the Superior courthouse, 190 North Market Street San Jose, California, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: Completely described in said deed of trust The street address and other common designation, if any, of the real property described above is purported to be: 27361 Moody Rd Los Altos Hills CA 94022 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property



to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$812,563.87. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. Regarding the property that is the subject of this notice of sale, the "mortgage loan servicer" as defined in civil code § 2923.53(k)(3), declares that it has obtained from the commissioner a final or temporary order of exemption pursuant to civil code section 2923.53 and that the exemption is current and valid on the date this notice of sale is recorded. The time frame for giving a notice of sale specified in civil code section 2923.52 subdivision (a) does not apply to this notice of sale pursuant to civil code sections 2923.52. For sales information: Mon-Fri 9:00am to 4:00pm (619) 590-1221. CalWestern Reconveyance Corporation, 525 East Main Street, P.O. Box 22004, El Cajon, CA 92022-9004 Dated: October 22, 2009. (R-270800 PAW 11/06/09, 11/13/09, 11/20/09)

NOTICE OF TRUSTEE'S SALE TS # CA-09-261388-ED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/16/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): STEPHEN LOWELL KOROL AND AUBYN KOROL, HUSBAND AND WIFE Recorded: 11/23/2005 as Instrument No. 18689983 in book -, page - of Official Records in the office of the Recorder of SANTA CLARA County, California; Date of Sale: 11/30/2009 at 11:00 AM Place of Sale: At the North Market Street entrance to the County Courthouse, 190 North Market Street, San Jose, CA 95321 Amount of unpaid balance and other charges: \$656,523.07 The purported property address is: 612 PALO ALTO AVE PALO ALTO, CA 94301 Assessors Parcel No. 120-01-053 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Washington Mutual Bank, FA 7255 Baymeadows Way Jacksonville FL 32256 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's

sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: 11/5/2009 Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3310373 PAW 11/06/2009, 11/13/2009, 11/20/2009

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 432015CA Loan No. 0698372737 Title Order No. 602122562 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/06/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 11/30/2009 at 11:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 07/18/2006, Book -, Page -, Instrument 19023599 of official records in the Office of the Recorder of SANTA CLARA County, California, executed by: MARIA BLESILDA DELA VEGA A SINGLE WOMAN, as Trustor, LONG BEACH MORTGAGE COMPANY, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: THE NORTH MARKET STREET ENTRANCE TO THE COUNTY COURTHOUSE, 190 NORTH MARKET STREET, SAN JOSE, CA Legal Description: A CONDOMINIUM COMPRISED OF: PARCEL ONE: UNIT 80, BUILDING 5, AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON OCTOBER 16, 1979 IN BOOK E668, PAGE 484, OFFICIAL RECORDS, SANTA CLARA COUNTY, BEING A SUBDIVISION OF LOT 1, TRACT NO. 6683, A MAP OF WHICH WAS RECORDED OCTOBER 11, 1979 IN BOOK 451 OF MAPS, PAGES 13 AND 14, OFFICIAL RECORDS OF SANTA CLARA COUNTY, AND AS FURTHER DEFINED IN THE DECLARATION OF RESTRICTIONS RECORDED ON THE 16TH DAY OF OCTOBER 1979 IN BOOK E868, PAGE 514, OFFICIAL RECORDS, SANTA CLARA COUNTY (HEREINAFTER REFERRED TO AS "THE DECLARATION"). PARCEL TWO: AN UNDIVIDED ONE-HUNDRED EIGHTIETH (1/180TH) INTEREST IN THE COMMON AREAS AS DEFINED ON SAID MAP AND IN SAID CONDOMINIUM UNITS SHOWN ON THE CONDOMINIUM PLAN DESCRIBED IN THE DECLARATION OTHER THAN THE UNIT CONVEYED AS PARCEL ONE ABOVE, AND FURTHER EXCEPTING THEREFROM THOSE PORTIONS OF THE "RESTRICTED COMMON AREA" AS

DEFINED IN THE DECLARATION WHICH ARE SET ASIDE AND ALLOCATED FOR THE EXCLUSIVE USE OF THE OWNERS OF UNITS OTHER THAN THE UNIT DESCRIBED AS PARCEL ONE ABOVE. PARCEL THREE: A. THE EXCLUSIVE APPURTENANT RIGHT TO USE THE RESTRICTED COMMON AREA PARKING SPACE DESIGNATED PS-88 ON THE PLAN REFERRED TO ABOVE. B. THE EXCLUSIVE APPURTENANT RIGHT TO USE THE RESTRICTED COMMON AREA SELF CONTAINED STORAGE SPACE S-88 ON THE PLAN REFERRED TO ABOVE. Amount of unpaid balance and other charges: \$461,562.36(estimated) Street address and other common designation of the real property: 255 S RENGSTORFF AVE #80 MOUNTAIN VIEW, CA 94040 APN Number: 154-40-080 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". **DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54** Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55. DATE: 11-02-2009 CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 730-2727 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com Deborah Brignac CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3328749 PAW 11/06/2009, 11/13/2009, 11/20/2009

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HENRY PONLEITHNER Case No. 1-09-PR165840 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: HENRY PONLEITHNER, aka HENRY PONLEITHNER, JR.. A Petition for Probate has been filed by: PAUL PONLEITHNER in the Superior Court of California, County of: SANTA CLARA. The Petition for Probate requests that: PAUL PONLEITHNER be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on November 30, 2009 at 9:00 a.m. in Dept. 15 of the Superior Court of California, Santa Clara County, located at 191 N. First St., San Jose, CA, 95113. If you are object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in

Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: /s/ Law Office of Janet L. Brewer 460 S. California Avenue, Suite 306 Palo Alto, CA 94306 (650)325-8276 (PAW Nov. 6, 13, 20, 2009)

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WANDA C. GRUSONIK Case No. 1-09 PR 165855 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: WANDA C. GRUSONIK aka WANDA GRUSONIK. A Petition Probate has been filed by: WANDA KARLA CASTELLO in the Superior Court of California, County of SANTA CLARA. The Petition for Probate requests that: WANDA KARLA CASTELLO be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on December 2, 2009 at 9:00 a.m. in Dept. 15 of the Superior Court of California, Santa Clara County, located at 191 N. First St., San Jose, CA, 95113. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: /s/ Janet L. Brewer 460 S. California Avenue, Suite 306, Palo Alto, CA 94306 (650)325-8276 (PAW Nov. 6, 13, 20, 2009)

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DEANE COURTNEY NOLLER, aka DEANE COURTNEY ESLAMI Case No. 1-09-PR 165887 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: DEANE COURTNEY NOLLER, aka DEANE COURTNEY ESLAMI. A Petition Probate has been filed by: SHARAREH McDANIEL in the Superior Court of California, County of SANTA CLARA. The Petition for Probate requests that: SHARAREH McDANIEL be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on November 30, 2009 at 9:00 a.m. in Dept. 15 of the Superior Court of California, Santa Clara County, located at 191 N. First St., San Jose, CA, 95113. For more information, contact Ronna Farber at Lytton Gardens, (650)617-7333. (PAW Nov. 6, 13, 2009)

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DEANE COURTNEY NOLLER, aka DEANE COURTNEY ESLAMI Case No. 1-09-PR 165887 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: DEANE COURTNEY NOLLER, aka DEANE COURTNEY ESLAMI. A Petition Probate has been filed by: SHARAREH McDANIEL in the Superior Court of California, County of SANTA CLARA. The Petition for Probate requests that: SHARAREH McDANIEL be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on November 30, 2009 at 9:00 a.m. in Dept. 15 of the Superior Court of California, Santa Clara County, located at 191 N. First St., San Jose, CA, 95113. For more information, contact Ronna Farber at Lytton Gardens, (650)617-7333. (PAW Nov. 6, 13, 2009)

authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on December 10, 2009 at 9:00 a.m. in Dept. 15 of the Superior Court of California, Santa Clara County, located at 191 N. First St., San Jose, CA, 95113.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: /s/ Janet L. Brewer 460 S. California Avenue, Suite 306, Palo Alto, CA 94306 (650)325-8276 (PAW Nov. 6, 13, 20, 2009)

Notice Inviting Sealed Bids - General Contractor

LYTTON GARDENS SENIOR COMMUNITIES

Lytton Gardens Senior Communities, a non-profit organization with administrative offices located at 437 Webster Street, Palo Alto, CA 94301 requests sealed bids for a general contractor for the BATHTUB CUTDOWNS FOR INDEPENDENT LIVING APARTMENTS. Work consists of cutting down of 110 plexi-glass bathtubs and installing "Safeway Step" inserts to convert the bathtub to a step-in shower. The contractor must have access to the Safeway Step Kits and be a certified installer. Bid documents pertaining to this project will be available on Monday, Nov. 9, 2009 to Friday, Nov. 27, 2009 at the Lytton Gardens administrative offices. Bid closing date is December 4, 2009 at 4:00 PM. Bids opening date will be Dec. 7, 2009 at 2:00 PM.

This project is funded by the City of Palo Alto Community Development Block Grant Program. All federal regulations listed in the bid specifications will apply, including equal opportunity, non-discrimination, and Federal Labor Standards provisions (Davis-Bacon). Refer to bid specifications and this notice shall be considered a part of the contract.

For more information, contact Ronna Farber at Lytton Gardens, (650)617-7333. (PAW Nov. 6, 13, 2009)

About those ads without phone numbers... Ads in the paper without phone numbers are free ads posted through our fogster.com classified web site. Complete information appears on the web site. The person placing the ad always has the option of buying lines for print in the newspaper. Many do, some do not – it is their choice. These free lines in print are meant to share with you a little of a lot that is available online. We offer it as an added bonus. Hopefully, you will be encouraged to check out fogster.com



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 - The Palo Alto Weekly publishes every Friday.
- Deadline:**
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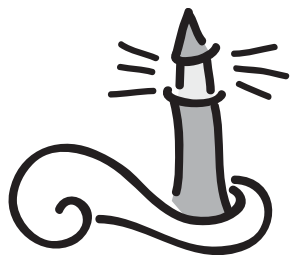
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PALO ALTO CITY COUNCIL

CIVIC CENTER, 250 HAMILTON AVENUE
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(TENTATIVE) AGENDA-SPECIAL MEETING
COUNCIL CHAMBERS
NOVEMBER 09, 2009 - 6:00 PM

CLOSED SESSION

1. Anticipated Litigation
2. Adoption of a Resolution Expressing Appreciation to Susan Thom for Her Outstanding Public Service as a Member of the Library Advisory Commission
3. Approval of Professional Engineering Services Contract with Cap Dresser and McKee, Inc. in the Amount of \$3,190,566 and \$640,000 in Additional Services for the Design and Construction Management Services for the Reservoir, Pump Station, and Well at El Camino Park and Mayfield Pump Station Augmentation Project WS-08002
4. Public Hearing Certification of a Final Environmental Impact Report and Approval of an Architectural Review Application for the Demolition of an Existing 9,740 sq. ft. Building and Construction of a Four-Story 50-Unit Affordable Housing Development in a Single 63,885 sq. ft. Building with one Level of Below Grade Parking and Associated Street Improvements, and Associated Record of Land Use Action for the Project at 801 and 841 Alma Street
5. Public Hearing Adoption of an Ordinance Amending the Palo Alto Municipal Code Chapter 18.08.040 (the Zoning Map), Chapter 18.30(C) (the Ground Floor (GF) Combining District), and Chapter 18.18 (the Downtown Commercial Community (CD-C) Zone District) to Modify Restrictions on Ground Floor Uses in the Downtown Area
6. Approval of the Conceptual Alternatives for the Santa Clara County Roads and Airport Department Oregon Expressway Improvement Project

STANDING COMMITTEE MEETINGS

The Policy & Services Committee Meeting will be held on Tuesday, November 10, 2009 at 7:00 PM regarding: 1) Report on the Status of Audit Recommendations, 2) Prevailing Wage Study Criteria, 3) Economic Development Strategy, and 4) Legislative Program

NOTICE

NOTICE INVITING SEALED BIDS for REPAIR AND REPLACEMENT OF SIDEWALKS of California Park Apartments, 2301 Park Boulevard, Palo Alto, CA 94306.

PROJECT DESCRIPTION:

The project is for sidewalk repair and replacement throughout the property in order to prevent tripping hazards due to ground settlement, expansion joint failures and general deterioration to concrete surfaces.

GENERAL SCOPE OF WORK:

1. Grind (20) identified failing expansion joints or concrete sidewalk sections causing trip hazards throughout the property.
2. Demolish/remove approximately 400 sq. ft. of identified defective concrete sidewalk sections and replace with a permeable surface of permeable pavers or permeable concrete.
3. All debris to be removed each day from site.

Bid specifications pertaining to this project are available from Monday, November 2, 2009 to Friday, November 13, 2009. Please call to schedule a mandatory job walk. Bid closing date is Tuesday, November 17, 2009 at 5:00 PM. Bid opening at 725 Alma Street, Palo Alto, CA 94301 on Thursday, November 19, 2009 at 10:00 AM.

This project is funded by the City of Palo Alto Community Development Block Grant Program (CDBG), U. S. Department of Housing and Urban Development. All federal regulations listed in the Bid Specifications will apply, including equal opportunity, non-discrimination, and Federal Labor Standards provisions (Davis-Bacon). Reference is hereby made to bid specifications for further details, which specifications and this notice shall be considered part of the contract.

For information and bid walk-through, contact Jim Brandenburg at 650-321-9709 ext. 14.

NOTICE

NOTICE INVITING SEALED BIDS for EXTERIOR PAINTING of two residential buildings of Plum Tree Apartments located at 3020-3038 Emerson Street, Palo Alto, CA 94306.

PROJECT DESCRIPTION:

The project involves repainting of the exterior of the two buildings at Plum Tree Apartments with environmental sensitive products and in accordance to the specifications described in the general scope of work.

GENERAL SCOPE OF WORK:

1. Power wash and surface preparation
2. Fascia, Eaves, Trim, Door Jambs, & Brick mold:

Spot prime and finish with two coats of Kelly Moore #1245 low sheen enamel
3. Entry and Utility Doors:

Spot prime and finish with two coats of Kelly Moore #1250 semi-gloss enamel
4. Stucco, Soffits, Porch Overhangs and Carports:

Spot prime and finish with two coats of Kelly Moore #1245 low sheen enamel
5. Flashing, Gutters, Downspouts, and Attic Vents:

Spot prime and finish with two coats of Kelly Moore #1245 low sheen enamel
6. Flashing, gutters, Downspouts, and Attic Vents:

Spot prime and finish with two coats of Kelly Moore #1245 low sheen enamel
7. Bid must include OSHA and tenant protection requirements and VOC levels specific to the paint products vendor is proposing to be used
8. Clean-up debris, garbage, paint drippings after each work day

Bid specifications pertaining to this project are available from Monday, November 2, 2009 to Friday, November 13, 2009. Please call to schedule a mandatory job walk. Bid closing date is Tuesday, November 17, 2009 at 5:00 PM. Bid opening at 725 Alma Street, Palo Alto, CA 94301 on Thursday, November 19, 2009 at 10:00 AM.

This project is funded by the City of Palo Alto Community Development Block Grant Program (CDBG), U. S. Department of Housing and Urban Development. All federal regulations listed in the Bid Specifications will apply, including equal opportunity, non-discrimination, and Federal Labor Standards provisions (Davis-Bacon). Reference is hereby made to bid specifications for further details, which specifications and this notice shall be considered part of the contract.

For information and bid walk-through, contact Jim Brandenburg at 650-321-9709 ext. 14.

ATHERTON



BEAUTIFUL ATHERTON HOME

48 Fairview Drive \$11,495,000
New construction on .93 acres 3 levels w/, marble, media room, fitness center, wine cellar, covered lanai w/ full bath, bbq center & MP schools.



Tom LeMieux
650.329.6645
tlemieux@cbnorcal.com

ATHERTON



EXTENSIVELY REMODELED

384 Atherton Avenue \$6,395,000
4 BR 4 BA On a sunny knoll with high ceilings & a light-filled contemp. design, with a New England flair. Tennis Ct, separate guest house, pool, putting green & BBQ area.



Steven Lessard
650.851.2649
slessard@cbnorcal.com

WOODSIDE



PRICE REDUCTION!

417 Eleanor Drive \$4,200,000
4 BR 4.5 BA Single level custom estate bordering Atherton. Built in 1991 with a tennis court, pool & spa, 2 office suites & Las Lomitas Schools. Virtual Tour - www.417EleanorDrive.com



Steven Lessard
650.851.2649
slessard@cbnorcal.com

MENLO PARK



OPEN SAT & SUN

822 College Avenue \$1,850,000
4 BR 2.5 BA New listing in Allied Arts! Delightful 2 story home. Sep DR, spacious FR/kitchen opens to a large deck. Hardwood floors, granite counters, gated drive.



Jean Isaacson
650.387.8427
jisaacson@cbnorcal.com
Chris Isaacson
650.352.3430
christopher.isaacson@cbnorcal.com

PORTOLA VALLEY



NEW LISTING OPEN SUNDAY

27 Berenda Way \$1,549,000
5 BR / 3.5 BA Wonderful Ladera home located on a great cul de sac. This updated home has soaring ceilings, lots of natural light and an open living space.



Karen Fryling & Rebecca Johnson
650.323.7751

REDWOOD CITY



SALE PENDING

1034 Eden Bower Lane \$1,150,000
4 BR 3 BA. This sharp, spacious and meticulous Farm Hill Estate home features a 10,300 sf lot on a quiet and sought-after street. Enjoy some Bay Views from the living room and upstairs bedrooms.



Denise Monfette
650.888.9111
dmonfette@cbnorcal.com

PALO ALTO



The Hamilton \$995,000
2 BR 2.5 BA. Beautiful 1825 SF condo w/exceptional outdoor space in Palo Alto's premier 55+ building. This is a fabulous unit at a fabulous price! Call for info.



Lucy Berman
650.566.5311
lucy.berman@cbnorcal.com

MOUNTAIN VIEW



SALE PENDING

942 Rich Place \$888,000
Spacious & bright. Soaring ceilings in the living room, gorgeous hardwood floors, family room, kitchen with granite counters, beautifully landscaped garden. Modern development near Los Altos.



Elena Talis
650.947.2245
elena.talis@cbnorcal.com

BELMONT



OPEN SUNDAY!

515 Roxbury Way \$649,000
Bright and full of charm, this 3 BR 1 BA home features eat-in kitchen, LR/DR combo with fireplace, hardwood floors, crown molding, lush garden with patio.



Elaine White
650.566.5323
ewhite@cbnorcal.com

MENLO PARK



OPEN SUNDAY!

2325 Eastridge Avenue #622 \$599,000
Private, remodeled, 3 BR 2 BA, stunning 1-level condo, top floor, end unit, very convenient to Stanford & 280. Incredible West MP location. Las Lomitas schools.



Lyn Jason Cobb
650.566.5331
lynjason.cobb@cbnorcal.com