

# 2012 Spring Real Estate

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A PUBLICATION OF THE MOUNTAIN VIEW VOICE



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# Psyching out the 'Facebook effect'

SELLERS RETICENT TO LIST, BUYERS HESITANT TO ENTER THE FRAY

By Carol Blitzter

The rumors are flying: Once Facebook goes public, scarce housing will become even scarcer; prices will go sky high. Best to hold onto your house and list it after May, when Facebook's initial public offering is expected; best to buy now before the hordes enter the fray. We're doomed.

While some folks are digging in, postponing selling to take advantage of the upcoming Facebook millionaire's club, local Realtors are pointing out the obvious: Inventory has traditionally been low in Palo Alto and surrounding communities, and people still move only when they have to: marriage, birth, divorce, remarriage, job transfer, retirement, death. (See sidebars.)

Realistically, not that many of the 20-somethings suddenly getting a potload of money will want to live in Palo Alto, pointed out Bob Taylor of Taylor Properties, Palo Alto. "They're young; they don't have families. It's not the demographic for those buying houses in Palo Alto or Menlo Park."

When a company goes public, it's common to bring in more mature

management, he added, and those people might be looking.

Keri Nicholas, of Coldwell Banker, Menlo Park, is already seeing the effects of the impending IPO.

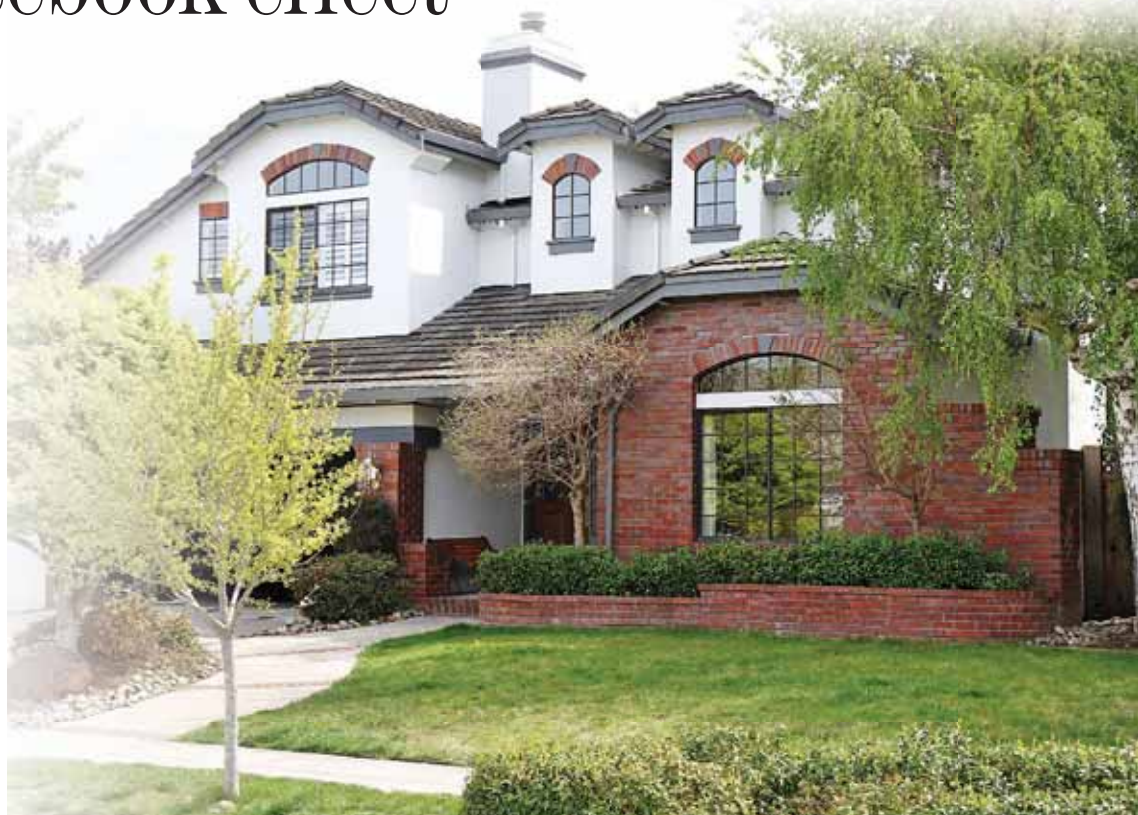
"Clearly Facebook has an impact. It has an impact right now," she said in late February, soon after the announced IPO. "A lot of people are somewhat panicked that it's coming."

But Nicholas pointed out that 16 companies between San Jose and San Francisco are going public in the next nine months, and that too will have an impact on local markets.

"The average age of a Facebook employee is 26. They're going to want to be in the City. They want more of a community, not a \$20 million house.

"If they have families, they want to be in Menlo Park, not on a 2-acre parcel," she said, noting that all aspects of the real-estate market are being affected, not just the high-end.

The minute Facebook announced its IPO, "You feel like everyone sort of thinks, 'Should we wait nine months to put our house on the market?' You don't want everyone to go



Michelle Le

At the high end of Mountain View's market is 697 Woburn Court, offered at \$1.7 million in April. The home features 3,277 square feet of living space, with five bedrooms plus a loft and three bathrooms.

on at the same time.

"There's some anticipation as to who's going to be buying. (But they're buying right now," she said.

Nicholas, who's currently working with Facebook and Accel em-

ployees, said those at the higher end have already purchased homes, borrowing in the secondary marketplace through private banks, if necessary. She, too, sees the greater market impacts in San Francisco,

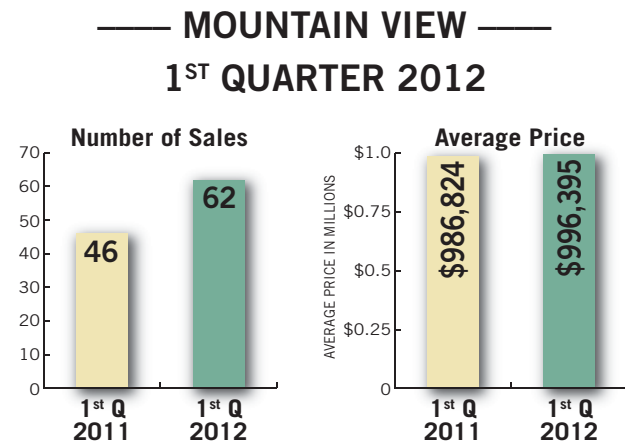
Menlo Park and Palo Alto, "based on the fact that they're young. That may change in five years when they get older."

(continued on page 24)

**SOLD by Pam Blackman**  
(partial list)

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Wow, the real estate market is **hot!** Buyers are plentiful and homes are selling with **multiple offers** and **over list price**. There is a **huge demand** right now and very few homes available for sale. Interest rates are historically low and there is **increased consumer confidence** and pent-up demand. Many of the new paper millionaires from imminent IPOs have already cashed out all or some of their stock in the secondary market and they are in the market for homes. **Now is the time to sell**, particularly while there is little competition. It's time for us to talk!

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- Doug Ahrens, Los Altos

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- Tammy Huynh, Executive Chef/Proprietor  
Tamarine Restaurant, Palo Alto



Michelle Le

At the low end of Mountain View's market is this cottage-style bungalow at 911 Boranda Ave., #A, with two bedrooms and one bath. It was offered at \$549,000 in April.

## 'Facebook effect'

(continued from page 22)

"It's the talk of the Valley — and on the minds of every buyer and seller," Tom LeMieux, of Tom LeMieux Associates, Menlo Park, said.

He recalls similar conversations in 2004 when Google went public.

"Oftentimes the expectation does not match the reality. I firmly believe the halo effect is a positive

trend for our real estate market; what gets forgotten is these things play out over a longer time than people want to believe," he said.

A year after Google's IPO (after any lock-up period preventing early sale of stock), Atherton values declined by 5 percent. Yet Menlo Park had a strong market that year (see chart).

"I spend a fair bit of my day trying to dampen down the over-excitement about this. I do think it's positive, but not an overnight phenomenon,"

he said.

"A lot of sellers who are in a position to pick their time certainly are balancing whether now is the right time — and I think it's a very good time for sellers. It begs the question: Will a year from now be better? No one can answer," LeMieux said, adding his speculation that the market will be the same or better a year from now.

"I'd like to believe that our market is driven by many more fundamentals than one or two high-profile

### Google stock vs. buying a house

|               | Google stock price | What 10K shares was worth | Median Palo Alto house price | Median Atherton house price |
|---------------|--------------------|---------------------------|------------------------------|-----------------------------|
| August 2004*  | \$85               | \$850K                    | \$1.15M (2004)               | \$3.0M (2004)               |
| February 2005 | \$204              | \$2.04M                   | \$1.30M (2005)               | \$3.0M (2005)               |
| March 2012    | \$615              | \$6.15M                   | \$1.43M (2011)               | \$3.29M (2011)              |

If you received 10,000 shares of Google stock at the IPO price of \$85, it was worth \$850,000 in August 2004, but that rose to \$2,040,000 six months later when most shares were eligible to sell.

If you didn't sell the stock until March 2012, that stock would have gone for \$6,150,000.

Meanwhile, if you'd invested your Google stock in Palo Alto real estate in 2005, you could have bought roughly one-and-a-half median-priced Palo Alto homes at \$1,300,000 each. The value of those homes could have increased to \$2,246,350 by 2011 (again, roughly one-and-a-half median-priced homes of \$1,431,500 each).

If you had made a down payment on one house in Atherton in 2005, you would have paid \$3,000,000. If you'd held on to the stock and bought a home in 2011, when your stock was worth \$6,150,000, you could have bought a median-priced Atherton home free and clear for \$3,290,000 million.

*\*most shareholders not eligible to sell stock until six months later*

IPOs — by NASDAQ, how well firms are doing in the Valley," he said. That's what leads to the optimism his clients are feeling now.

LeMieux is seeing the most action in Palo Alto in the under \$2.5 million range, along with a resurgence at the higher end. "Atherton had two sales above \$10 million in 2010" but had nine last year and already one so far this year, he added.

But other things besides Facebook's hoopla are impacting prices, mainly low inventory, Taylor said. On a sunny day in February, there were only 30 properties on the market in Palo Alto, with even less in Menlo Park. He pointed to the difficulty in qualifying for loans, es-

(continued on page 26)

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## 'Facebook effect'

(continued from page 24)

pecially if they're looking to move from a \$2 million house to a \$3 million house.

"It's a painful process. (People say) rather than go through that, I just won't move," he said.

Those brave enough to test the market are finding a fast-paced atmosphere.

Nicholas said she's seeing "multiple offers on most properties," noting that she's seeing a large increase in off-market sales "getting tremendous prices." Of 14 sales to date, eight were off-market, she added.

And that competitive environment comes right back to lack of inventory.

"We traditionally have had an undersupplied market here; there are no more large tracts of land to add to the supply, LeMieux said.

"We also have an area that people like to stay in. If you sell, where are you going to go?" he added.

Nicholas is in total agreement. "I don't foresee that much more inventory coming — more, but not to levels that we're used to. A lot of people are unsure of where to go," she said, noting that the area doesn't have a lot of senior housing. She contrasted this to 20 years ago when people would hit a certain age and move.

"(Lack of inventory is) causing everyone to go, 'Uh oh, are we going to get in?' The market has al-

ways been strong," she added.

LeMieux agreed that inventory was the biggest obstacle to sales. "Over the last 10-15 years it's been harder to be a buyer than a seller," he said. In 2008-09, the "playing field leveled a little bit; now that seems to be tipping again toward the sellers," he added.

Some may be encountering challenges in financing, but LeMieux pointed to the "higher-quality buyer where financing is not a problem."

Taylor noted that he's been seeing many more cash sales — one way to get around the financing difficulties.

"Now it's all income and credit; equity is irrelevant," Taylor said. "If you're downsizing, as long as you don't need a loan, you're fine."

"We do have a fair number of cash buyers," LeMieux said, but noted that, "One buyer could pay all cash but is almost incentivized to finance because of a mortgage subsidy (offered) through his company as part of his relocation package."

But the cost of borrowing is "attractive. Even though lenders are scrutinizing buyers more closely, we have the type of buyers here lenders want to lend to," he said.

LeMieux sees a gradual improvement in the market this year. "All of that is creating a scenario where buyers are more confident in their jobs, stock positions, their income, how their companies are doing. If you don't have confidence in that, you're not going to go out and buy a home," he said.

Bob Taylor believes the bigger "Facebook effect" will kick in down the road, long after restrictions on employees' sale of stock are lifted, which could easily extend from six months to a year after the IPO.

"Psychologically, it's there immediately, but we really won't see it for a year or more," he said.

Other factors will be impacting home sales, such as how many companies are hiring in the Valley and the general revival of the tech sector and rising rents that "will eventually push people to buy," he added.

But he keeps coming back to local reality. "There's pent-up demand," he said.

Looking down the line, Taylor sees the "Facebook effect" having a potential large impact not so much because of the instant millionaires but because the company projects hiring 9,000 people in the next few years.

"Where are they going to live? They want people to live nearby," Taylor said, pointing to Google's college-like campus and recent rezoning of nearby Mountain View properties that can be used for housing.

"It's a company-town model: If they're successful, it'll have a spill-over effect on real estate," he said.

And he sees an even bigger effect in the years to come when Facebook starts buying other companies. "Then a group of employees will get instant money," he said. ■

Associate Editor Carol Blitzer can be emailed at [cblitzer@paweekly.com](mailto:cblitzer@paweekly.com).

## Single-Family Home Sales

### Mountain View

| Year | Sales | Median      | % price change |
|------|-------|-------------|----------------|
| 2004 | 429   | \$775,000   | 14.3%          |
| 2005 | 402   | \$876,000   | 13.0%          |
| 2006 | 318   | \$910,500   | 3.9%           |
| 2007 | 270   | \$1,055,094 | 15.9%          |
| 2008 | 235   | \$982,000   | -6.9%          |
| 2009 | 254   | \$874,840   | -10.9%         |
| 2010 | 300   | \$902,500   | 3.2%           |
| 2011 | 281   | \$965,000   | 6.9%           |

\*Information provided by the Silicon Valley Association of REALTORS® from MLSListings Inc.

### Median prices of condominiums

| City           | Median Price 2011 | Median Price 2010 | Median Price 2009 |
|----------------|-------------------|-------------------|-------------------|
| Atherton       | \$522,499         | \$688,700         | \$426,337         |
| East Palo Alto | \$185,000         | \$246,000         | \$283,000         |
| Los Altos      | \$792,500         | \$760,000         | \$760,000         |
| Menlo Park     | \$705,000         | \$816,000         | \$775,000         |
| Mountain View  | \$470,000         | \$549,500         | \$540,000         |
| Palo Alto      | \$760,000         | \$717,500         | \$675,000         |
| Redwood City   | \$373,108         | \$438,500         | \$418,500         |

\*Information provided by the Silicon Valley Association of REALTORS® from MLSListings Inc.

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Wednesday from 9:30am to 12:30pm.



# Competition for homes heats up

**RENTS, OCCUPANCY RATES ARE CREEPING HIGHER AS ECONOMY IMPROVES**

**By Sarah Trauben**

The bubble burst in 2008 didn't skip over the Peninsula's housing market, but with some sectors of the economy on the mend, the rental market seems to be booming. Yet would-be renters find little inventory of apartments, condominiums, townhomes and single-family home rentals from Mountain View north to Menlo Park.

Rental agents say low supply combined with demand spurred by economic recovery is translating into rising occupancy rates and price hikes for rental property owners.

"The vacancy rate I see being advertised is at an all-time low, even compared to our last cycle peak in 2008," Keller Williams Realtor Leon Leong

said. A Realtor for eight years, Leong specializes in rentals and sales of single-family homes, condominiums and townhomes in the Palo Alto area and says these developments signal a good year for rental property owners in the region.

"A three-bedroom, one-bathroom rental which might have gone for \$2,800 to \$3,000 last year now might rent for between \$3,400 and \$3,800," Leong said.

These rent increases have been especially pronounced near area downtowns, such as surrounding University Avenue in Palo Alto, and in prestigious neighborhoods. One Old Palo Alto property, which was listed at \$3,700 per month in April 2010, was listed at \$4,400 in March of this year, he noted.

"The number of rental properties in Palo Alto is about the same as last year, but because renters are not moving, there is less available," Leong explained. "Our local economy is booming and people are coming to the area because of job creation."

Because more tenants are remaining in their

rental properties, south Peninsula rental-property supply is fairly tied up and rental rates for new tenants are rising, Chuck Totah, a leasing and relocation specialist, said.

The average market value for rentals has increased between 5 and 15 percent as the market has recovered from its stagnant period over the past 18 months, the J. Wavro associate with five years' experience in the area estimated.

"The occupancy and rate increases are mainly due to hiring at high-tech companies, such as Google," he said.

Others have noticed a recent rash of new renters relocating to Mountain View, Palo Alto and Menlo Park for positions at software and Internet-based companies.

"I've received word from local property managers that they are asking for more as the economy goes up," Annette Lamarch, a relocation specialist with Dwellworks, said.

Specializing in corporate relocations, she has noticed strong hiring figures for many companies and observed that economic improvement has the potential to increase

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demand and raise rents.

Rental-property owners may reap the benefit of the rental boom across the board in Palo Alto, where the average rent growth for large complexes has increased 10 percent this year, according to RealFacts.com, which tracks rentals in buildings with 50 or more units. Rates for smaller properties and single-family residences in Palo Alto are also up, Leong noted.

Whether owners in surrounding cities may see their boats lift in the rising tide for occupancy rates and rents, however, is a more volatile matter of location. Much of the new demand for rentals is shaped by that ever-present drive by working professionals with children to reside in locations served by prestigious school districts.

"In Palo Alto specifically, I see people coming into the area not just because of job creation but also because of the dependable quality of local schools, more so now than in the past," he said.

"Mountain View tends to be a bit more heterogeneous in the rental market. Three different school districts are covered by Mountain View, and so the rental markets in areas covered by good school districts are much

like the market in Palo Alto," Leong said.

Despite spotty demand in some areas of Mountain View, rent has increased by nearly 14 percent and the occupancy rate is up 1.5 percent, according to RealFacts.com. Rent increases may be tied not only to a stream of relocating workers, but to a proliferation of apartment complexes.

"Larger apartment complexes may be more prone to increasing rent instead of retaining tenants," Leong said.

Much of demand for rental property may be distilled into a single well-known phrase: location, location, location.

Owners of Menlo Park rental complexes have seen the most drastic occupancy gains and rent rises in the past year, at 5 percent and nearly 17 percent, respectively. Rises are most apparent downtown and in the well-regarded area around Avenida de las Pulgas, Leong said. These indicators of recovery are especially high in areas served by respected schools.

"The Menlo Park rental market is, in some ways, much like the Palo Alto market," Leong said.

Whether the current rental boom will hold remains to

be seen.

Facebook's recent filing for initial public offering of its stocks is already affecting the real estate market and may further drive up the average rents, Lamarch said. And with signs that area tech companies are continuing to hire, it's possible that property owners may continue to see high demand and many applications for rentals.

"It's really hard to predict the future, but as long as the jobs are still there, rents will continue to climb," Totah said. ■

*Freelance writer Sarah Trauben can be emailed at [sltrauben@gmail.com](mailto:sltrauben@gmail.com).*

**ON THE COVER:**

This home at 716 Pettis Ave., Mountain View, was offered at \$1.19 million in April. The brand-new home, close to downtown, features three bedrooms, 2.5 bathrooms. Photo by Michelle Le.

**EDITOR:**  
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# What's HAPPENING here ?

SINGLE-FAMILY  
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ON THE RISE

By **Monica Guzman**

The sights and sounds of building are everywhere, as housing projects are literally getting off the ground in Mountain View.

Here's a sampling of what's happening:



**Name of project:** Mondrian  
**Address:** 465 Chagall St., Mountain View  
**Project description:** Shea Homes is still working to complete six buildings of the Mondrian community only minutes from downtown Mountain View. The community offers three-story townhome-style condominiums in three different floor plans. All condos have 3 bedrooms and 3.5 baths and range from 1,548 to 1,637 square feet. Although still in progress, all but three of the 151 homes have been sold. Due to the success of the new housing community, Mondrian will expand to the land next door. The existing Mondrian is expected to be completed by the end of the year and construction for the second phase will begin shortly after.  
**Developer:** Shea Homes  
**Price:** low to high \$700,000  
**Information:** [www.sheahomes.com/community/mondrian](http://www.sheahomes.com/community/mondrian)

Michelle Le

**Name of project:** Classics at Station 361  
**Address:** 209 W. Evelyn Ave., Mountain View  
**Project description:** 45 two-story homes and 20 townhouses (in two three-story buildings) in downtown Mountain View are currently under construction. Phase I is expected to be completed in four to six months.  
**Developer:** Classic Communities  
**Price:** not available  
**Information:** [www.classiccommunities.net](http://www.classiccommunities.net)



Michelle Le

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Veronica Weber

Robert and Dixie Rich sit outside in the backyard of their Slater neighborhood home in Mountain View.

# Slater

NEIGHBORHOOD OFFERS DIVERSE AGES, EASY ACCESS TO COMMUTE ROUTES, DOWNTOWN

by Emma Trotter

Residents of the Slater neighborhood voted last year to name their home after an old school nearby.

Wagon Wheel is taken by another neighborhood, or they might have chosen that.

“Most duplexes in this neighborhood have brick facades and were built around 1955 with that western motif — wagon wheels stuck in the bricks,” said Robert Rich, a recording artist who has lived in the neighborhood with his wife since 1989.

Diverse housing options offer residents access to commuting arteries and downtown Mountain View lifestyle at much less cost, Rich said. His house is an old farmhouse in the California Bungalow style.

“We were a young couple and we could afford it,” he said. At first, they rented out the separate cottage dwelling for some extra income. “You see a lot of that sort of creative financing around here.”

Bounded by Hwy. 85, Easy Street, Central Expressway, North Whisman Road

## NEIGHBORHOOD SNAPSHOT

and East Middlefield Road, Slater isn’t exactly new to the Mountain View scene, apart from its name and a fledgling neighborhood association.

“I wasn’t aware of any kind of change in the way the neighborhood was referred to,” said Todd Markelz, a manager at Google who has lived in the area for five years and last fall purchased a townhome on Gladys Avenue with his wife and two sons.

For Markelz, Creekside Park remains the social center for the neighborhood, no matter its name.

“We see a lot of families there with kids the same ages as ours,” he said.

“There’s always a lot going on,” Rich agreed.

Other social hubs of the neighborhood include Clocktower Coffee and Roger’s Deli, residents said.

(continued on page 34)



Veronica Weber

Homes in the Slater neighborhood are mostly one-story, such as this one on Tyrella Avenue.



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## SPRING REAL ESTATE 2012

### Slater

(continued from page 33)

Markelz said the neighborhood can be a little slower compared to other parts of Mountain View.

“I don’t feel like there are a lot of events in Slater, but Mountain View as a whole has a lot of events we take advantage of, primarily in the downtown area,” he said.

“Because the area is very commercial outside the immediate Slater neighborhood, on the weekends places have reduced hours or are closed,” he added.

Good thing downtown can be accessed very easily via the Stevens Creek trail.

“In 1999 they connected it under 85, and that’s when we could go downtown,” Rich said. “That was the big crack in the egg-shell to make this neighborhood part of this town. It’s the lifeblood of the neighborhood.”

Rich grew up in Menlo Park, watching the area transition from orchards to housing.

“You could still see the divisions of farmland between towns,” he said. “Those sorts of memories make me a little misty-eyed.”

“When we bought our house there were three old plum trees in the backyard that you could tell used to be part of an orchard,” he added.

The neighborhood is recognized for its wide variance in the age of residents.

“I run into a lot of young families, people who are relatively recently relocated to the area for tech jobs, similar to us,” Markelz said. “It’s pretty diverse in that way.”

“We’re rooted here,” Rich countered. “We’ll probably be one of those old couples that just lives on.” ■

*Freelance writer Emma Trotter can be emailed at [ectrotter@gmail.com](mailto:ectrotter@gmail.com).*

### FACTS

**CHILD CARE AND PRESCHOOLS:** German International School of Silicon Valley, 310 Easy St.; Kiddie Academy, 205 E. Middlefield Road; NASA Ames Child Care Center, Moffett Field; Google Daycare

**FIRE STATION:** No. 4, 229 N. Whisman Road

**LOCATION:** bounded by Hwy. 85, Easy Street, Central Expressway, North Whisman Road, East Middlefield Road

**NEIGHBORHOOD ASSOCIATION:** Greg Coladonato, gcoladon@gmail.com

**PARKS:** Whisman Park, Easy Street and Middlefield Road; Devonshire Park, 62 Devonshire Ave.; Creekside Park, 200 Easy St.

**POST OFFICE:** Mountain View, 211 Hope St.

**PRIVATE SCHOOLS:** German International School of Silicon Valley, 310 Easy St.

**PUBLIC SCHOOLS:** Mtn. View-Whisman School District — Huff, Landels or Monta Loma elementary schools, Crittenden Middle School; Mtn. View-Los Altos Union High School District — Mountain View High School

**SHOPPING:** strip mall on Leong Drive; retail centers on Middlefield Road and Whisman Road; downtown

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# Is it really location, location, location?

WHAT CAN YOU FIND AT DIFFERENT PRICE POINTS?

By **Cristina Wong**

While some people have their hearts set on a particular neighborhood — or even a street — others acknowledge that budget is what's driving their choice of home.

But, sometimes it's handy to compare just what you can get at different price points. If you *must* have a minimum number of bedrooms, an excellent school district or perhaps a view, then reconsidering the location could help you find the home of your dreams.

The comparison below is just a snapshot of what was offered in March. Note that for the same price (under \$800,000) you could find an entry-level cottage in Palo Alto or a good-sized home in the Slater neighborhood of Mountain View.

For more comparisons, visit [www.PaloAltoOnline.com](http://www.PaloAltoOnline.com).

## \$800,000:



Michelle Le

### MOUNTAIN VIEW

**Address:** 183 Ada Ave.

**List price:** \$748,000 (reduced in March from \$788,000)

**Bedrooms:** 3

**Bathrooms:** 2 full, 1 partial

**Interior:** 1,755 sq. ft.

**Lot size:** 4,030 sq. ft.

**Date built:** 1983

Nestled away from the street on a flag lot, this home is very quiet, while offering convenient access to highways 101, 237 and 85, as well as public transportation. Adding to the privacy are high wooden fences and tall persimmon trees, as well as lemon and peach trees. Features include a master suite with a private balcony, new French doors, double-paned windows and a brand-new roof.



Veronica Weber

### PALO ALTO

**Address:** 1433 Alma St.

**List price:** \$849,000

**Bedrooms:** 2

**Bathrooms:** 1

**Interior:** 960 sq. ft.

**Lot size:** 1,400 sq. ft.

**Date built:** 1926

Between Kellogg and Churchill avenues, this one-story bungalow features a renovated kitchen and bath, a private back patio, a private study room, and a one-car garage. It also provides nearby access to the Bryant Street Bike Path and isn't far from the University Avenue Caltrain station. Local schools include Addison Elementary, David Starr Jordan Middle and Palo Alto High.

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**Palo Alto, 3630 Lupine Ave, April 21, 8-1**  
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Earn \$7k per year renting out your car. RelayRides provides insurance and support. You set the price and who rents your car. www.RelayRides.com/list-your-car Questions? (415)729-4227 (AAN CAN)

## Business Services

### 604 Adult Care Offered

**Lic. Medical Assistant Avail.**  
P/T, flexible. 27 yrs. hospital exp. Alzheimer's, ALS, cancer, Parkinson's. Paul, 650/704-2282

### 615 Computers

**My Computer Works**  
Computer problems? Viruses, spyware, email, printer issues, bad internet connections - FIX IT NOW! Professional, U.S.-based technicians. \$25 off service. Call for immediate help. 1-888-865-0271 (Cal-SCAN)

### 624 Financial

**Reverse Mortgage?**  
Ever Consider a Reverse Mortgage?  
At least 62 years old? Stay in your home and increase cash flow! Safe and Effective! Call Now for your FREE DVD! Call Now 888-698-3165. (Cal-SCAN)

### 640 Legal Services

**Disability Benefits**  
Social Security. Win or Pay Nothing! Start your Application In Under 60 Seconds. Call Today! Contact Disability Group, Inc. Licensed Attorneys and BBB Accredited. Call 877-490-6596. (Cal-SCAN)

**Heller Immigration Law Group**  
650.424.1900. http://greencard1.com  
Free Chat online. Try it!

### 645 Office/Home Business Services

**Advertise Truck Driver Jobs**  
in 240 California newspapers for one low cost of \$600. Your 25 word classified ad reaches over 6 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

**Classified Advertising**  
Reach Californians with a Classified Ad in almost every county! Experience the power of classifieds! Combo-California Daily and Weekly Networks. One order. One payment. Free Brochures. elizabeth@cnpa.com or (916)288-6019. (Cal-SCAN)

**Display Business Card Ad**  
Advertise in 140 California newspapers for one low cost of \$1,550. Your display 3.75x2" ad reaches over 3 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

## Home Services

### 710 Carpentry

**Cabinetry-Individual Designs**  
Precise, 3-D Computer Modeling:  
Mantels \* Bookcases \* Workplaces \*  
Wall Units \* Window Seats.  
Ned Hollis, 650/856-9475

### 715 Cleaning Services

**Beth's Housecleaning**  
I clean your home like it's my own. Exel. refs., reliable. \$20 off 1st visit. Owner operated. Since 1997. Lic., bonded, insured. 408/202-5438

CleanFriendly

**Evelia's Cleaners**  
Homes, Condos, Apartments,  
Offices • Move In/Out  
Whole House Cleaning  
Good Refs (650) 630-3187  
Lic# 002007035

**Family House Service**  
Weekly or bi-weekly green cleaning.  
Comm'l., residential, apts. Honest,  
reliable, family owned. Refs. Sam,  
650/315-6681.

**Marlem Housecleaning**  
House, Condos, Apartments, Office, Move  
in, Move-Out, Good References. "Serving All  
The Bay Area" 650-380-4114

**Orkopina Housecleaning**  
"The BEST Service for You"  
Bonded Since 1985 Insured  
• Dependable, Trustworthy, Detailed  
• Laundry/Ironing, Wash Walls/Windows  
• Move In/Move Out  
• Power Wash • Landscape/Concrete Work  
**650-962-1536** - Lic. 20624  
[www.orkopinabestcleaningservice.com](http://www.orkopinabestcleaningservice.com)

**Socorro's Housecleaning**  
Comm'l./residential, general, move in/  
out. Detailed, honest, good refs. 25  
yrs. exp. 650/245-4052

### 719 Remodeling/ Additions

Gary's Remodel - (Photos)

### 730 Electrical

**A FAST RESPONSE!**  
Small Jobs Welcome. lic #545936  
Bob 650-343-5125.  
[www.HillsboroughElectric.com](http://www.HillsboroughElectric.com)

**Alex Electric**  
Lic #784136. Free Est.  
All electrical.  
Alex, (650)366-6924

**Stewart Electric**  
Lic# 745186  
New Circuits, Repair.  
408 368-6622  
Professional Service!  
Free Quotes!

### 748 Gardening/ Landscaping

**Beckys Landscape**  
Weekly/periodic maint. Annual rose/fruit  
tree pruning, clean-ups, irrigation, sod,  
planting, raised beds. Power washing.  
650/444-3030

 **Jody Horst**  
Landscape Artist  
**856-9648**  
• Design, Install, Consult  
• Drip & Spray Irrigation  
• Clean-up & Maintenance  
• Lawns & Rock Gardens  
• Edible Gardens, Veggie  
Boxes Lic. #725080

**LANDA'S GARDENING & LANDSCAPING**  
\*Yard Maintenance\* New  
Lawns\*Clean Ups\*Tree  
Trimming\*Wood Fences\*  
Rototilling\*Power Washing\*irrigation  
timer programming. 17 years experi-  
ence. Call Ramon 650-576-6242

**FOGSTER.COM**

**Leo Garcia Landscape/ Maintenance**  
Lawn and irrig. install, clean-ups.  
Res. and comml. maint. Free Est.  
Lic. 823699. 650/369-1477.

**Mario's Gardening**  
Maintenance, clean-ups. Free est.  
650/365-6955; 650/995-3822

**PAVERS & LANDSCAPING**  
FREE Design \* Prof. Installation  
BBB A+ \* Starting @ \$8.99 sq ft!  
\* CALL 1.800.728.1954 \*  
[www.BlackDiamondLandscape.com](http://www.BlackDiamondLandscape.com)  
Bonded & Insured \* Lic #841042

**R.G. Landscape**  
Yard clean-ups, maintenance, installations.  
Call Reno for free est. 650/468-8859

**Sam's Garden Service**  
General Cleanup • Gardening  
Pruning • Trimming  
New Lawns • Sprinkler Systems  
Thatching • Planting  
**(650)969-9894**

**Tired of Mow, Blow and Go?**  
Owner operated, 40 years exp. All phases  
of gardening/landscaping. Refs. Call  
Eric, 408/356-1350

### 751 General Contracting

**NOTICE TO READERS** It is illegal  
for an unlicensed person to perform  
contracting work on any project val-  
ued at \$500.00 or more in labor and  
materials. State law also requires  
that contractors include their license  
numbers on all advertising. Check  
your contractor's status at [www.cslb.ca.gov](http://www.cslb.ca.gov)  
or 800-321-CSLB (2752).  
Unlicensed persons taking jobs that  
total less than \$500.00 must state  
in their advertisements that they are  
not licensed by the Contractors State  
License Board.

**AB WEST CONSTRUCTION**  
• Remodels • Tile • Decks  
• Carpentry • Electrical  
• Plumbing • Painting  
Ask about:  
**Weatherproof Package**  
Lic.#623885-Insured Since 1988  
**Call: E. Marchetti**  
**(650) 799-5521**  
[www.ABWESTConstruction.com](http://www.ABWESTConstruction.com)

### 757 Handyman/ Repairs

**AAA HANDYMAN AND MORE**  
Repairs • Electrical • Plumbing  
Carpentry • Fences • Painting  
IKEA furn. Assembled • Senior Discount  
Lic.# 468963 Since 1976 Licensed & Insured  
**650-222-2517**

**ABLE HANDYMAN FRED**  
• Complete Home Repairs • Maintenance  
• Remodeling • Professional Painting  
• Carpentry • Plumbing • Electrical  
• Custom Cabinet Design • Deck & Fence  
• And Much More  
**30 Years Experience**  
**650.529.1662 • 483.4227**

**HANDY "Ed" MAN**  
Electrical • Plumbing • Painting  
Carpentry • Tile • Wallpapering  
22 years serving your area  
FREE ESTIMATES • REFERENCES  
**ED RODRIGUEZ**  
**(650)465-9163 • (650)570-5274**

**Keane Construction**  
**Specializing in Home Repairs**  
Kitchens, Bathrooms, Stucco,  
Dry Rot & Masonry and more!  
650-430-3469 Lic.#743748

### 759 Hauling

**# J & G HAULING SERVICE**  
Misc., office, garage, storage, old  
furniture, green waste and yard junk,  
clean-ups. Licensed & insured. FREE  
EST. 650/368-8810 (see my Yelp  
reviews)

### College Student

Will haul and recycle your unwanted  
items and do genl. clean up.  
650/641-3078; 650/868-6184

**Frank's Hauling**  
Commercial, Residential, Garage,  
Basement & Yard. Clean-up. Fair prices.  
650/361-8773

### 767 Movers

**BAY AREA RELOCATION SERVICES**  
Homes, Apartments, Storage. Full  
Service moves. Serving the Bay Area for  
20 yrs. Licensed & Insured. Armando,  
**650-630-0424**. CAL-T190632

### 771 Painting/ Wallpaper

**BELEW PAINTING**  
\*Interior painting specialist  
\*Interior moldings installed  
\*Over 20 years experience  
650/465-0432 \* CA lic #576983

**STYLE PAINTING**  
Full service painting. Insured. Lic.  
903303. 650/388-8577

### 775 Asphalt/ Concrete

**Roe General Engineering**  
Concrete, asphalt, sealing, pavers,  
new construct, repairs.  
34 yrs exp. No job too small.  
Lic #663703 \* 650/814-5572

### 779 Organizing Services

**End the Clutter & Get Organized**  
Residential Organizing  
by Debra Robinson  
(650)941-5073

### 790 Roofing

**Al Peterson Roofing**  
since 1946  
Specializing in  
• Repairs • Reroofing  
• Maintenance  
• Gutter cleaning • Moss removal  
**650-493-9177**

### Kurz Roofing/Rain Gutters

Free estimates, fully insured. Excellent  
referrals upon request. New roofs and  
repairs on all types of roofs and  
gutters. Lic. #368696. Since 1979.  
650/856-0453

### 792 Pool Services

Reflections Pool Company

**Real Estate**

### 801 Apartments/ Condos/Studios

Palo Alto, 1 BR/1 BA - \$2,195/mo

### 803 Duplex

Redwood City, 2 BR/1 BA - \$2,300.00

### 805 Homes for Rent

Palo Alto, 3 BR/2 BA - \$ 4500/m F

Palo Alto, 5+ BR/3 BA - \$5000.00

Portola Valley - \$6200/month

Redwood City, 2 BR/1 BA - \$2,300.00

### 809 Shared Housing/ Rooms

**ALL AREAS - ROOMMATES.COM**

Browse hundreds of online listings with  
photos and maps. Find your roommate  
with a click of the mouse! Visit: <http://www.Roommates.com>. (AAN CAN)

### 815 Rentals Wanted

**Rental Wanted**

Responsible homeowner seeks reason-  
able "commuter" home. Landscape  
designer, non-smoker, no pets. Can  
exchange landscaping or maintenance  
for partial rent. 408-921-1543

**Retired professional Lady Seeks Cottage Other**  
Will oversee property/other when needed.  
Excellent references. (650) 941-4714

### 825 Homes/Condos for Sale

Menlo Park, 3 BR/2 BA - \$669,900

Palo Alto - 1,200,000.00

### 840 Vacation Rentals/Time Shares

**Advertise Vacation Property**  
in 240 California newspapers for  
one low cost of \$600. Your 25 word  
classified ad reaches over 6 million+  
Californians. Free brochure call Elizabeth  
(916)288-6019. (Cal-SCAN)

### 850 Acreage/Lots/ Storage

**Wanted: 2+ Acres To Lease**  
Dog rescue facility needs open and  
fenced land for occasional home-  
less dog use. Will repair fences,  
mow grass areas and maintain prop.  
Infrequent use. Mike, 650/368-1736

### 860 Housesitting

**Housesitter in Palo Alto area**  
PAHappyCats@gmail.com

**Fogster.com**  
is a unique web site offering **FREE** postings  
from communities throughout the Bay Area  
and an opportunity for your ad to appear in  
The Almanac, the Palo Alto Weekly, and the  
Mountain View Voice.

To place a Classified ad in The Almanac, The Palo Alto Weekly or  
The Mountain View Voice call **326-8216** or visit us at [fogster.com](http://fogster.com)



# Public Notices

### 995 Fictitious Name Statement

The name and residence address of the  
owner(s)/registrant(s) is(are):  
KAREN MORSE  
2563 Mardell Way  
Mountain View, CA 94043  
Registrant/Owner began transacting  
business under the fictitious business  
name(s) listed herein on October 1,  
2011.  
This statement was filed with the  
County Clerk-Recorder of Santa Clara  
County on April 3, 2012.  
(MVV Apr. 13, 20, 27, May 4, 2012)

The name and residence address of the  
owner(s)/registrant(s) is(are):  
CEPAND INC.  
80 Descanso Dr. Unit 1315  
San Jose, CA 95134  
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 March 21, 2012.  
(MVV Mar. 30, Apr. 6, 13, 20, 2012)

### 997 All Other Legals

**BRIAN HANSEN RELOCATION FICTITIOUS BUSINESS NAME STATEMENT**  
File No.: 562116  
The following person (persons) is (are)  
doing business as:  
Brian Hansen Relocation, located at  
236 N. Santa Cruz Ave. #233A, Los  
Gatos, CA 95030, Santa Clara County.  
This business is owned by: An  
Individual.

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF SANTA CLARA**  
Case No.: 112CV21252  
TO ALL INTERESTED PERSONS:  
Petitioner: SHYAM SUNDER LNU filed  
a petition with this court for a decree  
changing names as follows:  
SHYAM SUNDER LNU aka  
SHYAMSUNDER LNU aka SHYAM  
SUNDER to SHYAM SUNDER BHATIA.  
THE COURT ORDERS that all persons  
interested in this matter 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. Any person objecting to  
the name changes described above must  
file a written objection that includes the  
reasons for the objection at least two  
court days before the matter is sched-  
uled to be heard and must appear at  
the hearing to show cause why the peti-  
tion should not be granted. If no written  
objection is timely filed, the court may  
grant the petition without a hearing.  
NOTICE OF HEARING: June 5, 2012,  
8:45 a.m., Room: 107, of the Superior  
Court of California, County of Santa  
Clara, located at 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: March 23, 2012  
/s/ Thomas Wm. Cain  
JUDGE OF THE SUPERIOR COURT  
(MVV Apr. 13, 20, 27, May 4, 2012)

**BRIAN HANSEN RELOCATION FICTITIOUS BUSINESS NAME STATEMENT**  
File No.: 562116  
The following person (persons) is (are)  
doing business as:  
Brian Hansen Relocation, located at  
236 N. Santa Cruz Ave. #233A, Los  
Gatos, CA 95030, Santa Clara County.  
This business is owned by: An  
Individual.

The name and residence address of the  
owner(s)/registrant(s) is(are):  
BRIAN HANSEN  
27 Ashler Ave.  
Los Gatos, CA 95030  
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 March 5, 2012.  
(MVV Mar. 30, Apr. 6, 13, 20, 2012)

**WELLNESS SCIENCE FICTITIOUS BUSINESS NAME STATEMENT**  
File No.: 563301  
The following person (persons) is (are)  
doing business as:  
Wellness Science, located at 2563  
Mardell Way, Mountain View, CA 94043,  
Santa Clara County.  
This business is owned by: An  
Individual.

Need to publish a  
**FICTITIOUS BUSINESS STATEMENT**  
in a Santa Clara County  
newspaper of  
general circulation?



Call the  
**Mountain View Voice**  
**326-8210**

MountainView  
**VOICE**

# COLDWELL BANKER

presents

californiamoves.com



**SUNNYVALE**  
**1198 BLACKBERRY TER** \$678,000  
 3 BR 2 BA Townhome. Feels like a single family! Spacious flrpln., Large yard area. Top Schools  
 Cindy Mattison 650.941.7040



**SUNNYVALE**  
**125 CONNEMARA WY #61** \$510,000  
 2 BR 1.5 BA www.125Connemara-61.com Elegant upgrades - 2 private patios - park-like setting - A/C  
 Francis Rolland 650.941.7040



**PALO ALTO**  
**3519 SOUTH COURT** \$1,375,000  
 4 BR 2 BA This hm is located on a beautiful tree line St. in a desirable So. Palo Alto neighborhood  
 H. Blanchard & D. Blockhus 650.941.7040



**MOUNTAIN VIEW**  
**1963 ROCK ST #19** \$539,000  
 2 BR 2 BA Updated end unit condo w/extra lrg outdoor space. Close to shopping and EZ access to 101.  
 Jessica Tang/Barbara Sawyer 650.325.6161



**LOS ALTOS**  
**612 STARDUST LN** \$1,695,000  
 4 BR 2.5 BA Approx 2,122 sf, family room, exposed beam ceilings, refinished hrdwd flr, 11,280 sf lot.  
 Alan Loveless 650.325.6161



**LOS ALTOS**  
**549 ALICIA WY** \$1,729,000  
 3 BR 3 BA Warm, spacious, green! Remodeled, expanded w/office + family room, in-law or 2nd master.  
 Emily Chiang 650.325.6161



**LOS ALTOS**  
**1121 LAURELES DR** \$1,798,000  
 4 BR 3 BA This home is in a wonderful N. LA neighborhood with a peaceful setting. Shows beautifully!  
 Wendi Selig-Aimonetti 650.328.5211



**LOS ALTOS**  
**1640 ELMHURST DR** \$1,348,000  
 3 BR 2 BA Spacious liv rm, din rm, fam rm & lrg kit w/ breakfast area. Huge yard-lush lawn, pool & patio.  
 Karen Scheel 650.941.7040

## LOS ALTOS

**231 HAWTHORNE AVE**  
 SUN 1:30 - 4:30 \$3,290,000  
 5 BR 5 BA Beautiful Architecture + Floor Plan Amenities Abound. Gleaming HW Floors, Lovely Granite.  
 Jim Galli 650.941.7040

**RARE LOS ALTOS ACRE** \$2,999,990  
 3 BR 3 full BA + 2 half Incredible light, big windows w/wooden shutters, guest cottage.  
 Terri Couture 650.941.7040

**530 SHELBY LN**  
 SUN 1:30 - 4:30 \$2,198,000  
 4 BR 3.5 BA Plus study. Classic 2-story traditional w/pool, yard, patio & deck, convenient to downtown.  
 Helen Kuckens & Kirk Mahncke 650.941.7040

**UNIQUE PROPERTY** \$1,578,000  
 4 BR 3 BA 1/2 acre property close to town. 2200 sq ft. New carpet and paint throughout.  
 Barbara Cannon 650.941.7040

## LOS ALTOS HILLS

**11035 EASTBROOK AV**  
 SUN 1 - 4 \$2,995,000  
 5 BR 4.5 BA 6000+ square ft beautiful custom home. 1.3 acre oaktree studded lot with expansive lawns.  
 Terri Couture 650.941.7040

**DRAMATIC HOME** \$2,645,000  
 5 BR 4.5 BA Dramatic home w/bay & valley views, solarium, enclosed spa rm, elegant kitchen.  
 Vicki Geers 650.941.7040

## MENLO PARK

**10 MANSION CT**  
 SUN 1:30 - 4:30 \$1,295,000  
 2 BR 2.5 BA +Study. Size, condition, location, price! Larger than many single family hms for the price  
 Nancy Goldcamp 650.325.6161

## MENLO PARK

**IMMACULATE END UNIT TWNHM** \$629,000  
 3 BR 2.5 BA Newly rmdld twnhm w/ Approx. 1650sq.ft. LG gourmet kit w/granite cnter tops. 2 mstr suit.  
 Stella Rosh 650.941.7040

## MOUNTAIN VIEW

**GREAT NEIGHBORS** \$1,049,000  
 4 BR 2 BA Newly tiled entry. Fam Kit & bathrooms w/ new flooring & Fresh Paint.  
 Brandon Schaeffer 650.941.7040

**179 HAMWOOD TERRACE**  
 SAT/SUN 1:30 - 4:30 \$849,999  
 3 BR 3.5 BA Large home, spacious, SFR w/ wrap porches, fam kit, MBR suite, 2 car garage, priv Rd.  
 Lollie Gilbert 650.941.7040

## PALO ALTO

**PRIME OLD PALO ALTO** \$5,495,000  
 5 BR 4.5 BA Beautiful Spanish-style design. Stunning finishes. ±11,250 sf lot size, Built in 2001.  
 Zach Trailer 650.325.6161

**878 MORENO AV**  
 SAT/SUN 1:30 - 4:30 \$2,695,000  
 5 BR 3 BA 18 years new. Completely remodeled 2 years ago with the finest materials & workmanship.  
 Judy Shen 650.328.5211

**3366 VERNON TE**  
 SAT/SUN 1:30 - 4:30 \$2,248,000  
 5 BR 4 BA Enormous living - dining - family - kit area + 2 patios on cul-de-sac. 10,956 sq.ft. lot!  
 Geraldine Asmus 650.325.6161

## PALO ALTO

**3309 KENNETH DR**  
 SAT/SUN 1:30 - 4:30 \$1,598,000  
 4 BR 3 BA Incredible, one-of-a-kind 2,027sf expanded Eichler. Expansive 9,582sf cul-de-sac lot.  
 Deborah Greenberg 650.328.5211

**1129 TUOLUMNE LN #51**  
 SAT 1 - 3 \$925,000  
 2 BR 2.5 BA Gorgeous South Palo Alto condo. Built in 2009! Model unit with over \$40,000 in upgrades!  
 DiPali Shah 650.325.6161

**186 ECHO LN**  
 SAT/SUN 1 - 4 \$1,420,000  
 3 BR 2 BA Perched on a gentle knoll, this home has been wonderfully remodeled - exposed wood beams.  
 Jerry Haslam 650.941.7040

**320 EDGEWOOD RD**  
 SUN 1:30 - 4:30 \$1,348,000  
 4 BR 4 BA Old World Charm with newer 2nd story addition. Formal dining room & separate family room.  
 Dorothy Gurwith 650.325.6161

**15 LANDA LN**  
 SUN 1:30 - 4:30 \$925,000  
 4 BR 2.5 BA Private lane, family room, formal dining, eat-in kitch, 2850 sf, 2 car garage, large deck.  
 Drew Doran 650.325.6161

## SAN CARLOS

**1371 ORANGE AV**  
 SAT/SUN 1:30 - 4:30 \$679,000  
 2 BR 1 BA Suburban retreat! Relax to splashing fountain in serene garden. White Oaks neighborhood!  
 John Fyten 650.325.6161

## SAN JOSE

**STUNNING TRADITIONAL HOME** \$1,138,000  
 5 BR 4.5 BA This exceptional residence epitomizes the elegance & grace of beautiful Silver Crk Area  
 Terrie Masuda 650.941.7040

**1798 SANTA BARBARA DR**  
 SAT 1 - 4 \$999,500  
 3 BR 2 BA Remodeled kitchen, hrdwd floors, A/C, 2 car garage, lrg lot, exquisite updates throughout.  
 Maha Najjar 650.325.6161

**TRI-LEVEL SHAPPELL HOME!** \$875,000  
 4 BR 3 BA Spacious tri-level Shapell home. Central A/C. Near Cataldi Park, shops and schools.  
 Teresa Lin 650.328.5211

**SPACIOUS HOME** \$695,000  
 3 BR 2 BA Like being back in the 70's. Spacious original hm built in 1970 in liveable condition.  
 Ric Parker 650.941.7040

**CHARMING** \$585,000  
 3 BR 1 BA Charming home features remodeled kitchen w/granite counters & stainless steel appliances.  
 Shelly Potvin 650.941.7040

## STANFORD

**STANFORD QUALIFIED ONLY \$1,659,000**  
 5 BR 3.5 BA Stanford qualified only. Tranquility in Heart of Campus. Secluded cul-de-sac. Contemp. flair.  
 Carole Feldstein 650.941.7040

## LOS GATOS

**BEAUTIFUL 4BDRM 3BATH \$949,900**  
 4 BR 3 BA 5+ mostly level acres of your own natural preserve.  
 Enis Hall 650.941.7040

## SUNNYVALE

**EXPANDED CHERRY CHASE HM** \$998,000  
 4 BR 2 BA Updated Kit & Barm. Hrdwd flr; dual pane windows. Sun-filled Fam Rm. Inside laundry.  
 Wendy Wu 650.941.7040

**154 S BERNARDO AV**  
 SUN 1:30 - 4:30 \$698,000  
 3 BR 2.5 BA Located near dwntwn Sunnyvale & Mountain Vw features a liv rm w/fireplace & dining rm.  
 Jo Buchanan & Stuart Bowen 650.941.7040

**152 S BERNARDO AV**  
 SUN 1:30 - 4:30 \$598,000  
 2 BR 2 BA Located near dwntwn SV & MV w/liv rm/din rm combination & granite kit w/adjoining fam rm.  
 Jo Buchanan & Stuart Bowen 650.941.7040

**STUNNING MANUFACTURED HM** \$130,000  
 3 BR 2 BA Looks like a luxury townhome featuring granite counters, tile & laminate flrs.  
 Merrian Nevin 650.941.7040

## WOODSIDE

**PRIME LOCATION!** \$29,000,000  
 Private prestigious location. 11+ acre property in central Woodside close to town.  
 Susie Dews & Shena Hurley 650.325.6161

**ON TOP OF THE WORLD** \$2,995,000  
 4 BR 3 BA Hm w/views like no other. Features meadow, pond, gated vegetable garden w/large chicken coop  
 Jamie Carmichael 650.941.7040

**PRINCETON CAPITAL**  
 EXPERTS IN HOME LENDING  
**800.558.4443**

**Los Altos** 650.941.7040  
**Palo Alto** 650.325.6161

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