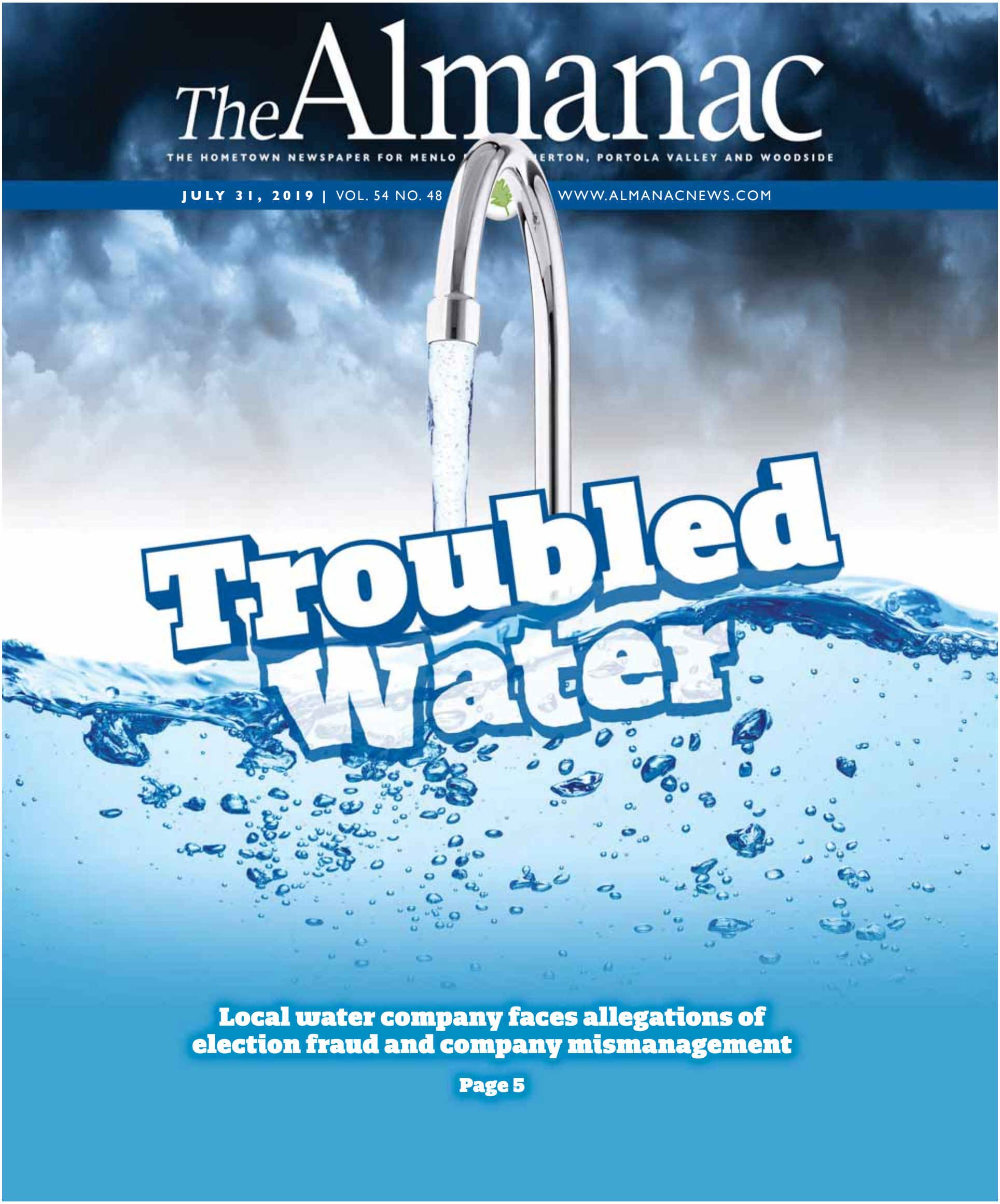
The Almanac

THE HOMETOWN NEWSPAPER FOR MENLO [illegible]ERTON, PORTOLA VALLEY AND WOODSIDE

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Troubled water

Local water company faces allegations of election fraud and company mismanagement

By Kate Bradshaw
Almanac Staff Writer

The day he left East Palo Alto to attend his grandmother's funeral across the country, Justin Turner's water was shut off.

He had to leave his wife, nine months pregnant and due to deliver any day, at home without water, after trying fruitlessly for months to have a simple question answered by his water company, the private nonprofit Palo Alto Park Mutual Water Company: Why is my bill so high?

While doing work to remodel his home, Turner said, he had followed the guidance of the city of East Palo Alto to work with other agencies to make sure his plans were squared away. It came as a surprise, then, that toward the end of his project, a $5,000 "impact fee" appeared on his household monthly water bill from the water company, which serves 692 connections and a total of about 2,500 people, according to a 2012 report cited by the state water board.

Finding no information about such fees on the water company's website, Turner asked the city of East Palo Alto for more information. He said he was told that the water company should not be imposing the fees, and was directed to a 1994 class action lawsuit that water customers had won against the water company, declaring that the company could not impose impact fees except under very specific conditions.

He started asking the water company for an explanation, trying to understand how it was legally permitted to apply the fee when there is a lawsuit settlement saying it is not.

He wasn't trying to be difficult, he explained.

He said he felt his home was unfairly singled out because it was visible from the water company headquarters and therefore easier for the company staff to see he was doing work on his home than if he lived in another area served by the company. He said the water company seemed to be applying inconsistent fees arbitrarily to any home that appeared to have been modified.

"In my opinion, if it's not formulaic, it's not equitable," he said.

After about 20 attempts to get an explanation from the company, he said, the water company agreed to check with its attorney to see how much it would cost to get a clear legal explanation. But, Turner said, the water company never followed through.

Meanwhile, his bill kept growing, dramatically and erratically. The demanded $5,000 impact fee rose to nearly $20,000. After receiving the news about his grandmother's death, he informed the company that he had decided to put the remodeling project on hold.

Shortly afterward, his water was shut off, with a 24-hour notice but no explanation.

After two or three days without water, Turner said, the couple was given only one option to restore the water: Pay up.

To have their water turned back on, they had to agree to a payment plan of an additional $200 per month on top of their $60 per month flat rate.



Photo by Magali Gauthier

Neighbors for Better Water, a group of residents seeking new leadership for the Palo Alto Park Mutual Water Company, say they've been trying since 2017 to get a fair election. From left, board candidates are Delphine Hill, Norm Picker, Kumar Chaudhari and Ramiro Macias. Absent is fifth candidate is Shannon Pekary, who recently moved to San Diego but still plans to serve on the board.

Turner's is not the only household served by the Palo Alto Park Mutual Water Company subjected to surprise and seemingly arbitrary fees, muddled or nonexistent explanations from the company's leadership, and having its water access cut off by the only available provider unless the residents do what the company demands.

Stories like Turner's have spurred some of the residents served by the water company to organize a group to challenge the incumbents on the company's board of directors. Calling themselves "Neighbors for Better Water" (NBW), they established a slate of five members they hoped to install as a new board.

They've been trying since 2017 to get a fair election, but each attempt thus far has been thwarted by incumbent company leadership, they say.

The group filed a lawsuit in February alleging that during the most recent election attempt, held over three days in May 2018, the water company used methods of forgery, fraud and manipulation to declare the re-election of the incumbents.

The water company has denied all of the allegations. The lawsuit's next day in court is a case management conference scheduled for Aug. 23.

The company

The Palo Alto Park Mutual Water Company was formed in 1924, when the area was largely agrarian and there was no U.S. 101 or city of East Palo Alto. Its territory is bounded by Donohoe Street, Bay Road, Menalto Avenue and Glen Way, and water comes primarily from groundwater wells. The vast majority of households it serves are in East Palo Alto; it also serves eight parcels along Menalto Avenue in Menlo Park near U.S. 101, according to the city of Menlo Park.

A mutal water company, it is a private nonprofit corporation, and its water must comply with state and federal drinking water standards. About 1.3 million residents receive water from mutual water companies across California, according to the website of the state association for such companies.

According to the company's bylaws, each property owner in the company's territory is considered a shareholder. He or she is allotted shares based on the amount of land owned; one share per 2,500 square feet of property.

East Palo Alto resident Katherine Loudd served as manager of the company from the late 1980s until the start of 2018, when her daughter, Niambi Lincoln, was named manager.

Lincoln said she could not provide comment for this story due to the current litigation, but said: "I live here. I love this community. I raised my kids here. ... I drink the water. And I want the community to feel safe and know

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County election communications aren't secure, grand jury claims

By Matthew Vollrath
Special to The Almanac

As 2020 approaches, the San Mateo County Civil Grand Jury has released a new report that raises concerns about the security of county elections. The threat: that the county's online election communications could be hacked.

The 34-page report, published July 24, is not about the security of election systems themselves, as the county has strong safeguards against voter fraud and manipulation of election results, the report's authors clarify. But if hackers wanted to infiltrate the Elections Office's website, emails, or Facebook and Twitter pages, the grand jury maintains, it would be relatively easy to do so.

Hacking these online accounts could allow attackers to spread misinformation about where and when to vote, or to convincingly misreport election results to the public, the report says.

These threats are "not theoretical," the grand jury warns. In 2016, Russian hackers took control of election networks in two Florida counties, according to the report published by former special counsel Robert Mueller on Russian interference in the 2016 presidential election. Similar attempts were recently made in Contra Costa County and Knox County, Tennessee. And in 2010, the San Mateo County elections website, smcacre.org, was successfully hacked (though not during an election period), and several county emails were compromised in 2016.

The grand jury report identifies several areas of ongoing vulnerability. For one thing, password sharing among social media accounts is part of official county policy, it found. Widespread access to these accounts greatly increases their vulnerability to "phishing" campaigns — scams where hackers try to steal login credentials through an infected link, which account for as much as 91% of cyberattacks.

These social media accounts also generally lack multi-factor authentication. Except for its Facebook account, the online profiles used for official election communications aren't protected by anything other than a single password. Nowadays, additional security, such as a one-time password sent through text, is crucial to stave off phishing, the grand jury asserts.

The grand jury recommends a number of measures based on its findings. First and foremost, the county should take advantage of the many election security services offered by the Department of Homeland Security, including

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that the water is safe."

Lincoln also declined to comment on the company's practice of impact fees and alleged lack of transparency.

Loudd would not comment about the May 2018 election due to the current litigation. She told The Almanac that she had to request permission from the company board before she could consider responding to the specific problems cited in this story that were raised by water company customers, board challengers, and other agencies that work with the company.

Loudd took over the water company after the former manager of the company died, and had previously worked as a secretary there, recalled former East Palo Alto resident Allen McIntyre, 79, who now lives in Modesto. "Nobody else wanted to take it over whatsoever," he said.

McIntyre, who bought his East Palo Alto home in 1984, recalled that when he first moved in, the water was dirty and smelly — "worse than now."

Loudd cleaned up the water company facility and started testing the water, he said.

The water from the company tends to naturally contain more minerals than the Hetch Hetchy spring water offered elsewhere in the city. It runs high in iron and manganese, in particular, which can affect the taste and color of the water. In addition, chlorine is used to treat those minerals, which itself has a distinctive taste and odor.

Since 2008, the State Water Resources Control Board has cited the water company nine times for various water quality and monitoring violations. The violations include exceeding the maximum allowable levels for iron and manganese, which are considered "aesthetic" and not critical safety metrics; failing to report monitoring results; and in one instance, exceeding the maximum contaminant level for total coliform bacteria.

The Almanac asked 20 people from households in the neighborhood if they drink the tap water. Eighteen said they do not. One respondent said he sometimes did, and another said he did, but only after it had been filtered.

"The water's white," explained customer Tammie Elbert. "Who wants to drink white water?"

Many said they buy bottled water to drink, or purchase drinking water in bulk through providers like Alhambra. One customer, Lewis Christian, said he now pays about as much in bottled water, $76 a month, as he does for the water company's water, which costs $75.

"A lot of people are not happy



Photo by Magali Gauthier

Justin Turner has tried in vain to get answers from the water company concerning his billing.

at all," said customer Amelia Madriaga. "It's like our voices still go unheard. ... If you don't want to hear complaints, you shouldn't be in a position of customer service."

Several NBW members say they've been concerned about the quality of the water for years.

Irene Laudeman, who has been involved in the litigation against the water company, recalled: "When I started to see the reports of levels of things like manganese in the water, I got pretty concerned, and then I had several instances where the water was really brown. I guess they were flushing pipes."

In one instance, she said, the water was dark, dark brown for about four hours while she was taking care of a couple of very sick animals.

The Challengers

The NBW residents running for the board are Shannon Pekary, Ramiro Macias, Kumar Chaudhari, Norman Picker and Delphine Hill. They each have their own reasons and stories for why they got involved. Their stories can be accessed in the online version of this story at almanacnews.com.

The company permits shareholders to cast their ballots by proxy, so in the months leading up to the shareholders' meeting in September 2017, the NBW members seeking seats on the board canvassed the community to collect proxies.

The first election attempt

During the shareholders meeting held in Sept. 23, 2017, NBW brought forward its request to hold an election. Under company bylaws, members argued, board seats should be up for election every three years. Three of the board members had last been elected three years prior, and two had been appointed to fill board vacancies.

However, the board refused to permit contests for more than two seats.

When the challengers asked to change the agenda to open the election to five board seats, the incumbent board proceeded to knot Robert's Rules into a Kafkaesque tangle. The board first insisted that it had to adopt an agenda to be able to amend it to add the election matter; it then insisted that the agenda could not be altered once adopted.

When the meeting ended following seven hours and zero elections, the group requested a special shareholders meeting, which it can do if it possesses enough shareholder proxies — in this case, one-third of the company shares — under company bylaws. The group asked that the meeting be held by Jan. 20, 2018.

When that didn't happen, Irene Laudeman, a proxyholder for shares dedicated in support of Neighbors for Better Water, filed a lawsuit alleging that NBW was owed a fair election.

The court agreed with her: It ordered that an election be held for all five board seats.

Water company leaders reported that sthey experienced anonymous animosity in the months leading up to and following the first shareholders' election.

Between December 2016 and late 2017, the water company received 19 anonymous hate and threatening letters, according to a company newsletter.

The court-ordered election brought both sides, a security team, several attorneys and one reporter to the scene. What happened next was, as the NBW members argue in their lawsuit against the company, "a farce, disenfranchising shareholders and entrenching mismanagement."

A valid election?

It started on a sunny Tuesday morning, May 8, 2018, at the water company headquarters. After company supporters and challengers were screened by a private security team and gained entry to the water company facility, board members and staff of the water company insisted on reviewing the proxies that NBW submitted, multiple times — at least five times over the course of the day, the suit alleges.

By about 4 p.m., Lincoln said that the proxies had not yet been verified, despite protestation from the company secretary, Alberta Mitchell, who said she had reviewed the originals already.

Soon after, members of the Loudd family began to remove election materials from the table, and they kept control over them for the night, including a tabulation sheet showing the signing dates and number of shares represented by the NBW proxies.

The next day, they appointed Pekary, Macias and Mitchell as inspectors for the election to evaluate the proxies for validity.

As the day wore on, NBW learned that one of the company's candidates, Fidela Guerra, who was listed as an alternate on the proxies, had asked that her name be removed from candidacy at the Sept. 23, 2017, board meeting, but her name was still included on proxies collected after that date — which, under company bylaws, rendered those proxies invalid.

Pekary and Macias tallied up one set of proxies, not counting those from the water company that listed Guerra as a candidate; and Mitchell, directed by company leadership, did a separate set of calculations, which did not factor in those invalidations.

When they finished their painstaking math — conducted on hand-calculators with tape roll, with shares calculated down to the thousandths place — both sets of numbers reflected that the NBW candidates had won.

Pekary and Macias' calculations indicated that the challengers had won 822 to 115 shares; Mitchell's that they had won 705 shares to 646.

But before the numbers could be announced, Lincoln saw Mitchell's tally and called a break, while refusing to provide NBW members with a copy of Mitchell's tally.

Then, the suit argues, Loudd took Mitchell's tally sheets, rolled them into her sleeve, and walked away. Her family members took the binder of company proxies. Loudd also allegedly attempted to take the tapes from the calculator Mitchell used to tabulate the proxies.

The company leadership, including its board and counsel, spent the next several hours inside the company building, refusing to come out.

Around midnight, they emerged, and Pekary and Macias, as election inspectors, announced the results of the calculations for both slates, theirs and Mitchell's. Lincoln allegedly attempted to interfere with the announcement of these results, yelling, grabbing the microphone and pulling the plug on the microphone system's power. Board member Jacqueline Lewis announced that the meeting was in recess until the next day.

On the third day, Lincoln announced that the company's board president, Fidel Alas, revoked the previous inspectors appointed, and chose Verna Winston and Denise Hawkins to be inspectors, and Mitchell and Macias were named additional inspectors. Lincoln then demanded the election process start over, claiming "irregularities" with the proxies from NBW.

After those proxies were again reviewed by the company-appointed inspectors, Mitchell demanded a recount. Without explanation, they proceeded to invalidate numerous NBW proxies and disregarded the affidavit from Guerra saying she didn't want to be considered for the board. This time, the math came out in favor of the company, with 836 shares for the company and 308 shares for NBW, and the election was brought to a formal vote. Both sides left declaring themselves the winner.

Later, the legal counsel for NBW asked the company to transition power over. Instead, the suit alleges, company leadership has refused to transition the director positions and continued to claim that it won the election. Its counsel has threatened to call the police if the NBW directors walk onto company premises.

In the aftermath of the election, the suit alleges, upon analyzing the company's proxies, it appears that at least 95 of them are not genuine — "either they were not signed by the shareholder and/or the date was entered by the company leadership in order to supersede a genuine NBW proxy."

The lawsuit presents allegations of forgery and misrepresentation.

Water company shareholder Graeham Watts said in a court statement that he was pressured into signing proxy forms for the properties he owns in the water company. After going into the company office around Sept. 15, 2017, to talk to company staff about a remodeling project, he said, he felt compelled to sign the proxies in order to get the company to agree to help install sewer lines needed for his project.

He then signed proxies in support of NBW the next day, hoping to override the one he'd previously signed.

But in the stack of company proxies, his name reappeared, with his address misspelled and not in his handwriting. "The handwriting on the company proxy for (address)," he wrote, "is completely forged. ... I do not write in a semi-cursive style. ... I do not tend to write the addresses of my property incorrectly."

William Arnick, another shareholder, said in court documents that before the May 2018 shareholders' meeting, Lincoln came by his house asking him to sign a company proxy. When Arnick explained that he was a NBW supporter because of the problems he'd experienced with the company — for instance, a bill he said was now $20,000 — Lincoln said she could get the bill halved, he said.

"I understood she would reduce my bill in exchange for signing a company proxy, so I signed it," he said.

During the election, he said, he asked to change his vote. His request was denied.

Even beyond the allegations of an election deferred, dismantled, and wrongfully upended, there are more concerns with the water company.

Those who have worked with

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Photo by Magali Gauthier

The Palo Alto Park Mutual Water Company, which formed in 1924, sits nestled in a residential neighborhood in East Palo Alto.

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the company through other agencies and jurisdictions — specifically the Menlo Park Fire Protection District, the California State Water Resources Board, and the city of East Palo Alto — say it is closed-off and defensive.

A culture of opacity

One of the chief complaints about the water company from people who work with agencies that cross paths with it is a lack of communication.

"They've probably been the least cooperative of the water districts we work with as far as being forthcoming with information," said Menlo Park Fire Protection District Chief Harold Schapelhouman.

He said he's observed a defensive attitude, and added that company officials are also "somewhat territorial about us touching their system."

In addition, the water company's pressure runs low, which can be a challenge when fighting fires.

High-power fire hoses in low-pressure systems can create a vacuum that sucks up materials other than water that can damage both the pipes in a water system and the firefighting equipment, district Fire Marshal Jon Johnston explained.

East Palo Alto City Councilman Ruben Abrica said that while the water company is a separate, independent entity, there were a number of residents who came to the City Council about a year ago expressing their discontent with it.

The council has had difficult interactions with the company in the past, he said. At one point, the city was working to create a safe routes to school program on the streets within the area served by the water company, but rather than coordinate with the city, its leaders seemed to create obstacles, he offered as an example.

According to Sean Charpentier, East Palo Alto's assistant city manager, the company has done work on city streets in areas it serves without getting encroachment permits, which can be unsafe if the work doesn't comply with city codes, and could interfere with other utilities.

"I think the City Council has been very concerned, but we don't have jurisdiction," Abrica said. The company, he said, has "deeply entrenched governance problems and administrative problems" — and those problems have been going on for a long time.

As a tiny jurisdiction —"a mini-democracy within a mini-democracy" — it's incumbent upon the people who live there to "rise up and not let them get away with it," he said.

A downside of a fragmented democratic system, though, is that a misapplication of power can turn a mini-democracy into a mini-feudal kingdom that has absolute control, with people at its mercy, he said. His sense is that Neighbors for Better Water has pursued the only avenue left to its members: the courts.

Eric Lacy, who works with the State Water Resources Control Board's Division of Drinking Water in Northern California, noted that while the state has been working with the company on and off over the last decade, it began working more closely with it over the last few years.

For the most part, he said, the water company complies with the Safe Drinking Water Act.

California has adopted what are called secondary standards for water quality that are not necessarily health-related, he explained, but have more to do with whether a consumer would find the water acceptable to drink. Over the last few years, iron and manganese have shown up in the water supply above those secondary level standards. Iron occurs naturally in the soil and is present in the steel piping systems.

There are no health studies showing that exceeding that standard affects health, but it does show up as brownish-red in a glass of water. "Most people don't like drinking water that looks like that," he noted.

Compared with other small water systems, Lacy said, the Palo Alto Park Mutual Water Company is somewhat uncommon. It's on the larger side, for a small water system, so has been fortunate enough to have enough revenue and resources to devote a full-time staff to running it.

Other small water companies

Land purchase for affordable PV housing looks like a longshot

By Rick Radin
Almanac Staff Writer

Any hopes Portola Valley residents have of the town purchasing land to build affordable housing may be in vain, according to an email from Mayor Ann Wengert.

The Town Council has been evaluating land that the town already owns for multi-family housing that might fulfill more stringent state mandates in the future to build affordable housing within the town limits.

Many residents are demanding that the town place the most attractive property it owns, known alternatively as the road remnant of Alpine Road and the Frog Pond, off-limits to development to protect views, wildlife and recreational open space.

"The primary reason behind selecting town-owned properties is the clear economic advantage of not having to acquire land as part of any proposed housing project," Wengert explained.

"If the Town owns the parcel we are much better positioned to ... develop affordable housing by contributing or leasing the land to a partner agency, thereby significantly reducing project costs," she added.

But, even if town-owned land is used, "projects still may not be financially feasible due to today's high cost of developing affordable housing," Wengert wrote.

As a result, market-rate land acquisition "is not a priority focus for our current affordable housing efforts," she wrote.

Portola Valley does have an Inclusionary In Lieu Fee Fund earmarked for affordable housing, but the amount of money in the fund is limited, Wengert noted.

"Any proposed use of these funds would require careful analysis of alternative uses followed by significant community input and outreach," she wrote.

The Town Council is apparently showing interest in one parcel that is on the market, but whether the town has the money or desire to buy it is unknown.

The council met in closed session on June 26 and discussed price and terms of payment for a site adjacent to Roberts Market that is owned by the Donald McKinney Trust, but nothing was reported out of the session, according to Town Manager Jeremy Dennis.

Danna Breen, who belongs to a neighborhood group that opposes development of the Frog Pond, said she thinks that the town should be trying to raise money privately to purchase land for affordable housing.

Breen noted that Portola Valley raised $20 million to build its Town Center.

"Too bad (the council) hasn't raised any money," she said. "So you start a campaign and start raising money. You turn over every stone."

Breen said residents "are holding the line on the frog pond" and trying to get the council to make it designated open space.

"Let's shut down (the Ad Hoc Housing on Town-Owned Property Committee) and start a fundraising committee," she said.

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without those resources have volunteers who do all the work, and typically have more difficulty meeting the requirements and developing the skills and knowledge necessary to run a water company, he added.

On the other hand, its size also makes it liable to affect more people should something go wrong. Mutual water companies are difficult to operate well and need capacity in three areas, he explained: technical, managerial and financial. Many companies lack one or more of these. As a result, he said, "We end up spending a lot of time working with these types of systems."

Another concern voiced among some members of NBW is the appearance of nepotism: when the former general manager, Katherine Loudd, retired in December 2017, she passed the position to her daughter, Niambi Lincoln. Her son, Jabari Loudd, also works at the company.

Since company management passed from Loudd to Lincoln, Lacy said, he's developed concerns about Lincoln's technical knowledge.

Lincoln told The Almanac that she was previously certified as a Grade 2 water treatment operator, but that her certification had lapsed. She plans to take the test to get re-certified, she said. These licenses are mandatory for running a water company.

In addition to the possible appearance of nepotism resulting from Loudd's passing the company to her daughter, Lacy said, he's at times noticed "an unwillingness to be open and transparent in how they go about doing business. Instead of being open and accepting constructive criticism or recommendations for improvement, they tend to become defensive and more closed off ... and we've really struggled with this."

He said he's encouraged the company to be more transparent and honest with the community about what's going on and how to make improvements, but has been met with some resistance to the idea.

"I think they're fearful the community will show up and be angry with them. Sometimes, you have to accept that and let the community be angry," he said. "We'd hoped for change with the new general manager but we're not seeing much of a culture change yet."

Another big problem with the water company, Lacy said, is that they aren't metered. "Nobody knows how much water people are using."

While the water resources board doesn't regulate rates and impact fees, he said, "you need a water structure based on what people do."

Impact fees, in theory, can be an appropriate way to charge households for increased demands on the system, but enforcing them arbitrarily, he said, "really creates a lot of animosity within the community."

When it comes to governance at a mutual water company, however, his agency takes a backseat, he said. "We do not have any say in the matter."

Its future

According to Lacy, it's common to encourage small water companies to merge with larger water organizations, and the Palo Alto Park company is no exception. He said he's been encouraging the mutual water company to consider consolidation with the city of East Palo Alto, but every time he has brought it up, there's been significant pushback.

Council member Abrica said that he's interested in having a discussion to consider the pros and cons of potential consolidation.

Mutual water companies typically develop from subdivisions built in rural areas. Here, however, the city of East Palo Alto grew around the subdivision, and there's a broader infrastructure system in place.

Lacy argues that both sides could benefit: The city could gain from infrastructure it currently lacks and critical well water resources, and the water company shareholders could gain from having a more uniform, comprehensive approach to running water throughout the city.

However, there may also be benefit to staying separate: The company's water tank was destroyed in the 1989 earthquake and much of the water system had to be rebuilt at that point. Thanks to $5 million in grant funding it received after the earthquake while Loudd was the general manager, the company's current water infrastructure is comparatively new and the residents didn't have to foot the bill for it.

Having a self-sufficient hyperlocal water system could be an asset to shareholders, especially when contrasted with a current problem in the city of East Palo Alto's municipal water system. On July 16, the East Palo Alto City Council begrudgingly approved a hike for its municipal water prices 18% to cover contract obligations with water operator American Water Enterprise, which had been hit by rate hikes from the San Francisco Public Utilities Commission.

"Although we don't feel anyone is being exposed to water that is unsafe and is harmful, we do believe that there (are) certain conditions they have that could make them vulnerable to that type of outcome," Lacy said.

"Palo Alto Park (mutual water company) has certain attributes that lend itself to being vulnerable to having an event that could put people at risk, and we're trying to avoid that."

Henry Dure Bullock

July 15, 1955 - July 9, 2019



Henry Dure Bullock, of Palo Alto, California, passed unexpectedly in his sleep on July 9, 2019. He lived his life to the fullest, building a successful commercial real estate company, prioritizing his family and friends, traveling the world, and always ready to celebrate with a glass of wine.

Henry grew up in Akron, Ohio. He graduated cum laude from Muskingum University, where he received a BA in Philosophy and Economics and served as a trustee until his passing. He also received a doctorate in humane letters from Muskingum and delivered the commencement speech to the graduating class of 2016. He received his MBA from the Kellogg Graduate School of Management at Northwestern University, and then moved to California to pursue a career in commercial real estate.

He started his career in San Francisco with Wells Fargo Bank, where he met the mother of his children, Terri. He directed the Northern California commercial mortgage banking operations of Security Pacific Corporation, and worked his way up to become a Managing Partner at the Shidler Group.

In 1994, Henry founded Menlo Equities along with his partner, Rick Holmstrom. Henry focused on strategic planning, known for his ability to distill macroeconomic data into useful insights about commercial real estate investment opportunities. Their first investment was 20525 Mariani Drive, Apple's original headquarters. Since then, they have acquired or developed 116 properties with total value of approximately $4.5 billion. In addition to boasting impressive returns, Henry worked hard to create a rigorous work environment. Henry shaped his employees' investment skills through his high expectations, probing questions, and dedication to thorough quantitative analyses.

Despite his intense commitment to his career, he knew that there are more important things in life. He prioritized his family, teaching his kids to focus on the big decisions that determine one's happiness in life, and to build the life they wanted for themselves, and not wait for that life to manifest without effort. He lived up to this, spending his time in a way that made him happy. He loved a nice glass of bordeaux, and was known for his Christmas-party eggnog and air-guitar dance moves. He would call often when his family or friends were thinking through a big decision, to lend an ear, or offer his advice. He loved his family and his friends deeply. He loved to talk, and to tell stories to connect with people.

He will be missed and remembered by his family, friends, and the real estate community. He is survived by his companion Sonia, son Benjamin (Christina), daughter Christine (Brian), grandson Brooks, mother Mary, siblings Page, Sarah, and Madelene, and the mother of his children, Terri.

PAID OBITUARY