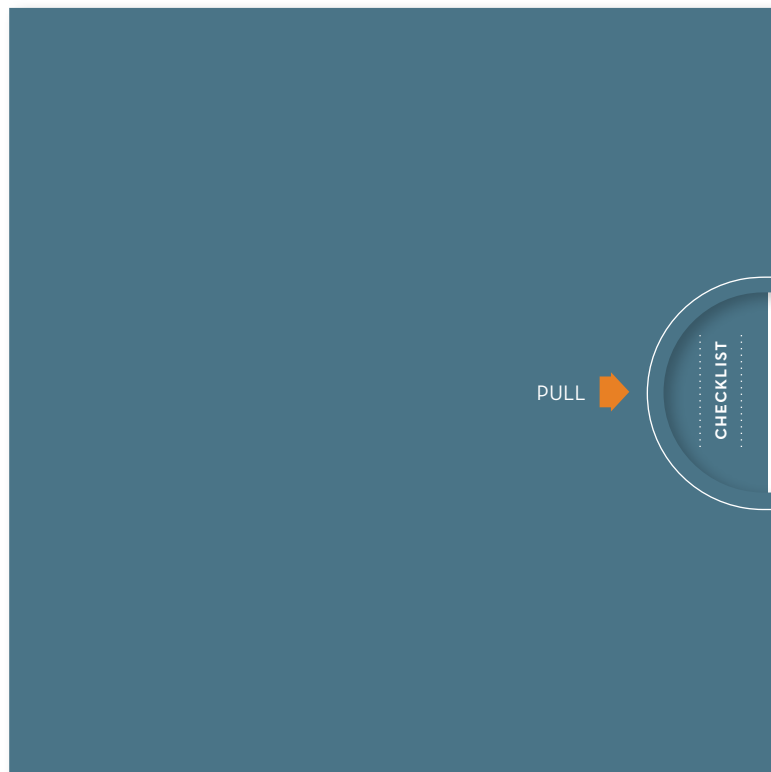




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## ALTAIRE: Bringing life in balance

Given the often-dizzying pace of life, it's not always easy converging family commitments and work responsibilities on a daily basis, while making time for friends and fun. But if you're seeking a more balanced approach to living, look no further than Altaire.



Fusing contemporary design with an ideal location and unique community setting, Altaire brings you the best of everything.

At last, a balanced solution.

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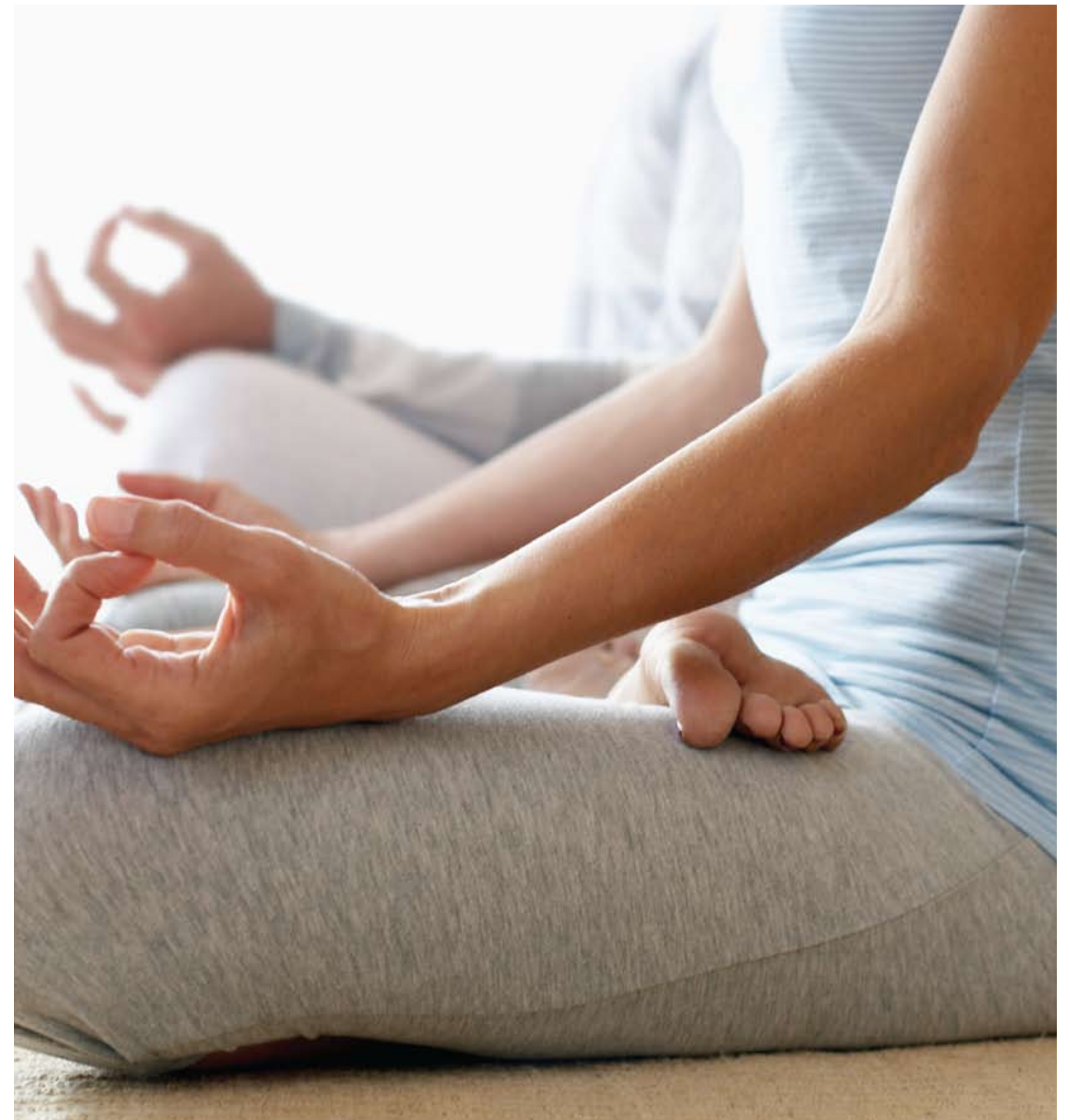
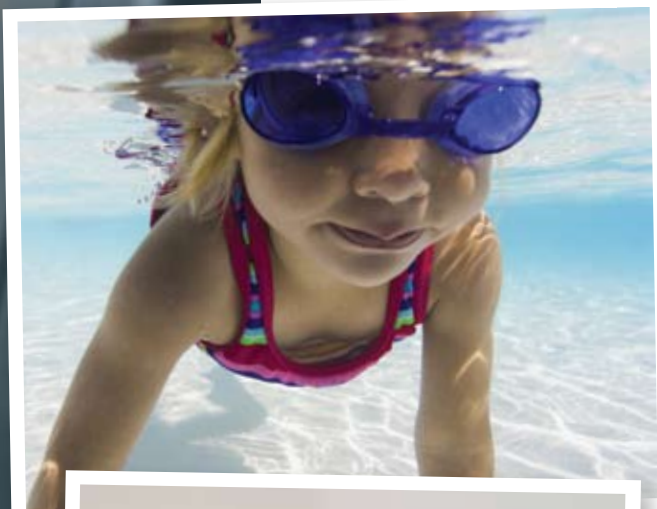
STEP

01 +

## HARMONIZE with your community.

Daily life need not be so hectic and harried. The days of rushing in all different directions for work, school, daycare, culture, and recreation are over. You don't have to give up one for another. Rather, Altaire brings all of life's necessities and niceties together for a truly integrated experience.

The benefits of living this way are abundant. Let this be the year you live in harmony with your surroundings.



### TIP // 001

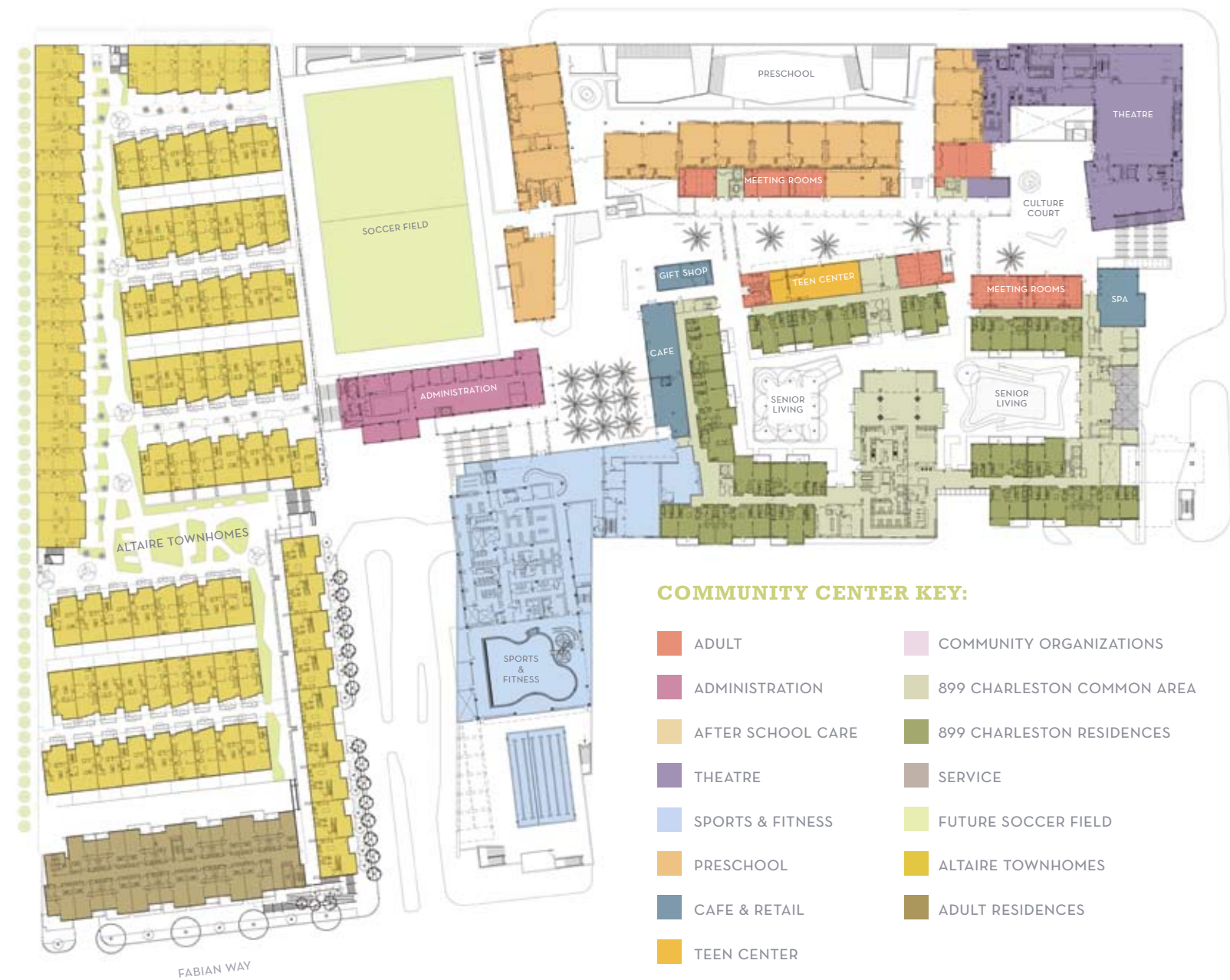
*Take a deep breath and reflect on a life well lived. Relax by the pool, in the yoga studio or at your favorite café.*

## Convenience is key

We understand that location is everything. Altaire has been planned to make convenience a part of life. And if all the wonderful things that Palo Alto offers aren't enough, highway 101 is moments away.



SAN ANTONIO ROAD



### COMMUNITY CENTER KEY:

|  |   |
|--|---|
| <span style="color: #E67E22;">■</span> ADULT             | <span style="color: #9B59B6;">■</span> COMMUNITY ORGANIZATIONS    |
| <span style="color: #8E44AD;">■</span> ADMINISTRATION    | <span style="color: #8E8E7E;">■</span> 899 CHARLESTON COMMON AREA |
| <span style="color: #F1C40F;">■</span> AFTER SCHOOL CARE | <span style="color: #666633;">■</span> 899 CHARLESTON RESIDENCES  |
| <span style="color: #4A5568;">■</span> THEATRE           | <span style="color: #A67C52;">■</span> SERVICE                    |
| <span style="color: #3498DB;">■</span> SPORTS & FITNESS  | <span style="color: #D4EDDA;">■</span> FUTURE SOCCER FIELD        |
| <span style="color: #F39C12;">■</span> PRESCHOOL         | <span style="color: #F1C40F;">■</span> ALTAIRE TOWNHOMES          |
| <span style="color: #2980B9;">■</span> CAFE & RETAIL     | <span style="color: #8E6C33;">■</span> ADULT RESIDENCES           |
| <span style="color: #F1C40F;">■</span> TEEN CENTER       |   |

## COMMUNITY CENTER

Lavish living isn't confined to your Altaire home. A short walk from your doorstep, the Community Center (JCC) welcomes all neighbors to enjoy its 135,000 square feet of recreational space. With state-of-the-art facilities and organized programs serving preschoolers to retirees, and everyone in between, there's something for everyone to enjoy in this greater community.

- 33,560 sq. ft. Sports & Fitness Center
- Basketball Courts
- 9,000 sq. ft. Theatre & Support Spaces
- Tennis Courts
- 12 Preschool Classrooms
- Pilates Studio
- Adult Programs and Lectures
- Yoga Studio
- Indoor/Outdoor Pool with Recreational Swimming and Slides
- Spinning Studio



**TIP // 002**

*Involve your guests in meal preparation with an open-plan kitchen.*

**STEP 02 +**

**CLAIM your space.**

Select from an impressive array of Altaire residences, including 3- and 4-bedroom townhomes and upscale condominiums. The contemporary, multi-level layouts with designer details, secured community parking and private outdoor space were engineered specifically for better living.





**TIP // 003**

*Work from home with your high-speed data & fiber-optic wiring.*

**ALTAIRE AMENITIES**

- Stainless steel Bosch® appliances
- Quartz-based solid surface countertops
- Euro cabinetry
- High-speed data & fiber-optic wiring
- High-efficiency heating & cooling
- Featuring high-quality Andersen® vinyl-clad wood windows & patio doors
- Secured community parking
- Dedicated additional storage space
- Landscaped open spaces & walkways
- In-home laundries
- Energy-efficient oversized windows
- Custom home options & upgrades



## FOOD & DINING

- |                                  |                               |
|----------------------------------|-------------------------------|
| 1 Starbucks                      | 18 Fuki-Sushi                 |
| 2 Chipotle Mexican Grill         | 19 Round Table Pizza          |
| 3 Krispy Kreme Doughnuts         | 20 China Wok Restaurant       |
| 4 Shoreline Grill                | 21 Safeway                    |
| 5 In-N-Out Burger                | 22 Piazza's Deli              |
| 6 Peet's Coffee & Tea            | 23 Fresh Choice               |
| 7 Las Muchachas                  | 24 Oregano's Wood-Fired Pizza |
| 8 Uncle Frank's BBQ Restaurant   | 25 Trader Joe's               |
| 9 Pizza Deli                     | 26 Whole Foods Market         |
| 10 Starbucks                     | 27 Amber India Restaurant     |
| 11 California Cafe Bar and Grill | 28 Bagel Street Cafe          |
| 12 Fish Market Restaurant        | 29 The Cheesecake Factory     |
| 13 Straits Cafe                  | 30 Zao Noodle Bar             |
| 14 Celia's Mexican Restaurant    | 31 Rangoon Restaurant         |
| 15 L & L Hawaiian Barbecue       | 32 Nola's Restaurant & Bar    |
| 16 Jamba Juice                   | 33 Miyake Restaurant          |

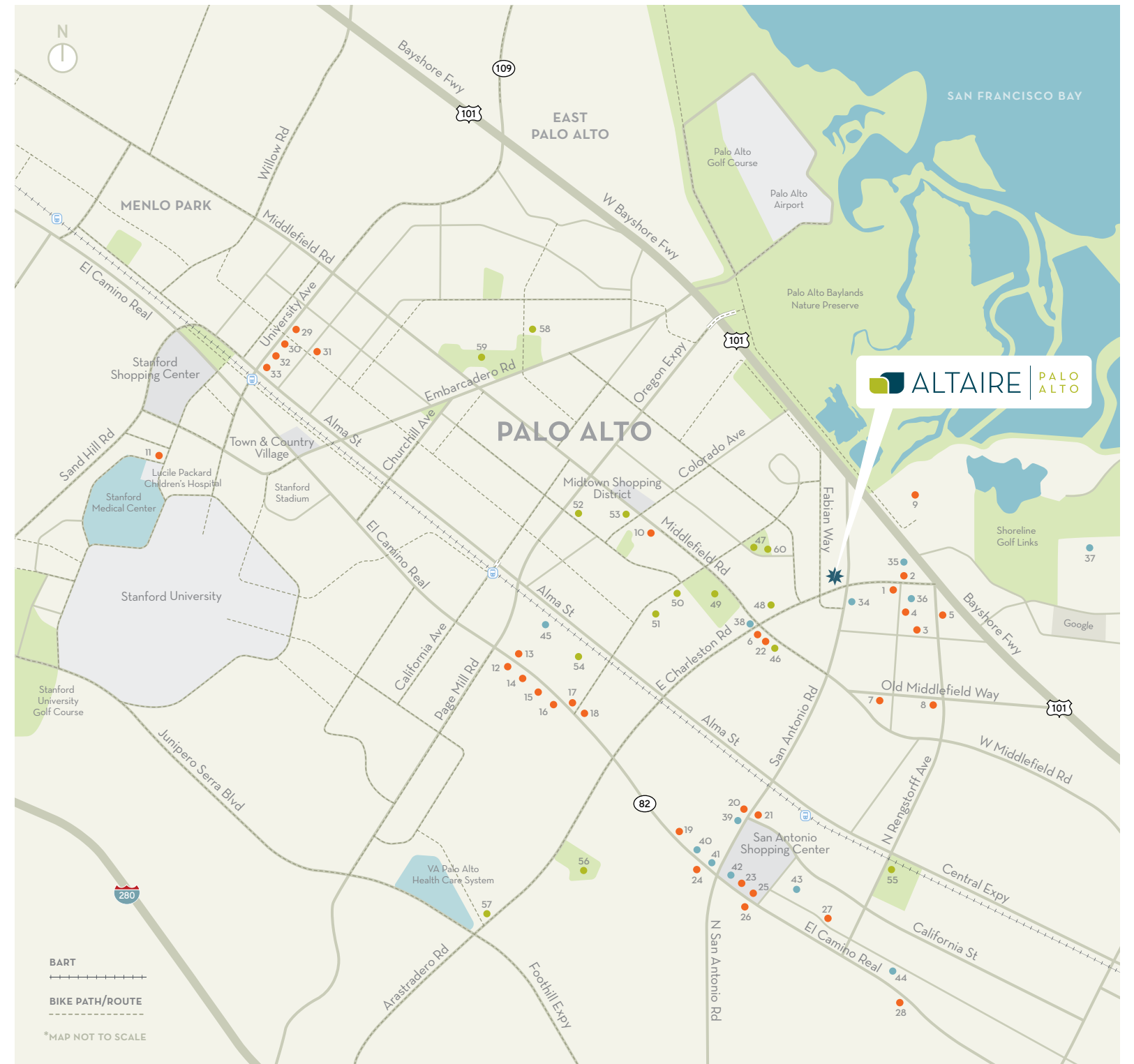
## SHOPPING & ENTERTAINMENT

- |                            |                           |
|----------------------------|---------------------------|
| 34 Orchard Supply Hardware | 40 Elephant Pharmacy      |
| 35 Best Buy                | 41 Long's Drugs           |
| 36 Costco                  | 42 Rite-Aid               |
| 37 Shoreline Amphitheater  | 43 Target                 |
| 38 Pet Food Express        | 44 Cost Plus World Market |
| 39 BevMo!                  | 45 Fry's Electronics      |

## SCHOOLS & PARKS

- |                                  |                               |
|----------------------------------|-------------------------------|
| 46 Kumon Math & Reading Center   | 54 Palo Alto Comm. Child Care |
| 47 Sunshine Preschool Montessori | 55 Rengstorff Park            |
| 48 Challenger School             | 56 Terman Park                |
| 49 J Pearce Mitchell Park        | 57 Henry M Gunn High School   |
| 50 Fairmeadow Elementary School  | 58 Palo Alto City Library     |
| 51 J L Stanford Middle School    | 59 Rinconada Park             |
| 52 Chinese Community Center      | 60 Don Jesus Ramos Park       |
| 53 Learning Bee Learning Center  |                               |

**TIP // 004**  
*Make the best use of your lunch hour: take a stroll, drop off dry cleaning and visit your daughter at daycare.*



**ALTAIRE** | PALO ALTO

## MAP OUT + 03

your destination.

You couldn't ask for a better hometown than Palo Alto, conveniently located at the center of the San Francisco Metropolitan Bay Area and the Silicon Valley. Whether for work or for pleasure, the City is among the world's most desirable places to live, work and play.

## PALO ALTO & BEYOND

The tree-lined boulevards invite you to stroll and discover unique shopping (from boutique to department store), campus-living, art, culture, cuisine and more.

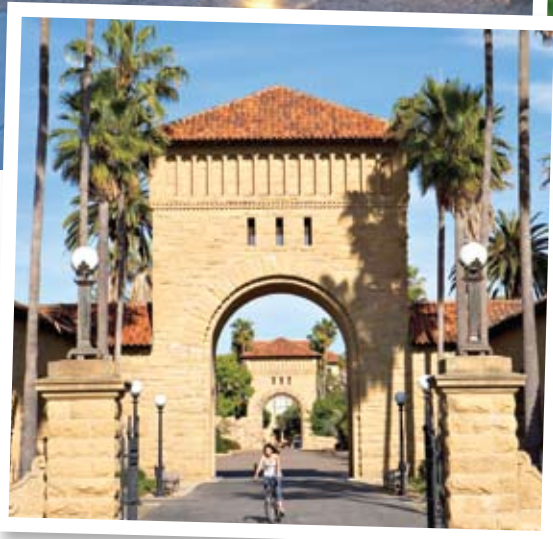
Some stops along the way should include:

- Stanford Shopping Center
- Stanford University
- Town and Country Village & Midtown Shopping District
- Children's Theatre & Junior Museum and Zoo
- Santa Cruz Avenue in Menlo Park
- Shoreline Amphitheater
- The many bistros, galleries and shops that make up University and California Avenues



### TIP // 005

*Peruse the produce at the local farmers' market... or discover new works of art.*



# STEP 04 + BECAUSE we care.

Altaire is designed to meet the strict standards of both the Department of Energy's "ENERGY STAR" program and Build It Green's "GreenPoint Rated" program. These organizations set goals for significant improvements in energy and resource conservation to preserve the environment. Build It Green is a non-profit organization dedicated to promoting healthy, energy- and resource-efficient building practices. Altaire is committed to sustainable living.



### Energy:

- Designed to be 15% more energy efficient than California's strict Title 24 Energy Code.
- Third party audit to verify the air tightness of the ventilation ducts and the quality of the insulation installation.
- Andersen® windows with High Performance™ Dual Pane, Low E4® glass
- High efficiency (94%+ AFUE) variable speed condensing furnaces\* with energy efficient electronic set back thermostat
- Dual zone HVAC system\*
- ENERGY STAR appliances

### Indoor Air Quality:

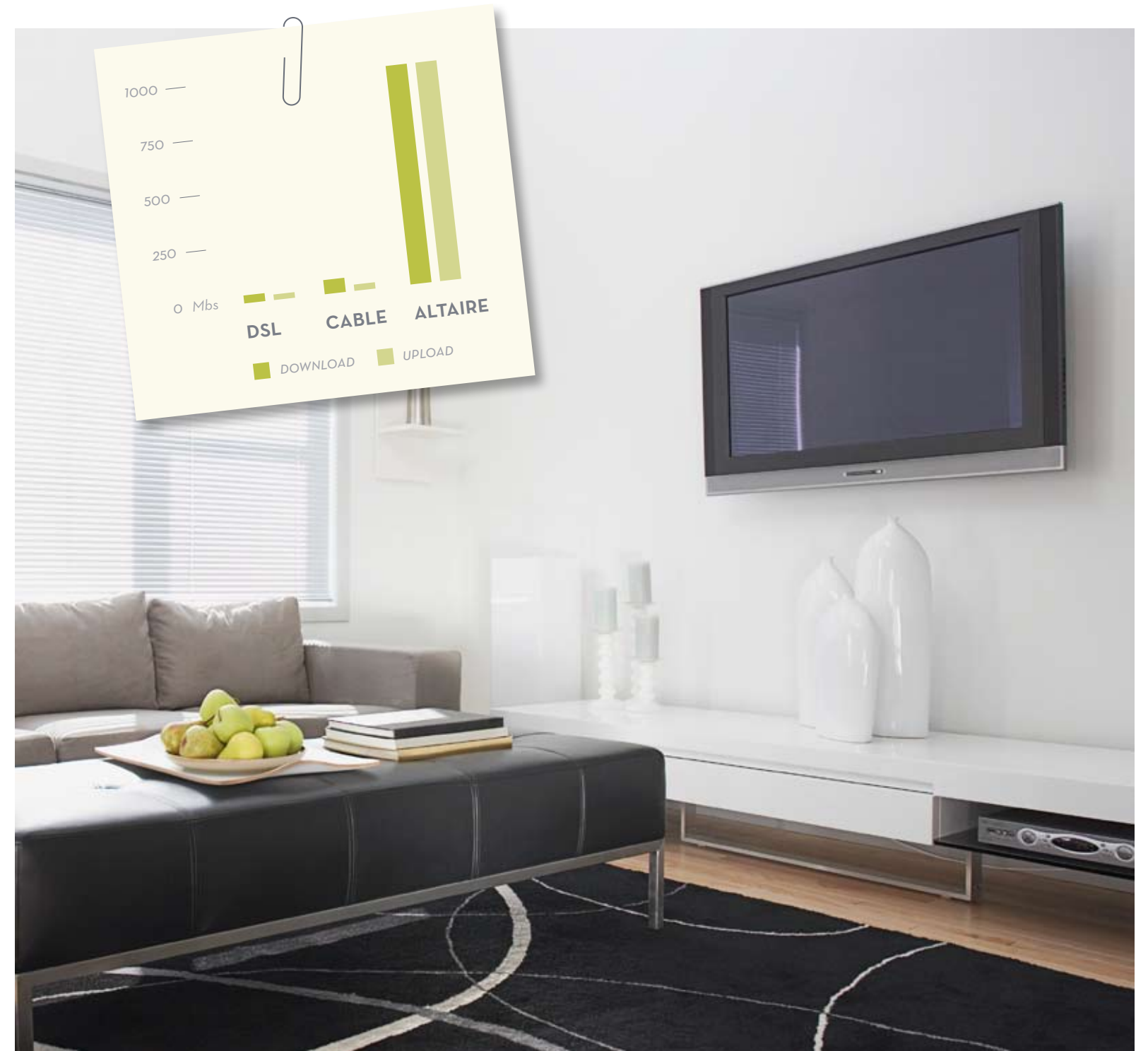
- CRI Green Label carpeting
- Formaldehyde Free insulation
- Low VOC adhesives

### Water Conservation:

- Water Conserving irrigation controller
- Designed with many drought tolerant plants

### Resources:

- 65%+ of construction waste diverted from landfills
- Engineered lumber for 90%+ of floor joists
- Puron® chlorine free non HCFC refrigerants in air conditioning condensers
- Recycling infrastructure in home and community



## HIGH-SPEED FIBER-OPTICS

The Altaire community has partnered with a leader in fiber-optic technologies to bring you the life-enhancing benefits of fiber to the home. Distance learning, telecommuting, video on demand and online gaming are just a few of the existing applications that fiber to the home makes possible.

- Speeds up to 1,000Mbps
- No modem required
- Plug your computer into any Internet port throughout your home
- 3rd party subscription required

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# Claim your tomorrow today.

You can have it all. And in one place: Altaire. Become part of a unique community and commit to a better way of life.

Altaire Palo Alto  
3901 Fabian Way  
Palo Alto, CA 94303

**[AltairePaloAlto.com](https://AltairePaloAlto.com)**  
**650 966 8881**

