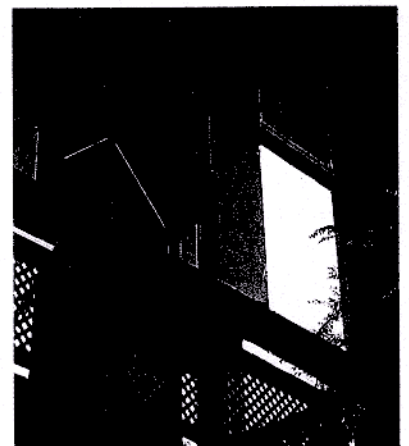
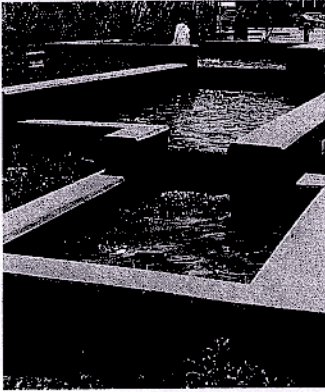




In the middle of the busy San Francisco Peninsula is a haven—a European-styled village in Palo Alto called The Hamlet. A community of homes and shops apart from the rest of the world, yet near all the best the area has to offer.

The Hamlet is 54 spaciouly designed condominiums, complemented by retail shops and office space. A place to relax in the intimacy of your personal residence, and enjoy the convenience of shopping, working or al fresco dining on the premises.





The design of The Hamlet is distinctly European, highlighted by gabled roofs, dormer windows, trellised balconies and vine-covered arbors. Extensive landscaping, central courtyards and a cascading fountain are also featured.

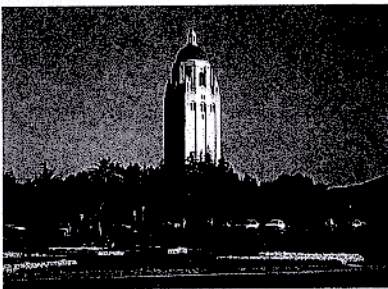
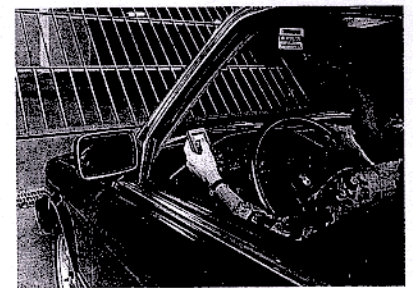
Aesthetics aside, The Hamlet has been constructed in a sturdy and substantial style rarely seen in homes this affordable, with extensive use of thick beam timbering, anchored in a pad of concrete and steel. Your home at The Hamlet is built to last.

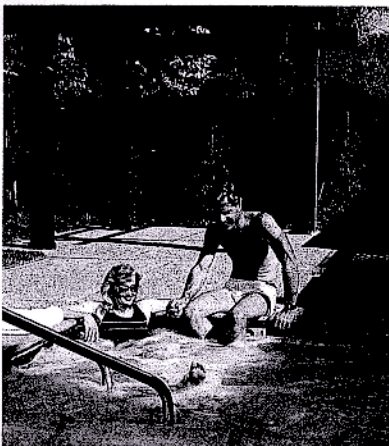
High-tech electronics for convenience and security

You'll find life at The Hamlet a snap, using your remote control to access the secured underground parking or identifying visitors via a closed-circuit television. Perimeter fencing on the Plaza Level keeps visitors to shops and offices away from the residential areas.

A variety of opportunities

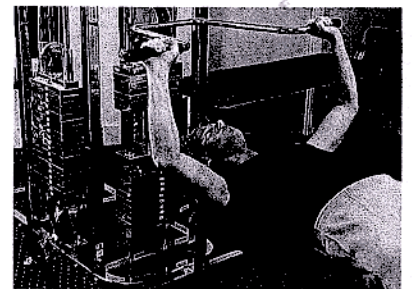
With a choice of seven different floorplans ranging in size up to 1,404 square feet, The Hamlet offers an extensive menu of options to meet your individual needs. One, two and three bedroom plans are available in one or two stories, with an extensive list of included features.





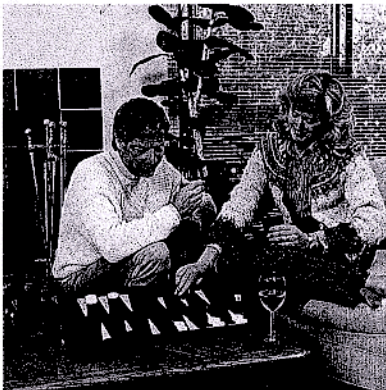
The Hamlet offers abundant recreational resources right on the premises, with a heated spa in the backyard, sauna and steam room downstairs, and fully equipped exercise facilities, including gym, locker rooms and showers.

Running or walking through the neighborhood, you'll find nine local parks within a mile radius, and of course the Stanford University campus is less than two miles up the road.





apartment

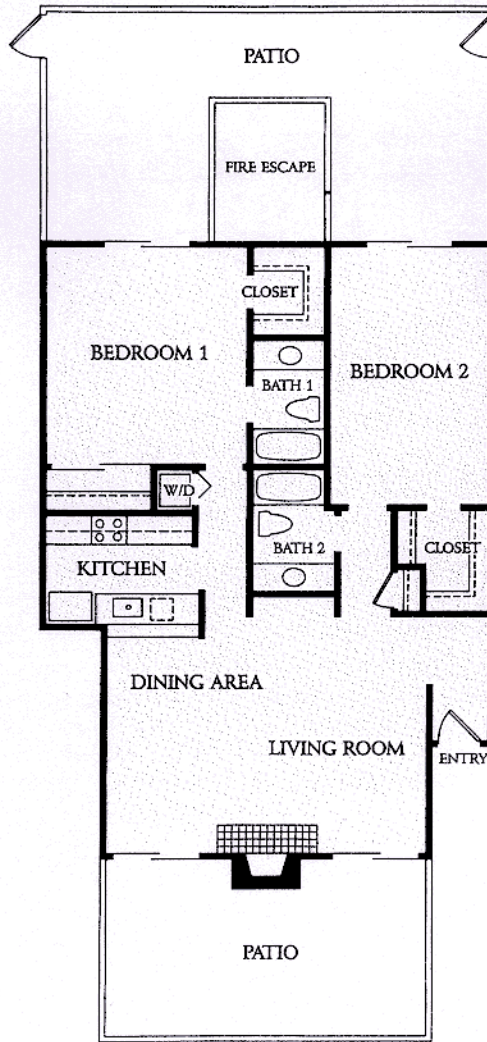


With Rickey's Hyatt and Hyatt Palo Alto within walking distance, as well as fine restaurants and the San Antonio and Stanford shopping centers, residents at The Hamlet will rate the quality of life very high. It's a touch of Europe brought home to beautiful Palo Alto, a special place to live, shop and enjoy.



Plan A

2 Bedroom, 2 Baths
1,323 Sq. Ft. (approx.)



Features

Living Areas

- ◆ Wood Paneled Entry Door
- ◆ Polished Brass Finish Hardware
- ◆ Designer Selected Light Fixtures
- ◆ Designer Selected Wall-to-Wall Carpeting
- ◆ Mirrored Wardrobe Door in Master Bedroom
- ◆ Separate Washer/Dryer Area with Hookups
- ◆ Private Patios or Balconies
- ◆ Electric Radiant Heating System
- ◆ Individual Room Thermostats
- ◆ Smoke Detector
- ◆ Automatic Fire Sprinkler System
- ◆ Walk-in Closets in Selected Plans
- ◆ Skylights in Selected Plans
- ◆ Dormer Windows in Selected Plans
- ◆ Cathedral Ceilings in Selected Plans
- ◆ Spiral Staircases in Selected Plans
- ◆ Wood-Burning Fireplaces with Ceramic Tile Hearths in Most Plans

Baths

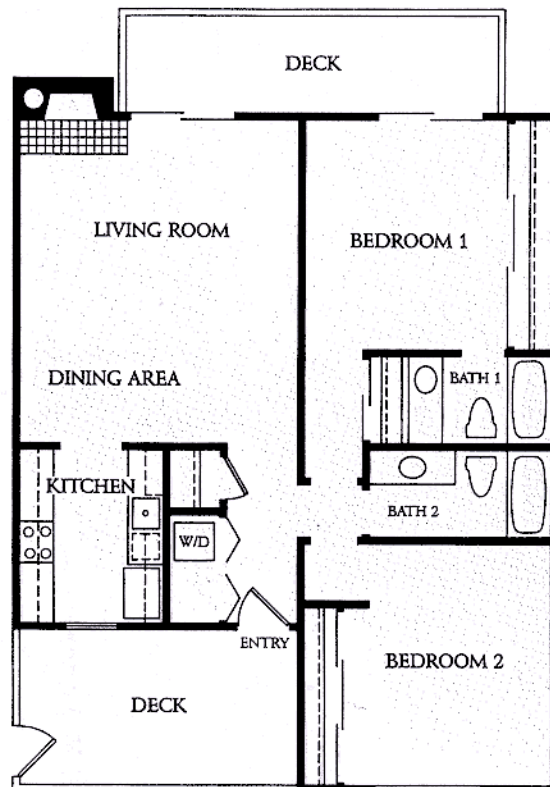
- ◆ Corian and Formica Vanity Tops
- ◆ Chrome Faucets and Bath Accessories
- ◆ Full-Height Ceramic Tile Tub Surrounds
- ◆ European-Style Cabinets
- ◆ Congoleum No-Wax Vinyl Flooring

Kitchens

- ◆ General Electric Appliances:
Self-Cleaning Oven and Range
Spacemaker Microwave Oven
Potscrubber Dishwasher
Garbage Disposal
- ◆ Formica Countertops
- ◆ Stainless Steel Sink
- ◆ European-Style Cabinets
- ◆ Recessed Lighting
- ◆ Kentile No-Wax Flooring
- ◆ Water Line for Ice Maker

Plan B

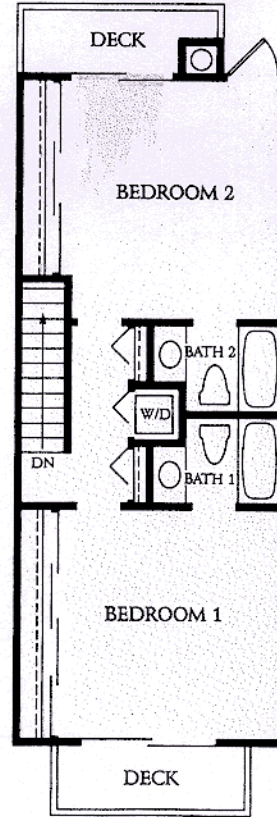
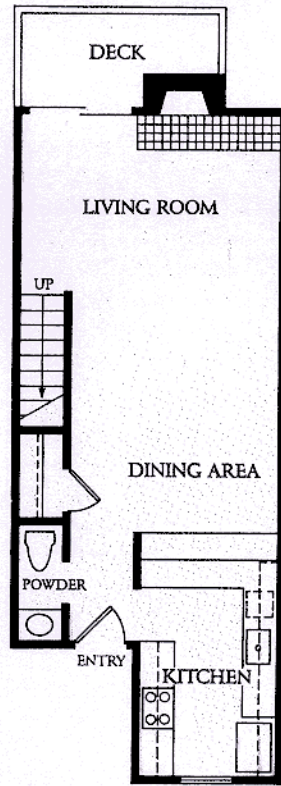
2 Bedroom, 2 Baths
1,138 Sq. Ft. (approx.)



The Developer reserves the right to make deletions and changes without notice. Patios and deck areas may vary with location.

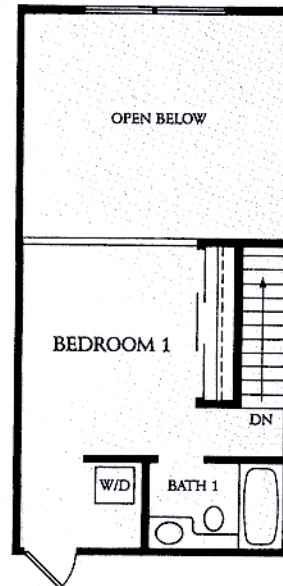
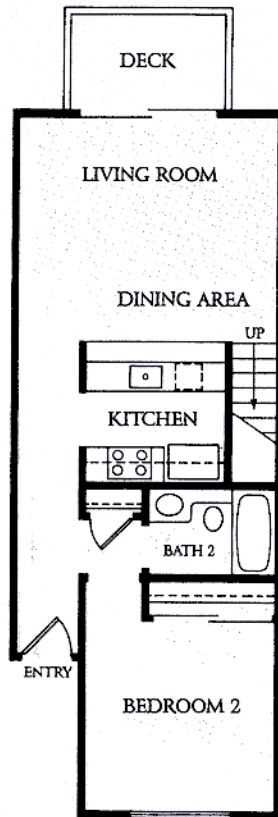
Plan C

2 Bedroom, 2½ Baths
1,239 Sq. Ft. (approx.)



Plan D

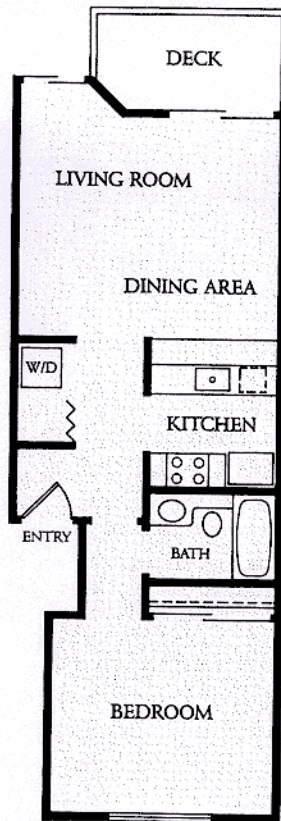
2 Bedroom, 2 Baths
938 Sq. Ft. (approx.)



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Plan E

1 Bedroom, 1 Bath
640 Sq. Ft. (approx.)



Recreation Facilities

- ◆ Heated Spa
- ◆ Barbeque and Picnic Area
- ◆ Fully-Equipped Exercise Facilities with Gym, Locker Rooms, Showers, Sauna and Steam Room

Sound Control

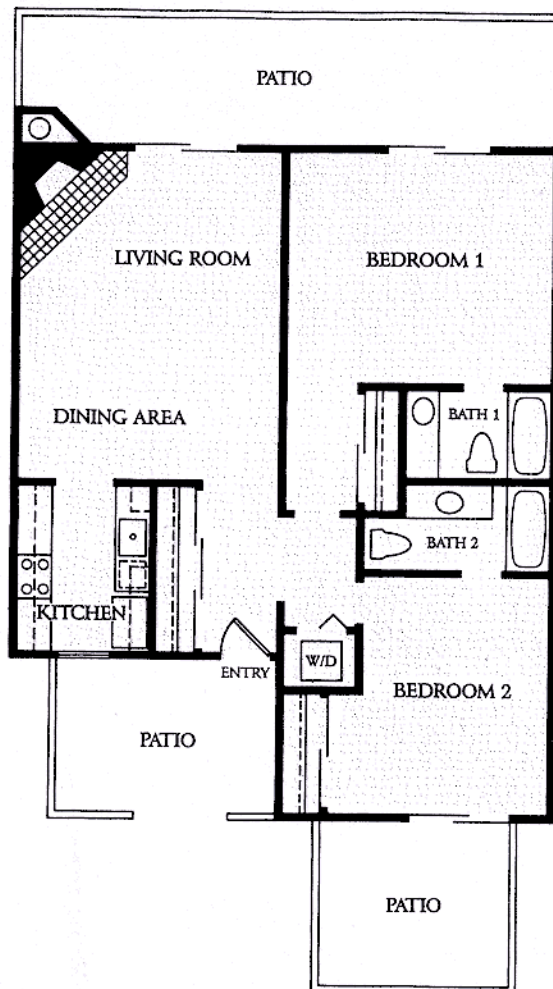
- ◆ Dual Party Walls and Fiberglass Batts Between Units
- ◆ Lightweight Concrete, Resilient Channels and Fiberglass Batts Between Floors

Energy Conservation

- ◆ Dual-Glazed Patio Doors, Windows and Skylights
- ◆ Full Insulation in Floors, Exterior Walls and Ceilings
- ◆ Caulking to Prevent Air Infiltration

Plan F

2 Bedroom, 2 Baths
1,170 Sq. Ft. (approx.)



Security

- ◆ Remote Control Gate and Garage Entrance
- ◆ Perimeter Fencing on Plaza Level
- ◆ Closed Circuit T.V. at Main Plaza Entry
- ◆ Phone Intercom to Plaza Entry

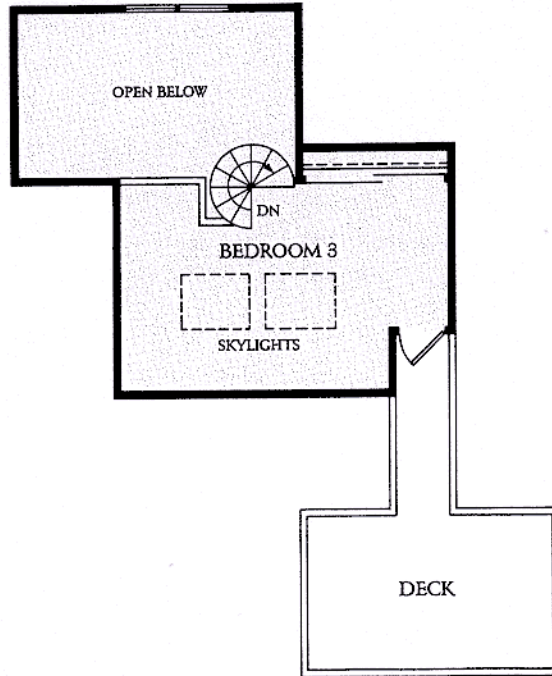
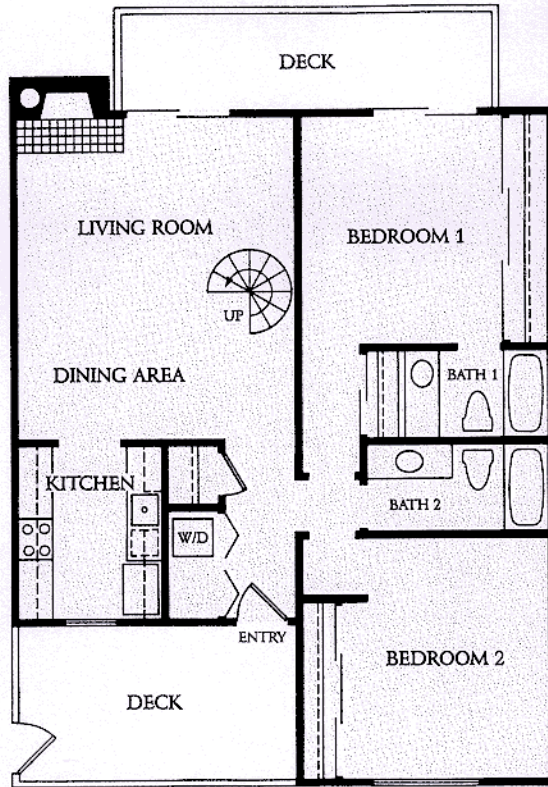
Common Area Improvements

- ◆ Secured Underground Parking
- ◆ Ample Guest Parking
- ◆ Dual Elevator Service to Garage and Upper Levels
- ◆ Storage Lockers
- ◆ Common Laundry Room Facilities
- ◆ Convenient Trash Disposal System
- ◆ Central Mail Area with Oversized Boxes
- ◆ Master Television Antenna System

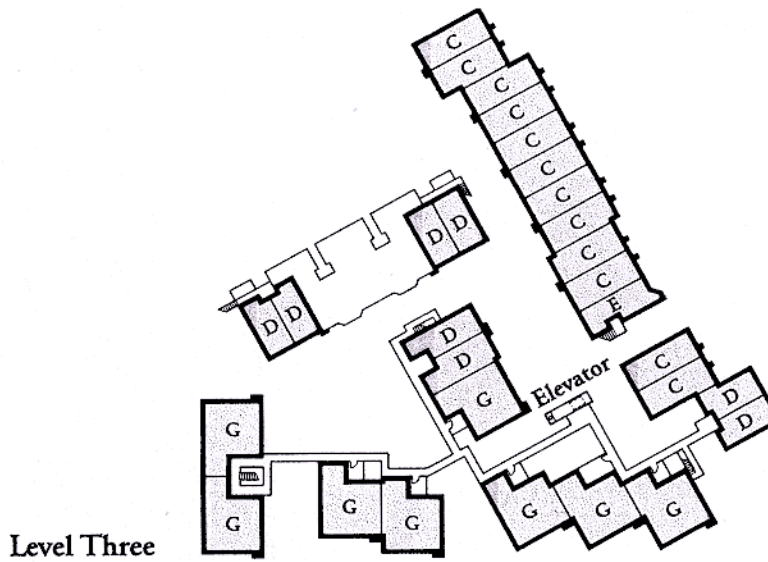
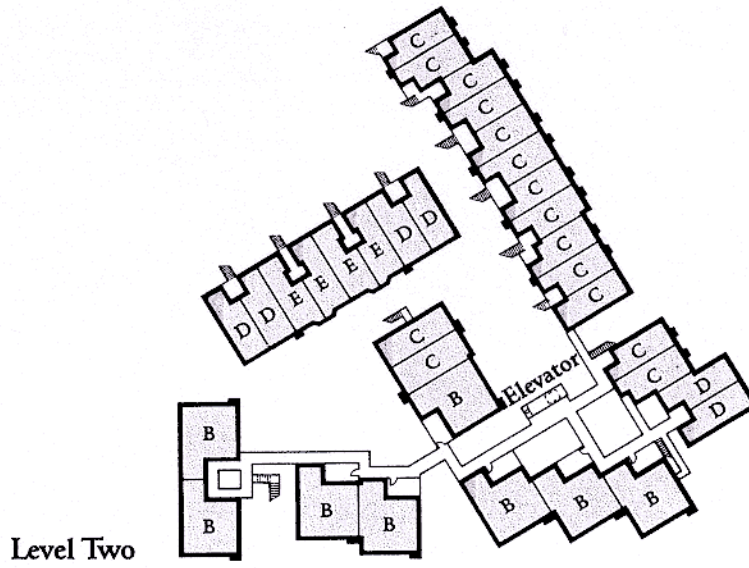
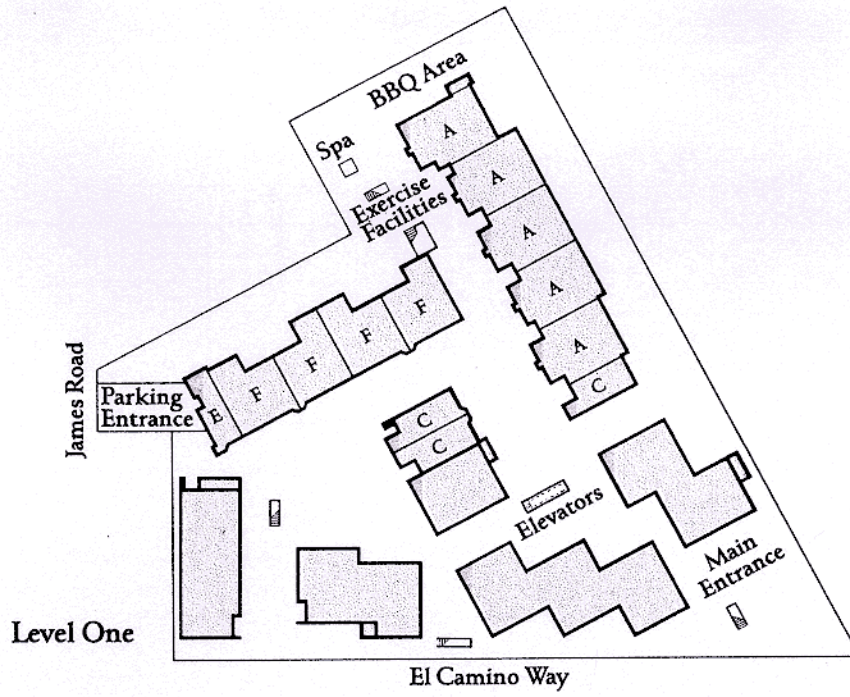
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Plan G

3 Bedroom, 2 Baths
1,404 Sq. Ft. (approx.)

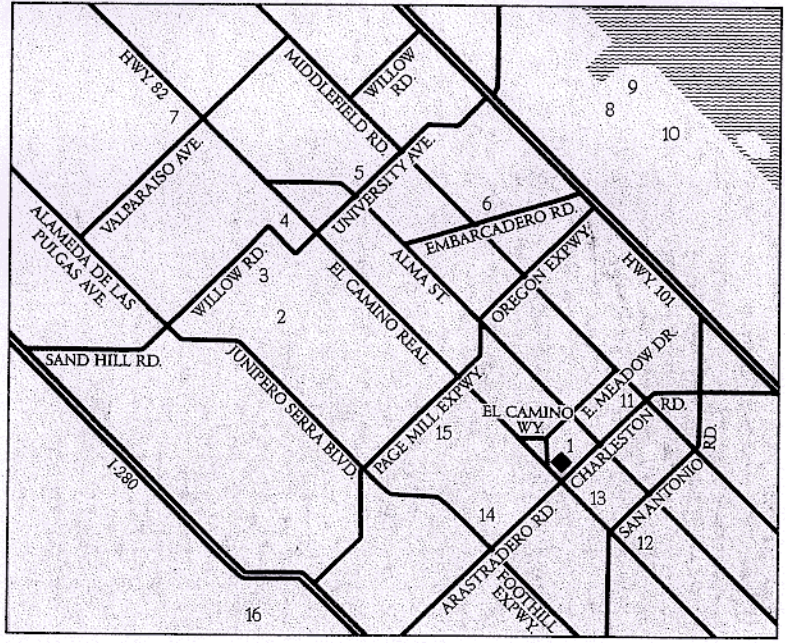


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Legend

- 1. The Hamlet
- 2. Stanford University
- 3. Stanford Medical Center
- 4. Stanford Shopping Center
- 5. Downtown Palo Alto
- 6. Main Branch Public Library
- 7. Menlo College
- 8. Palo Alto Municipal Golf Course
- 9. Palo Alto Airport
- 10. Palo Alto Yacht Harbor
- 11. Mitchell Park
- 12. San Antonio Shopping Center
- 13. Rickey's Hyatt
- 14. Veterans Administration Hospital
- 15. Stanford Industrial Park
- 16. Foothills Park



THE HAMLET
IN PALO ALTO

4157 El Camino Way, Palo Alto, CA 94306 (415) 852-9222