

NOVEMBER 2017

Point Grey

An exclusive magazine for the residents
of Point Grey and West Point Grey

Living



About Prina

Photo by Arinn Westendorf

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Have feedback, ideas or submissions? We are always happy to hear from you! Deadlines for submissions are the 1st of each month. Go to www.bestversionmedia.com and click "Submit Content." You may also email your thoughts, ideas and photos to: rforzley@bestversionmedia.com.

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Are you on the association board for your subdivision? Contact us for information on how you can submit articles, updates, reminders, events and more to the residents. We create customized homeowners/ratepayers association sections at no cost to the HOA/RPA or the residents

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Vancouver Fire and Rescue Service, Fire Hall 19
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Vancouver City Hall 311
(or 604-873-7000 outside of Vancouver)
Vancouver Public Library, West Point Grey Branch
604-665-3982
West Point Grey Community Centre 604-257-8140
School District #39 604-713-5000
Point Grey Village Business Association 778-384-6377

CONTENT SUBMISSION DEADLINES

Content Due:	Edition Month:
December 1	January
January 1	February
February 1	March
March 1	April
April 1	May
May 1	June
June 1	July
July 1	August
August 1	September
September 1	October
October 1	November
November 1	December

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Welcome to the November issue of Point Grey Living,

L.M. Montgomery described November as having "murky red sunsets ... in smoky crimson behind the westering hills ... beautiful and gracious in dignified serenity ... with days full of a new, pale sunshine that sifted through the late, leafless gold of the juniper-trees."



November is one of my favorite months. Some years it's borderline warm and other years you find yourself bundling up, but it's always that month that leads you into the end of the year and reminds you of why so many of us love the fall season.

Remember that November is Moustache and Beard-Growing Month, sometimes called Movember, after the month long event that takes place around the world to raise awareness for prostate and testicular cancer — diseases that significantly affect men around the world.

Ludovic Legare, Publisher

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KNOW YOUR NEIGHBOUR



About Pnina

By Richard Forzley

Born in 1935 to a Jewish Romanian family, Pnina Granirer moved to Israel in 1950 in the aftermath of atrocious circumstances, which included surviving Nazism and afterwards, the so-called “dictatorship of the proletariat.” Twelve years later, she moved to Vancouver where she has lived in the same house in West Point Grey ever since.

“I studied at the Bezalel Art Academy, Jerusalem [1956-60] and later studied printmaking at the Print Studio in Vancouver [1969-72], and with Gary Antresian at the Emily Carr

School of Art” she says. “My influences include the fairy tales and folk art I remember from my childhood as well as the German Expressionism I studied later in Israel.”

A mixed media artist, her work has included themes of family and childhood, the duality of good and evil, landscape, the immigrant’s experience and the moving bodies of Ballet BC and Kokoro dancers. In the *Cannibal Bird Suite* (1981-82) she paid homage to the West Coast Kwakiuitl tradition of initiation in order to express her awareness about confronting one’s own

ghosts and demons.

Some of these works have recently been exhibited at the Museo Granell in Santiago de Compostela, Spain. In 1984 she created *Family Portraits*, a series based on a family photo

album “to look back into the past in order to understand the present.” In 1989, she explored images of female icons and the relationship between nature and culture in *Carved Stones Suite*. “In this series there is an attempt

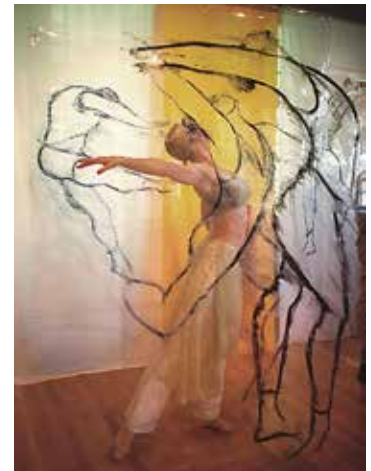


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Above (right): Installation of *Floating Dancers* with dancer Cori Caulfield at the Burnaby Art Gallery



to integrate stones carved by (mostly) men and seen as a symbol of culture (considered superior to nature), with stones carved by the elements and seen as a symbol of nature. In 1990 she published *The Trials of Eve*, a limited edition book of poems accompanied by

her own illustrations. This work, now in the collection of the Glenbow Museum in Calgary, is a new look at the myth of Adam and Eve. This theme was further explored in her 1995 series, *In Search of Eden*.

In 1976 Pnina won first prize for graphics at

the Nordau Annual in Vancouver, and in 1989 she received the Alcuin Citation Award for *The Trials of Eve*. In 1993, together with Anne Adams, she co-founded *Artists in Our Midst*, the first such project in Vancouver for community participation in the arts, with the support of the West Point Grey Community Centre at Aberthau and in close cooperation with Lord Byng Mini School for the Arts.

Due to the growing demand, this event later split into three separate weekends in three communities: West

Point Grey, Kitsilano and Dunbar/Kerrisdale and this year it has extended to West of Main. Following this initiative, Vancouver and the Lower Mainland are now blooming with Art Walks.

Recently Pnina wrote a memoir to showcase her struggles and successes in art and life, called *Light Within the Shadows; memoir of a painter*. An exhibition and book launch will take place at the Sidney and Gertrude Zack Gallery, 950 W. 41st Avenue on November 16th from 6–9pm, during the Jewish

Continued on next page...



women who are not only artists, but also mothers, rebelling against the notion that family should be an obstacle for a career in art.

In 2018 she will be included in the Canadian edition of Who's Who.

pninagranirer.com

“I was unprepared for the creative difference between painting and writing. In painting, the details are seen in their entirety throughout the creative process. The writer, on the other hand, covers page after page with words and sentences that have to be read one by one and never seen at a single glance. The singular element foreign to painting, but inextricably linked with writing, is the element of time. One needs a certain time to read a book, while a painting may be seen in seconds, minutes or hours, according to the viewer’s wishes. The hackneyed phrase that ‘an image is worth one thousand words’ may well be true, but along with my paintings, now I need those thousand words to tell my stories. This memoir is an attempt to shine some light into the nooks and crannies of a journey that pointed me inexorably towards a final destination: art.”

Excerpt from Light Within the Shadows: memoir of a painter, published by Granville Island Publishers in May 2017.

Writers Festival.

Light Within the Shadows offers the reader a glimpse into the mysterious process that inexorably directs a human being towards its destiny. The story is based on memory, itself a vague, and at times, unreliable source. Described in the title itself, it is defined at the beginning of the book as: “Luminous spots of remembrance and dark areas of forgetfulness weave the unreliable, but only too real tapestry of our

memories — light within the shadows ... ”

Amidst the joys and restrictions of family life, Pnina created a large body of art, ignoring trends and searching for renewal and new ideas. With optimism and humour, she candidly discusses the politics and obstacles encountered by artists and gives an inside view of how art is forged and released into the world.

The book addresses the unspoken rejection of

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PET OF THE MONTH

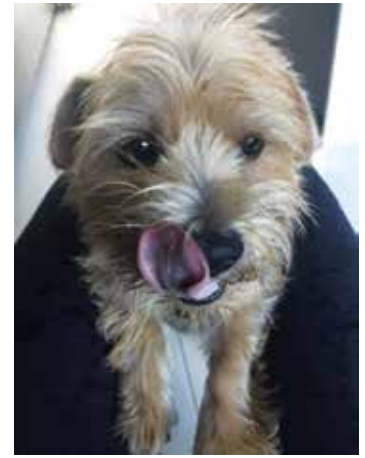
Liam the Lionhearted

By Kyla Stokes

This is Liam. He is a two-and-a-half-year-old Norfolk Terrier that we adopted from a breeder when he was just five months old. Originally, the plan for Liam was that he'd try his luck as a show dog, but an undescended testicle quickly put an end to that idea. He may have been denied the spotlight at The Westminster Kennel Club Dog Show, but he's definitely a big star in our house.

Besides his teddy bear good looks and cuddle-bug expertise, Liam is an extremely talented eater. He can devour a bowl of dog food in 4.5 seconds flat. Fortunately, he's also somewhat of an athlete, which keeps him fit and trim. Liam runs with my mom, Heidi, every morning for 45 minutes, and despite his very short legs he has no trouble keeping up. He's also a total water dog. When we go to the beach Liam swims for hours, sampling the seaweed and biting at the waves.

Liam is convinced he's 20 times his actual size, and loves to assert his imposing stature by barking at the animals



he sees on TV. So far, none of them have challenged him in return. When it comes time to put his feet up, Liam literally puts his feet up. He sleeps on his back with his legs pointing straight into the air.

Liam is my best friend, and these are just some of the reasons we all love him so much.

Please e-mail a photo of your pet to rforzley@bestversionmedia.com. Include the name, age and breed of your pet and remember to tell us about your pet's quirky traits or favourite activities.

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All the Tea in China

By Felix Hoehne

The Chinese have a saying: “Firewood, rice, oil, salt, sauce, vinegar and tea are the seven necessities to begin a day.” China is one of the countries with the longest tradition of drinking tea, a place where tea is still the uncontested national drink, playing a significant role in the history, culture and economy of the country.

For the Chinese, drinking and tasting tea are not the same. Drinking tea is for refreshment and its tonic effect, while tasting has a profound cultural meaning. Tea and the masterfully hand-painted porcelain tea sets invoke an impression of a gentle breeze in pine or bamboo trees, a bright moon or plums and snow. These impressions show the ultimate goal of Chinese culture: harmony and unity between human beings and nature.

Tea is also said to have a personal character. Its fragrance is unobtrusive, its scent is pleasant, low-key and lasting. Appreciating an excellent cup of tea is sometimes compared with

the friendship between Chinese gentlemen. Just as you feel relaxed and at peace being together with a good friend, you may feel the same when you hold a cup of precious tea in your hand, enjoying the green leaves in a white porcelain cup.

To show special courtesy to special friends, people of varying ages and status prepared tea with different water sources to create unique tastes. For example, you could treat your friends with well-preserved rainwater from the previous summer or with snow water collected from snow on plum blossoms.

Tea drinking habits vary in different parts of China. Scented tea is popular in northern China, green tea is preferred in eastern China, while black tea is favored in the South, in places such as Fujian and Guangdong. Notably, tea drinking is also prevalent in Hong Kong.

All over China, teahouses offer Dim Sum, small bite-sized portions of fully cooked gourmet food served in small steamer



baskets or on plates that are served together with fresh tea to create a full brunch or dinner.

Tea not only has good flavor, it also offers many benefits for our bodies. People around the world love it and many believe that different kinds of tea have various functions that contribute to our health. For example, green tea —the national drink of China— can refresh you and whiten your skin. Black Tea —the second most common tea —can warm your stomach, is good for your heart and makes your bones stronger. Dark Tea can refresh you in the morning, reduce your blood pressure and help you lose weight. Oolong Tea is good for bodybuilding and dieting. Different kinds of

tea have excellent medicinal value. Whether you want to lower your blood pressure, improve your eyesight, or reduce stress, there is a tea to help you do it.

If you want to explore the world of tea, the fourth annual Vancouver Tea Festival is being held on November 4 & 5. This Tea Festival is the largest and best-attended festival of its kind in Western Canada, attracting about 2,000 people each year. This year, the Vancouver Tea Society has partnered with Dr. Sun Yat-Sen Classical Chinese Garden and the Chinese Culture Centre of Greater Vancouver to create an authentic cross-cultural celebration of tea in all its forms.



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Why a Committeeship?

By Sunjeet Grewal, Bell Alliance

Powers of Attorney (POA), which deal with legal and financial decisions, and Representation Agreements (RA), which deal with health care decisions, are important pieces for every estate plan, however, often times people fail to have these prepared. We are currently seeing a rise in instances where an individual has lost capacity and no POA or RA has been put place in order for someone to act on their behalf. This then leaves the incapable individual with no one to make decisions regarding medical care, finances and legal decisions on their behalf, for example. A circumstance such as this is where a committeeship application would come in.

In the event that a POA and/or an RA are not in place and a person is to deemed incapable, their loved ones would be unable to deal with things such as bills, finances, medical issues or making decisions

regarding care and treatment for the incapable individual, for example. This situation is becoming more common as our population ages, life span increases and long-term assistance or care becomes more common. These situations leave loved ones of the incapable person helpless.

In order to be able to deal with the legal decisions, finances and health care of an incapable individual you would be required to apply for committeeship of the incapable individual's person and/or their estate. This application process takes a few months and can become quite costly. A loved one or person with whom the incapable individual has a trusting relationship would need to go through a court application in order to be appointed as committee of the incapable individual's person and/or estate.

The application process

requires obtaining affidavits for the person applying, as well as the opinions of two medical professionals, along with consent from next of kin of the incapable individual consenting to the applicants appointment. A review and submission of all the incapable individual's finances and assets is also necessary. A lawyer would assist with preparing all documentation, interviewing loved ones, assessing financial information and obtaining affidavits from physicians as well as attending to the court proceedings.

The filed application is also reviewed by the Public Guardian and Trustee of British Columbia (PGT) during this process. The PGT reviews the application and provides their opinion to the court regarding the suitability of the applicant and suggested security measures to protect the incapable individual's estate.

Once appointed, the Committee will be able to deal with finances, property, legal decisions, health care decisions, and medical treatments, for example, on behalf of the incapable individual. The committee also has a continual duty to keep strict accounting and records of all transactions and matters relating to the incapable individual. These details are then reported to the PGT and reviewed on a rather regular basis.

This issue brings even more attention to the importance of having POA's and RA's in place. The alternative is much more taxing, puts the incapable person in danger and creates additional stress in already difficult circumstances. However, though it is a cumbersome process to be appointed and act as a committee, it is a welcome solution for those whose hands are tied from caring for a loved one who has lost capacity.

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It's beginning to look a lot like...

The Future of Education

By Kim Cope, Founder of Startup Skool

Forget blackboards and chalk sticks, today's classrooms are all about high-tech screens and smart boards. It has been a remarkable transformation. Looking back a few years to 1984, schools averaged a single computer for every 125 pupils. Compare this to 2012 when there were five computers for every nine students – and that's not counting high-tech gadgets like digital textbooks, tablets and smartboards. Teachers are no longer discouraging screen time during class, but rather they are encouraging it.

Embrace it they should! As the world economy shifts to reflect new technologies, job markets are rapidly changing -- and our children need to stay abreast of trends to be competitive. Just last year, leading education researcher Cathy N.

Davidson predicted that as much as 65 per cent of children entering grade school this year will end up working in careers that haven't even been invented yet.

Against this backdrop of change, educators are awakening to the fact that technology, rather than being a distraction from education, can be a very powerful tool that enables learning. Indeed, many studies have shown that, contrary to popular belief, technology in classrooms has improved learning outcomes. By allowing students to learn material at their own pace, digitally-based curriculums have been shown to decrease learning gaps between students.

As a result, schools are increasingly incorporating technology into their teaching plans – using



Photo provided with permission by Startup Skool

it to streamline their curriculums, personalize lessons, and challenge students in new ways. Our local schools are no exception. There is a move towards incorporating more technology into Vancouver classrooms. This trend is reinforced by data from the Port of Vancouver, the gateway

to our economy. The port authority's data shows a threefold increase in the import of computers from 2012 to 2016 alone, from 3,200 to 9,500 metric tonnes. That's the equivalent weight of 840 school buses.

At Startup Skool, we consider ourselves part of

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the growing momentum towards harnessing technology's educational power. The school, which I founded in 2013, offers programs designed to encourage entrepreneurial and innovative thinking among youth. One of the programs we offer, for example, is called

Technology Leaders, which focuses on pushing students to solve real-world problems by leveraging technology.

In the Technology Leaders program, students are tasked with creating an app that solves a problem or fills a gap in the

market. They learn the fundamentals of computer programming, including coding in HTML, CSS, and JavaScript, and are introduced to cutting edge technologies like virtual reality, artificial intelligence and 3D printing. Upon completion of their app, they must present and defend their creation to a panel of business leaders in a Dragon's Den type format.

What we've found is that technology becomes a much less daunting topic to parents when they see how it can open new possibilities for their children. By combining new-age technologies with real-world skills like critical thinking and problem solving, students can get

equipped for the future without neglecting the basics. It's this integrated approach – teaching students digital, as well as traditional, literacy – that we believe is the winning combination.

Startup Skool is a social enterprise educating youth for the future. We focus on educating students the core principles of design thinking, technology, and entrepreneurship. Through areas of digital literacy, business model generation, prototyping, and financial literacy, young creators are equipped with the technical and soft skills today, required to create tomorrow.

startupskool.com.



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Calendar of Events

Ongoing through December 29

Stanley Park Bike Tour

Yes Cycle, 687 Denman Street

Recurring every week day

9:30 am-12 pm

This unique bike tour takes you to one of the most beautiful parks in the world. Larger than New York's Central Park with 400 hectares, the park offers beautiful landscapes along the seawall cycle path. Knowledgeable multilingual guides explain the biodiversity of the temperate rain forest and the history of Vancouver. Highlights include the Totem Poles, Lost Lagoon, Beaver Lake, Red Cedar trees, secret beaches and much more. yescycle.com

October 19-November 19

King Charles III

Arts Club, Stanley Alliance Industrial Stage at 12th Avenue, 2750 Granville Street

The queen is dead and Charles ascends the throne, at last. But is he ready for the monarchy or anarchy? When a single decision jeopardizes the trust of the prime minister and the people, revolt against the crown isn't far behind—and Kate and William are always one step away, vying for their shot. This inventive story of a king under pressure is a clever imagining of a future not yet written. artsclub.com

October 19-December 31

Cirque Du Soleil

Kurios Cabinet of Curiosities, Under the Grand Chapeau - Concord Pacific Place, 88 Pacific Blvd

Admission: starting at \$49.00

Step into the curio cabinet of an ambitious inventor who defies the laws of time, space and dimension in order

to reinvent everything around him. Suddenly, the visible becomes invisible, perspectives are transformed, and the world is literally turned upside down. Declared a Critic's Choice by the Los Angeles Times.

cirquedusoleil.com/canada/vancouver/shows

November 8-12

Vancouver Circle Craft Market

Vancouver Convention Centre, 1055 Canada Place

Wed-Fri 10 am to 9 pm; Saturday 10 am to 7 pm,

Sunday from 10 am to 5 pm - The Circle Craft Market

is the largest craft fair of the season in Vancouver and features more than 300 exhibitors selling everything from handmade jewellery to soaps, home decor, locally-made art and hundreds of Christmas present ideas. circlecraftmarket.net

November 11

Remembrance Day

As a national holiday, Remembrance Day is a time to reflect about the horrors of war and the sacrifices made by the men and women that have fought for Canada and the defense of other countries. Probably the largest Remembrance Day event in the Lower Mainland is in downtown Vancouver at the Cenotaph in Victory Square. Others at North Vancouver (at Victoria Park), Surrey, Richmond and elsewhere. veterans.gc.ca/eng/events

November 16

Sidney and Gertrude Zack Gallery

950 West 41st Avenue

6-9 pm - Exhibition of the work of Pnina Granirer and the launch of her new book called *Light Within the Shadows: memoire of a painter*. pninagranirer.com

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Cat Sitting, Gill, with Mom's support is able to cat sit and take care of your house during vacation. Point Grey/Kits area. References available. \$15.00 for daily visit. Call 604-873-1171.

November 22-December 24

Vancouver Christmas Market

Jack Poole Plaza, 1055 Canada Place
11 am-9 pm

A fun outdoor European-style market that's great for holiday shopping with more than 75 vendors selling food and Christmas-y souvenirs of all kinds. There is also a carnival carousel for kids, hot apple cider and mulled wine for those 19+. \$5/children (7-12); \$8/seniors; \$10/adults
vancouverchristmasmarket.com

November 23 to January 28

Canyon Lights at Capilano Suspension Bridge

3735 Capilano Rd, North Vancouver

Re-capture the feeling of wonder and excitement of the holiday season and be amazed by the hundreds of thousands of lights throughout the park. The suspension bridge, Treetops Adventure, Cliffwalk, the rainforest and canyon are transformed into a world of festive lights and visual enchantment. This year the 30-ton Douglas firs of Treetops Adventure receive star treatment. Treetops Adventure is a series of seven suspension bridges attached to eight 250 years old Douglas-firs with viewing platforms, reaching up to 110 feet above the forest floor. These magnificent Douglas firs will be lit above and below the collars, making these trees the eight tallest Christmas trees in the world! Back by popular demand, go on a Snowy Owl Prowl, decorate gingerbread cookies (by donation)

and sing-along carols with the holiday band. Two new children's activities this year include decorating wooden ornaments and make your own holiday badge (by donation) in the Winter Craft Tent.

11 am-9 pm

\$43/adults, \$39/seniors, \$34/students, \$27/youth 13-16, \$15/children 6-12

capbridge.com/explore/canyon-lights/

November 25

Yaletown Candytown Street Festival

A street festival in Vancouver along Yaletown's Mainland Street that features artisan, food and Christmas gift vendors. The one-day event is FREE and includes street performers, live music, market stalls and lots of shoppers. There are also Christmas trees for sale, photo opportunities with Santa and the Ice Queen and ice carving demonstrations. Noon- 7 pm
yaletowninfo.com/event/candytown-yaletown-holiday-festival-2017/

November 25-January 5

Heritage Christmas at Burnaby Village

6501 Deer Lake Ave, Burnaby

A Season of Old-fashioned Fun and Spectacular Light Displays (closed December 24 & 25)

Admission is free. Carousel rides \$2.65.

Continued on next page...



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Market Update

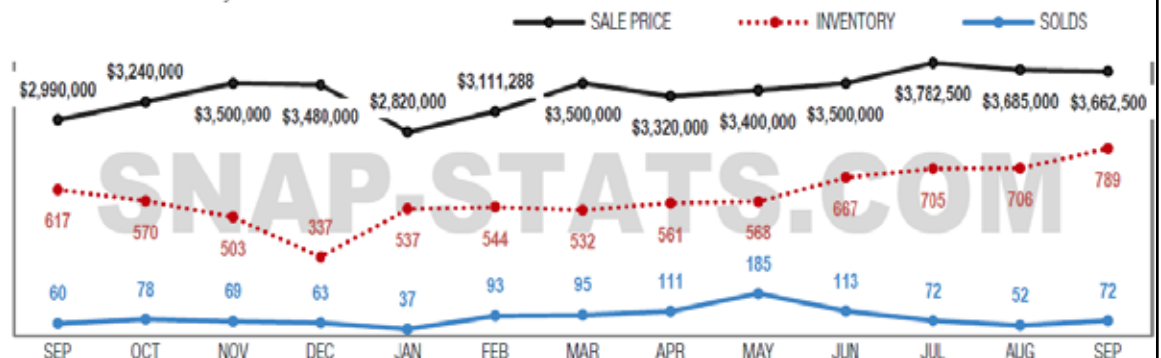
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Market Summary

- Official Market Type **WESTSIDE DETACHED**: Buyers market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** +/- \$3 mil: \$2.25 mil to \$2.5 mil (19% Sales Ratio) / \$3 mil to \$3.5 mil (17% Sales Ratio)
- Buyers Best Bet** +/- \$3 mil: Homes between \$2.75 mil to \$3 mil / \$4.5 mil plus, SW Marine and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Quilchena and up to 2 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



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Stroll through the streets of the Village to see wreaths, cedar swags and vintage-themed displays. At the bandstand, visitors can create their own magical holiday show with lights that change colours to sound. Special entertainment is scheduled throughout the season including theatre performances, community choirs, street characters and musicians. Many family favourite activities are back including a craft for children, baking in the Farmhouse and, of course, visits with Father Christmas. burnabyvillagemuseum.ca/EN/main/visit/events/events/heritage-christmas.html

November 28-January 1 Stanley Park Christmas Lights

In Stanley Park just off Pipeline Road in the middle of the park. Bright Nights is an annual event running from the end of November until the beginning of January each year and features the most lights of any attraction in Metro Vancouver, as well as wonderful Christmas character displays and festive cheer. - 3-10 pm - Admission by donation with all proceeds going toward the BC Professional Fire Fighters' Burn Fund. vancouver.ca

November 28-January 1 Bright Nights Miniature Train

The miniature train at Stanley Park during Bright Nights takes about 14 minutes. Evening train rides are spectacular and include a live performer. Matinee trains don't include live actors. Matinee \$6/person; night train \$12/adults; \$9/seniors and children ages 3 to 18. For more information on the Bright Nights' miniature train rides and hours, see vancouver.ca/parks-recreation-culture/stanley-park-miniature-train

November 29

Lighting of Aberthau

West Point Grey Community
4397 West 2nd Avenue
6:00pm-7:15pm

Get into the holiday spirit with us as we welcome the community to an evening of entertainment, holiday treats, crafts and fun for everyone in Aberthau Mansion. Entertainment provided by the Jules Quesnel Junior Choir and art installations by the Artists in Residence, LocoMoto Art Collective. Everyone will gather outside for the countdown as we watch the lights turn on at approximately 7 pm. All ages welcome. Adults must accompany children. Free westpointgrey.org

December 1-January 2

Festival of Lights at VanDusen Garden

VanDusen Botanical Garden, 5151 Oak Street
VanDusen Botanical Garden is worth seeing any time of the year, but especially during the Festival of Lights at Christmas time. In recent years the Festival of Lights has attracted over 110,000 visitors per season.
4:30 until 9 pm (except December 25)
\$16/adults, \$12/seniors and youth, \$9/children ages 3-12, \$36/family

In addition to the million spectacular lights, there are scheduled dancing light shows that last about 8 minutes and take place approximately every half hour. Other activities include photo opportunities with Santa, live performances and shadow puppet shows. The lights are displayed throughout the different gardens and around the various ponds. vandusengarden.org



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Real Estate Listings, Point Grey

ADDRESS	LISTING PRICE	ADDRESS	LISTING PRICE
4566 W 12TH AVENUE	\$2,788,000	4691 W 9TH AVENUE.....	\$4,950,000
4559 W 8TH AVENUE.....	\$2,800,000	4925 QUEENSLAND ROAD.....	\$4,990,000
4586 W 8TH AVENUE.....	\$2,880,000	4293 W 13TH AVENUE	\$5,380,000
4649 W 8TH AVENUE.....	\$2,988,000	4363 LOCARNO CRESCENT	\$5,598,000
4137 W 12TH AVENUE	\$2,988,000	4569 W 13TH AVENUE	\$5,698,000
4434 W 8TH AVENUE.....	\$3,088,000	4422 NW MARINE DRIVE.....	\$6,088,000
4527 W 12TH AVENUE	\$3,098,000	4488 W 1ST AVENUE.....	\$6,295,000
4232 W 13TH AVENUE	\$3,380,000	4103 W 10TH AVENUE	\$6,888,000
4191 W 12TH AVENUE	\$3,688,000	2088 ALLISON ROAD.....	\$7,980,000
4499 W 13TH AVENUE	\$3,780,000	4697 W 3RD AVENUE.....	\$8,300,000
4672 W 6TH AVENUE.....	\$3,998,000	4636 W 3RD AVENUE.....	\$8,800,000
4618 W 12TH AVENUE	\$3,999,000	5988 NEWTON WYND	\$11,380,000
4648 W 12TH AVENUE	\$4,188,000	5537 CHANCELLOR BOULEVARD.....	\$11,500,000
4055 W 12 AVENUE.....	\$4,288,000	4548 NW MARINE DRIVE.....	\$11,988,000
4152 W 11TH AVENUE	\$4,288,000	4688 W 3RD AVENUE.....	\$12,880,000
4363 W 11TH AVENUE	\$4,570,000	5791 NEWTON WYND	\$26,980,000
4695 W 9TH AVENUE.....	\$4,950,000		

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