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Opinion: Crest Theatre faces unknown future

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Little Pocket residents will showcase their fish at this year's Camellia Koi Club pond tour

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Congratulations Hilario Mata Jr.!

Hilario Mata Jr., a 13-year-old student at Sam Brannan Middle School, made the 2014 United States Specialty Sports Association (USSSA) All American Baseball Team and was named Top Performer in the Northwest Region.

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The Pocket Watch



By **JEFF DOMINGUEZ**
jeff@valcomnews.com

Pocket Martial Arts school lifts students to national prominence

Ever watch the rain hit a window, and the individual drops weave their paths as they drip down the glass? Sometimes, those droplets can be inches apart, and yet, they manage to find each other, join forces, and pick up speed and strength as a single unit. I know there's some sort of scientific explanation for this attraction, although I can't ex-

plain it, and I don't even know what it's called.

I've come to believe that the same principle exists with humans. I've seen it occur time and again, generally in the stories told to me of people doing great things here in the Greenhaven/Pocket area. Good people traveling their independent paths somehow find each other and help one another to become great or to do great things. At the confluence is usually a pretty compelling story, the best vantage point for which is the view from the satellite, where you can best see the paths come together.

I was afforded this view, as I learned about the remarkable achievements of Matthew Pimentel in the world of martial arts, Taekwondo, specifically. A recent graduate of John F. Kennedy High School, where he was a standout as a runner in Cross

Country and Track, Matthew became exposed to Taekwondo through his little brother, whom he began to watch take lessons at the newly opened school, "iYa Taekwondo," here in the Pocket. To be completely accurate, "iYa" wasn't exactly newly opened. The school had existed in limited exposure for a couple of years prior, due to its original location, in a classroom at the former Lisbon Elementary School, and, later, as its enrollment grew, in the school's cafeteria. When the school was compelled to find more expansive digs, Xai Lor, its co-founder, was able to secure a more commercially prominent home for the school in a small mall on Greenhaven Drive.

So, on one hand, we had Matthew, already a fairly accomplished athlete in his own right, being a good big broth-

See Taekwondo, page 5

Taekwondo:

Continued from page 4

er, accompanying his younger sibling to Taekwondo lessons in the absence of their father, who was now permanently living hundreds of miles away in Southern California. "I felt that I should be there to support my little brother," explains Matthew. "The things they do in class are challenging. He needed me to be there with him."

On the other hand, we have Xai Lor, "Miss Xai," as she is known as the school's co-founder and instructor, and to whom Matthew's caring and consistent presence had not gone unnoticed. Xai had taken her first Taekwondo class as an elective during her freshman year in college at Sacramento State and was immediately hooked. Although the ensuing few years found her completing her education, getting married, giving birth to three children, and enjoying a successful career as a paralegal, she only stopped taking Taekwondo intermittently, to accommodate the births and care of her children.

When the decision was made for Xai to leave her career in law in favor of becoming a stay-at-home mom, the opportunity to teach Taekwondo at her daughter's school soon presented itself. "We started in a 900-square-foot classroom," she recalls. The popularity of her instruction soon gained predictable momentum, and her school within a school was soon transferred to the 3000-square-foot multi-purpose room on campus. "It began to occur to me that this could become a viable career for me," she says, and, last year, she moved her Taekwondo school, now known as iYa Taekwondo—named for the phonetic kiai, the short yell emitted by practitioners of the art that expresses the energy involved in a movement—to its present location on Greenhaven Drive.

Xai took notice of Matthew, who seemed always to be in attendance at his brother's classes, and something compelled her to approach Matthew to suggest that he join the school as well. "I was a little surprised," Matthew remembers, "I went home and thought about it. I knew that Taekwondo is really big around the world. People use it to defend themselves, but it also teaches discipline, and that's a good thing for people my age and younger. I've always watched martial arts movies. I've always loved those movies, and

I've always been interested in all of the martial arts. The more I thought about it, I decided that, yes, I want to try Taekwondo." And so, Miss Xai and iYa found itself with a new student.

After a single lesson, Matthew was convinced he'd made a great decision. Like his instructor when she was back in college, he was instantly hooked. I thought, "Whoa! It feels so good! It made me feel better, free! And, another thing, I met a lot of new people, younger students and older students, and they felt like a family really quick." That feeling of family seems to be a recurring theme with everyone who is involved in classes at iYa. "We go through a lot together," explains Miss Xai. "We kick and punch each other, yes, but we encourage and love each other, too—you can't get any closer than that! There is a feeling of mutual respect and support among the students that's a little difficult to explain."

When the opportunity came up for Matthew to compete in the State Championships at the Fresno Convention Center in April, Miss Xai encouraged Matthew, now a Green Belt, to participate. "I was a little hesitant" says Matthew, "but my fellow students were really supportive. They pulled me through and gave me the confidence to do it." Despite Matthew's reluctance, he emerged from the competition with a 1st Place in Sparring, and a 2nd Place in Poomsae, or "Forms." Nationals were slated for May. "I was a little shocked by my success in Fresno," he beams, "But I said, 'I've got to do this!' and I signed up."

Nearly 5,000 athletes registered to compete for gold

medals in the USA Taekwondo 2014 National Championship at the San Jose Convention Center, Sunday morning, July 6, 2014, in San Jose, Calif. And Matthew was one of them. When he left that day, he had earned the official National Championship in Sparring in his division, and he also came in 3rd in Forms. "Please mention this in whatever you write," he asks. "I would not have made it this far without my teammates from iYa. We push each other and support each other. It means everything to me. And Miss Xai gave me the confidence and motivation that I needed to carry me through this. I couldn't have done this without these people."

You get the feeling that it's a little more than the great instruction at iYa that propels students like Matthew Pimentel to do great things out in the world. There's more to it than that. Gaps are being filled in the lives of the students, and Xai Lor has clearly received as much as she's given, as well. iYa has become the confluence where all these individual streams have come together to form one great river. It's carrying all of these valuable principles that are taught at the school—things like courtesy, integrity, perseverance, self control, indomitable spirit, and victory—and headed out into society. Here's hoping that it can bring some kind of balance in a world gone crazy.

"The Pocket Watch" appears in every issue of the Pocket News. Jeff Dominguez can be reached at jeff.dominguez@yahoo.com



Photo courtesy Matthew Pimentel, a Pocket resident, won first place in his division for sparring at the USA Taekwondo 2014 National Championship at the San Jose Convention Center earlier this year.

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Japantown was a thriving community, just west of state Capitol

By LANCE ARMSTRONG
Lance@valcomnews.com

Editor's Note: This is part two in a series regarding historic Asian districts of Sacramento.

During her recent interview with this publication, Rose (Ishimoto) Takata, who grew up in the historic Riverside area, referred to a now nonexistent community, west of the state Capitol, known as Japantown.

In sharing a memory about that community, Takata said, "Well, my dad (Sehei Ishimoto) used to take us there (to Japantown), because he had to sell his eggs and the crops that we grew. Well, of course, we had Chinese cabbage. We used to have what they call daikon - Japanese radish - and we used to do green onion. I'm sure we had cucumber and stuff, too. But, mainly, we took whatever we had to the Japanese market in Japantown. I would say (that market was located in) the main part (of Japantown), somewhere around (today's Capitol Mall), somewhere around 3rd (Street)."

Sacramento's Japantown, which was basically located within an area bounded by 2nd, 5th, L and O streets, began to take form in the late 19th century.

An essay, entitled "A Portrait of Sacramento's Japanese Community," by Cheryl Lynn Cole, notes: "It is

not known for certain when the first Japanese arrived in Sacramento. Probably several passed through the city in 1868 while on their way to the Gold Hill Silk Colony, located between Coloma and modern Highway 50. And possibly some of them returned to reside in the city when that colony collapsed a few years later."

A 1910 federal immigration commission report regarding "Japanese and other immigrant races in the Pacific Coast and Rocky Mountain states" notes: "The Japanese population of Sacramento is estimated to have been 12 in 1883 and 100 in 1893. According to the census, it was 337 in 1900. In June 1909, it was estimated at 1,000. About 700 of these Japanese were connected with business enterprises and professions or were unoccupied members of the families of persons thus gainfully employed. Some 300 were employed as porters in saloons, clubs and other places conducted by white persons, as domestics or as general 'help' in the city. The 1,000 just mentioned is the estimated number of the Japanese 'settled' or regularly residing there."

The report also refers to a "floating population, which ranged from 200 to 2,500 Japanese people. The latter number was mentioned to have been the result of Japanese who gathered in

the city during the last two weeks of August before they headed to work at nearby hop fields.

Sacramento was noted in the 1910 report to have been an important distribution point for Japanese laborers for the then past 20 years.

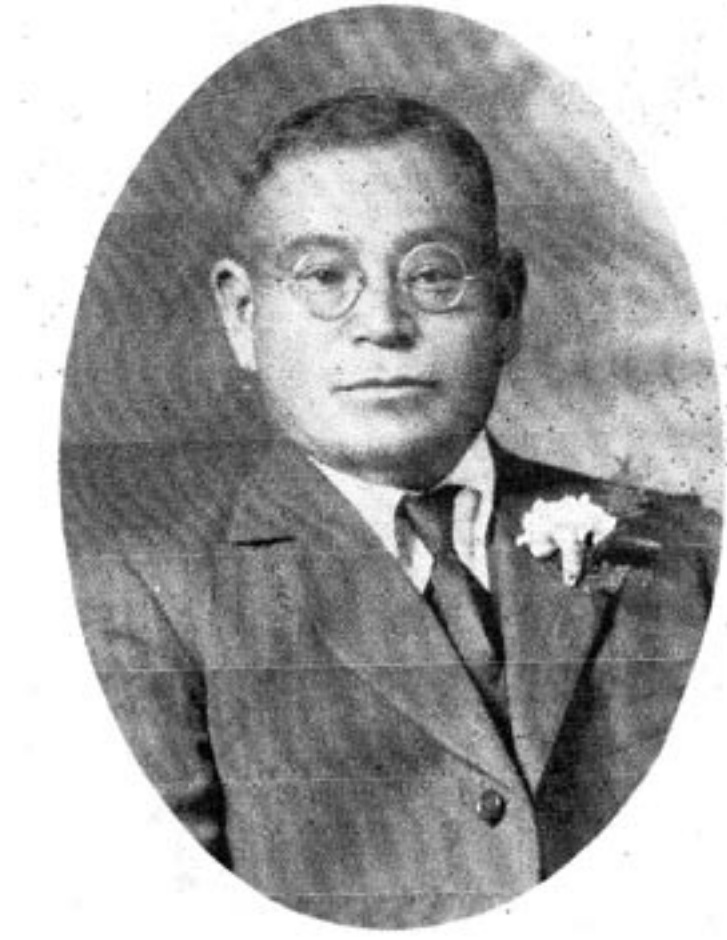
And in regard to early living accommodations for Japanese in Sacramento, the report states that Japanese laborers discovered that they were not welcomed in "white boardinghouses" in the city, and that that they did not find Chinese conducted lodging houses to be suitable to their standards.

The reactionary measure for these Japanese was for them to operate their own boarding and lodging houses.

In 1891, Sacramento became home to two Japanese operated hotels and a Japanese run lodging house. Several other similar places were operating in the city by the mid-1890s.

Sacramento's Japanese population continued to expand and evolve with businesses and residential establishments, and their downtown community grew to become recognized as Japantown.

An example of the early growth in Japanese businesses in Sacramento is the expansion in the number of Japanese goods stores. The first of those stores opened



Sehei Ishimoto often sold his Sacramento area grown produce and eggs in the city's Japantown, near the state Capitol.

in 1893 and by 1909, there were 12 such stores in the capital city.

Sacramento became home to its first Japanese bathhouse in 1891 and its first barbershop and restaurant serving Japanese and American food two years later. By 1909, Sacramento was home to 26 Japanese run barbershops, and 36 Japanese operated restaurants,

28 of which were located in Japantown.

In living up to its name, Japantown was certainly like a town, as it would grow to include many more establishments, including banks, grocery stores, fish markets, drugstores, tailor shops, shoe repair shops, laundries, furnishings stores,

See Japantown, page 7

Japantown:

Continued from page 6

employment agencies, book and stationery stores, photography studios, a newspaper, printing shops, bicycle shops, churches and even a motion picture theater.

The first Japanese run grocery store in Japantown was in operation as early as 1893, and by 1909, 12 such businesses were operating in the area.

The 1910 federal immigration commission report refers to Japantown as the "Japanese quarter," and mentions that most of the city's Japanese lived and worked within that area.

"It is evident that (Sacramento's Japanese) are closely colonized," the report noted.

In addition to their success in the Sacramento area, local Japanese also experienced hardships related to discrimination.

For instance, the Webb-Haney Act, which was more commonly known as the California Alien Land Law of 1913, prohibited people who were not American citizens or not eligible for citizenship from owning agricultural land. The law, which was mainly directed toward Japanese, also banned such people from leasing the same property for more than three years.

Local Japanese were later targeted in the Johnson-Reid Act - aka the Immigration Act of 1924 - which, among other things, halted Japanese immigration to

America. The law was enacted on May 26, 1924.

Undoubtedly, a great tragedy in the lives of Sacramento's Japanese occurred as a result of the signing of Executive Order 9066 by President Franklin D. Roosevelt on Feb. 19, 1942.

The presidential approval of this order, which occurred following the Japanese attack on Pearl Harbor, allowed for the assembly, evacuation and relocation of more than 100,000 men, women and children of Japanese ancestry residing on the West Coast.

In regard to the removal of Sacramento's Japanese from the capital city, a related article from the initial portion of that event appeared on the front page of The Sac-

ramento Bee on Wednesday, May 13, 1942.

In describing the scene on that day, The Bee reported the following: "Carrying only their personal effects, large numbers of Japanese families, including tiny babies and gray haired oldsters, began gathering in front of the (Memorial) Auditorium shortly before 8 a.m. today. There they boarded buses for the short trip to camp.

"Streets were blocked off near the loading areas on I Street, between Fifteenth and Sixteenth streets, and on Fifteenth Street, between I and J streets, so that the evacuation could be carried on in an orderly manner."

Following the war, many Japanese, who had resided in Sacramento's Japantown, returned to that area and discovered that it had become occupied by others who had filled the vacancy created by their internment.

Available housing in that area, as well as throughout the city, was scarce following the war, and some local Japanese resorted to temporarily residing at the old Camp Walerga, where they had been detained before heading to the Tule Lake internment camp, near the Oregon border.

Eventually, the once thriving "Japanese quarter" made a partial comeback only to be eliminated again in the 1960s, this time in the name of redevelopment through the creation of Capitol Mall.

Sacramento Japanese Methodist Church to host annual food festival

The Sacramento Japanese United Methodist Church will host its annual Asian Food and Cultural Bazaar at 6929 Franklin Blvd. from 11 a.m. to 3 p.m. on Saturday, Oct. 4.

The bazaar will feature teriyaki chicken, sushi, sesame chicken, chow mein, udon, Korean short ribs, a variety of baked goods and more cooked on-site by church members and friends. Free entertainment will include performances by Na Aikane (a ukulele group) performing at 11 a.m., and Sacramento Taiko at noon. The event will also feature handmade items crafted by the Boutique Committee.

Rev. Motoe Yamada-Foor welcomes everyone to SJUMC's lively and growing con-

gregation. Current membership includes people of all ages and of diverse ethnic backgrounds. The church's programs include, but are not limited to a Youth Basketball Program; Choir; United Methodist Women's Group; Adult Education Classes; Youth Group; Garden Angels (church landscaping); Prayer and Older Adult Ministry; Small Groups, Sunday School, Community Services; Mission Committee including Japan Relief and more.

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Darrell's Notes



By COUNCILMEMBER DARRELL FONG

Food Trucks

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Sacramento Loses Two Community Leaders

In August, Sacramento lost two of our most treasured community leaders, Mary Healy and Grantland Johnson.

Mary Healy, Zoo Director, Passed away on Thursday, Aug. 7, 2014. Mary made her debut as the Sacramento Zoo Director in December of 1999. Under Mary's direction, a full-scale veterinary hospital was built at the Sacramento Zoo and renovations for new habitats have been completed for lemurs, Thick-billed Parrots, Giant Anteaters, Ground Hornbills, Burrowing Owls, Yellow-billed Magpies, Tamanduas,

giraffes, Red Pandas and North American River Otters.

Throughout that time, Mary dedicated time to serve as Chair of the Association of Zoos and Aquariums. She also served on the Accreditation Commission. Mary was the president of the California Association of Zoos and Aquariums and was one of nine international council members for the World Association of Zoos and Aquariums. Last year, Mary was presented with a Women Who Mean Business award by the Sacramento Business Journal. Mary Healy was a leader in the community and a passionate advocate for animals. She will be greatly missed by zoo staff, colleagues, supporters and the larger zoo community.

Grantland Johnson, a pioneer Sacramento politician, passed away on Aug. 19, 2014 at the age of 65. Mr. Johnson, a Sacramento native, attended Grant High School where he played baseball, basketball and football. He then attended American River College (ARC), later taking a break from

school to earn money working as a roofer, a substitute teacher and a cannery worker. He went on to earn a degree in government at California State University, Sacramento, 1974.

Johnson was elected to the Sacramento City Council in 1983, representing parts of the north area in Sacramento including Del Paso Heights where he grew up. He was the first African American elected to the Sacramento County Board of Supervisors in 1986 and was re-elected to a second four-year term until he was appointed in 1993 to serve in the Clinton administration as the Western Regional Director for the U.S. Department of Health and Human Services. In 2003, Governor Gray Davis appointed Mr. Johnson Director of the California Health and Welfare Agency. Grantland Johnson was a well-respected statesman. He was an innovative leader on issues such as flood control and transportation, looking at the bigger picture and planning for the future.

Do-it-Yourself Community Home Improvement Workshops

My office has teamed up with Council District 8 and the Florin Road Home Depot store to bring you FREE Do-it-Yourself Community Home Improvement Workshops on Saturday, Sept. 27. Join us at the Samuel and Bonnie Pannell Commu-

nity Center from 9 a.m. to 2 p.m. to learn helpful hints, participate in a raffle with great prizes, and take home a free gift bag. Please call 808-7008 for more information.

Volunteers Needed to Help Clean the Levee Near Garcia Bend

Join your neighbors for a clean-up of the levee near Garcia Bend Park on Saturday, Oct. 11 beginning at 9 a.m. Tools will be provided, but extras (marked with your name) are welcome! Contact Araceli Mercado at aramercado4@gmail.com.

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The Crossword by Margie E. Burke

1	2	3	4	5	6	7	8	9	10	11	12	13	
14					15				16				
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- ACROSS**
- 1 Comic strip sound
 - 6 One of a cereal threesome
 - 10 Get ready
 - 14 Way to cook eggs
 - 15 Exceptional
 - 16 Miner's bonanza
 - 17 Weave together
 - 19 Bump up against
 - 20 Hang in the balance
 - 21 Summer starter farewell
 - 23 Florentine
 - 24 Makeup bag item
 - 25 Photoshop, say
 - 27 Made tracks
 - 28 Self starter
 - 29 Dark cloud
 - 32 Protuberant
 - 36 Lacking the knack
 - 39 Dove call
 - 40 Manicurist's board
 - 41 Barn bedding
 - 42 Midterm event
 - 44 Forest dweller
 - 45 Cassis cocktail
 - 47 Asylum occupant
 - 50 Duckling's problem
 - 55 Work like a dog
 - 56 Morsel of meat
 - 57 Katzen of cookbooks
 - 60 Hair piece?
 - 61 Words to a toppled tot

- 63 Brainchild
- 64 This and that
- 65 In the past, in the past
- 66 Bring in
- 67 Ground beef option
- 68 Fender flaws

- 9 Kitchen gadget
- 10 Record sales status
- 11 Maid Marian's man
- 12 Reason out
- 13 One of the Greats
- 18 Scouting unit
- 22 Roofing material
- 25 Force
- 26 Marathon, e.g.
- 28 Towel word
- 30 Bagel topper
- 31 Fertile soil
- 33 Taxicab emblem
- 34 Heavy metal
- 35 Salon service
- 37 Punjab's locale

- 38 Packaging string
- 43 Mother, in Milan
- 46 Update, as machinery
- 48 Thingamabob
- 49 Fuel efficiency, less commonly
- 50 Free from restraint
- 51 Dutch cheese
- 52 Career soldier
- 53 Absconded with
- 54 Old photo tint
- 58 Stevie Wonder song, "_____ She Lovely"
- 59 Spud's buds
- 62 Tom, to the piper

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See Solution, page 24

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Crest Theatre faces unknown future after Oct. 31

By MATIAS A. BOMBAL

The last of Sacramento's great movie theaters to be built, The Crest, which opened Oct. 6, 1949 amid searchlights and movie stars in-person for the premiere of M-G-M's "That Midnight Kiss", faces an unknown future as the building's owner is forcing the tenant/operator, CSLM, Inc. out of business with an impossible rent increase.

On that opening night in 1949, as may be seen in a Fox-Movietone newsreel of the event, Governor Earl Warren told the more than 5,000-person crowd assembled on K Street: "This is a great event tonight ... We're very proud of this new theater, and I'm sure the people of Sacramento will give it their patronage because it deserves it." The Governor was right, and for many years

to come the venerable theater, designed architecturally in a late 1940s "Skouras Style" was the zenith of excellence in movie presentation. The theater was built in 1949 with all new state-of-the-art electrical, plumbing, and HVAC.

It was constructed in the gutted shell, or outer four walls of the 1913 structure that had once housed the Hippodrome Theatre and initially, the short lived Empress Theatre, which closed after only one year. The Empress operators, Sullivan and Considine, Ponzi schemers, were run out of town leaving the investors holding the bag.

Fox-West Coast operated the entirely new Crest Theatre, "The Place to Go" from 1949, through some internal changes within their own company, including a re-branding as National General Theatres through mid 1979. Independent exhibitor Ron Morgan's Morgan Cinemas gave it a short run in the early 1980s. By then the combined elements of urban sprawl and the increasing greed of the movie distributors made the operation of the Crest impossible for showing movies alone and it closed. Herb Liverette tried to turn it into a dinner theater in 1984, with grandiose plans for a remodel designed by noted Sacramento architect David Mogavero. The slogan "Our Quest, Save the Crest" fell on deaf ears.

During that time I was in my early teens, and fascinated by old theaters, I'd run all over the place while Liverette's team tried to raise funds. I was trained as a volunteer relief projectionist by both Mario Menconi and Kenny Smith. Thus, at that early age I became familiar with the entire physical plant of the Crest Theatre and how all of its systems worked. When the dinner theater plans were canceled, Liverette moved on, and just as today, the Crest's future was uncertain.

In 1986 the present era of the Crest's life, and perhaps most significant, began when Linda McDonagh, operator of the Palms Playhouse in Davis, sought a larger venue for music concerts that needed a bigger space than she had

in her rustic barn in Davis. Her attitude was "How about we clean it up as it is?" I approached her with the idea of showing classic films in the style of bygone days with short subjects on days the theater was not used for the live shows she wished to present. She got a friend to back her financially, Charlie Soderquist, and the initials of the two became the name of their new company: CSLM, Inc. CSLM then leased the building, taking operation on Oct. 1, 1986.

CSLM's other partners, Andy Field, Gary Schoreder, and Bill Heberger then took most of October and the first half of November cleaning up the theater, and upgrading anything necessary to make it fully functional and compliant with the needs of any modern building. The theater re-opened with a gala black tie presentation of "Singin' in the Rain" with the film's star, Donald O'Connor, in-person, Nov. 18, 1986. I was CSLM's first employee and managed the theater for a short period, then stayed on to handle publicity, book movies, and emcee events until I was fired in 1991. In an era before DVDs, TCM, Netflix, and the smart phone, you could not really find classic movies any other way.

In October 1986, I brought a young lady into the group from United Artists' Theatre on Arden Way, "Sid" or Laura Garcia, would become the shining light of the Crest to the present for CSLM. She has managed the theater for 25 of the 28 years CSLM has had the stewardship of this important cultural icon of the city. She took the torch and ran with it. In that time, hopes that were only dreams at the beginning were fully realized: first and foremost, the preservation of the building in as close to its original 1949 state as possible, the re-lighting of its magnificent miles of marquee neon in 1991, the restoration of the stage drapery, and the fact that the doors were open to one and all for all types of events for both patrons and event promoters.

The value of the CSLM, Inc.'s operation of the Crest and their contribution to



Photo by Marc Peterson

Photographer Marc Peterson captured the Crest on K street 6 days before CSLM's grand re-opening. Paula Bowden stands on the newly constructed lighttrail platform looking up at the future hope for the theatre in 1986. Note the little trees about to be planted along the street, now giants.

the fabric of the Sacramento community and beyond is self-evident. Great live shows, wonderful movies, and special events have created cherished memories and captured the imagination of all who experienced them. The entertainment knowledge accrued in 28 years shows that CSLM knows its craft in this particular venue better than anyone in this market. This brings us to the present dilemma that they now face.

In 2011, Robert Emerick, a wastewater treatment engineer (sewage) with no theatrical experience, purchased for \$2.8 million what he calls "Historic Crest Commercial Center" on his Facebook page. According to an Aug. 26 Sacramento Bee article by Cathie Anderson, Mr. Emerick further states that CSLM was paying well less than half market rent, at 40 cents per square foot.

I would offer that the square foot market value for a theater space should not be valued the same as office or industrial on the basis that the space within the square footage of these structures is utilized

differently. With the glacier-like move of the forthcoming sports arena, no doubt square footage values will be on the rise, and clever investors are buying any property they can now, to cash in after the arena is a going concern.

Mr. Emerick is quoted in the same Bee article with statements that did not make sense to me, based on my own past experience with the building and the nature of the theatrical business. He says: "There's plumbing in the theaters that's 100 years old." In actuality, the plumbing was entirely new in 1949, as city construction permit records indicate.

Emerick additionally says that "The Crest's air-conditioning system must be replaced, at a cost of \$100,000, because the state is banning the refrigerant it uses by 2020." Although the latter part of that statement is correct, Mr. Emerick does not mention that extant air conditioning units that are in good operating order that use that coolant, R12, are grandfathered in past 2020 and are

See The Crest, page 18

Greenhaven Estates: Life-Long Learning Series



October 2014 Curriculum

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Meet and Greet with Jim Cooper: Wednesday, October 8th at 2:00PM

Please join Jim Cooper for an hour of conversation, Mr. Cooper is the current Elk Grove Vice Mayor/Sacramento County Sheriffs Captain. Mr. cooper is a candidate for State Assembly District 9.

Yoga Seed Collective: Wednesday, October 15th at 2:00 PM

Come learn the great benefit that yoga can bring to a person's life, whether that is stress reduction, healing, greater capacities for compassion and awareness, or physical benefits like flexibility, strength, pain reduction, or simply a greater ease and comfort in one's embodiment. Yoga makes us happy and we want to share it! The Yoga Seed is a nonprofit organization, dedicated to promoting health consciousness and empowering the community through the practice of yoga.

Eat Your Vegetables!: Wednesday October 22nd at 2:00PM

Please join the Vegetarian Society and learn about the ethical, environmental, and health impacts associated with animal based foods. If you've been curious and considering a vegetarian lifestyle, learn how the Sacramento Vegetarian Society can provide the support you need to pursue your interest.

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~Julia H. Gulliver

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Cook Realty Charity Golf Tournament returns for 22nd year

The 22nd Annual Cook Realty Charity Golf Tournament will take place on Friday, Sept. 19 at William Land Park Golf Course with an all-charity dinner and prize raffle to follow. Hundreds of attendees take part each year.

The Cook Realty Charity Golf Tournament began in 1992. It has raised more than \$330,000 for local charities. An important characteristic of this unique event is that more than 90 percent of the earnings are turned over

to several local non profits, schools and churches.

Cook Realty Broker Trey Bonetti says the event is successful in raising needed funds for many local non-profits and valuable community assets. "Keeping it close to home is an element of our philosophy as a company that transfers well to the groups that benefit from the little help we are able to give them. The money we help raise, many groups rely on," said Bonetti. "We are very proud of the accomplishments of our agents and the part they play raising money for charity in a challenging economy."

Cook Realty wants to thank past major sponsors that include Steve Larson of Farmer's Insurance, Bouey Termite and Construction, Lori Wilson of Property I.D. and Ken Perry of State Farm Insurance.

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Faces and Places: Hot August Nights at Greenhaven Estates

Photos by
STEPHEN CROWLEY
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Angelica Menzie gets a hug from a friend, Vincent Harris.

Meet Angelica Menzie, Greenhaven Estates employee of the year

Angelica Menzie, the business office manager of Greenhaven Estates was named employee of the year at Greenhaven Estates. Angelica was born in Venezuela and arrived in the United States when she was 17 years old, right after graduating from high school. In 2001, she graduated from the University of Houston with a degree in Hotel and Restaurant Management. Angelica moved to California in 2002 and has two handsome boys, 8-year-old Dominick and 7-year-old Jacob. Angelica loves sports. Her favorite football team is the Green Bay Packers. Angelica also enjoys watching baseball and soccer.

Angelica began working at Greenhaven Estates in 2005. Angelica makes endless contributions to the community and other communities, so it's difficult to name just one. She wears a number of hats. She is the human resources director, a kitchen helper, a caregiver, the scheduler, the IT person, the interim executive director and so much more. Staff and residents gravitate to Angelica.

It's not unusual to see a line of at her door, and she finds time for everyone. She listens to everyone's suggestions, concerns, and ideas with an open ear. She is a sounding board to many, listening to families, residents and staff who, at times, express their most intimate thoughts. Some of the titles residents have given her through the years include: bookkeeper, money lady, bank lady and accountant.

Some of the staff have also given her titles including the Counselor, the Finance Specialist, IT, Princess Queen and more. As of lately, and with confidence, she has even tackled her fear of craft stores for the good of the team! Angelica is the "Go To" person in our community. If you have a question and need an answer, go see Angelica. If you have a problem you can't solve, she will find a solution while never judging. She knows everything about this community from what contractor fixed what, to who moved in when. Angelica is almost always the first to step up to a project, and "I got this" is her typical response. It doesn't matter what department needs her assistance, she is always there to help.

It's always a feat to sum up an individual within the parameters of a page, let alone someone like Angelica. With all her many hats and titles, through that you can always see one of her most admirable traits, her strength. Martin Luther King, Jr. once said, "The ultimate measure of a man is not where he stands in moments of comfort, but where he stands at times of challenge." At times of challenge, you will find Angelica at the front line, not batting an eyelash, holding her ground effortlessly. We enjoy her laugh, her thoughtfulness and her spirit. Angelica always places the needs of others ahead of her own needs. We appreciate her every single day and can't imagine our community if she were not a part of it. She is most exceptional.

Angelica is a champion!

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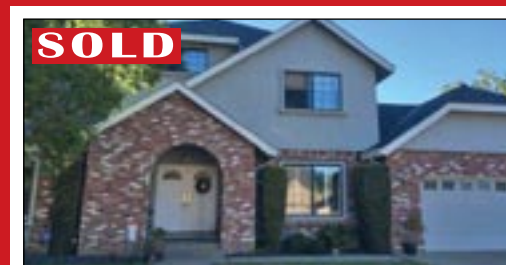
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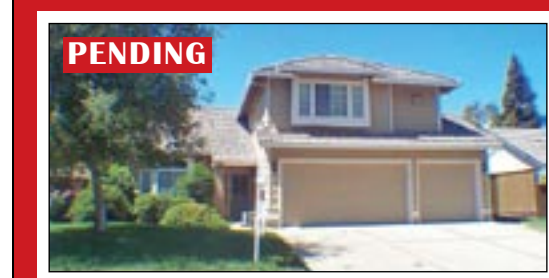
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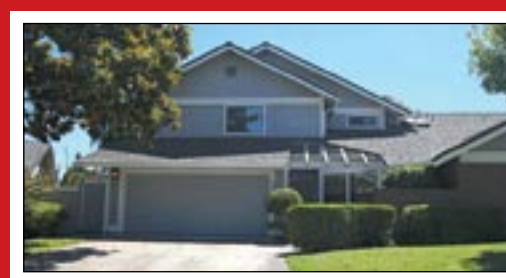
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The Crest:

Continued from page 10

exempt from the ban. Thus, unless there is a major failure to the Crest HVAC system, this is a non-issue.

The Bee article quotes Emerick, "if the Crest is ever to show movies again in its historic theater, it will need to upgrade the projection equipment at a cost of \$100,000 to \$150,000." This is also not correct. In point of fact, the CSLM has been showing movies at the Crest both on film (rarely, but enough to keep the equipment maintained and in use) and Blu Ray DVD on an industrial digital projector (not DCP) for several years now. CSLM supports and hires union projectionists from Local 50 of the International Alliance of Theatrical and Stage Employees.

Emerick says that people want to see more movies at the Crest, as does he, and

that a DCP digital projector is needed due to the movie industry change from 35mm film in theaters to DCP digital projectors. This statement, seemingly well intentioned, shows his lack of understanding of the way movie exhibition works.

Movie exhibition is the only business in which the manufacturer is constantly trying to put the retailer out of business. The distributor's contractual obligation of showing new movies a minimum of 4 weeks which began in the late 1970s, spelled doom for the giant single screen theaters. This gave birth to the multiplex cinema with several auditoriums of various sizes. With several screens in one theater, the operator simply put the movie that has the best attendance in the biggest auditorium. Other movies that have been there two to four weeks are run in the smaller ones.

The show times are staggered so there is a constant flow of traffic at the candy counter; the only place any movie theater makes the money it needs to cover operating expenses, as most of the box-office revenue goes directly to the distributors. With the switch to digital DCP projection in the last five years in most chain theaters, the last of the independent movie theater operators have vanished nationwide for two principal reasons.

The first and most important: movie theater chains bid for first run releases in each market, and the buying or bidding power they offer the distributors (the movie studios) is far greater than a single independent may offer. As an example, if the Crest were to offer an advance of \$5,000 for a four week run of a movie for its single screen and the distributor also receives an offer from Cinemark for \$5,000 per each of their 332 theaters and 4,456 screens (\$5,000 multiplied by 332 theaters or more!), the reality is that the distributor will not take the Crest's telephone call. First-run commercial or art films are thus unavailable to independent theaters, which are now becoming extinct in the current exhibition market.

The second reason is the theatrical DCP projector itself, unlike the 35mm film projectors of the past which provided more than 50 years of service if properly maintained, are very expensive, from \$80,000 to \$125,000 and only have the life of a

computer hard drive, and will need to be replaced at that same amount in only a few years. Most independents can't shoulder that financial burden, and if they can afford one, they still could not get the movies to show because of the impossibility competing with chain theaters to get product.

Those are the facts as I see them. Now, personal opinion:

Ultimately, Mr. Emerick owns the building, and will do with it as he pleases. He's indicated that he wants to give showbiz a whirl with his fiancée Yulya Borroum booking the theater for live events, both with no theatrical experience, beginning in November. For the sake of the theater, I hope his idea works, but I don't understand how it could. I've given examples earlier. I'll add to this the fact that the Crest survives as a rental facility for promoters and film festival groups to put on events. The only events that Crest does in-house are the occasional movies that are shown when rentals don't fill the calendar. Mr. Emerick may lose his shirt and the Crest if he thinks he may do a better job than his tenant with 28 years experience in the building.

There's also the possibility that Mr. Emerick has invested in the property with the knowledge and hope that the sports arena will increase the value of his investment (indicated by his focused awareness of current square footage values) so that even if he gives

it "the old college try" and it fails, he may cash in by selling it or converting the building to some other use. This has already begun with the restaurants in the basement level of the store fronts adjacent to the original theater building. This space was used to house the two additional movie theaters that CSLM used to operate, but had to close due to declined revenue and distributor politics.

If I were a landlord with a solid tenant with tenure that would provide consistent reliable income, I would not force them out for more money thinking more in the long term than short gain. Perhaps Mr. Emerick has other financial concerns that are forcing his hand. His reasons for raising the rent are dubious at best. He bought the building saying "he wanted to preserve a signature regional asset," yet his actions seem just the opposite of his statement.

The sad result to me is the 28 years of CSLM, made up of people and families that depend on income made there that utilizes their singular talents honed specifically for the unique facility that the Crest is. Soon they will be out of work, their future uncertain. Manager Laura "Sid" Garcia-Heberger fell in love with CSLM partner Bill Heberger, married him and had children.

The many employees, too, will be out of work. Mr. Emerick, if true to his word of "wanting to preserve a signature regional asset," must reconsider keeping his tenant in place at a rent that is reasonable for them to pay. The heart of any business are the people that run it, they connect to you personally in what they do and how they do it. Absent that, any building becomes a soulless monolith. Let's not let the 28 years of effort by CSLM, Inc. at the Crest Theatre become lost in the swirling mist of time.

(On the web: Rare newsreel footage of the opening night of the Crest Theatre in Sacramento on Oct. 6, 1949 introduced by Matias Bombal, former Crest Theatre manager, and now movie critic at www.mabollywood.com and Valley Community Newspapers, can be seen at <http://m.youtube.com/watch?v=EvZoUH3x2rI>)

Step into the Tsuchidas' Shangri-La: Little Pocket residents showcase koi pond at Sept. 20 tour

By MONICA STARK
editor@valcomnews.com

Stepping into the backyard of the Little Pocket home of Mike and Molly Tsuchida is like entering a modern day Shangri-La, as a cat named Brewster takes a cat nap; two dogs, Bailey and Ray Ray tussle with each other on the lawn and 14 koi and nine goldfish swim in a 2,500-gallon gunite pond Mike built. Just last week, Mike was working on a second pond, which he and Molly hope is complete for the upcoming Camellia Koi Club Pond Tour, to be held this year on Saturday, Sept. 20 from 10 a.m. to 4 p.m. The Tsuchidas' home is the first stop of 10 beautiful locations with ponds of all sizes and a variety of koi.

Come mealtime for the fish, the cat and dogs join the Tsuchidas at the pond. To the fish, the cat and dogs never seem to be a threat; in fact, they are associated with the fish food, since they hang around the pond most often during feedings.

Last year, their grandson Lucas, who was 4 years old at the time, learned how to swim in the pond. The fish have nibbled Brewster's tail; and they have swum beneath Bailey, who used to stand on the ledge and who would often fall inside the pond.

And, yet, the carnivores have not been interested in eating the fish, Mike said. In fact, "the cat wants the fish food, and they come toward me when they see me. It's not that they like me. They just see me as food. Each has a different personality. At least three-fourths of them are really friendly; some are skittish. I can hand feed most of them."

"I love the koi," Molly said. "I never knew anything about fish other than they are tasty. But I swear when (Mike) walks out the door, they hear the door shut, and they come swimming to the edge. You do have favorites. They are kind of like our other pets. They are just in a different

form. They are beautiful. They make our backyard a little sanctuary."

In June 2013, the Tsuchidas acquired the goldfish and 17 koi, which at the time were just about 6 to 8 inches in length. Bought from local koi dealers, including Sacramento Koi in Rockland, Koi Enterprise in West Sacramento and the Lincoln Koi Farm at about \$40 each, today the fish vary in length and weight.

Having lost three koi, two from an ammonia imbalance in the water and the other that mysteriously just started acting strange before dying shortly after, Mike said one of the koi they lost was his favorite. "It would follow you around. It was sad."

Its tragic end came on the heels of an exploded Sacramento Municipal Utilities District power line in April, which he said damaged the pond's pump, causing the water quality to quickly diminish.

Mike said he has known some Camellia Koi Club members who have had even more tragic events occur in their ponds due to failed pumps. One family experienced the death of 17 koi overnight. "While the husband was away, the next morning, the wife found 17 dead koi. The issue there was that the pond was overstocked," he said. After hearing stories like that, Mike said he felt fortunate he only lost one koi, albeit his favorite fish, after his pond's pump failed.

Yet, because of the potential for overcrowding of his pond with koi, he decided to start construction on a second pond. Being built just outside of the master bedroom, the new pond area will feature a small tea house and glass platform where they can watch the fish swim beneath their feet.

Learning about water health and diseases were amongst the main reasons the Tsuchidas joined the Camellia Koi Club. They



Photo by Monica Stark

Molly and Mike Tsuchida enjoy each other's company while getting their toes wet inside their koi pond.

have learned about the importance about water temperature, water quality, amounts and types of food.

In addition to the educational value of joining the club, the Tsuchidas have enjoyed the social aspect. It's been said you get invited to some of the best backyards in Sacramento by joining the Camellia Koi Club, which meets the last Sunday of every month in a member's backyard. The August meeting was held at the Granite Bay home of Duane and Melody Carlson and it was a special meeting at that. With an ice cream social for lunch and a koi auction following the meeting, members came back home with full tummies and new fish at a fraction of the cost most retailers charge.

Some of the ponds featured on the upcoming tour on Saturday, Sept. 20 have been built by professionals and others were designed and built by the home owner. Bring a camera and the whole family for a day of adventure. The pond tour costs \$10 for a single person, or just \$15 for the entire family. Buy your tickets at www.camelliakoi.org/pond_tour.html or at one of the locations on the day of the tour.



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Cougar Stadium unveiled to the community with ribbon cutting ceremony

By RUSSELL PRESTON

John F. Kennedy High School tested out the famous sports movie quote, "If you build it, they will come," with the unveiling of their new \$5.9 million track and field on Sept. 5 before the JV and varsity football games.

The old track and field was in such bad shape, Kennedy's head football coach Matt Costa found it difficult to put the poor quality to words.

"It was so bad, there's no way to describe it," Costa said. "Imagine the worst football field you've ever seen - this field was worse than that."

Kennedy opened up the field with a ribbon cutting ceremony, followed by a 28-6 loss to Galt High School for the JV team and a 46-14 loss for varsity in front of a packed house.

The field was funded by the Measure R bond passed back in November, 2012 along with Measure Q to help renovate several schools in the Sacramento City Unified School District.

The new field is made from more than 7,000 recycled tires and is free from any harmful metals. Unlike a grass field, the AstroTurf Game-Day Grass requires no watering and little maintenance. It has also been proven by the NFL Charities Foundation that it will help reduce ankle and knee joint injuries.

"We practiced on it once before the game and the players loved it," Costa said. "It's a much faster playing field, so we are getting used to that, but it's a big improvement."

Costa also said he believes the new field has attracted more high-quality players to his team than in previous years. Not only is it attracting players, but other students as fans.

Kennedy junior Nathaniel Jeffrey spent the first two years of high school running around the old beat up track in PE and had never been to a Kennedy football game - until now.

"The old field was dirt, a lot of potholes with some grass," Jeffrey said. "The track was dirt and when it rained, it had huge puddles we had to run around."

When asked if he will be attending more games now that the track is state-of-the-art, Jeffrey said he believes so.

Carmen Amezcua, mother of Kennedy JV player and sophomore



Daniel Hernandez, said she is also a fan of the new renovations.

"When they played out here before, it was raggedy-looking with big old mud piles when it rained," Amezcua said. "They did a good job - I like it."

On top of a new field and track, Kennedy also built new bleachers, a new concession stand and new bathrooms.

With new athletic facilities, the football program is getting a fresh start to a new era of Kennedy football. Coach Costa said he believes things are looking up.

"We have a better team this year, already with a win under our belt," Costa said. "I believe we do well this year."

See more photos and sports schedule, page 21



All photos by Stephen Crowley



Cougar athletics calendar

Editor's Note: Thanks to the Kennedy Athletics and a partnership with the Sacramento City Unified School District, the Pocket News will be featuring Cougar sports regularly and will also be providing readers with a sports calendar. If a time is not listed, consider it TBD. Go Cougars!!

Sept. 18: Men's Soccer will be playing Valley High School at Valley High School at 4 and 5:30 p.m.

Sept. 18: Women's Volleyball will be playing West Campus at West Campus with games starting at 4, 5, and 6 p.m.

Sept. 19: Water polo against Casa Roble at Casa Roble

Sept. 20: Cross country runners will compete in Stockton at the Pacific Tiger Invitational and in Palo Alto for the Stanford Invitational.

Sept. 20: Women's volleyball will participate in the JV Tourny at Davis (all day)

Sept. 22: Women's golf will play Laguna at Laguna starting at 5 p.m.

Sept. 22: Women's volleyball will take on Valley Hi at Valley Hi, starting at 4 p.m., followed by a game at 5 and one at 6 p.m.

Sept. 22: Water polo will play McClatchy at McClatchy all day.

Sept. 23: Men's Soccer will play McClatchy at Kennedy, starting with a match at 4 p.m., followed by a game at 5:30 p.m.

Sept. 23: Women's tennis will take on Laguna at Kennedy starting at 5 p.m., followed by a second match at 6 p.m.

Sept. 24: Women's golf will be playing McClatchy at McClatchy.

Sept. 24: Women's volleyball will be playing McClatchy at home.

Sept. 25: Men's Soccer will be playing Florin at Florin, starting with a game at 4 p.m., followed by a match at 5:30 p.m.

Sept. 25: Women's Tennis will be playing Hiram Johnson at Hiram Johnson.

Sept. 26: Women's polo will be playing Franklin High School at Wackford Aquatic Center.

Sept. 26: The football team will take on Sacramento High School at Kennedy with JV starting at 5 p.m. and Varsity at 7 p.m.

Sept. 27: Women's volleyball will participate in a Frosh Tourny in Davis.

Sept. 29: Women's volleyball will take on Florin at Florin.

Sept. 29: Women's golf will play Hiram Johnson at Kennedy.

Sept. 29: Water polo will take on Laguna at the Wackford Aquatic Center

Sept. 30: Women's Tennis will take on Burbank at LBHS

Sept. 30: Men's Soccer will take on Laguna at Kennedy. JV at 4 p.m.; Varsity at 5:30 p.m.

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All Saints Concert Series
Sunday, October 5, 2014 at 4:00pm

WolfGANG Woodwind Quartet presents...
Peter and the Wolf by Sergei Prokofiev

a musical fairy tale with narration

\$15 suggested • Children under 12 free
Overflow parking across Sutterville Rd. at City College

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Thursday, Sept. 18th

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Saturday, September 27
9:00AM-3:30PM

Location:
Sacramento Asian Sports Foundation (SASF)
9040 High Tech Court
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- ❖ Accepting All Major Credit Cards!
- ❖ Featuring Asian Arts and Crafts
- ❖ FREE Admission
- ❖ New vendors and yummy foods
- ❖ Gift items, dolls, framed art, jewelry and much more!
- ❖ FREE raffle to win great prizes from our vendors!

Visit our website at www.jankenpogakko.com for more information about Jan Ken Po Gakko!

Directions to SASF Facility
Off of Laguna Blvd. between I-5 and Franklin Blvd.
-From I-5 take Laguna off ramp east and turn left on High Tech Court.
-From 99 take Laguna/Bond off ramp west, stay on Laguna until you pass Franklin and then turn right at High Tech Court.





DO YOU HAVE ANY SPORTS STORIES?
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FIREFIGHTER Chili Cook Off

Saturday, September 20, 2014
12-4
3909 Bradshaw Road
Chili Teams from Greater Sacramento Area
Celebrity Judges
Interactive Fire Demos
Raffle & Door Prizes
\$5.00 per person - Kids under 5 FREE!

For more information visit www.safetycenter.org or call 916-438-3351 **Tickets Available Online!**





Calendar:

Continued from page 26

Art Show at Sacramento Fine Arts Center

Sacramento Fine Arts Center in Carmichael is hosting "Magnum Opus XXV", now until Aug. 16. A juried art show of the region's finest artists showing original art, sculpture, photography, painting and all mediums will be on display on Tuesdays from 11 a.m. to 7 p.m. and Wednesdays through Saturdays from 11 a.m. to 3 p.m. A Saturday reception will be held Aug. 9 from 5:30 to 8:30 p.m. For more information, contact David Peterson at 716-5951. Sacramento Fine Arts Center is located at 5330 B Gibbons Dr.

The Sacramento Capitolaire meeting

A men's Barbershop Harmony group, meets every Tuesday night at 7 p.m. at Pilgrim Hall (Sierra Arden United Church of Christ), 890 Morse Ave., Sacramento. Info: www.capitolaire.org, call 888-0877-9806, or email info@capitolaire.org

Soroptimist International of Sacramento South meetings

A service organization dedicated to insure the status of women and girls, the group meets at Avia-

tor's Restaurant, 6151 Freeport Blvd. for lunch and to discuss the day's topic. Meets the second and fourth Tuesday of each month at 12:15 p.m.

SEPTEMBER

Food truck festival at Garcia Bend Park

Sept. 19: Enjoy food from various food trucks at Garcia Bend Park, 5 to 8 p.m. 7654 Pocket Road.

Knit Together! - Pocket Library (Adult)

Sept. 19: Carrie Parker a Pocket-Greenhaven resident and self-professed knit-a-holic is bringing her needles to the library at 1 p.m. Anyone interested in knitting—even an absolute beginner—is invited to join us. Participants can learn to knit get help on current projects or general advice from expert knitters. There might even be some great conversations too. Don't forget to bring your knitting needles and yarn! Robbie Waters Pocket-Greenhaven Library, 7335 Gloria Dr.

Talk Like a Pirate Day

Friday, Sept. 19: From 10 a.m. - 2 p.m., join Fairytale Town in celebrating interna-

tional Talk Like a Pirate Day. Learn pirate vocabulary, songs of the seas and tales of adventure on the high seas at "Pirate Skool," presented by the Pirates of Sacramento. Weekday admission is \$4.50 for adults and children ages 2 and older. Children ages 1 and younger are free; www.fairytaletown.org or call 808-7462.

Camellia Koi Club 2024 Pond and Garden Tour

Sept. 20: From 10 a.m. to 4 p.m., enjoy a self-guided tour of 11 ponds and gardens in the Sacramento area. Ponds range from a 500-gallon patio pond to a 22,000-gallon extravaganza. Koi that range from humble pet status to indescribable show winning beauty. Bring your camera. Tickets are \$10 per person or \$15 per carload. They are available in advance at www.camelliakoi.org or can be purchased at the first pond of either the north or south end of the tour. For more information, call Bob Haugland at 428-7640 or Sam Niebank at 826-9709.

Public Celebration of Life for Mary Healy at the Sacramento Zoo

Sept. 20: Join the Sacramento Zoo as we celebrate the life and works of the late Mary Healy, Zoo Director/CEO. The tribute is open to the public and will include a brief ceremony beginning at 3 pm. After the ceremony guests are invited to tour the Zoo, remembering Mary's impact on it and the community. RSVP by Sept. 12 by emailing acable@saczo.org or calling 808-8815. Sacramento Zoo is located near the corner of Land Park Drive and Sutterville Road in William Land Park.

DIY Orchid Class

Sept. 20: Learn how to care for your orchids and how to get them to re-bloom. Class is free of charge, 10 to 11:30 a.m., but you must register in advance by calling, 441-1478. The instructor is Raymond Prothero from the Sacramento Orchid Society. He is a designer at Relles Florist, which is where the class will be held, 2400 J St.

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Master Puppeteer and Ventriloquist TONY BORDERS
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GreenhavenPocketHomes.com

7461 Spicewood Dr
Pocket Area! New Price!
< 7461 Spicewood Dr - Now \$259,000 Great Pocket area value! 3 bdrm 2 bath 1-story. Fresh int paint 09/2014. New roof & ext paint 06/2014. Upd laminate flooring in living room, dining room, hallway & bdrms. Nice size kitchen w/brkfst area & sliding door to patio. Convenient to Bel Air Promenade, Charter Pointe Park, bike path, Garcia Bend Park, the river & more!

623 Coriander Way
Pocket Area! Sold!
Grangers Dairy Area! Pending Sale!

442 Bunkhouse Way
Riverlaket! Sold!

7566 Myrtle Vista Ave
Rio Park! Pending Sale!

708 Lake Front Dr
Riverlaket! Sold!

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* Per Seller, public records or other sources, but has not been verified by Agent or Broker; all interested persons to verify.

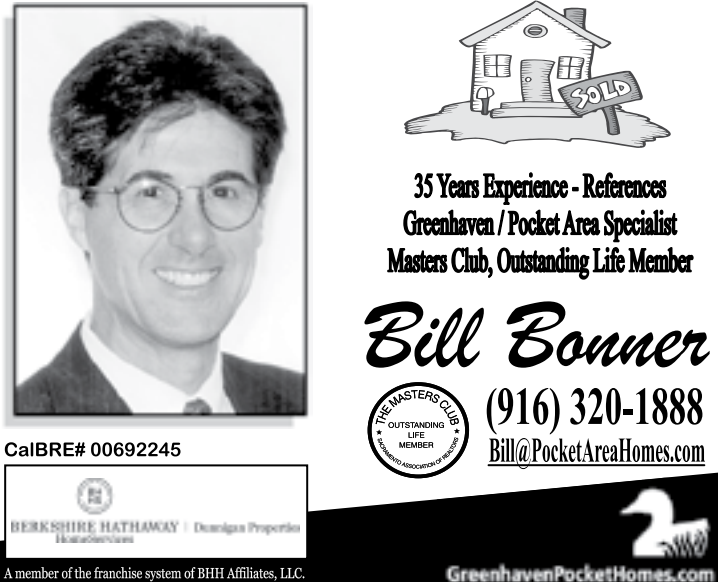


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THE ISLANDS AT RIVERLAKE

Like new, shows like a model. 3 bedroom 2 bath home in prestigious Riverlake community with lake access. Features include stainless steel appliances, shutters, custom built-in cabinets, crown molding, granite counters and more. Close to Sacto River, bike/walking trails, downtown and parks. \$349,000

MONA GERGEN 247-9555



PENDING

GRANGERS DAIRY

J. Faszler designed, one of a kind custom home, spectacular architecture and high-end craftsmanship! 3 or 4 bedrooms 2 baths, ideally located on a special lot across from Sacramento River. Remodeled kitchen, 2 fireplaces, 3-car tandem garage. \$489,000

**MONA GERGEN 247-9555
ANN VULETICH 203-0146**



CONVENIENT ROUNDTREE

Cute 2 bedroom, 1.5 baths. Tile floor, fresh paint, new hot water heater. Two patios. Covered spot is right in front of the back door patio. Laundry facilities are just at the side of the carport. Grounds are well maintained with a beautiful pool area. Great little starter place! Easy commute to downtown \$102,000

LISA MCCAULEY 601-5474



CUTE SOUTH AREA HOME

Nice ranch style 3 bedroom 2 bath home conveniently located near Bing Maloney Golf Course. Nice living room fireplace, breakfast bar in kitchen. Featuring a large yard with built-in BBQ, sprinklers front and rear. Easy downtown commute location. Call today! \$149,000

LISA MCCAULEY 601-5474



WONDERFUL S. LAND PARK

Sharp 3 bedroom features new roof, floors, granite counters and master bath remodel. Nice location close-in, with easy access to both 99 and I-5. Screened-in Florida room for relaxing with those Delta breezes. Family room / kitchen / dining area, and generous sized living room with fireplace. \$345,000

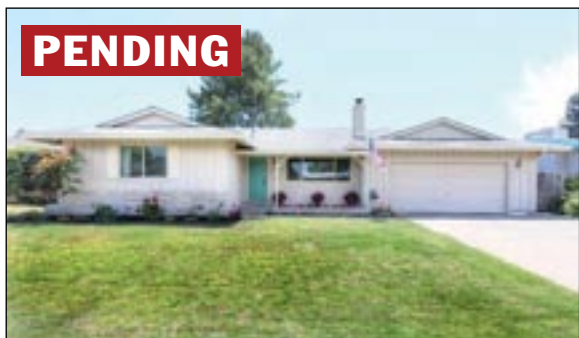
MIKE PUENTE 395-4727



CLASSIC POCKET HOME

Don't miss this three bedroom, three bath home located on a large lot in the Pocket area. Over 2280 sq ft with office that could possibly be converted to a fourth bedroom. Very spacious formal living/dining area combo. Kitchen looks over large family room with fireplace. Walk in Jacuzzi tub. \$350,500

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PENDING

SOUTH LAND PARK GEM!

3 bedrooms 2 baths plus a bonus room and potential for an additional half bathroom. With new heating and air systems in 2013, and new roof in 2009. Hobbyists and woodworkers will LOVE this oversized, fully insulated garage with dedicated 220v outlet. Lots of storage! \$319,900

KELLIE SWAYNE 206-1458



PENDING

FABULOUS SOUTH LAND PARK HILLS

Mid-century contemporary with fabulous updates. Fantastic floor plan with spacious rooms and a great layout makes it perfect for entertaining. 3 bedrooms 2½ baths, new kitchen opens to family room and a huge skylight fills it with light. Wood floors - beautiful lighting - great detailing! Tons of storage space. \$564,500

SHEILA VAN NOY 505-5395



PENDING

NEWER POCKET AREA HOME

3 bedroom 2½ bath home, perfect for busy lifestyle. Walk to restaurants, store and bank. Steps to public transportation. Close to the river and easy trip to downtown. This home features 9 foot ceilings, low maintenance yards, CAT 5 wiring, designer tile, granite counter, tile roof, master suite with huge master bath. Wow! \$299,000

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