

MOUNTAIN VIEW VOICE Home+Garden



NORBERT VON DER GROEBEN

Duncan Carpenter, 10, plays basketball in his parent's water-permeable driveway in Palo Alto.

Eco-friendly driveways turn down the heat

PERMEABLE SURFACES UNDER CARS ALSO HELP PREVENT TOXIC RUNOFF TO THE BAY

By Katharine Lu

Although Sarah Carpenter had considered repaving their worn-out driveway with cement, the idea of a big chunk of it sitting in the front yard didn't seem to provide the most aesthetically pleasing, or environmentally friendly, solution.

Carpenter said she was not only concerned with the cement cracking over time, but with excess rainwater running off to one side of the house.

Instead, she and her family decided to go green and build a permeable-surface driveway. After Carpenter's driveway was flattened, a base level was prepared, and on the surface of that, interlocking 4-by-6-inch cement pavers and sand were neatly arranged in a geometric pattern.

Such "green" driveways are made of permeable surfaces that absorb rainwater and car pollutants, preventing them from running off into the storm-drain system — and ultimately polluting the Bay.

Carpenter said that with so many solid surfaces — including roads and sidewalks — on the ground already, green driveways are an excellent way to allow water to

percolate back into the ground naturally.

"They're better for your property and neighbor by not having all the water pool to one side of the house. It just makes more sense, and they look nice," she said. "We can't make roads permeable, but driveways, pathways and parks can be. The more permeable surfaces we can use, the easier it is on the Earth."

"The more permeable surfaces we can use, the easier it is on the Earth."

SARAH CARPENTER

If a cement paver ever becomes loose, Carpenter said, she simply scoops the dirt out and flattens the paver down again. She said she liked the idea so much that the patio and walkways in their house were converted to pavers and sand as well.

Cities come around

The idea took a while to catch on with local city governments. In Palo Alto for instance, previous city ordinances prevented homeowners from building non-cement or asphalt driveways. But in 2001, that city's council passed an ordinance allowing permeable materials, such as grass or

► See **DRIVEWAY**, page 30





NORBERT VON DER GROEBEN

A green driveway on Oxford in Palo Alto.

DRIVEWAY

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gravel, to be used for residential driveways.

Bob Morris of the Public Works Department in Palo Alto said the city supports green driveways and encourages developers to prevent storm water runoff. He added that green driveways are ideal for decreasing the amount of water and pollutants in the storm-drain system.

"We didn't need to accommodate large

volumes of water before; but as more buildings got built, there was more water runoff, overwhelming capacity in the storm system," Morris said. "We want to make sure the water that goes into storm drains is as clean as possible. The cleaner it is, the better it is for the fish, the Bay and the environment."

Besides controlling water runoff, green driveways also mitigate the "urban heat island effect," according to the Environmental Protection Agency's Web site. As an urban center grows, more and more concrete is used for parking lots, roads and buildings;

as a result, solar heat reflects off the concrete, causing hotter air temperatures.

Driveways that use grass are an antidote to this, creating an air-conditioning effect by transpiring water back into the air.

For its part, Mountain View has no ordinances regulating driveway materials. (However, city law requires that at least 50 percent of a front yard be landscaped with a permeable surface not designed for auto use, said former city planning manager Whitney McNair.)

How to build it

Several methods and materials can be used to build green driveways. A common one is to arrange concrete pavers with 2-inch to 5-inch gaps set between them. The pavers are laid over a sub base and bedding layer, and on the surface, turf grows in the spaces, allowing water to seep into the ground.

Other approaches include grass and gravel pave. Grass pave, which looks like a regular lawn after it's been installed, is a honeycombed plastic grid that prevents root compaction. The grid is laid out over a base level, and a surface layer is spread out. The grass then grows up through the grid.

Maintained like a normal lawn, this method also prevents erosion. However, since there is a limit to how much weight

and car-exhaust fumes the grass can handle, it's important to let the plants rest and regenerate from time to time.

Gravel pave works similarly, with a plastic grid set above a porous base. Most gravel driveways eventually compact over time, but usually the grid prevents the gravel from lodging in the soil sub-base.

Mark Maricinek of Greenmeadow Architecture designed a green driveway for a restored 1954 Eichler in Palo Alto. To transform the concrete jungle in the front of the house to something a bit greener, Maricinek set 12-inch concrete pavers four inches apart. Grass now grows in the gaps.

He suggests that those interested in converting their driveway to a permeable surface consider hiring a landscape architect or designer. "It's important to look at the drainage and the base for car weight; otherwise, the car will be sinking in the mud from the weight," he said.

There is one down side, however: Homeowner Norman Adams said people often mistake his grass driveway for a regular lawn. He now keeps orange safety cones handy in case the neighborhood gets busy and people park in front of his driveway. ▀

This story originally appeared in the Palo Alto Weekly, the Voice's sister paper.

"We didn't need to accommodate large volumes of water before."

BOB MORRIS

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The fat of the land

SUBURBANITES ARE LESS HEALTHY THAN THEIR URBAN COUNTERPARTS — AND SPRAWL IS TO BLAME

By Forrest Linebarger

Could living in the suburbs make us fatter? The idea is gaining more traction with each new scientific study. There is an average of 10 extra pounds of flab on every suburban dweller compared to his city slicker counterpart, according to research done by Lawrence Frank, professor of urban planning at the University of British Columbia.

It seems some of this may be self-selection: The heavier we are, the more we want to move toward a sedentary life in the suburbs. Once we live in the suburbs, we drive more and walk less, leading to more weight gain.

Suburban neighborhoods are laid out with single-family homes spread thinly over the landscape, leading to greater distances between people and their destinations. For years, urban planners drew up the land into a series of little boxes and kept urban elements — homes, jobs, restaurants — separated in their own zoned areas.

This increased the distance between our destinations; to compensate, freeways

were built so we could drive wherever we needed to go. Los Angeles was the poster child of this new way to live — imagine sitting in a convertible with sunglasses on, passing palm trees and movie stars — and it inspired Americans after World War II. Each family got its own quarter-acre of land, two cars and a television.

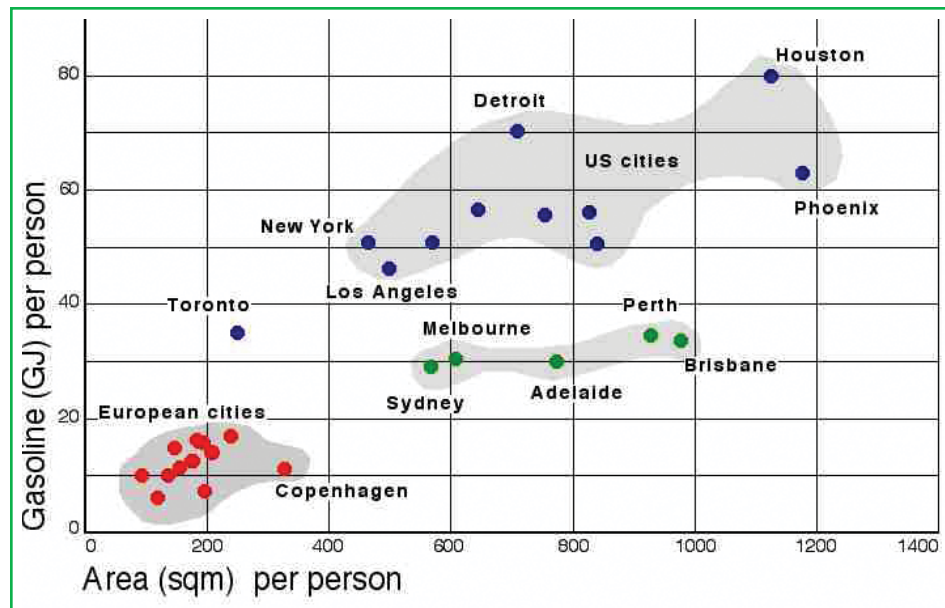


Forrest Linebarger

We all know what happened. More suburbs meant more traffic, which led to more freeways, then more suburbs, which clogged the freeways all the more. Los Angeles today is our Cassandra embodied, its vast network of freeways jam-packed at all hours and its thick curtain of smog hiding the beauty of the mountains and ocean. Both the freedom and the beauty that

made Los Angeles desirable in the 1950s were lost in its frenzied pursuit of the dream. L.A. is our proof that suburban sprawl doesn't work.

The funny thing is that urban planners long ago rejected the little-box theory of city planning. They learned that when you concentrate residential growth in urban cores, with shops and restaurants sprinkled in, you can have a vibrant,



GRAPH COURTESY WIKIPEDIA

social, walkable place to live with bonafide cultural opportunities.

Yet virtually every community today is growing like Los Angeles did — spreading thin and wide in mile after mile of suburban sprawl.

Re-focus the growth

Given that our population is exploding around the globe (it's gone from 3.5 billion to 6.6 billion people in my lifetime), the fact that we need to deal with growth is a demographic certainty.

This includes California, where even the

optimistic scenarios predict extraordinary growth. The state will add an additional 7 to 11 million people in the next 18 years, according to the Public Policy Institute of California. Currently, however, we are putting that growth into our suburban fringes, making all our metropolitan areas resemble Los Angeles.

We know how to design cities better. Portland is an example of a city that has implemented many "smart growth" methods into its urban planning, such

► See **SUBURBS**, page 32

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SUBURBS

► Continued from page 31

as protecting a huge greenbelt around the city and encouraging higher density mixed-use areas near transportation hubs. Their efforts have made Portland a more beautiful and interesting place to live, increasing its walkability, neighborhood interaction and cultural vibrancy.

U.S. cities lag woefully behind European or even Australian cities in terms of walkability. (The walkability of a city can be evaluated, albeit not perfectly, by asking how many people choose to drive instead of walk, and how far do they drive.) U.S. cities use three to four times as much gas per person as European cities do. A small portion of this difference is due to our less efficient vehicles; the lion's share is due to more driving. The lack of walking is now showing up on our waistlines.

Planners held hostage

So, if the urban planners know how to fix this problem, why aren't they doing anything? The answer is that we the public are stopping them.

Our governments approve growth out in the farms and pastures of our hinterland, where few people complain because it increases land values. Meanwhile, in population centers, building denser mixed-use projects is virtually impossible because neighborhood opposition often galvanizes cities to reject smart

growth on a project-by-project basis.

Indeed, many people sympathetic to smart growth urban planning in principle will oppose its initiatives in their own neighborhoods. But the population must go somewhere — so we continue to build suburbs at the fringes of our metropolitan areas.

Despite ample evidence that a different course would improve our quality of life, we as a society are still choosing to harm ourselves and our environment with sprawl and its resulting traffic jams, long commutes, air pollution, high housing costs, lack of walkability, cultural barrenness, global warming and now — the coup de grace — weight gain. The cost to our society is proven, yet we have been resistant to change our 1950s growth patterns even when it

Many people sympathetic to smart growth urban planning in principle will oppose its initiatives in their own neighborhoods.

imperils our future.

Jared Diamond, in his excellent book "Collapse: How Societies Choose to Fail or Succeed," correctly labels this as irrational behavior. Societies often resist adaptations essential to their survival, even when it leads to extinction.

Growth will happen. Will we remake our cities through effective planning, or will we continue to destroy our quality of life in a short-sighted attempt to preserve it? ▼

Forrest Linebarger is CEO of VOX Design Group Inc., which specializes in green building. Send questions or comments to forrest@voxdesigngroup.com, or call (650) 694-6200 Ext. 511.



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Total sales reported:**39**
 Lowest sales price:**\$300,000**
 Highest sales price:**\$1,775,000**

SOURCE: CALIFORNIA RESOURCE

HOME SALES

Home sales are provided by California REsource, a real estate information company that obtains the information from the County Recorder's Office. Information is recorded from deeds after the close of escrow and published within four to eight weeks.

MOUNTAIN VIEW

- 105 Blue Lake Square** Rose Trust to J. & C. Myers for \$940,000
- 1447 Bonita Ave.** J. & B. Williams to D. Stone for \$1,071,000
- 1642 California St.** F. Chen to A. Vazquez for \$738,000
- 1934 Cappelletti Court** Standard Pacific Corporation to R. Iyengar for \$902,000
- 1938 Cappelletti Court** Standard Pacific Corporation to M. & L. Lum for \$900,000
- 220 Central Ave.** P. Kaspro to K. & C. Hardwick for \$699,000
- 1031 Crestview Drive #312** S. Giverts to L. Al-Marashi for \$395,000

- 1378 Cuernavaca Circulo** M. Stadler to S. & J. Baldwin for \$995,000
- 313 Cypress Point Drive** P. & J. Connolly to D. Clark for \$609,500
- 505 Cypress Point Drive #202** Magee Trust to T. Shreve for \$348,000
- 77 Devonshire Ave.** T. & M. Takei to Itegra Real Estate for \$900,000
- 157 Easy St.** J. Henshaw to J. Singer for \$751,000
- 280 Easy St. #306** P. Podell to D. & C. Vega for \$399,500
- 280 Easy St. #503** G. Belle to N. Lee for \$419,000
- 126 Fair Oaks Ave.** A. & E. Macias to R. Pakiman for \$690,000
- 126 Flynn Ave. #A** P. Husni to E. Ochoa for \$554,000
- 1659 Fordham Way** Ferguson Trust to A. Liu for \$940,000
- 47 Gladys Ave.** D. Le to B. & J. Gaderlund for \$460,000
- 119 Gladys Ave.** P. Liesenfelt to C. Pilcher for \$798,000
- 151 Irene Court** S. Schwefel to D. Cox for \$714,500
- 138 Kittoe Drive** G. Awad to J. & A. Garcia for \$900,000
- 158 Kittoe Drive** R. & R. Cabarloc to I. Avci for \$880,000
- 1222 Marilyn Drive** M. & L. Civillini to R. Smith for \$1,420,000

- 1943 Montecito Ave.** Standard Pacific Corporation to K. Yip for \$852,000
- 459 Mountain Laurel Court** R. Dina to L. Tom for \$765,000
- 530 Oak St. N. & E.** Sanders to R. Howery for \$1,068,000
- 550 Ortega Ave. #A304** M. & S. Chou to Han-Klein Trust for \$550,000
- 360 Palo Alto Ave.** F. Tokugawa to R. Freeman for \$800,000
- 274 Pamela Drive #19** A. Ramirez to Y. Hsu for \$300,000
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- 2034 Tripiano Court** L. & L. Deal to C. & P. Moldt for \$1,775,000
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- 308 Whisman Station Drive** S. Sun to P. Ranganathan for \$720,000

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995 Fictitious Name Statement

COMPOUND MEDIA FICTITIOUS BUSINESS NAME STATEMENT File No. 489198
The following individual(s) is (are) doing business as, Compound Media, 4036 Orme Street, Palo Alto, CA 94306: MICHAEL R. HOLLAND 4036 Orme Street Palo Alto, CA 94306
This business is being conducted by an individual. Registrant began transacting business under the fictitious business name(s) listed herein on 1998. This statement was filed with the County Clerk-Recorder of Santa Clara County on February 1, 2007. (Voice Feb. 23, March 2, 9, 16, 2007)

GTS AUTO CENTER FICTITIOUS BUSINESS NAME STATEMENT File No. 489705
The following individual(s) is (are) doing business as, GTS Auto Center, 705 W. Dana St., Mountain View, CA 94041: DAR AUTO CENTER, INC 193 Goethe St. San Francisco, CA 94112 A California Corporation
This business is being conducted by a corporation. Registrant 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 February 12, 2007. (Voice Feb. 23, March 2, 9, 16, 2007)

JEFF'S HANDYMAN & REPAIR FICTITIOUS BUSINESS NAME STATEMENT File No. 490353
The following individual(s) is (are) doing business as, Jeff's Handyman & Repair, 2408 Alvin St., Mt. View, CA 94043: JEFFERY SCOTT MAGER 2408 Alvin St. Mt. View, CA 94043
This business is being conducted by an individual. Registrant 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 February 26, 2007. (Voice March 16, 23, 30, April 6, 2007)

KITCHEN BUSINESS KRAFT FICTITIOUS BUSINESS NAME STATEMENT File No. 490833
The following individual(s) is (are) doing business as, Kitchen Kraft, 577 Centralia Ct, Sunnyvale, CA 94087: ROBERT ANDREW LEGER ERIKA F. LEGER 577 Centralia Ct. Sunnyvale, CA 94087
This business is being conducted by an individual. Registrant began transacting business under the fictitious business name(s) listed herein on 12/31/92. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 6, 2007. (Voice March 16, 23, 30, April 6, 2007)

CYBERCELLAR FICTITIOUS BUSINESS NAME STATEMENT File No. 490881
The following individual(s) is (are) doing business as, Cybercellar, 650 Castro Street, Suite 120-326, Mountain View, Ca 94041: HARVETT WINE COMPANY, LLC. 100 N. Whisman Road # 416, Mountain View, CA 94043
This business is being conducted by a limited liability company. Registrant began transacting business under the fictitious business name(s) listed herein on 1 March 2007. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 7, 2007. (Voice March 16, 23, 30, April 6, 2007)

383 CAFE & OYSTER BAR FICTITIOUS BUSINESS NAME STATEMENT File No. 490692
The following individual(s) is (are) doing business as, 383 Cafe & Oyster Bar, 383 Castro St., Mountain View, CA 94041: KHOE VAN TRAN 4953 Shiloh Place San Jose, CA 95138
This business is being conducted by an individual. Registrant began transacting business under the fictitious business name(s) listed herein on 3/1/07. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 2, 2007. (Voice March 9, 16, 23, 30, 2007)

THE ARTS LAB FICTITIOUS BUSINESS NAME STATEMENT File No. 490280
The following individual(s) is (are) doing business as, The Arts Lab, 101 Beverly St., Mountain View, CA 94043: DEREK TODD MACDAVID MARY THERESA MACDAVID 101 Beverly St. Mtn. View, CA 94043
This business is being conducted by husband & wife. Registrant began transacting business under the fictitious business name(s) listed herein on 2/8/07. This statement was filed with the County Clerk-Recorder of Santa Clara County on February 22, 2007. (Voice March 2, 9, 16, 23, 2007)

K & B ENTERPRISES FICTITIOUS BUSINESS NAME STATEMENT File No. 489840
The following individual(s) is (are) doing business as, K & B Enterprises, 259 Horet Dr., Milpitas, CA 95035: CARLOS A. CRISTANCHO 600 Rainbow Dr. # 181 Mountain View, CA 94041 HUBERTO PENAGOS 511 Central Ave # J Mountain View, CA 94043
This business is being conducted by a general partnership. Registrant began transacting business under the fictitious business name(s) listed herein on 2/13/07. This statement was filed with the County Clerk-Recorder of Santa Clara County on February 13, 2007. (Voice Feb. 23, March 2, 9, 16, 2007)

WANG, MARK AND MENDELSON MEDICAL GROUP INC. FICTITIOUS BUSINESS NAME STATEMENT File No. 489849
The following individual(s) is (are) doing business as, Wang, Mark and Mendelson Medical Group Inc., 525 South Drive # 219, Mountain View, CA 94040: WANG, MARK & MENDELSON MED GRP. INC. C a l i f o r n i a
This business is being conducted by a corporation. Registrant began transacting business under the fictitious business name(s) listed herein on 10/16/06. This statement was filed with the County Clerk-Recorder of Santa Clara County on February 13, 2007. (Voice Feb. 23, March 2, 9, 16, 2007)

BIG PICTURE DESIGN GROUP FICTITIOUS BUSINESS NAME STATEMENT File No. 490279
The following individual(s) is (are) doing business as, Big Picture Design Group, 101 Beverly Street, Mtn. View, CA 94043: DEREK TODD MACDAVID 101 Beverly Street Mtn. View, CA 94043 MARY THERESA MACDAVID 101 Beverly Street Mountain View, CA 94043
This business is being conducted by husband & wife. Registrant 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 February 22, 2007. (Voice March 2, 9, 16, 23, 2007)

KERNEL ACADEMY FICTITIOUS BUSINESS NAME STATEMENT File No. 490638
The following individual(s) is (are) doing business as, Kernel Academy, 355 N. Wolfe Rd., #534, Sunnyvale, CA 94085: RYAN GERARD 355 N. Wolfe Rd., # 534 Sunnyvale, CA 94085
This business is being conducted by an individual. Registrant 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 March 1, 2007. (Voice March 9, 16, 23, 30, 2007)

997 All Other Legals

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF SANTA CLARA No. 107CV080857 TO ALL INTERESTED PERSONS: Petitioner ROSANNE M. RUDOLPH filed a petition with this court for a decree changing names as follows: ROSANNE M. RUDOLPH aka ROSANNE MILLIGAN RUDOLPH aka ROSANNE L. RUDOLPH to ROSANNE MORGAN. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: April 17, 2007, 8:45 a.m., Dept. 15. Superior Court of California, County of Santa Clara, 191 N. First Street, San Jose, CA 95113. A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: MOUNTAIN VIEW VOICE. Date: February 28, 2007 /s/ Eugene M. Hyman JUDGE OF THE SUPERIOR COURT (Voice March 16, 23, 30, April 6, 2007)

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARIE B. SMITH 1 - 0 7 - P R - 1 6 1 0 5 9
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of MARIE B. SMITH. A PETITION FOR PROBATE has been filed by: KAREN M. HALL in the Superior Court of California, County of SANTA CLARA. THE PETITION FOR PROBATE requests that KAREN M. HALL 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 April 5, 2007 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 deceased, you must file your claim with the court and mail a copy

to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in section 9100 of the California Probate Code. 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/ Patricia Vorreiter 333 W. Maude Avenue, Suite 201 Sunnyvale, CA 94085 (4 0 8) 7 3 0 - 8 3 0 0 (Voice March 9, 16, 23, 2007)

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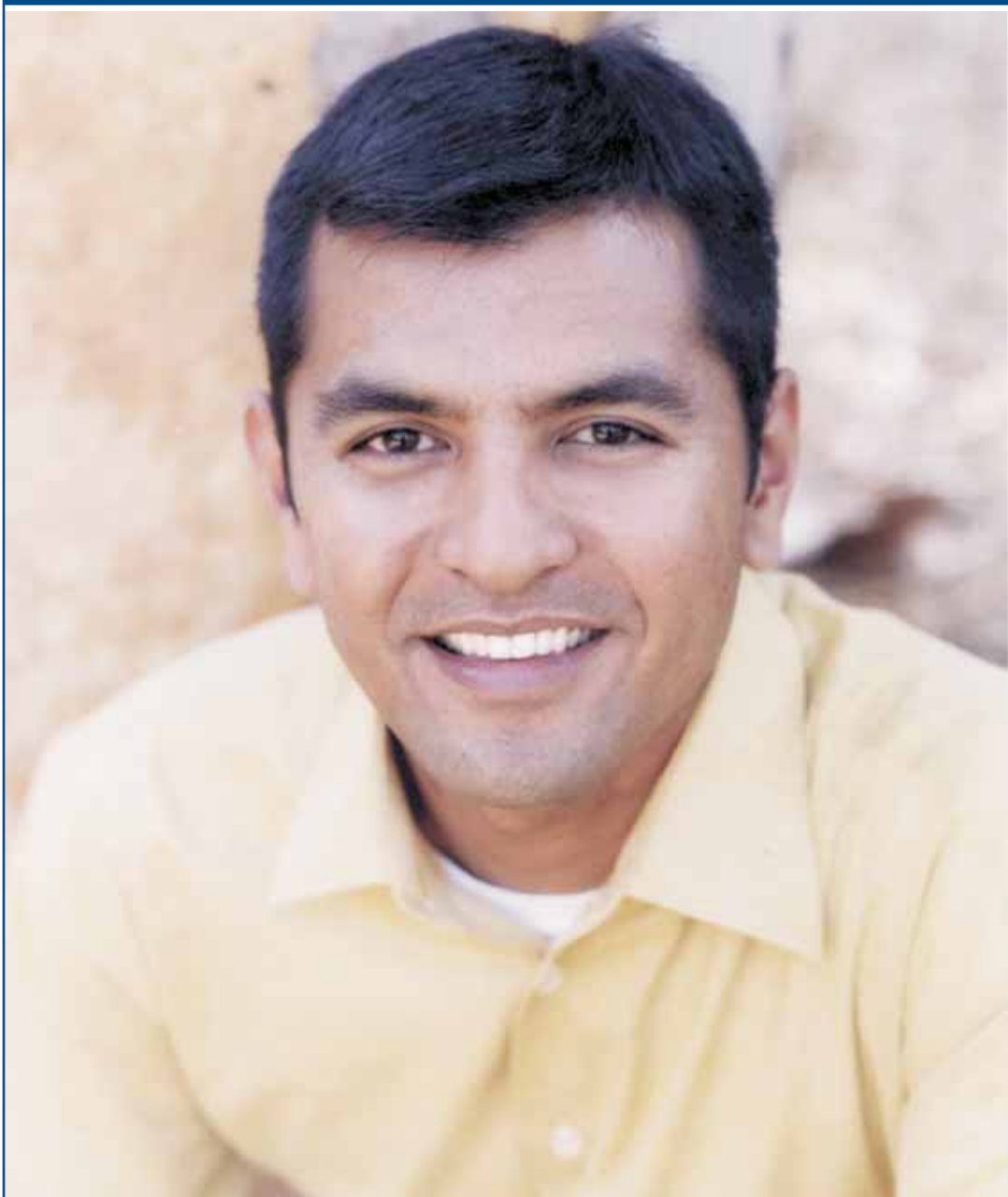


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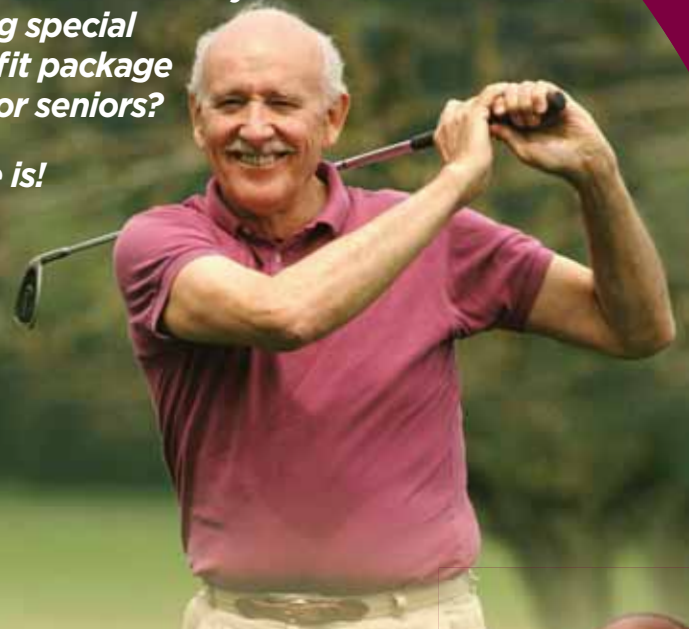
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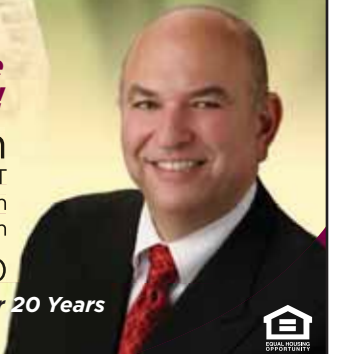
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Large master bedroom
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Underground parking

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109 Brahms Way
Sunnyvale

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Single level end unit townhome
2 bedrooms & 1 bath
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Dual pane windows
Spacious living room
Remodeled kitchen w/ granite
counters & breakfast bar
Convenient inside laundry
Private patio
One car garage
Complex w/ swimming pool

Priced at: \$469,000

368 Azalia Dr.
East Palo Alto

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2 bedrooms & 1 bath
Remodeled kitchen w/ granite
counters & gas stove
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709 San Conrado Terrace #7
Sunnyvale

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new appliances
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closet space & bath
Inside laundry
Two car garage

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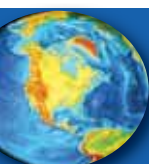


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MountainView
VOICE

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List with the Leader!



**402-11 Galleria Drive,
San Jose \$725,000**

Impeccably maintained end unit town home overlooking pool in the wonderful Galleria complex featuring 3 bedrooms, 2.5 baths, lovely hardwood floors on 2 levels, all appliances included and 2 car attached garage with built-in cabinets for extra storage. Come see me at www.402galleria.com! You will love this home!



**153 Canyon Drive
Napa \$3,195,000**

Beautiful custom built home on hillside with incredible valley views, featuring large 20,000+square foot lot with over 4500 sq ft of spectacular living space, located within the lovely gated community of Silverado Crest. Meticulously maintained 5 bedrooms, 3.5 baths with granite kitchen and top of the line appliances, hardwood floors and so much more! For more information call 408-691-3940 or 3 408-219-0725.



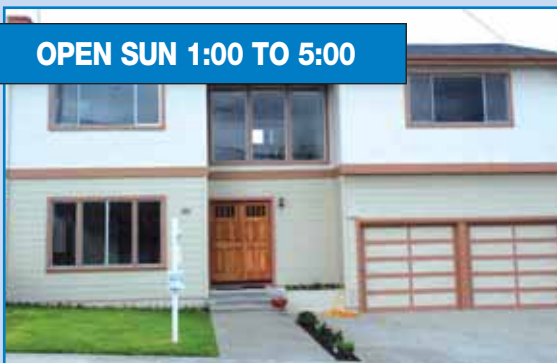
**20730 Dunbar Drive
Cupertino \$1,588,000**

Wonderfully spacious 2360 SF home with attached 800 SF secondary unit featuring 4 bedrooms, 3 baths and granny unit has 1 bedroom, 1 bath. Both feature garages and are located on great corner lot in prime area. Don't miss this property with great Cupertino schools. For more information call agent 408-834-3111



**103 Plazoleta
Los Gatos \$949,000**

Absolutely gorgeous town-home in popular Rinconada Hills featuring 3 bedrooms, 2.5 baths plus office/den, master suite with fireplace, kitchen with granite and stainless appliances, inside laundry, granite in all baths and wet bar, hardwood floors in living dining, kitchen and beautiful berber carpet. Enter into beautiful patio with Spanish tile and there is also a separate private deck and attached 2 car garage and great storage. This is a ten! Come see!



OPEN SUN 1:00 TO 5:00

**358 Paramount Drive
Millbrae \$1,288,888**

Wonderful large family home featuring 5 bedrooms, 3.5 baths with Family room, large living/dining combo, large master bedroom-20X20, 2 car garage and nice backyard with fruit trees, newly painted, newcarpets and new front door. Ready to move in and make this yours! Come See! You won't be disappointed!



**860 Williams Way
Mountain View \$1,499,000**

If you are thinking of buying a rental unit, Now's Definitely the Time! Terrific 4 unit property, fully rented in great location! Great schools! Please Do Not Disturb Tenants, Drive by Only. Call for more information. 408-691-3940 or 408-219-0725



**3300 Monika Lane
Hayward \$519,000**

Move right in to this spacious 3 bedroom, 2 bath end unit town Home, 1680 sq ft of living space, ground floor bedroom, new tile in kitchen, entry and bath, newly landscaped private backyard w/ hot tub on redwood deck, 1 car garage and 1 car carport. Complex has all amenities. Come see and make it yours!

**INTERESTED IN A CAREER
IN REAL ESTATE?**

**COME TO OUR SEMINAR ON
MARCH 21 @ 6:30PM**

CALL DIANE @ 650-966-1100 or 408-733-3300

**HIRING FULL AND PART TIME AGENTS
FOR A CONFIDENTIAL INTERVIEW**

CALL DAVID HAMAOUJ @ 650-966-1100

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