

Santa Monica Daily Press

A newspaper with issues

THIS WEEK IS NATIONAL SMILE WEEK :-)

DAILY LOTTERY

2 24 31 50 55
Meganumber: 44
Jackpot: \$31M

6 19 23 35 40
Meganumber: 20
Jackpot: \$15M

4 12 13 20 26

MIDDAY: 5 8 9
EVENING: 7 7 1

1st: 03 Hot Shot
2nd: 08 Gorgeous George
3rd: 09 Winning Spirit
RACE TIME: 1:45.77

Although every effort is made to ensure the accuracy of the winning number information, mistakes can occur. In the event of any discrepancies, California State laws and California Lottery regulations will prevail. Complete game information and prize claiming instructions are available at California Lottery retailers. Visit the California State Lottery web site <http://www.calottery.com>

NEWS OF THE WEIRD
BY CHUCK SHEPARD

Colin Watson, 63, one of Britain's most notorious illegal collectors of rare bird eggs (having been convicted six times and having had nearly his entire collection confiscated by the government), fell to his death in May from a tree he had climbed in south Yorkshire to check out a nest.

TODAY IN HISTORY

Today is the 221st day of 2006.
There are 144 days left in the year.

On Aug. 9, 1945, three days after the atomic bombing of Hiroshima, Japan, the United States exploded a nuclear device over Nagasaki, killing an estimated 74,000 people.

In 1842, the United States and Canada resolved a border dispute by signing the Webster-Ashburton Treaty.

In 1848, the Free-Soil Party convened in Buffalo, N.Y., where it nominated Martin Van Buren for president.

In 1854, Henry David Thoreau published "Walden," which described his experiences while living near Walden Pond in Massachusetts.

QUOTE OF THE DAY

"Hope is a waking dream."

ARISTOTLE
GREEK PHILOSOPHER (384 B.C.-322 B.C.)

INDEX

Horoscopes	
Out and about, Sagittarius	2
Surf Report	
Water temperature: 72°	3
Opinion	
Losing our religion	4
State	
News in brief	8
National	
Feds leave interest rate alone	9
Real Estate	
Finding your space	10
Sports	
Pre-season football is here	12
MOVIE TIMES	
Catch a flick!	15
Comics	
Yak it up, yakmeister	16
Classifieds	
Ad space odyssey	17-19

City, Edison in power struggle

Downtown power grid out of date, aging

BY KEVIN HERRERA
Daily Press Staff Writer

PROMENADE — Business and property owners Tuesday demanded the city's energy provider produce a detailed plan to replace the aging power grid following a recent outage that left stores and restaurants here without electricity for several days.

As a crew worked nearby upgrading a portion of downtown's electrical infrastructure damaged by the July 22 outage, officials with Southern California Edison promised they would deliver a capital improvement schedule to give businesses a better idea of what upgrades have been made and where the power provider plans to focus its efforts in the near future.

The agreement was reached dur-

See **BLOW OUT**, page 5



Alejandro Cesar Cantarero II/Daily Press

IRON GRID: Crews from Southern California Edison work on Santa Monica Boulevard Tuesday to rebuild the downtown area's electrical infrastructure.



Photo courtesy

APPLYING THE PRESSURE: A former homeless man has gained steady employment through Chrysalis, a non-profit agency that provides jobs.

From street sleepers to street sweepers

BY EMILIE PHELPS
Special to the Daily Press

CITYWIDE — Dozens of local businesses are being asked to put the city's homeless population to work.

Through a partnership with non-profit employment agency Chrysalis, the Chamber of Commerce is rolling out an "end to homelessness" internship program. The Chrysalis interns come from

homelessness, imprisonment, or otherwise difficult-to-employ backgrounds, but on-the-job experience is their path to self-sufficiency.

For Santa Monica businesses participating in the internship program, Chrysalis is asking a lower wage rate of \$15 per hour for entry-level workers with no specific skills. That fee covers the client's wage, which ranges

See **WORK FOR FOOD**, page 6

Culver City spill pollutes bay; forces beach closure

By Daily Press staff

MARINA DEL REY — A raw sewage spill into the Ballona Creek prompted Los Angeles County health officials Tuesday to shut down about two miles of beach near the Marina del Rey channel.

A Culver City sewage pumping station failed Monday night, dumping approximately 20,000 to 30,000 gallons of raw sewage into the creek, which empties into the Santa Monica Bay, according to John F. Schunhoff, acting chief deputy of the county Department

of Public Health.

"Environmental health is closing the beach for a mile north and a mile south of the mouth of Ballona Creek, from Sandpiper Street at Dockweiler Beach to Ironsides Avenue in Venice," Schunhoff said. "The lifeguards are posting the signs."

The beach will remain closed until water samples test negative for bacteria, officials said. The beach will likely remain closed until this afternoon.

Updated information on beach closures available by calling (800) 525-5662.

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Eddie Guerboian

Horoscopes

2

WEDNESDAY, AUGUST 9, 2006

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Out and about, Sagittarius

Santa Monica Daily Press

JACQUELINE BIGAR'S STARS

The stars show the kind of day you'll have:

★★★★★ DYNAMIC ★★★★★ POSITIVE ★★★ AVERAGE ★★ SO-SO ★ DIFFICULT



ARIES (March 21-April 19)

★★★★ Dissolve tension through action.

Though lying back is not your style, you still might need to push harder than usual. Revive your opinions and plans. Notice how many different ways you can look at a situation. Tonight: Do what you want.



TAURUS (April 20-May 20)

★★★ You might feel pulled in two different directions. You'll handle the pressure well, but you still might want to pull back. Your creativity comes forth no matter what you do. Tonight: A must show.



GEMINI (May 21-June 20)

★★★★ You could waver between two different opinions or plans. It might be best to step back and see how you could incorporate both into your life. Your imagination plays a big role in your actions. Tonight: Join in with another's suggestion.



CANCER (June 21-July 22)

★★★★ Others make demands, but how far you can go to make them happy might be restricted. Establish a strong grasp on your finances. You might be delighted by what you can accomplish if you focus. Tonight: Relax with a friend over dinner.



LEO (July 23-Aug. 22)

★★★★ You might feel like you are pulling teeth trying to get to the bottom of a problem. Someone feels inspired. Within, you might be doubting his or her grasp on reality. Still, roll with the moment. A suggestion could make a difference. Tonight: Go along with another's whims.



VIRGO (Aug. 23-Sept. 22)

★★★ You might be too tired or worn out to deal with an issue that rears its head. Don't pretend that everything is OK. Be realistic about what is happening, and at the same time understand your limits. Tonight: Put your feet up.



LIBRA (Sept. 23-Oct. 22)

★★★★★ You find events fun and humorous, while others might be pulling out their hair. You have perspective on your side. Don't push someone too hard. Let events flow. A relationship or new friend could be developing new intensity. Tonight: Romp away.



SCORPIO (Oct. 23-Nov. 21)

★★★ You could feel as if you are between a rock and a hard place. Juggle the many different areas of your life that all seem to need care immediately. Don't feel pressured. Slow and steady works. Head home early, if possible. Tonight: Veg.



SAGITTARIUS (Nov. 22-Dec. 21)

★★★★★ Quite clearly, you can handle a lot more than most people. You might have to juggle plans and screen calls, as so much is coming toward you so quickly. Be where you want to be, not where you think you should be. Tonight: Out and about.



CAPRICORN (Dec. 22-Jan. 19)

★★★★★ Others might not realize how important it is for you to maintain a steady financial course. You could easily misread a money matter. Your instincts might be off. Take your time and don't feel pressured. Tonight: Treat yourself.



AQUARIUS (Jan. 20-Feb. 18)

★★★★★ You are a force to be dealt with. The Full Moon in your sign gives you that extra zap of energy, magnetism and intelligence. Your perception of a friendship could be changing. Avoid judgments for now. Tonight: Happy as a cat.



PISCES (Feb. 19-March 20)

★★ Don't overreact. You need to stay anchored when dealing with a boss or someone you look up to. You might not be reading the situation as clearly as you would like. Understand that you don't have to do anything quickly. Tonight: Rest up. Life gets dicey.

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Santa Monica Daily Press

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PUBLISHED MONDAY THROUGH SATURDAY

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COMMUNITY BRIEFS



Photo courtesy
(Above left) Pete Armstrong, Robbie Robinson and Bob Baldwin; (rear), pose after delivering clothing to the VA hospital. (Right) Mona Young Lopez, Robbie Robertson and Ann Scully deliver flowers to the VA hospital.

A flowery delivery

By Daily Press staff

Veterans were all smiles last week when Santa Monica Elks brought them flowers and clothes. Robbie Robinson, chairman of veterans affairs and Ann Scully, president of the Santa Monica Emblem Club, recently delivered 220 vases of flowers to the hospital rooms at the VA Hospital in Westwood.

Scully described the experience as heartwarming, as they were greeted with cheers and tears. Many of the patients had not had a visitor in months. The flowers were donated by two Santa Monica Elks members.

And members of the Santa Monica Elks delivered their first load of clothing to the VA Hospital last week. It took a pick-up truck and a car to carry all of the clothes.

“This is just the beginning,” Robinson said. “We were running out of storage space at the lodge. There is still several weeks to go on the current drive.”

When the effort began, the shelves were bare at the volunteer clothing store. There is still a need for all items of clothing — small, medium or large, men or women’s. Shoes, purses, suits or jeans. There also is a need for books, games and puzzles.

Vance Davis, program assistant at the Elks, said many of the veterans were homeless and many have alcohol addiction. Their clothes are immediately incinerated when they are admitted to the VA. As they become rehabilitated, they need clothes to go out and apply for a job. To donate clothes, deliver them to the Santa Monica Elks Lodge at 1040 Pico Blvd., from 9:30 a.m. to 5 p.m., Monday to Friday. For more information, call Curt Curtiss at (310) 645-8989.

Community college TAP into scholarships

By Daily Press staff

Four Santa Monica College students have received Transfer Alliance Program scholarships from UCLA that they will use when they begin classes at the Westwood campus this fall.

In all, 65 TAP scholarships were awarded to community college transfer students to UCLA from throughout the state.

Selection as a TAP Scholar entitles the transfer student to an academic scholarship of at least \$5,000 a year. The scholarship is renewable for a second year if students have achieved a B or better grade point average at UCLA, completed 45 units by fall 2007 and have participated in or are committed to doing undergraduate research.

The SMC transfer students receiving the scholarships are Maia Baghashvili of Glendale, Alfred Wade Hartoon of Los Angeles and Tyna Ahdout and Parham Zarrini, both of Beverly Hills.



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SURF REPORT



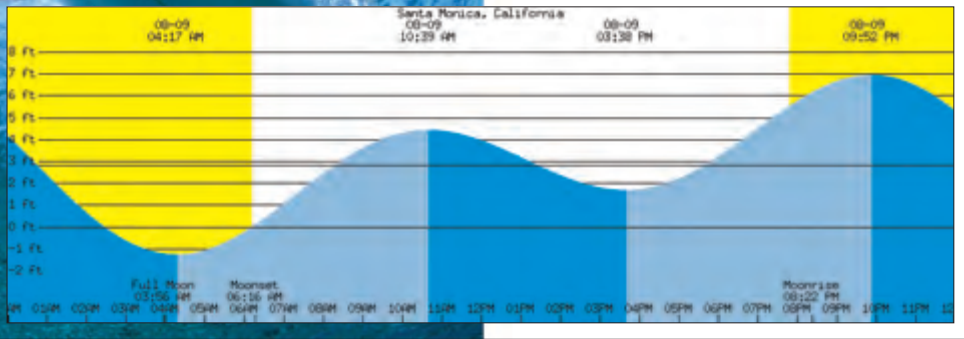
SURF CONDITIONS

SWELL FORECAST (3-5 FT)
THE SIZE DROPS OFF AS THE SW FADES, LEAVING MERE MEMORIES OF BIGGER SURF WITH REMNANT, LAGGING PERIODS PRODUCING WAVE HEIGHTS IN THE WAIST TO CHEST HIGH + RANGE.

LONG RANGE SYNOPSIS
WIND SWELL BY WEEKEND...
SOUTHERLY SWELL FOR 18TH...

WATER TEMP: 72°

TIDE FORECAST FOR TODAY IN SANTA MONICA



The Q-Line

PROUDLY BROUGHT TO YOU BY

Barking up the wrong tree ...
Local resident Valerie Hiss' efforts to provide “doggie houses” filled with plastic bags for owners to properly dispose of pet waste have been thwarted by City Hall. A city ordinance prohibits objects from being placed on trees, and removal of the houses has been ordered. While many residents have applauded Hiss' efforts to keep the city free of pet debris, City Hall claims good intentions are no reason to make exceptions to laws.

So this week, Q-Line wants to know:
Do you agree with the city's demands that the “doggie houses” be removed from public trees in Santa Monica? Should City Hall provide an alternative solution? Look the other way?

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LETTERS TO THE EDITOR

Time to curb city policies

Editor:

Regarding Stephen Baker's letter (SMDP, July 6, page 4) and the article "No more easy streets" in the "Enough Is Enough" column by Jenna Linnekens (SMDP, July 6, page 5) — right on. I second their concerns and sentiments.

Santa Monica's drug/alcohol addicted street population is growing and growing and growing, and it is time we sent City Hall, the police and the council members a loud, "I am mad as hell and won't take it anymore."

Notice I did not call these street people "homeless." The term "homeless" means to me someone who has fallen on economic hard times due to job loss or illness, or needs to escape an abusive relationship and has nowhere to turn. Let us for sure help these people all we can. But I draw the line at enabling the addicted to die — which is just what is going on.

Mr. Baker pointed out just what I was thinking myself — that if I or any other ordinary citizen a) exposed myself to children; b) used the public streets as a bathroom in front of people; c) robbed; d) shouted obscenities; e) act out in a threatening manner if not given enough money on demand; f) spit on someone — remember the security guard who warned people to stay away from a certain individual in the park who was a spitter? Instead of warning people to stay away, how about stopping the one spitting on people? If any ordinary citizen did any or all of the above and more they would be surely put in jail and rightly so. But not the street people.

And when someone reports it to the police, they are asked if the individual breaking the law is "homeless" and if the answer is "yes" then they do little or nothing? This is beyond belief. We now have separate laws for the transients and the rest of us? This means basically there is no hope in curbing this dangerous and horrific behavior that goes on 24-7 in our parks, alleys, promenade and streets.

So the message is that if you are a drug/alcohol addicted transient exposing yourself to children — no worries — you have it made in the shade here in good old double standard Santa Monica. And if you are not one of the above, but are sick enough to just want to get away with aberrant behavior, just dress down, don't shower, get really smelly, do whatever you want, break the laws of the city and then just say you're "homeless" and nothing much will happen to you.

We can start overriding the people on the city payroll by doing what Jenna Linnekens suggested in her column: Calling the police and cite the laws on the books and insist on the law being enforced. I would also suggest we start cutting off the unlawful feedings by people who do not even reside in Santa Monica. Make them leave and feed the transients in their own backyards, and we should be sure to post their addresses in the former Santa Monica feeding spots so the transients can go there with no trouble.

And by the way, November will be upon us soon, City Council members. So unless you start insisting that the laws you pass are enforced, cut funding on the programs that do not require sobriety as a requisite for help, and start cleaning the city so citizens and tourists can once again enjoy the city and start shopping and spending money here again. If not, City Council, start shaking in your boots. Last election we missed our chance and only got rid of one bad apple, and if we don't send a message in November, we can be sure the status quo will continue.

Marilyn Brennan
Santa Monica

Feeling dogged

Editor:

I was one of the people that called for a doggie house and volunteered to pay for it myself (SMDP, July 31, page 1). I wondered why I didn't get a call back. Why is it that many good and positive works are met with resistance? Let's find a solution to this excellent idea and make it grow.

Linda Jassim
Santa Monica

Nothing good about smoking

Editor:

Some people say, "I have a right to smoke; it's a free country." Well, I have a right to smoke-free air.

People argue that along with cigarettes, cars also cause pollution. Yes, that's true but cars get you to work; second-hand smoke doesn't. Cars expand your ability to visit friends and to travel; cigarettes provide discomfort and unpleasant smells. Cars help get you to medical appointments; cigarettes hasten your need for them. Second-hand smoke does nothing beneficial. The new ordinance is not a total ban on smoking. People can smoke in their own homes and cars, even though it does leak through windows and vents and bothers other people.

Bonnie Johnstone
Santa Monica

GUEST COMMENTARY BY JOHN W. WHITEHEAD

Losing our religion, or at least our opinion on it

There is a war raging in America, and it may be the most important war we will fight in the coming years. But it's not a war against terrorism, drugs or AIDS. It's a war against free speech, primarily religious free speech.

Let me give you some examples. The microphone was unplugged by school officials when a high school valedictorian began talking about Jesus Christ. An instrumental version of "Ave Maria" was eliminated by school officials because it might be religious. A city councilman was told that he cannot end his prayers in Jesus' name, while other council members can pray as they see fit. Those are all examples of individuals who were simply expressing their First Amendment right to free speech — religious free speech. Until recent years, this was protected speech. But things seem to be going from bad to worse. A recent court decision dismissing the case of a rock band that was discriminated against because of its members' religious beliefs highlights the problem.

Officials at Rossford High School in Ohio asked Pawn, a rock group that included several students attending the school, to perform at a school-sponsored anti-drug assembly that was scheduled for Dec. 21, 2004. Pawn performs original compositions written by its band members, all of whom are Christians. The band attempts to convey positive messages through its music about the use of drugs, alcohol and sexual promiscuity. Pawn agreed to perform at the assembly and to present messages to the students between songs. Pawn also agreed that its statements between songs would not be religious and would be limited to the "Just Say No" anti-drug, anti-alcohol message of the assembly. Attendance at the assembly was to be purely voluntary, with all students given the option of attending Pawn's performance, study hall or a movie.

Both the school and Pawn began making immediate preparations for the assembly. Pawn's performance was announced to students, and posters were printed to promote the event. However, a week prior to the assembly, school officials rescinded their invitation to Pawn because of the religious content of the group's songs.

Obviously, this is a classic case of discrimination against a group of people because of who they are and what they might say. It's what some courts have called "viewpoint discrimination," and it's an important ingredient of free speech. And it's a perfect example of how far government officials are willing to go to avoid any association with religious individuals, ideas or speech. And specifically, free speech by Christians.

A lawsuit followed in which all these key First Amendment principles were argued. And just last week, Federal District Court Judge Jack Zouhary ruled that Pawn had no protected right to free speech. The court adopted a "government speech" analysis as the basis of its decision. This doctrine, which

is now being used more frequently by the courts, holds that if speech occurs on government property, it is not protected by the First Amendment. As Judge Zouhary wrote in his opinion: "This is not a case about the state discriminating against speech and religion, but rather about the state having control over who speaks on its behalf."

There is a very real danger in that type of thinking. The places where people are allowed to exercise their free speech in America are gradually being eliminated. City squares are disappearing, replaced by parking lots. Corporations are buying up entire towns and turning them into private property. And the government is expanding at a rapid rate. Thus, as the government speech concept widens to encompass more and more, speech occurring on public property can and will be barred by government officials. Thus, free speech as we have known it will die away. This will impact not only free speech in schools and public buildings, but eventually expression on public sidewalks and other public places. In the end, the only place where speech will be "free" is in our homes or in our heads.

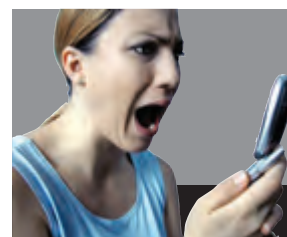
History teaches us some valuable lessons. Every society that grows more authoritarian eliminates free speech. It is free speech that tyrants fear most for there is nothing more dangerous than ideas that reach fertile minds. Moreover, it must not be forgotten that often a citizenry willingly forfeits essential rights for security. We have seen this in the U.S. in light of the post-9/11 paranoia.

But there is another way that citizens forfeit their rights: It happens when they have little to no clue about what those rights are. Recent polls and surveys indicate that average Americans have little knowledge of their rights as laid out in the United States Constitution. Thus, it is very easy for the government to ride roughshod over our basic freedoms.

Eliminating free speech and other rights is an incremental process, which begins gradually. Today the target, especially in public schools, seems to be Christians. But as Martin Niemoeller, a German pastor who saw tyranny unfolding in Nazi Germany, recognized: "First they came for the Communists, but I was not a Communist so I did not speak out. Then they came for the Socialists and the Trade Unionists, but I was neither, so I did not speak out. Then they came for the Jews, but I was not a Jew so I did not speak out. And when they came for me, there was no one left to speak out for me."

We still have time to act. And we must act because free speech is the basis of democracy. Without it, the future looks grim.

(Constitutional attorney and author **John W. Whitehead** is founder and president of The Rutherford Institute. He can be contacted at johnw@rutherford.org. Information about The Rutherford Institute is available at www.rutherford.org.)



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Santa Monica Daily Press

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Edison feels the heat

BLOW OUT, from page 1

ing a meeting of the Land and Asset Committee of the Bayside District Corp., a public-private management company that oversees operations and advises City Hall on issues related to downtown.

The meeting, which was well attended by property owners and city officials, was called in advance of the power outage, in which underground equipment failed because of excessive demand by customers trying to beat the record heat.

Bayside members requested a face-to-face meeting with Edison officials to address what they said have been several outages over the last five years that have cost them hundreds of thousands of dollars in lost merchandise and sales.

Some, including city officials, blame an ancient energy infrastructure and Edison's slow pace in replacing key components.

"It does feel as if we only get attention when things blow up," said Rob York, a consultant for Bayside who has worked extensively with merchants in revitalizing downtown. "Downtown should be a priority. It is rapidly changing (and) with recent development, particularly residential, I think (Edison) needs to build a little bit ahead of the demand curve."

Edison officials promised that upgrades are, and will continue to be made — \$9 billion worth over the next five years statewide — but progress has been slow because of bureaucratic red tape at City Hall, where it can take weeks, and in extreme cases, months to secure a permit that will allow Edison crews to make significant improvements to the power grid.

"The city has been very cooperative with this latest emergency," said Edison spokesman Mark Olson. "But as the community has pointed out, when there isn't an emergency, there's a lot of red tape in Santa Monica to get things done."

Edison officials said some business owners complain when asked to shut down power for improvements.

Officials from City Hall said Edison shouldn't point fingers, as they have failed time and time again to provide city planners with a detailed, capital improvement plan outlining when and where work requiring permits would take place.

"There doesn't seem to be a ... plan in place," said Craig Perkins, City Hall's director of environmental and public works management. "The issue here, frankly, is in the past there has been insufficient investment in infrastructure in Santa Monica."

Perkins estimates Edison generates roughly \$100 million in revenue a year from Santa Monica customers.

"We are trying to see that there is an equitable amount of investment," Perkins said.

City Hall spends 20 percent of revenue generated by the use of utilities to maintain

and upgrade infrastructure, Perkins said.

Bola Ayorinde, a district manager for Edison who works in Santa Monica, said the utility company is governed by the state Public Utilities Commission, which regulates how much money Edison can spend in a particular area.

Upgrades are determined by engineering studies of equipment, with resources dedicated to those cities where they are needed the most, Ayorinde said.

That includes parts of Santa Monica, where Edison has spent the last few years replacing some of the 50 circuits serving the city. Work also included the replacement of 18 switches, 14 underground transformers, 18 electrical poles and the renovation of a power substation at the corner of Lincoln Boulevard and Colorado Avenue, Ayorinde said.

Crews from Edison will be working until the end of the month in the Second Street alley near Santa Monica Boulevard — the site of the most recent outage — replacing damaged equipment and adding new cables and capacity so that in case of another power failure, emergency power can be restored quickly, Ayorinde said.

"We have been doing a lot of work before (the recent outage) took place," Ayorinde said. "This is not a Band-Aid approach. If it was, we would have been out of here weeks ago."

Commerce isn't the only thing at stake when talking about improvements to the power grid. When the latest outage occurred, an overloaded system caused equipment to melt, sparking an explosion that shot a manhole cover some 15 feet into the air. No one was injured, but Bayside board member Barbara Bryan, operator of the Interactive Cafe on Broadway, said something needs to be done before a deadly accident does happen.

"This is the third time a manhole cover has blown off because of an explosion," Bryan said. "By the grace of God no one was hurt, but it's only a matter of time."

Bryan said she has spoken with Edison crews in the past about repairs and they have said, "like a chorus," that it is hard to do construction work in Santa Monica, particularly in portions of downtown where new sidewalks have been paved because of the Transit Mall.

"There shouldn't be this antagonism between Edison and the city," Bryan said.

With that in mind, Perkins and Olson pledged to meet regularly in the coming weeks to prepare a report on the infrastructure needs of Santa Monica and present that to the Bayside board on Sept. 12.

"I will personally commit to expedite any work that needs to be done," Perkins said.

Bayside executive director Kathleen Rawson and Kathy Dodson, president of the Chamber of Commerce, said they too would work more closely with businesses to inform them of Edison's work and be facilitators for when future upgrades are planned.



John McGrail, C.Ht.

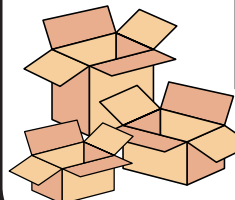
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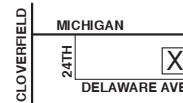
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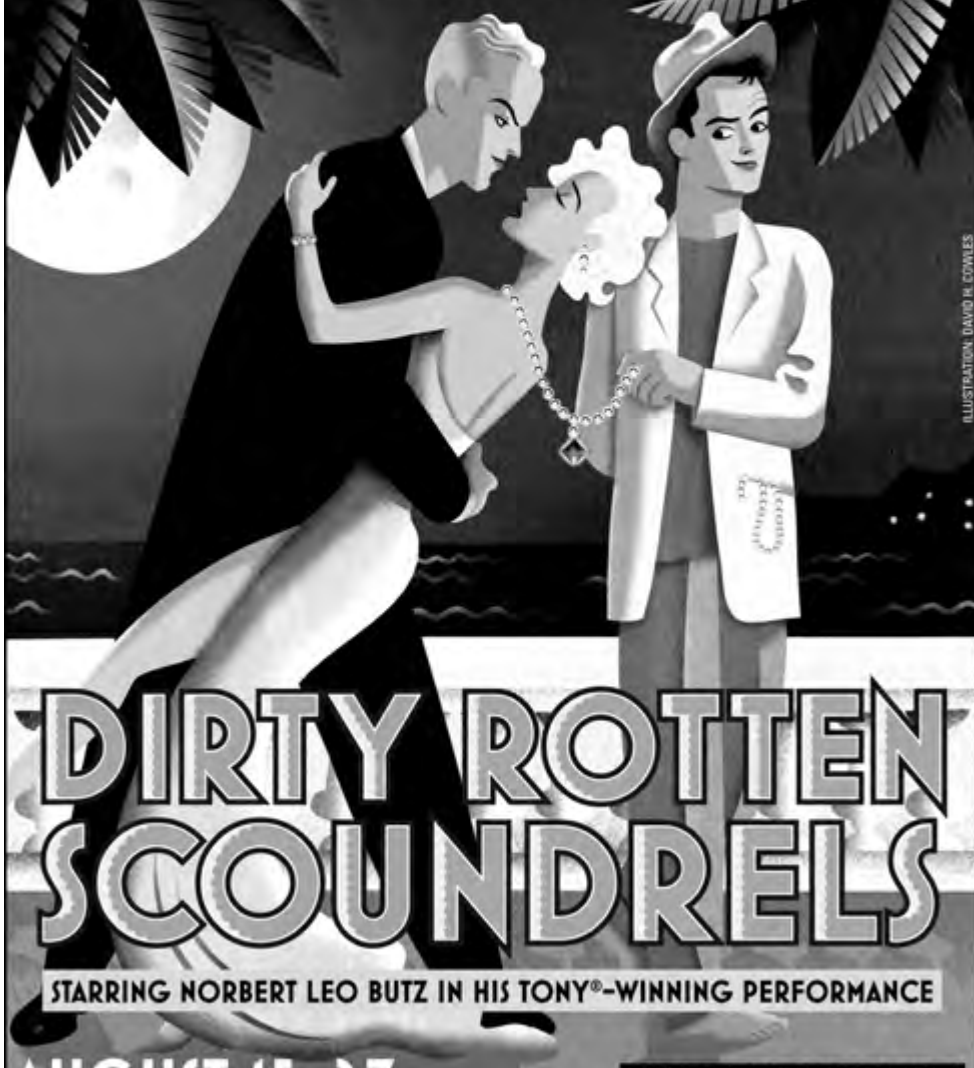
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Photo courtesy

CLEAN STREETS: A Chrysalis client works to keep the city clean.

Homeless get a shot at self-sufficiency

WORK FOR MONEY, from page 1

from \$8.50 to \$9 per hour, as well as the costs of training the employees, providing payroll functions, workers compensation, liability insurance and bonding. Businesses hiring Chrysalis clients pay no worker's compensation, social security, state or federal unemployment, administrative, recruiting or advertising expenses, said Tracy Roden, an employee at Chrysalis. As soon as any experience is requested, the pay and bill rate go up.

Homeless individuals find themselves in a catch-22 because they need experience to get a job, but they need a job to get that experience. Through Chrysalis' internship program, clients can get their feet wet in different work situations and build up experience, while businesses don't have to take the risk of permanently hiring someone with no work experience.

"Our organization's philosophy is that a steady job is the single-most important step in a person's transition to long-term self-sufficiency and we simply could not accomplish that task without organizations like the Santa Monica Chamber and local businesses that are willing to work hand-in-hand with us to make it a reality," said Adlai Wertman, president and CEO of Chrysalis.

The social enterprise is no pipe dream — 93 percent of clients who participate in Chrysalis' job training successfully secure employment. There are currently 12 to 14 Santa Monica businesses that employ temp workers who were placed by Chrysalis. In addition, there are an estimated 20 to 30 Chrysalis-trained employees who found permanent employment in and around Santa Monica. Chrysalis will provide fully-screened and prepared workers for 60- to 90-day internships at local businesses. Chrysalis assesses the needs of each business and can supply most skilled or semi-skilled positions needed.

The city of Santa Monica employs 10 Chrysalis clients to clean the Third Street

Promenade and work in solid waste management. The city of Santa Monica granted \$232,458 to Chrysalis in 2005.

The internship program, which developed out of the Chamber's homeless committee, "is a great way for individual businesses to make a meaningful contribution to the problem of homelessness in our community," said chamber president Kathy Dodson. "In fact, it is our attempt to respond to the requests we get from members asking what they as individual business owners can do to help."

A BLENDING OF WORK OPPORTUNITIES

Chrysalis was founded in 1984 in downtown Los Angeles as a food and clothing delivery service for the homeless. The organization soon realized that the homeless need jobs more than food, so they started providing employee training and job-search skills.

Chrysalis now has an office in Santa Monica at 1853 Lincoln Blvd. Because they found that even after Chrysalis training, many clients could not land a job without experience, they started a program to provide temp work for their clients.

Chrysalis Staffing, started in 1991, primarily focuses on private business contracts. It offers general labor, warehouse, customer service and clerical duties, among others. Chrysalis staff provides on-going support to the temporary employee who is on an assignment, as well as to the customer who places an order with Chrysalis Staffing. Customers have included major shopping centers, supermarkets, warehouses, cities, business districts, movie studios and real estate companies.

Chrysalis Works, started in 1993, contracts mostly with government entities and some private businesses. The program also provides a manager for Chrysalis clients. Service areas are graffiti removal, painting, removal of posted materials, street median maintenance, light gardening, vacant lot

See **WORK FOR MONEY**, page 7

Hard work paying off

WORK FOR MONEY, from page 6

maintenance and cleaning and pressure washing. The program has contracts with private business, city and county agencies, and business improvement districts.

The internship program is a hybrid of those two pre-existing Chrysalis programs for temporary employment. Chrysalis internship opportunities include clerical, maintenance, kitchen, assembly, janitorial, warehouse, delivery, construction, landscaping, event staffing and other customer support positions.

Chrysalis mirrors its emphasis on self-sufficiency in its own organizational structure. Fifty-nine percent of their \$7 million budget comes from the revenues of Chrysalis Enterprises, made up of Chrysalis Works and Staffing; 34 percent comes from private philanthropic contributions including special events, and 7 percent comes from government funds.

Rick Stoff, director of business partnerships at Chrysalis, said if the internship program produces even a handful of internships for their clients, at least business owners will be aware of Chrysalis' employment services.

The Santa Monica Chamber has started a door-to-door campaign to promote the internship program. There is no shortage of temporary employees who want to be placed in internships — it just depends on how many businesses are willing to participate.

The internship program has one person working as a painter, and another five or six companies are interested, with another four wanting to hire for the holiday season, Rosen said.

BRINGING IT BACK HOME

The Macerich Co., which owns Santa Monica Place, since last September has employed three full-time Chrysalis clients to clean the parking garage. Jean Huber, senior property manager for Santa Monica Place said Macerich plans to renew their contract with Chrysalis again this year.

"We believe strongly that the business community can play a positive role in helping to tackle the complex problem of homelessness in Santa Monica," Huber said. "We plan to continue our two-way partnership with Chrysalis, and we encourage other Santa Monica businesses to work with this group to help homeless individuals take steps to improve their lives."

High-end beachfront hotels Shutters and Casa del Mar use Chrysalis temps on a regular basis, said Gema Cardenas-Ortiz, director of human resources at Shutters and Casa del Mar. They work in housekeeping, attendants, dishwashing, banquet assisting and in the kitchen. Shutters employs at least two former Chrysalis clients as permanent employees.

"We know that we can count on them whenever we have these last-minute needs," said Cardenas-Ortiz. "It's great support — not only do they benefit, but we benefit also."

The Lobster restaurant has been employ-

ing a former Chrysalis client as a server for the past seven years.

"Just because they're homeless doesn't mean they're not intelligent, skilled, workers," said manager Laurel Rosen. "They may have gotten off-track or something may have gotten in their way."

"You're going to get someone who is a very loyal employee because they're so grateful to have the chance to work."

Other Santa Monica employers of Chrysalis workers include the Jonathan Club and Saint John's Hospital.

EMPLOYING A NEW WAY OF LIFE

From the client's point of view, Chrysalis is a simple yet essential path to work.

Ron Aguilar, 40, was referred to Chrysalis after being in jail and living in Phoenix House, a rehabilitation center in Venice. Aguilar described the Chrysalis program as "not really hard. If you really want a job, they're not going to go out and get you a job, but all the access and tools to get a job, it's all there."

Aguilar now lives in Culver City, but said he would probably be homeless if it weren't for Chrysalis' influence. Since starting as a mail-room clerk as a temporary employee six months ago at KCC, a bankruptcy consulting firm in Marina del Rey, Aguilar has been offered a raise, a permanent position and is considering going back to school to study business.

"(The Chrysalis staff) helped me change my life and I couldn't have done it without them," he said.

Chrysalis provides critical employment services to nearly 2,300 homeless and impoverished individuals annually throughout Santa Monica and Los Angeles County. The people who become Chrysalis clients are referred from other shelters such as CLARE, the Goodwill and the Church at Ocean Park. Clients must be sober, have permission to reside in the U.S., have somewhere to sleep and be hygienic and clean. They may be staying at hotels, shelters, rehab homes, transitional housing, crashing on a couch or in a car. Above all, they must be ready, willing and able to work. For people with multiple barriers such as drug or substance abuse or childcare issues, Chrysalis refers them to an appropriate social service provider.

Chrysalis puts all applicants through a series of eight to 10 courses, ranging from computer classes to job preparation to anger management. Training includes mock job interviews, stress relief and advice on how to land and keep a job. Chrysalis also runs a payday support group to help recovering addicts resist the temptation to squander their hard-earned pay on drugs or alcohol.

A client's progress is buoyed by counseling, support programs and training that teaches them how to deal with conflict and demonstrate reliability. On-site supervisors from the staffing agency can quickly resolve problems and ensure that workers receive adequate guidance.

"The people are there to talk to you and listen to you, encourage you, give you positive feedback," Aguilar said.



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LOS ANGELES

Waxman wants answers for mail delay

Rep. Henry A. Waxman wants the Postal Service to investigate delays at the city's main processing center and several other facilities in California.

Waxman's request last week came after a report sent anonymously to his office indicated that delivery of 78,000 first-class letters had been held up by as long as six days, and 265,000 periodicals had been delayed by as long as 10 days.

"I'm hearing across the board from businesspeople that there's a major problem with delivery," North Valley Regional Chamber of Commerce president Wayne Adelstein said.

Postal officials said delays resulted from problems with a new piece of equipment designed to sort large envelopes and magazines.

SAN CLEMENTE

Marquez faces murder charges

A man appeared in court Tuesday after being charged with murder in the stabbing death of a 62-year-old man known for inviting troubled people into his home, authorities said.

Bail was set at \$1 million for suspect Salvador Marquez. His arraignment was scheduled for Aug. 25.

Marquez, 25, was already in custody Sunday on suspicion of driving under the influence when the body of a man identified by neighbors as Stephen Clark was discovered by his stepfather and a neighbor, authorities said.

Officers found evidence of a struggle and a small dead dog believed to belong to the victim, sheriff's spokesman Jim Amormino said. The victim's pickup truck was missing.

"He welcomed all people," Amormino said. "But unfortunately, he let the wrong one in."

A California Highway Patrol officer had stopped Marquez early Sunday in Clark's truck and arrested him on suspicion of driving under the influence, Amormino said.

In addition to murder, Marquez faces charges of driving under the influence, cruelty to an animal, use of a deadly weapon and vehicle theft, prosecutors said.

LOS ANGELES

New gun law pending approval

The city Public Safety Committee recommended approval of a law requiring residents to tell police within 48 hours if a gun they own is lost or stolen.

The law considered Monday would make failing to report a stolen or missing gun a misdemeanor with a maximum penalty of a year in jail.

The City Council will consider the proposal.

Backers said the law would stop people from purchasing guns on behalf of minors, felons and others not legally authorized to carry firearms.

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U.S. can deal with Alaska oil cutback

BY H. JOSEF HEBERT

Associated Press Writer

WASHINGTON — Energy Secretary Samuel Bodman said Tuesday it could take months to resume normal shipments of Alaska oil, but that there are adequate supplies to make up for the loss to West Coast refineries.

"My sense is we're in pretty reasonable shape," Bodman told a news conference.

He said there are relatively high inventories of crude oil in the system and that oil can be diverted from other producers, including Saudi Arabia and Mexico, to meet refinery needs.

About 400,000 barrels a day of Alaska crude oil is expected to be lost because of a partial shutdown of North Slope operations, following corrosion problems with pipelines.

Bodman said that officials at BP Alaska told him it would "take probably months to fix" the pipeline problem "so we are going to have to deal with the issue at hand."

BP Alaska was forced to shut down its North Slope oil field because of expensive corrosion in two of three feeder pipelines that transport oil into the trans-Alaska pipeline. The field accounts for about

400,000 barrels of oil a day, half the amount from the North Slope.

But Bodman said, "a complete shutdown of the Prudhoe Bay system may not be necessary." He said that company officials had told him they may be able to make repairs to some of the damaged lines while continuing production.

Bodman gave an upbeat assessment on the supply picture for West Coast refineries, which rely heavily on Alaska crude.

"Substitutions for Alaska crude oil, we believe, are available," he said.

The secretary cited a new report released Monday by the Energy Information Administration that showed oil inventories at 5 million barrels a day higher this July than at the same time a year ago.

In addition, said Bodman, there are indications that other producers, including Saudi Arabia, have spare capacity and can divert oil to the West Coast, if necessary. Also, the government is prepared to make available oil from the Strategic Petroleum Reserve, if necessary, he noted.

"We believe we know how to handle this type of situation. ... There appears to be adequate supplies," Bodman said.

Key interest rate left unchanged for now

BY MARTIN CRUTSINGER

AP Economics Writer

WASHINGTON — The Federal Reserve on Tuesday left a key interest rate unchanged, marking at least a temporary pause in what had been the longest unbroken stretch of Fed rate increases in recent history.

The Fed's rate-setting committee voted 9 to 1 to leave the federal funds rate, the interest banks charge on overnight loans, at 5.25 percent. It was the first time the Fed had met and not raised rates in more than two years.

The relief for millions of business and consumer borrowers could be only temporary. The central bank said that "some inflation risks remains," holding out the possibility that it could resume raising rates at future meetings.

The Fed decision means that banks' prime lending rate, the benchmark for vari-

ous consumer and business loans, will remain at 8.25 percent. Before the Fed started raising rates in June 2004, the prime had been at 4 percent, its lowest point since 1958.

In 17 consecutive meetings stretching from June 2004 through June 2006, the Fed boosted the funds rate from a 46-year low of 1 percent to the current 5.25 percent, all in an effort to slow the economy enough to keep inflation under control.

The Fed's decision to finally pause had been widely anticipated given the signs of a spreading economic slowdown, in part reflecting the impact of the Fed's long string of rate hikes.

Overall economic growth slowed in the spring to a rate of just 2.5 percent, less than half the pace of the first three months of the year, and on Friday the government reported that the unemployment rate in July rose from 4.6 percent to 4.8 percent.

Activist gets prison time for disrupting mountain lion hunt

By The Associated Press

TUCSON, Ariz. — An activist was sentenced Monday to eight months in prison and three years supervised probation for his role in the disruption of a mountain lion hunt here two years ago.

Rodney Coronado, 39, of Tucson, was convicted in December of conspiracy to impede or injure a federal officer — a felony — and two misdemeanor charges of destroying government property and of interfering with a U.S. Forest Service officer.

Coronado and another activist — Matthew Crozier — were charged with entering the Sabino Canyon National Recreation Area in March 2004 when

authorities had closed it and interfering with their efforts to hunt lions believed to be a threat to visitors to the popular recreation site.

The two were accused of pulling up sensors and disabling snare traps and also spreading mountain lion urine to confuse tracking dogs.

Coronado and Crozier, 33, of Sedona, were both described as members of the Tucson chapter of the Earth First! environmental group.

Crozier was convicted of the same charges as Coronado on Dec. 13. He was sentenced to three years probation and 100 hours of community service and fined \$1,000.

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Real estate sales thumping in Texas



DAYS ON THE MARKET

BY JODI SUMMERS

If you thought the real estate market has been hot in this millennium just check out

what's down the line. In 300 years, the United States has built more than 300 billion square feet of homes, offices, factories and other structures. A recent study from the Brookings Institution and Virginia Tech urban planning professor Robert Lang shocked pundits when they predicted that the U.S. will build its next 200 billion square feet in the next 25 years.

The study notes that in a perfect world,

new construction will grow to accommodate 70 million more people and replace homes and offices wiped out by disaster and debilitated by obsolescence. The development budget for those new projects will grow to \$25 trillion by 2030 — more than twice the size of the U.S. economy today.

Although real estate is not yielding the return on investment it did several years ago, it's still holding its own. According to the National Association of Realtors, growth in the real estate market has slowed to about 6 percent growth nationally, with slightly a higher growth rate here in SoCal. But just because the real estate market has slowed down in our neighborhood, it doesn't mean that great real estate investments are a thing of the past. There are still many real estate boomtowns out there.

"Boomtowns have double-digit increases," said Dana Willett-Maier of Sandcastle Investments LLC, a Louisville, Ky., real estate consulting firm that helps clients find and invest in "boomtown" properties across the country.

"A boomtown is any area that experiences double-digit increases in the percentage of house-price appreciation from year to year and double-digit increases in the percentage of home sales each year."

Southern California was a booming region until this year. Over the last couple of years annual home appreciation in places as varied as Inglewood and Calabasas have grown by more than 40 percent.

Some of those that have made a lot of money in California have taken their cash out of state, which is why neighboring states like Arizona and Nevada have had such incredible appreciation. Places like Austin have been a favorite of savvy West Coast investors and Texas has become a hot place for Californians to invest. Earlier this year, when Mark Dotzour, chief economist for The Real Estate Center at Texas A&M University, gave a presentation to a group of Texas mortgage professionals, he asked how many of them had recently closed a mortgage loan for a California resident — about 75 percent raised their hands in affirmation.

"This is quite a deluge. It's quite widespread," Dotzour said about the influx of California buyers to the Texas market.

"We see a big influx of California investors," confirms Mary Manry, who works at Brants Realtors. "Californians can buy a lot more house in Texas for a lot less than they could in their own state."

Texas is not quite a boom state, but this year's real estate statistics are more impressive than many other parts of the country. According to statistics compiled by Texas A&M's The Real Estate Center, from May 2005 to May 2006, home sales in Texas increased 8.3 percent. The total inventory of for-sale properties declined 5 percent, the median price of sold homes increased 6.3 percent, and the supply of for-sale homes dropped from 5.8 months to five months — all indications of a seller's market gaining steam.

Noteworthy areas: Odessa and Midland had

a 15 percent rise. Real estate markets in El Paso, San Antonio, Wichita Falls, Corpus Christi, Tyler and Brownsville also are on the upswing.

"Texas traditionally has run somewhat counter-cyclical to the national economy," Dotzour said. "So much of its economic fortune is related to oil and gas. As the price of oil and gas and related chemicals rises, Texas tends to prosper while the rest of the nation suffers."

"The state's economy has diversified in the past 20 years so that Texas now looks and acts a lot like the rest of the U.S. than it used to," Dotzour added. "Most of Texas now is more in tune with the rhythms of the U.S. economy."

Texas was hit hard by 9/11. Various airlines have major hubs in Texas and state-based dot coms went bust. Those businesses are now coming back, and Texas' mainstay, the oil and gas industry, have aided in improving the real estate market.

"Texas has been cited by some industry experts as an undervalued real estate market," Dotzour said. "You can still buy a really nice home for \$100 a square foot in Texas, phases of new-home construction in the state since 2002 have helped to moderate home prices."

Both Texas A&M and the Brookings Institution site cities like San Antonio and Dallas as major Boomtown areas.

"No region better captures and caters to the Latino population boom," states the Brookings Institution. "A new generation of Hispanic business owners and industrialists will drive the growth, and the area will become a magnet for foreign firms trying to cash in on the U.S. Latino market."

The Gulf Coast area from the Florida Panhandle to Houston — an area shattered by Hurricane Katrina also is being touted as a great area to invest. In Houston, it has been predicted that by 2015, Houston will have one of the nation's highest surges in workers under 25 years old.

The U.S. Census Bureau projects that Texas will be one of the fastest-growing states in the nation from 2000-2030, with a population increase of 59.8 percent in that time. By comparison, the population in Nevada is expected to grow 114.3 percent during that time, followed by Arizona at 108.8 percent and Florida at 79.5 percent. Other fast-growing states include Utah, with projected population growth of 56.1 percent from 2000-2030; Idaho at 52.2 percent; North Carolina at 51.9 percent; Georgia at 46.8 percent; Washington at 46.3 percent and Oregon at 41.3 percent.

Next week we will look at other potential boomtown areas around the U.S.

For more on Southern California commercial properties there is a great information blog at www.socalindustrialrealestateblog.com.

(Jodi Summers is director of the investment division at Boardwalk Realty. For your real estate needs, e-mail Jodi Summers at jodis@boardwalkrealty.com, call (310) 309-4219, or visit her Web site at www.santamonicalandmarks.com.)

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31,792 sq.ft. Highly prized, hard to find M3 zoned land in scenic Ojai. Magnificent area, so much opportunity. Currently a Quonset hut and a house on the property. The Ventura County Planning Division has reconfirmed the zoning scenario and business opportunities. Your business belongs here.

The property features a nicely remodeled 2-bedroom + 1-bath cottage and a Quonset hut in need of rehabilitation or leveling. Currently much of the lot is being leased out for vehicle storage on a month-to-month basis. It is the perfect scenario if you are looking to live on site while you build your state of the art facility.

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THE HOA ADVISOR
BY MICHAEL CHULAK

Do-it-yourself refinancing

QUESTION: I intend to refinance my home in the near future and have not yet decided whether to go directly to a lender or to a mortgage broker. What are the legal requirements to be a mortgage broker?

ANSWER: A mortgage broker must simply be licensed as a real estate broker by the California Department of Real Estate. There are no other legal qualifications or requirements.

QUESTION: I often see ads by mortgage brokers that indicate “no income verification — no tax returns.” I never see this type of loan offered by direct lenders. Can mortgage brokers legally originate loans that direct lenders are unable to originate?

ANSWER: No. Direct lenders can originate any type of loan that mortgage brokers can originate.

QUESTION: Our homeowner’s association hired an attorney more than two years ago to represent us in a construction defect claim against the developer. Our association members have advanced more than \$90,000 for costs and we are not even close to settlement. We have been informed that the association members will be required to advance an additional \$30,000 to \$45,000 for costs very soon. We are not satisfied with our attorney and cannot afford to keep advancing costs. Can we change attorneys at this stage?

ANSWER: Yes. Under California law, a client may always change attorneys. If you decide to make a change, you should be aware that many knowledgeable, experienced construction defect law firms will advance all of the costs on behalf of the association.

(Michael T. Chulak is the founder of Michael T. Chulak & Associates, a Law Corporation, based in Agoura Hills. Questions can be sent by e-mail to info@MTCLaw.com. Answers are general in nature. An attorney should always be consulted when legal advice is needed. For more information visit www.MTCLaw.com and www.HOAQandA.com.)

The low-down on loans



REAL ESTATE 101
BY MIKE HEAYN

When it comes to buying a house you should know what loan options exist. In the last few years many different types of “exotic” loans have come into existence, but residential real estate loans breakdown into three categories — “adjustable”, “fixed” or “hybrid”, with one exotic called “interest only” that needs mentioning.

When it comes to buying a house, you need to figure out what type of real estate financing works best for your needs. One type of loan called an “adjustable rate mortgage” (ARM) could start you at a low interest rate. An ARM loan is designed to start at a low rate and increase or decrease, depending on the market, over time. It consists of a margin and index. Also known as a spread, a margin is the percentage of the interest rate that the lender takes as his profit. For the most part, a margin will stay constant over the life of the loan. However, the index does change over time. An index is a published rate of investments, such as securities, which measures changes in the economy or financial markets. Adjusting monthly, quarterly, bi-annually, or annually, ARM payments change over time with the adjustment of the index. Although the start rate for an ARM is low and may appeal to a first-time home buyer, the risk of a higher payment in the future should be considered. The benefit to an adjustable rate mortgage loan is for someone who is going to be out of a property in a short time, such as a property rehabber or flipper.

A fixed-rate loan is the traditional real estate loan many people received 30 and 40 years ago. The loan had a fixed rate, meaning same interest rate for the life of the loan. The terms were typically either 15 or 30 years long. The rates tend to be higher than adjustable rates by a percentage point or more. Nevertheless, the protection from interest rate increases and the stability of a constant monthly payment is appealing to many fixed-income individuals. One of the largest downsides to a fixed rate mortgage is that more of the payment goes towards interest in the first several years than

principal, which does not make sense for someone who will sell their home within the first few years.

If you want the best of both worlds, a hybrid loan is for you. With a fixed rate for the first three, five, seven, or 10 years and lower rates than fixed-rate mortgages, hybrid loans were the favorite among first-time home buyers until a few years ago. Interest rates start between ARMs and fixed-rate loans, and give the best benefit to home buyers who will move within the first few years. With an adjustable period after the fixed period and longer 30-year terms, the hybrid gives the best of both worlds.

One exotic loan, which has become the most popular among first-time home buyers, is the interest only loan or “I/O.” Originally designed for investors who wanted a strong cash flow, the interest-only loan has become a staple for most large lenders. Interest-only loans usually adjust or are fixed for set periods and due within 10 years. To calculate an interest-only payment simply multiply the rate as a percentage by the loan amount and divide by 12. The reason I/Os have become popular is because they have lower monthly payments since no principal amount is being paid. For a first-time home buyer this is appealing. The downside to an I/O loan is if the property’s value decreases, the owner has to wait for it to increase or pay out the difference to get a new loan.

Lenders today are always thinking of ways to generate new business from residential loans. One of the new products created was a 40-year amortization loan term. Rumors have even started about a 50-year amortization term. By extending the amortization term, the monthly payments decrease, but the overall interest paid increases substantially. With the stratospheric prices homes are hitting today, it is no surprise lenders are thinking of new ways to lower monthly payments. However, no matter how exotic loans become they will tend to fall into three categories — adjustable rate mortgage, fixed and hybrid — with interest only taking an honorable mention.

(Mike Heayn is a Washington Mutual multi-family loan consultant. He can be reached at (310) 428-1342, or e-mailed at michael.heayn@wamu.net. Visit his Web site at www.re101.net.)

Is your equity working for or against you?



IN YOUR SPACE
BY ROB ROSE

If you have been an owner of rental income property for the last few years, chances are you are holding a highly-appreciated asset. Investors have enjoyed seeing property values sky rocket. However, rents have not nearly increased at the same pace.

For example, suppose you own a two-bedroom, one-bath house now worth \$750,000 in Venice. Market rent for a similar house is \$2,200 per month and after expenses, you net \$1,500 per month. Cap rates and cash flow are useful tools to compare different income producing properties.

In Southern California it is not uncommon to see properties cash flowing between 0 to 3 percent on their equity. When compared to the 7 to 10 percent available in other areas of the country, the obvious question is, what if anything should the investor do to address this disparity?

In any booming market, the capitalization (cap) rates are low because the price of real estate has been bid up in anticipation of further increase.

If you are willing to wait for your money, investments in such highly-appreciated markets can be a good way to go. If you need cash flow from your equity now, there are better alternatives available.

If cash flow is your objective, you need to invest into more appropriate assets that allow you to enjoy the benefits of your equity now, rather than later when the property is sold.

There are two ways to do this. One is to refinance your property and invest the proceeds in properties that provide cash flow, or you can sell your property and do a 1031 exchange and reinvest the proceeds.

SHOULD I REFINANCE OR SELL?

Refinancing can be a good strategy in an effort to have your cake and eat it too. The investor can keep some of the original equity in a highly-appreciating market while diversifying the portfolio to create greater income. Refinancing has the downside of not putting all your equity to work and incurring more debt.

The second approach would be to sell your property and do a 1031 Tax Deferred Exchange. This option allows you to defer your tax obligation resulting from the sale of your property until a later date. The benefit is to have as much built-up equity as possible working for you on your next real estate investment.

If you decide to sell, there are several things to consider.

SHOULD I STAY LOCAL?

Remember the reason you bought the property and why you want to sell. Will the next property appreciate as rapidly as the previous? Since the local area has benefited from tremendous appreciation, your property search may result in properties with low cap rates, and in poor condition. Chances are if you decide to stay local, the most positive attribute is that it is local.

WHAT ARE MY OPTIONS?

Some property owners also may want to relieve themselves of daily management. At a certain stage of life, the ideal situation is hands-free management with monthly income.

One option to consider is a net lease property. Net leases are a type of lease where the tenant pays some or all operating expenses. Net leases are offered in many different structures. The most desirable is the “absolute triple net lease,” with a credit tenant who pays all operating expenses including property taxes. Some popular triple net leases are Walgreens, Starbucks, CVS and Autozone

Tenant in Common (TICs) ownership can be considered a “synthetic” triple net lease in that the investor has little to

Sample Properties For Sale				
Office				
City	State	SF	Price	Cap Rate
San Diego	CA	1,974	\$963,000	6.15%
Boulder	CO	6,234	\$1,325,000	6.60%
Riverside	CA	5,000	\$1,600,000	5.00%
Dallas	TX	29,152	\$3,858,000	7.53%
Tenant In Common/Alternatives (No Management)				
Type	State	Minimum Investment	Year1/Year 5 Cash On Cash	
Family Dollar	KY	\$50,000	7.00/7.18%	
Condo Conversion	MS	\$208,000	8.00/10.00%	
Office Depot-Anchored I	FL	\$400,000	7.79/8.28%	
Retail Ctr	AZ	\$500,000	7.25/8.00%	

no management and receives a monthly check. The investor is relieved from day-to-day management. The strength of the TIC is the ability to build a diversified portfolio providing hands free income.

TICs allow investors to buy part of a larger asset such as a class A office building that traditionally has only been available to institutional investors such as insurance companies. TICs offer geographic and asset class (office, retail, industrial, multi family etc.) diversification, since minimums can be as low as \$100,000.

As with all investments the goal is to maximize return while minimizing risk. A well-diversified portfolio is one of the best assurances of consistent income in the future.

Before doing a 1031 exchange or refinancing your property consult with your CPA or legal advisor to make sure the move is right for you.

(You can reach Rob Rose at 1-877-4 TM 1031, or e-mail at rob@tm1031exchange.com to discuss your specific needs. TM 1031 Exchange assists investors in planning and executing successful real estate investment strategies. Visit www.tm1031exchange.com for a complete list of investment properties and to download the TM 1031 Tool Kit.)

FOOTBALL

Newberry still injured

BY GREG BEACHAM
AP Sports Writer

SANTA CLARA — After several surgeries and months of rehabilitation, Jeremy Newberry still can’t walk, drive or relax without constant pain in both knees.

He has an old man’s gait at just 30, and now he’s missing practice time in yet another training camp with the San Francisco 49ers.

On Monday, the 49ers’ hard-nosed two-time Pro Bowl center even acknowledged it might be time to consider retirement.

“That’s definitely a possibility,” Newberry said Monday after sitting out his third straight day of workouts. “Not right now, but we’ll see what happens.”

He watched practice in shorts and a T-shirt before hobbling back to the locker room in obvious discomfort. Newberry underwent microfracture surgery on his right knee last December in a desperate attempt to revitalize the joint _ but now he’s feeling much the same pain in his left knee.

Though Newberry’s coaches and teammates praise his exemplary toughness, he knows there’s a limit to the rationality of infinite rehab.

“I’m concerned about it, definitely,” Newberry said. “I keep waiting for my legs to feel better. I keep waiting to wake up and not feel so bad, but it hasn’t happened yet. ... I hope my legs get back to how they were feeling when I first came in, just so I can get around.”

Newberry, a Bay Area native who played at Cal, was a stalwart starter for the 49ers from 1999 until 2003, when he played the entire season with a torn ligament in his left ankle. His right knee became troublesome in the 2004 training

camp, and he played in just one game between two surgeries.

Newberry played 10 games last season, but was nowhere near fully healthy. He went on injured reserve in December and endured microfracture surgery, which creates a layer of scar tissue to replace the cartilage that’s mostly gone from his right knee.

But after an offseason of rehabilitation, Newberry’s left knee is showing the same signs of deterioration in his right knee, according to an MRI exam last week.

“Both of them are starting to buckle when I’m walking,” he said. “When I’m driving or something, I’ve got to put it in cruise control and keep changing positions. ... I felt really good coming in and getting ready (for training camp). When I started playing football, that’s when it started.”

Though Newberry hopes to return to workouts soon, coach Mike Nolan and his staff must prepare for his absence. Nolan hopes the swelling in Newberry’s left knee is temporary, but the coach wasn’t certain he would be right.

And at least the 49ers have a solid contingency plan if Newberry can’t play. Eric Heitmann filled in for Newberry for the last two years, and he has practiced with the first-team offense throughout training camp.

“I have tons of respect for the guy,” Heitmann said. “He’s a warrior. He’s a physical specimen on the field. I hope he can get out there as soon as possible.

“When you play football, especially five years as an offensive lineman, you’re well aware injuries are going to be a part of your career. You understand it and you feel it, but part of the game is being able to understand there’s technique things you can do to keep yourself out of trouble.”

But they don’t always work: Heitmann has undergone two surgeries on his right hand, which briefly kept the Stanford grad from playing the piano.

MAJOR LEAGUE BASEBALL — AT A GLANCE

ASSOCIATED PRESS

NATIONAL LEAGUE

	W	L	Pct	GB
New York	66	44	.600	—
Philadelphia	54	57	.486	121/2
Atlanta	51	60	.459	151/2
Florida	51	60	.459	151/2
Washington	49	62	.441	171/2

Central Division

	W	L	Pct	GB
St. Louis	61	50	.550	—
Cincinnati	57	55	.509	4 1/2
Houston	53	58	.477	8
Milwaukee	52	59	.468	9
Chicago	47	64	.423	14
Pittsburgh	42	70	.375	191/2

West Division

	W	L	Pct	GB
San Diego	58	53	.523	—
Los Angeles	57	55	.509	1 1/2
Arizona	56	56	.500	2 1/2
Colorado	54	57	.486	4
San Francisco	54	58	.482	4 1/2

Wednesday's games

Philadelphia (Wolf 0-0) at Atlanta (James 4-3), 10:05 p.m.

Florida (Willis 7-8) at Washington (Ortiz 8-9), 4:05 p.m.

San Diego (Hensley 7-8) at N.Y. Mets (P.Martinez 8-4), 4:10 p.m.

St. Louis (Carpenter 10-6) at Cincinnati (Harang 12-7), 4:10 p.m.

Chicago Cubs (Zambrano 12-4) at Milwaukee (Bush 7-8), 5:05 p.m.

Pittsburgh (Chacon 1-0) at Houston (Oswalt 8-7), 5:05 p.m.

San Francisco (Morris 8-9) at Arizona (Batista 9-5), 6:40 p.m.

Colorado (Francis 9-9) at L.A. Dodgers (Lowe 9-7), 7:10 p.m.

Thursday's games

San Diego at N.Y. Mets, 9:10 a.m.

St. Louis at Cincinnati, 9:35 p.m.

AMERICAN LEAGUE

	W	L	Pct	GB
New York	66	42	.611	—
Boston	65	45	.591	2
Toronto	59	53	.527	9
Baltimore	50	63	.442	181/2
Tampa Bay	47	66	.416	211/2

Central Division

	W	L	Pct	GB
Detroit	76	36	.679	—
Chicago	65	45	.591	10
Minnesota	65	46	.586	101/2
Cleveland	47	63	.427	28
Kansas City	38	73	.342	371/2

West Division

	W	L	Pct	GB
Oakland	61	51	.545	—
Los Angeles	58	54	.518	3
Texas	56	57	.496	5 1/2
Seattle	54	57	.486	6 1/2

Wednesday's games

Baltimore (Bedard 12-7) at Toronto (Halladay 13-3), 9:35 a.m.

Texas (Padilla 11-7) at Oakland (Zito 12-7), 12:35 p.m.

Tampa Bay (Shields 4-5) at Seattle (Washburn 5-11), 1:35 p.m.

Minnesota (J.Santana 12-5) at Detroit (Bonderman 11-5), 4:05 p.m.

L.A. Angels (Lackey 10-7) at Cleveland (Westbrook 8-7), 4:05 p.m.

N.Y. Yankees (R.Johnson 11-9) at Chicago White Sox (Garland 12-3), 5:05 p.m.

Boston (Beckett 13-6) at Kansas City (De La Rosa 3-3), 5:10 p.m.

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NFL — AT A GLANCE		ASSOCIATED PRESS
Sunday's game		Chicago at San Francisco, 7 p.m.
Oakland 16, Philadelphia 10		Saturday's games
Thursday's games		Pittsburgh at Arizona, 1:05 p.m.
Cleveland at Philadelphia, 4:30 p.m.		Jacksonville at Miami, 4:30 p.m.
Indianapolis at St. Louis, 5 p.m.		Buffalo at Carolina, 7:30 p.m.
Friday's games		New Orleans at Tennessee, 5 p.m.
Denver at Detroit, 4:30 p.m.		Kansas City at Houston, 5 p.m.
N.Y. Jets at Tampa Bay, 4:30 p.m.		Dallas at Seattle, 7 p.m.
New England at Atlanta, 5 p.m.		Green Bay at San Diego, 7 p.m.
N.Y. Giants at Baltimore, 5 p.m.		

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Santa Monica Daily Press

Lieberman accuses opponents of hacking

BY SUSAN HAIGH

Associated Press Writer

HARTFORD, Conn. — Democratic Sen. Joe Lieberman, who was locked in a battle with an anti-war challenger in the nation's most closely watched primary race Tuesday, accused his opponent's supporters of hacking his campaign Web site and e-mail system.

Lieberman campaign manager Sean Smith said the campaign has contacted the Connecticut attorney general's office and asked for a criminal investigation by state and federal authorities.

"If Ned Lamont has a backbone in his body, he will call on these people to cease and desist," Smith said.

Lamont, campaigning early Tuesday afternoon in Bridgeport, said he knew nothing about the accusations. "It's just another scurrilous charge," he said.

A spokesman for the U.S. Attorney's office declined immediate comment. Calls placed to the FBI and the chief state's attorney's office seeking comment were not immediately returned.

Smith said the site began having problems Monday night and crashed for good at 7 a.m.

"Voters cannot go to our Web site. They cannot access information," Smith said. "It is a deliberate attempt to disenfranchise voters."

Elections also were being held Tuesday in

Colorado, Missouri, Michigan and Georgia. In Georgia, Rep. Cynthia McKinney, who made headlines this year for a scuffle with a U.S. Capitol Police officer, faced a runoff for her district's Democratic nomination.

A new poll showed the race tightening between Lieberman and Lamont, with Lamont holding a slight lead. Lieberman has said he will run as an independent in the fall if defeated in the primary.

Lamont, the millionaire owner of a cable television company, held a slight lead of 51 percent to 45 percent over Lieberman among likely Democratic voters, according to a Quinnipiac University poll released Monday.

The telephone poll of 784 likely Democratic primary voters, conducted from July 31 to Aug. 6, has a sampling error margin of plus or minus 3.5 percentage points.

Jack Ellovich said he voted for Lieberman, citing the three-term senator's experience.

"He's already got the standing in the Senate," said Ellovich, after casting his vote at a downtown Hartford precinct. "I think he can get stuff done for Connecticut and I don't think Lamont really knows how the system works."

Others say they were swayed by the 2000 vice presidential candidate's support for the Iraq war, saying he is too close to Republicans and President Bush.

"I'm completely for Lamont because of the war issue. I'm totally disgusted with

Lieberman and his positions. I think he sold us out," teacher William Clement, 57, said after casting his vote for Lamont in Hartford's west end.

"He's more like Bush than anything else. I think he's his little puppet," voter Raymond Deauchemn, 55, said in Norwich.

If defeated, Lieberman would be only the fourth incumbent senator since 1980 to lose a primary election.

Lieberman said he believes voters are coming back to him.

"I feel they were flirting with the other guy for a while, wanting to send me a message," he said Monday during a stop at a restaurant in Hartford. "I got their message. I think they want to send me back to Washington to continue working with them, fighting for them, and delivering for Connecticut."

The race attracted tremendous interest, both in Connecticut and nationally. Secretary of the State Susan Bysiewicz said she expected turnout Tuesday of 40 percent, much higher than the 25 percent that is typical of state primaries.

More than 14,000 Connecticut voters switched their registration from unaffiliated to Democrat to vote in the primary, while another 14,000 new voters registered as Democrats, according to state statistics.

"People want change and people like what they hear from Ned," said Liz Dupont-Diehl, Lamont's campaign spokeswoman.

Some argue the GOP would be better off

if Lieberman wins, on the theory that anti-war activists would become discouraged and stay home in November.

Others argue that Republicans will be better off if Lamont prevails. That way, the argument goes, they can try to win over voters by telling them the Democrats have been taken over by an anti-war fringe and can't be trusted to protect the nation's security.

In other primaries Tuesday:

■ In Colorado's heavily conservative 5th District, voters chose among six GOP candidates to succeed retiring Republican Rep. Joel Hefley, a 10-year veteran. The winner will face Democratic Air Force veteran Jay Fawcett. In another race, three Democrats competed to replace U.S. Rep. Bob Beauprez, the Republican nominee for governor.

■ Michigan Republican Rep. Joe Schwarz faced a serious challenge from former state lawmaker Tim Walberg. Schwarz, a moderate Republican, was backed by President Bush, Arizona Sen. John McCain and the National Rifle Association. The race was dominated by a struggle over GOP principles. Outside groups have spent more than \$1 million on the race.

Missouri Republican Sen. Jim Talent and Democratic challenger Claire McCaskill, the state auditor, were expected to win their party's primaries. Voters will also decide whether to renew a 22-year-old sales tax to fund state parks and other conservation initiatives.

Which of These Costly Mistakes Will You Make When You Sell Your Santa Monica Home This Summer

BY JAMES COSTELLO AND
JOHN MCCORMACK

SANTA MONICA — A new report has just been released which reveals 7 costly mistakes that most homeowners make when selling their home, and a 9 Step System that can help you sell your home fast and for the most amount of money.

This industry report shows clearly how the traditional ways of selling homes have become

increasingly less and less effective in today's market. The fact of the matter is that fully three quarters of home sellers don't get what they want for their home and become disillusioned and — worse — financially disadvantaged when they put their home on the market.

As this report uncovers, most home sellers make 7 deadly mistakes that cost them literally thousands of dollars. The good news is that each and every one of these mistakes is entirely preventable.

In answer to this issue, industry insiders have prepared a free special report entitled "*The 9 step System to Get Your Home Sold Fast and For Top Dollar.*"

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Israel tackles guerrillas despite pending peace plan

BY ZEINA KARAM

Associated Press Writer

BEIRUT, Lebanon — Israeli forces battled Hezbollah guerrillas Tuesday across southern Lebanon as diplomats at the United Nations struggled to keep a peace plan from collapsing over Arab demands for an immediate Israeli withdrawal. Military planners in Jerusalem said they will push even deeper into Lebanon to target rocket sites.

Attempts to draw a cease-fire blueprint came down to a test between a step-by-step proposal backed by Washington and Lebanon's insistence that nothing can happen before Israeli soldiers leave. In New York, Arab envoys and U.N. Security Council members tried to hammer out a compromise.

Lebanon put its offers on the table: pledging up to 15,000 troops to a possible peace-keeping mission in southern Lebanon and saying Hezbollah's days of running a state within a state would end. The military plan had added significance since it was backed by the two Hezbollah members on Lebanon's Cabinet.

Saniora on Tuesday praised Hezbollah's resistance, but said it was time for Lebanon to "impose its full control, authority and presence" over the war-weary country.

"There will be no authority, no one in command, no weapons other than those of the Lebanese state," he said on Al-Arabiya television.

Israeli Prime Minister Ehud Olmert called the proposed Lebanese troop deployment "interesting" and said Israel would favor pulling out once it decides Hezbollah is no longer a direct threat.

State Department spokesman Sean McCormack said the Lebanese forces "would need to be supported by international forces." He added: "It certainly is a significant proposal."

In the rocky hills of southern Lebanon, ground fighting continued in attempts to control key villages and strategic ridges near the Israeli border, including sites used for Hezbollah rocket barrages that have reached

deep into Israel in the heaviest Arab-Israeli battles in 24 years.

At least 90 Hezbollah rockets hit northern Israel by midafternoon.

Israeli artillery and airstrikes pounded a broad swath of southern Lebanon from the Mediterranean coast to inland valleys — including many areas in the Hezbollah heartland now under a blanket curfew imposed by Israel to try to choke off arms routes.

Israeli airstrikes hit buildings in Ghaziyeh, a Shiite town southeast of Sidon, killing at least six people inside, rescue officials and the mayor said. The first missiles hit a building about five minutes after a funeral procession for 15 people killed in strikes the day before had passed by. Some of the 1,500 mourners fled in panic.

Earlier, rescuers said they retrieved one body after an airstrike in Rzoum, northeast of Tyre.

Some of the fiercest skirmishes broke out around the village of Bint Jbail, a Hezbollah stronghold that Israel has tried to capture for weeks. An Israeli soldier and 15 Hezbollah guerrillas were killed, the Israeli military said. The militant group did not immediately comment.

Hezbollah TV also reported pre-dawn attacks on Israeli forces near the Mediterranean town of Naqoura, about 2 1/2 miles north of the border. The Israeli military said two reserve soldiers were killed in the area.

The latest casualties brought the number of people killed in Lebanon to at least 643, while the Israeli death toll was 100.

The clashes followed one of the bloodiest days of the four-week conflict. At least three Israeli soldiers and 49 Lebanese died Monday — including 15 in a rocket attack in a Beirut suburb just hours after Arab League foreign ministers wrapped up a crisis meeting that threw their full diplomatic weight behind Lebanon.

It set the baseline demand for the Security Council: a full Israeli withdrawal or no peace deal is possible. The message was

given in an emotional address by Lebanese Prime Minister Fuad Saniora and carried to the U.N. by Arab League envoys.

Saniora's government voted unanimously to send 15,000 troops to stand between Israel and Hezbollah should a cease-fire take hold and Israeli forces withdraw.

The move was an attempt to show that Lebanon has the will and ability to assert control over its south, where Hezbollah rules with near autonomy bolstered by channels of aid and weapons from Iran and Syria. Lebanon has avoiding any attempt to implement a 2-year-old U.N. resolution calling for the disarmament of Hezbollah, fearing it could touch off civil unrest.

The coming days should offer signs on whether a cease-fire plan has a chance.

The original proposal, drafted by the United States and France, demanded a "full cessation of hostilities" on both sides and a buffer zone patrolled by Lebanese forces and U.N. troops. But the plan did not specifically call for an Israeli withdrawal. Critics said it would give room for Israeli defensive operations.

French U.N. Ambassador Jean-Marc de La Sabliere promised to take Lebanon's stance into account. But he did not say whether France was prepared to add such language to the text.

Washington and Paris were expected to circulate a new draft in response to amendments proposed by Qatar, the only Arab nation on the 15-nation Security Council, and other members, diplomats said. A vote is not expected before Wednesday.

The proposed changes include a call for Israeli forces to pull out of Lebanon once the fighting stops and hand over their positions to U.N. peacekeepers. Arab states also want U.N. forces to take control of the disputed Chebaa Farms area, which Israel seized in 1967. Saniora asked for Israel to provide a full map of all land mines in southern Lebanon.

Qatar Foreign Minister Hamad bin Jassem Al Thani warned of "a civil war in Lebanon" between Hezbollah and government forces if

IN OTHER DEVELOPMENTS

■ German Foreign Minister Frank-Walter Steinmeier began a three-day trip to meet with Lebanese, Israeli and Palestinian officials. He is expected to urge all sides to back U.N. efforts for the cease-fire.

■ In Geneva, the U.N. Human Rights Council said it plans to convene a special session this week to consider taking action against Israel for its Lebanon offensive.

the Security Council does not make changes to the U.S.-French draft resolution. "Lebanon won't bear it," he told Al-Jazeera.

Saniora urged Israel to consider "a different logic" of compromise. Otherwise, he said, the region can never escape violence.

"Blood draws more blood and hatred breeds more hatred," he told Al-Arabiya.

He also took a jab at Hezbollah's sponsor Syria, which ended a nearly three-decade military presence in Lebanon last year.

"Syria should get used to the fact that Lebanon is an independent state," he said, without mentioning Hezbollah's other patron, Iran.

Israel sent mixed signals. The government said it was studying Lebanon's pledge to contribute troops to a potential peace-keeping force. But just hours earlier, Defense Minister Amir Peretz outlined plans to drive deeper into Lebanon to try to destroy Hezbollah rocket batteries, which have fired more than 3,000 into northern Israel.

A senior government official offered to pay to move up to 17,000 Israelis living in border towns.

Peretz said a new push would extend as far as the Litani River, about 18 miles north of the Israel-Lebanon border.

The Israeli army said it declared an indefinite curfew on the movement of vehicles south of the Litani. Humanitarian traffic would be allowed, but other vehicles would be at risk if they ignored the order, the army said.



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'Irate' boy Lewis sues over not being included in remake decisions

JERRY LEWIS filed a \$2.3 million lawsuit against two entertainment companies, claiming he is owed money over a proposed remake of his 1961 movie, "The Errand Boy." The 80-year-old comedi-

an's lawsuit, filed Thursday in Los Angeles Superior Court, names as defendants Spyglass Entertainment Group and Hollywood Pictures Corp. Calls to Spyglass were not immediately returned Monday.

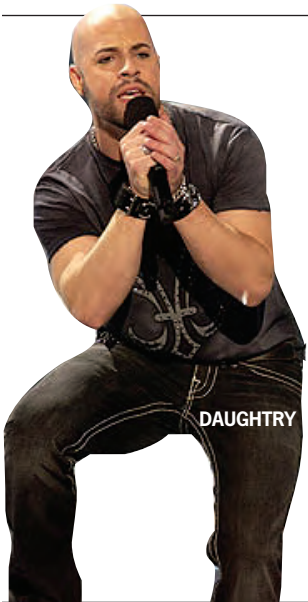
No phone listing could be found for Hollywood Pictures. The lawsuit said Lewis and JAS Productions Inc. entered into an agreement with Hollywood Pictures in 1996 that gave the film company an option to remake "The Errand Boy."

Between 1999 and 2001, Hollywood assigned its rights to Spyglass, which never made the movie but prepared a screenplay and hired scriptwriters, according to the lawsuit.



LEWIS

Associated Press



DAUGHTRY

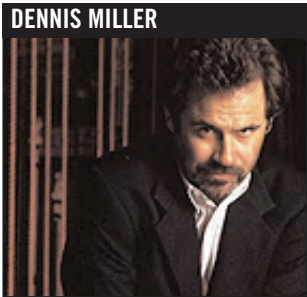
Daughtry is movin' on up

CHRIS DAUGHTRY has left his small hometown of McLeansville for a bigger town and home. The 26-year-old "American Idol" rocker, who finished fourth on this year's Fox talent competition, has moved to Oak Ridge, a town of about 4,000, which is north of Greensboro. NASCAR driver Kevin Harvick lives nearby. Daughtry and his wife paid \$690,000 for a four-bedroom, 3,782-square-foot home with a swimming pool and putting

green on a little more than an acre of land. McLeansville, also in Guilford County, has one barbershop, one grocery store and no gas stations. "If you look at the houses here, and the type of people here, they're very upscale business people, and they're going to go about their daily life," said Steve Spalding, who works in the summer child care program at Oak Ridge Elementary. While many observers

billed Daughtry as the favorite to win "Idol," the raw-voiced rocker was voted off the show a few weeks before its finale. Southern soul singer Taylor Hicks took the competition's top award — a \$1 million recording contract. Last month, RCA Records announced that Daughtry had signed to work alongside music mogul Clive Davis, with plans to produce a record album by the end of the year.

AP



DENNIS MILLER

DENNIS MILLER is hardly shy about expressing his conservative political views. The 52-year-old comedian, who has voiced his support for President Bush and the U.S. invasion of Iraq, will talk politics as a contributor on Fox News' "Hannity & Colmes," network spokeswoman Dana Klinghoffer told The Associated Press on Tuesday. Miller starts Sept. 13.

He will also provide commentary on the Fox News Web site, Klinghoffer said.

Three years ago, Miller was talked about as a possible Republican senatorial candidate in California.

In 2003, he was a regular guest on "Hannity & Colmes," hosted by Sean Hannity and Alan Colmes. He also had his own short-lived CNBC political talk show, "Dennis Miller."

Miller, who appeared on NBC's "Saturday Night Live," also spent two seasons on the announcing team of ABC's "NFL Monday Night Football."

His HBO talk show, "Dennis Miller Live," aired from 1994-2002.

AP

Stones roll into Downs

MICK JAGGER will strut at the home of the Kentucky Derby when the Rolling Stones perform at the famed Churchill Downs racetrack Sept. 29. "It's an opportunity we have to bring a legendary rock group to a legendary venue," Churchill Downs President Steve Sexton said at a news conference Monday.

Seating will be in the grandstand, clubhouse and on the track. A special covering will be placed over the dirt and turf to protect the racing surfaces, Churchill Downs officials said. The stage will be placed on the infield, facing the grandstand, giving the band an ideal view of the twin spires, sandwiched between luxury boxes.

Some 50,000 tickets will be available. The Stones haven't performed in Louisville since 1989. The U.S. leg of their "A Bigger Bang" tour opens in Boston's Gillette Stadium on Sept. 20. The final stop is scheduled in Los Angeles at Dodger Stadium on Nov. 18.

AP



In other news: Cipollina pleads not guilty



MARIO CIPOLLINA, a member of Huey Lewis & the News, has pleaded not guilty to felony counts of heroin and methamphetamine possession, court officials said. Cipollina, 51, who played bass in the band, entered the plea Monday. He was being held in the Marin County jail without bail because the

charges violated the terms of his probation for previous felony burglary and petty theft convictions, said Deputy District Attorney Linda Witong. Cipollina was due back in court Aug. 21. He could face more than four years in prison if convicted, Witong said. Sheriff's investigators allegedly found small amounts

of the drugs in Cipollina's pocket during a random probation search at his home in Santa Venetia, said Sgt. Jerry Jones. His probation stemmed from an August 2004 arrest for stealing about \$5,500 worth of radio control cars from a San Anselmo store.

AP

MOVIEGUIDE

SHOWTIMES: WEDNESDAY, AUGUST 9, 2006

AERO THEATRE
1328 Montana Ave. (310) 395-4990



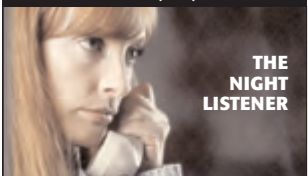
ROBOCOP
Friday
Close Encounters of the Third Kind (PG)/ THX-1138 (R) 7:30
Saturday
Robocop (Unrated)/ Starship Troopers (R) 7:30
Sunday
The War of the Worlds (1953) 7:30

AMC7 SANTA MONICA
1310 3rd Street (310) 289-4262



TALLADEGA NIGHTS
Barnyard: The Original Party Animals (PG)
10:15, 12:30, 2:50, 5:10, 7:30, 10:00
Talladega Nights: The Ballad of Ricky Bobby (PG-13)
11:50, 2:20, 2:50, 4:50, 7:20, 8:35, 9:50, 11:10, 12:00
John Tucker Must Die (PG-13)
11:45, 2:00, 4:20, 7:00, 9:10
Miami Vice (R)
10:30, 11:30, 1:30, 2:30, 4:30, 5:30, 7:50, 8:50, 10:45, 11:45
Pirates of the Caribbean: Dead Man's Chest (PG-13)
10:20, 1:25, 4:45, 8:00, 11:15
Superman Returns (PG-13)
11:30, 5:20, 11:00

AMC LOEWS BROADWAY 4
1441 3rd Street (310) 458-6232



THE NIGHT LISTENER
The Night Listener (R)
11:30, 2:00, 4:30, 7:00, 9:45
Scoop (PG-13)
11:45, 2:30, 5:00, 7:30, 10:15
My Super Ex-Girlfriend (PG-13)
11:40, 2:15, 4:45, 7:15, 10:00
The Devil Wears Prada (PG-13)
11:55, 2:40, 5:20, 8:00, 10:30

LANDMARK NUWILSHIRE
1314 Wilshire Blvd (310) 281-8228
Changing Times
11:45, 2:20, 4:50, 7:20, 9:45
Who Killed the Electric Car? (PG)
12:00, 2:30, 5:00, 7:30, 9:55

LAEMMLE'S MONICA FOURPLEX
1332 2nd Street (310) 394-9741



AN INCONVENIENT TRUTH
Quinceanera (R)
1:00, 3:15, 5:30, 7:50, 10:10
Little Miss Sunshine (R)
12:15, 1:45, 2:45, 4:20, 5:20, 7:00, 8:00, 9:30, 10:30
An Inconvenient Truth (PG)
12:00, 2:30, 5:00, 7:30, 10:00

MANN'S CRITERION THEATRE
1313 3rd Street (310) 395-1599

The Descent (R)
11:50, 2:30, 5:20, 7:50, 10:20
The Ant Bully (PG)
12:00, 2:10, 4:30, 7:00, 9:20
Clerks II (R)
12:40, 3:00, 5:30, 8:00, 10:10
Lady in the Water (PG-13)
11:40, 2:20, 5:00, 7:40, 10:30
Monster House (PG, No Passes)
12:30, 2:50, 5:10, 7:30, 9:50
You, Me and Dupree (PG-13)
11:30, 2:00, 4:40, 7:20, 10:00



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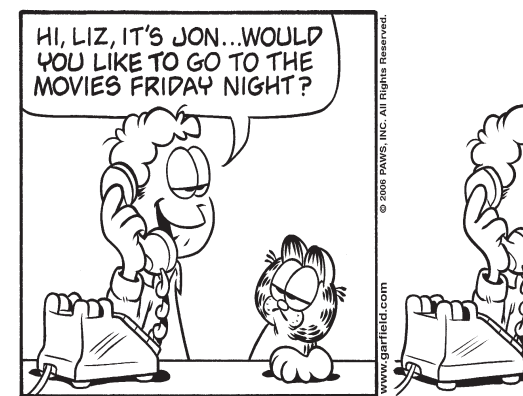
The Dinette Set by Julie Larson



edge city by TERRY & PATTY LABAN



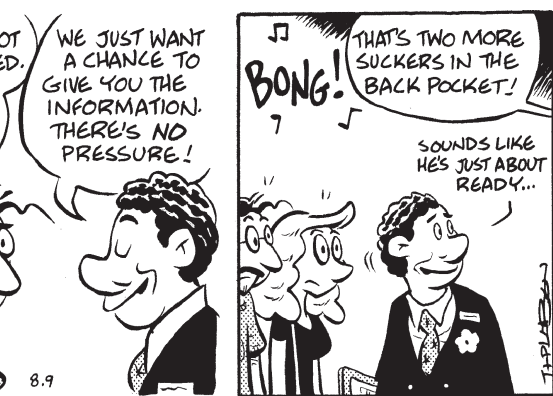
Garfield® By Jim Davis



Speed Bump® By Dave Coverly



Natural Selection® By Russ Wallace



CROSSWORD By THOMAS JOSEPH

- ACROSS**
- 1 Rum cake
 - 5 Kremlin setting
 - 11 Midterm, e.g.
 - 12 Harmonious
 - 13 Docking spot
 - 14 Packed away
 - 15 — Aviv
 - 16 Ask for divine help
 - 17 Derby town
 - 19 Track act
 - 22 Circle spokes
 - 24 Student of Socrates
 - 26 Heaps
 - 27 On the road
 - 28 Track tipsters
 - 30 Highland garments
 - 31 Harden
 - 32 Burning
 - 34 No longer fizzy
 - 35 Clinic nickname
 - 38 Botch
 - 41 Elevator part
 - 42 Stritch of Broadway
 - 43 Greek liquor
 - 44 Like Russian dolls
- DOWN**
- 1 Cream of the crop
 - 2 Wagon part
 - 3 Left a bad situation
 - 4 Guitar booster
 - 5 Very small
 - 6 Highway entrance
 - 7 Collar part
 - 8 Director's cry
 - 9 Die roll
 - 10 Join
 - 16 Letter before omega
 - 18 Brad of "Troy"
 - 19 Berated
 - 20 Coup target
 - 21 Gifts for kids
 - 22 "Darn it!"
 - 23 Baby wipe additive
 - 25 Den
 - 29 Like tears
 - 30 Model buy
 - 33 Sent, in a way
 - 34 Move like a moth
 - 36 Seep
 - 37 Field bird
 - 38 Singer Vereen
 - 39 Corrida cry
 - 40 — Cruces
 - 41 Parties

A	C	E	D			C	A	P	R	A
S	O	D	A	S		A	P	R	O	N
H	U	G	H	L	O	F	T	I	N	G
E	L	I		A	B	E		C	A	L
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	E	G	G	E	D			O	D	D
			A	D	I	O	S			
R	A	M	P			E	R	E	C	T
E	R	I	E			N	A	R	R	O
S	O	N		A	C	T		E	R	A
H	U	G	H	L	E	O	N	A	R	D
I	S	L	A	M		R	O	S	I	E
P	E	E	L	S				W	E	D

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Lower 1 bed, hardwood floors,
New paint & tile, parking
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620 Acanto, Bel Air, \$795

Lower bachelor, hot plate,
Fridge, laundry room

**10900 S.M. Blvd., West LA
\$950**

Lower single, new carpet,
Fridge & stove, near UCLA

**3502 Vinton, Palms,
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Lower 1 bed, parking, Gas
stove, fresh paint, laundry
room

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Home Hosts are reimbursed **\$750.00 per month** for hosting and providing breakfast and dinner.

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FOR ONLY

\$45

Run it until it sells!*

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Package includes:

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- Large format photograph.
- 20 word description.
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*Terms and conditions. Ad will run for thirty (30) consecutive days. After 30 days, ad will expire and advertiser must call to schedule a free renewal. Ads are renewed for an additional 2 weeks. Advertiser must call within 5 days of ad expiration to renew. If renewal is placed after 5 days of ad expiration, advertiser must pay full price. Photographs must be submitted digitally in JPG or TIFF format. Email photographs to arnick@smdp.com. Photographs only appear on print edition. 20 word description maximum; additional words 50 cents. Call for more details. Private parties only. Terms subject to change without notice.

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10 YEAR/1 ARM	6.375%
7 YEAR/1 ARM	6.25%
5 YEAR/1 ARM	6.0%**
3 YEAR/1 ARM	5.875%**
1 YEAR/1 ARM	5.625%
6 MO./6 MO. ARM	5.375%
1 MO./1 MO. ARM	1.0%**
*Rates subject to change ** As of August 2, 2006 ** Denotes an interest only loan	

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2 Units	\$533,850
3 Units	\$645,300
3 Units	\$645,300
4 Units	\$801,950

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Dual air, many extras
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Notices

NOTICE OF TRUSTEE'S SALE T.S No. 1083854-01 APN: 4270-010-033 TRA: 008604 LOAN NO: XXXXXX8525 REF: Power, Brian IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED November 15, 2004, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 29, 2006, at 10:00am, Cal-Western Reconveyance Corporation, as duly appointed trustee under and pursuant to Deed of Trust recorded November 22, 2004, as Inst. No. 04-3017251 in book XX, page XX of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Brian Power, will sell at public auction to highest bidder for cash, cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state: At the West side of the Los Angeles County Courthouse, Southeast District, 12720 Norwalk Blvd., Norwalk, California, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: Completely described in said deed of trust. The street address and other common designation, if any, of the real property described above is purported to be: 2405 34th Street Santa Monica CA 90405 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust to wit: \$499,843.25 with interest thereon from January 01, 2006 @ the rate of 7.500% per annum as provided in said note(s) plus cost and any advances with interest. ESTIMATED TOTAL DEBT: \$528,089.10. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. For sales information: Mon-Fri 9:00am to 4:00pm (619) 590-1221. Cal-Western Reconveyance Corporation, 525 East Main Street, P.O. Box 22004, El Cajon, CA 92022-9004 Dated: August 05, 2006 Trustee Sale Officer: Matthew E Johnson. (R-129241 08/09/06 08/16/06 08/23/06)

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Santa Monica Daily Press

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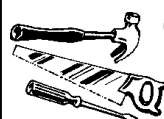
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 Specializing in bathroom
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 Plumbing, drywall, paint,
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NO JOB TOO SMALL
 Satisfaction Guaranteed

Call Nick
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WESTSIDE GUYS
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 CARPENTRY, ELEC. PAINT, ETC...
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Classification (Pets, Yard Sale, Etc...): _____

Ad Copy (attach copy if necessary)

1 _____ 2 _____ 3 _____

4 _____ 5 _____ 6 _____

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10 _____ 11 _____ 12 _____

13 _____ 14 _____ 15 _____

Requested Start Date: / / Requested End Date: / /

Extras (Additional 20 cents/word):

☐ ALL CAPS ☐ bold ☐ italics
☐ Box (.50/day) ☐ Reverse(\$1/day)

Payment:

☐ Visa ☐ Mastercard ☐ AMEX ☐ Check

Exp: _____ I 20 _____ Check #: _____

Make checks payable: Santa Monica Daily Press

NO CASH PLEASE

Signature: _____

Mail.

 Fill out this form and mail to:
 1427 Third Street Promenade
 Suite 202
 Santa Monica, CA 90401

Fax.

 Fill out this form and fax to:
 (310) 576-9913
 ATTN: Classifieds

Call.

 Call Annie Kotok!
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 Email your ad to:
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PREPAY YOUR AD TODAY!


 Call us with questions
(310) 458-7737

Santa Monica Daily Press

Visit us online at smdp.com



Pacific Ocean Properties

2212 Lincoln Boulevard, Santa Monica **310.392.9223**

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THE WEATHER ISN'T
THE ONLY THING THAT'S
HOT!

CHECK OUT THESE PROPERTIES

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Duplex
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\$1,375,000
\$7850 Per Mo Gross Income

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**BUILD TWO
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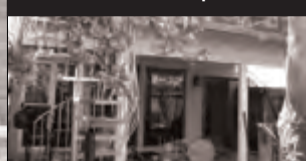
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**\$1,900,000 or
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When built**

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522 W. Sunview
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IN ESCROW

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Playa del Rey
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3 Units
Los Angeles

**NO
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345 40TH PLACE
LOS ANGELES

GOING TO AUCTION



8314 Blewett Ave.,
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**\$7,900 PER/MO
GROSS INCOME
IN ESCROW**

Saviers Rd.
Oxnard
\$975,000



2432 21ST St. SM
4BR, 2BA
\$1,300,000

Pacific Ocean Properties Broker Rob Schultz, #01218743

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VERY AGGRESSIVE RATES

30 year fixed 6.5%

10 year/1 arm 6.375%

7 year/1 arm 6.25%

5 year/1 arm 6.0%**

3 year/1 arm 5.875%**

1 year/1 arm 5.625%

6 mos./6 mo. arm 5.375%

1 mo./1 mo. arm 1.0%***

* Rates subject to change * As of August 2, 2006 ** Denotes an interest only loan *** Denotes Neg Am

NEW CONFORMING LOAN AMOUNTS

1 UNIT	\$417,000
2 UNIT	\$533,850
3 UNIT	\$645,300
4 UNIT	\$801,950



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Broker
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