



# NEWS

## IN & AROUND POSITANO

*Spring/Summer 2009*

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### **A MESSAGE FROM BRADDOCK & LOGAN, YOUR HOMEBUILDER**

While the economic downturn continues to challenge all of us, it has been especially volatile for those companies that operate within the new homes industry. You may wonder about the economy's effect on us, the builder of your new home.

Our roots are set deep within the San Francisco Bay Area. Since 1947, Braddock & Logan has remained dedicated to the principal of providing lasting value to our customers through down markets and the recoveries that followed. A commitment to personal service has earned us our reputation for excellence, business integrity and staying power with three generations of Braddock & Logan customers.

Our proven track record reflects the extensive experience of our diversified real estate development and property management teams. Our development portfolio of more than 33,000 new homes, 3,000 apartment homes and 355,000 square feet of retail and commercial facilities demonstrates our expertise in real estate planning, design, construction and customer service in communities throughout the greater Bay Area.

The company continues to look to the future, adopting sustainable, "green" technologies. We have earned the Energy Star® rating from the government by meeting EPA guidelines for energy efficiency. We are also a proud participant of Build It Green™, a program that focuses on building livable communities with enhanced energy efficiency and indoor air quality, while conserving resources and water.

We can assure you that we will continue to uphold our mission, managing our business prudently, maintaining our long-term perspective and building on our financial strengths so that we will continue to serve the home buyers of today and tomorrow.

## **SPRING BRINGS NEW FLOWERS & FIRST POSITANO RESIDENTS**

The first group of homeowners has moved into the neighborhoods of Cantara & Salerno at Positano, just in time to enjoy the beautiful green hills and spring blossoms.

Cantara welcomed nine new homeowners this spring and three more will be arriving soon. Of the first twelve homes sold at Salerno, ten new homeowners have moved into the neighborhood from all parts of the Bay Area. General consensus is that the beauty and convenience of the neighborhood first attracted our new homeowners to Positano.

Welcome to the neighborhood – we're glad you're here!

## **EXCITING NEW HOME DESIGNS BEING BUILT AT POSITANO**

A new model complex for all new plans is now under construction, slated to open this summer. The new designs will continue the Tuscan, Spanish Colonial, Cottage, Italianate and French Country inspired architecture that currently highlights the Positano neighborhoods. The new homes will range in size from 2,003-3,347 sq. ft. To receive updates on the new plans, sign up on the interest list by either visiting the community sales offices or register online at [www.positanodublin.com](http://www.positanodublin.com).

## **FIRST PHASE OF FALLON SPORTS PARK IS APPROVED**

Construction of the first phase of Fallon Park, located across from the entrance to Positano, has been approved by Dublin's City Council. Construction of the 27-acre Phase I is expected to begin soon, with the completed 60-acre park by the City of Dublin expected to open as early as next year. The first phase will include construction of fields for soccer, Little League Baseball and softball, as well as lighted basketball and tennis courts and grading for a bicycle motocross course.

## **BRADDOCK & LOGAN SAYS THANK YOU WITH \$2500 CHECK THROUGH BUYER REFERRAL PROGRAM**

Imagine getting paid when a friend or relative falls in love with a Braddock & Logan new home, decides to purchase and all you had to do was simply to introduce them to us.

Here's how it works: A current B&L homeowner fills out a referral card with his/her contact info and provides the name of the prospective buyer and the name of the community they are interested in. The prospective homebuyer must present the card at their very first visit to the B&L community listed on the form. Braddock & Logan will pay a \$2500 referral fee when your friend closes escrow on their new B&L home.

The referral program is in effect for homes purchased by 6/30/09 & closing escrow by 8/31/09. One referral paid per homebuyer per community. Stop by either one of the sales offices at Positano to get a referral card and all the details.

## **PROGRESS REPORT ON THE INTERCHANGE OF I-580 & FALLON RD**

As any resident of Positano is all too aware, construction at the intersection of I-580 and Fallon Road has been underway for many months. The project includes widening the Fallon Road overcrossing, reconnecting Fallon Rd. to the overcrossing, reconstructing the on- and off-ramps to I-580, and installing traffic signals, lighting and landscaping.

A parallel overpass is now being built to allow for cars to continue using the existing Fallon Rd overpass during construction. Beams to support the overpass are being installed spanning over I-580, resulting in lane reductions. Drivers are advised to proceed with caution when going through the construction zone.

The project's completion date is projected to be Fall of 2009.

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## **LOWE'S HAS OPENED IN GRAFTON STATION**

Grafton Station, a 48,000+ sq. ft. shopping center located on Grafton Street and Dublin Blvd, is one of the many retail sites conveniently located for residents of Positano. The architecture of the center has been modeled after early 1900 structures including a railroad depot. Visitors will enjoy the "old city" charm found in details like pendant streetlights, pavers and water features. Lowe's Home Center has recently opened as the anchor tenant, a popular destination for any DIY expert or gardening enthusiast.

- As of press time, another new business has just opened in Grafton Station — Buffalo Wild Wings Grill & Bar. Judging from the crowds lining up outside, it is proving to be a popular spot with local residents.

## **SHOPPERS – MARK YOUR CALENDARS!**

Prime Outlets Livermore Valley, located just south of Positano at the I-580-El Charro Rd. interchange, is slated for completion in 2010. Anchor tenant Neiman Marcus/Last Call will be opening a 28,000 sq. ft store and will be joined by a variety of other upscale retail outlets such as Barneys NY, Ann Taylor, BCBG MAXAZRIA, Brooks Brothers, Coach Factory, Columbia Sportswear, Adidas Outlet, Gap Outlet, J. Crew Factory Store, Dooney & Bourke and more. Shoppers looking for designer brands at slashed prices will be looking forward to the opening of this new Tri-Valley destination.

# EVENTS OF INTEREST

## NEARBY FARMERS' MARKETS

Each spring, people eagerly await the expanded offerings of fresh fruits and vegetables available at nearby Farmers' Markets. Here's a listing of these popular open-air markets within the Tri-Valley area:

PLEASANTON FARMERS' MARKET (Open year round)

Location: Main & W. Angela St., Pleasanton

Saturdays, 9 AM – 1 PM

SAN RAMON FARMERS' MARKET (Opening May 2, 2009)

Location: Forest Home Farms, 19953 San Ramon Valley Blvd.

Saturdays, 9 AM – 1 PM

LIVERMORE FARMERS' MARKET (Open year round)

Location: Second Street between J and K Streets

Saturdays 9 AM - 1 PM

DANVILLE FARMERS' MARKET (Open year round)

Location: Railroad & Prospect St. Danville

Saturdays, 9 AM – 1 PM

## TRAILBLAZERS & TRENDSETTERS: THE ART OF THE STAMP – A SMITHSONIAN EXHIBITION

Location: Blackhawk Museum – 925-736-2277

Feb 28, 2009 – June 21, 2009

Wed – Sun 10 AM – 5 PM

76 original works of art that became US Postal Stamps, including such cultural icons as Lewis & Clark, Laurel & Hardy, Duke Ellington and Eleanor Roosevelt. This exhibition was originally on display at the National Postal Museum in Washington D. C.

## GAME NIGHT AT STACY'S AT WATERFORD EVERY MONDAY!

5:30PM til'... Featuring Nintendo Wii Bowling on a huge screen. Trivia in the bar. Board games available at your table or bring your own. Eat & play all night at Stacey's. Click the link for info or come by for Game Night on Mondays to check it out.

Stacy's at Waterford 4500 Tassajara Road, Dublin, Ca 94514 • 925-551-8325

April 14, 2008 - May 18, 2009 • Times: Every Monday at 5:30 PM

<http://www.staceyscafe.com/staceys-waterford/event...> • Phone: 925-551-8325

## GET OUTDOORS & ENJOY THE WEATHER!

April 11 9:30 AM Hike in Redwood Regional Park

April 21 9:15 AM Walk in Hap Magee Park

April 28 9:15 AM Walk Iron Horse Trail, Danville

Above events are Sponsored by Striding Strong, a group for women who run, hike and walk. For more info & to register for free walks: [www.meetup.com/Striding-Strong-Walkers/calendar](http://www.meetup.com/Striding-Strong-Walkers/calendar)

## EVENTS IN DOWNTOWN PLEASANTON

1ST WEDNESDAY STREET PARTIES – Something new to do every first Wednesday of the Month!

Location: Main St., Downtown Pleasanton -- 6 PM – 9 PM

*Upcoming:*

CINCO DE MAYO STREET PARTY – May 6, 2009

JUMP INTO SUMMER STREET PARTY – June 3, 2009

## SPRING ANTIQUES & COLLECTIBLES STREET FAIRE

Location: Main St., Downtown Pleasanton

Date/Time: May 24, 2009 8 AM – 4 PM

## CONCERTS IN THE PARK – STARTING JUNE 5, 2008

Location: Lions Wayside Park (corner of First and Neal Streets)

Time: 7:00 PM to 8:30 PM