

Beverly Wingate Maloof

Virginia: Hi. My name is Virginia Field and I'm here today to interview Beverly Maloof in her lovely home in Rancho Cucamonga. We have Cherstin Lyon with us who is going to be recording our conversation so she may at some point want to help stay on track, or clarify some of the things we're going to talk about.

So I would like to start by getting a little bit of background about you. Where were you born?

Beverly: I was born in Nebraska in Omaha.

Virginia: And when did you first come to California?

Beverly: I was fourteen. It was just at the end of World War 11, and we moved to Riverside, California.

Virginia: So you've been in Riverside, or were in Riverside, from the time you were fourteen years old until ...?

Beverly: Yeah. 1945 until eight years ago.

Virginia: And what was your family? Was it mother, father, siblings?

Beverly: Mother, father and brother.

Virginia: And a brother. Okay. What do you remember about Riverside back then?

Beverly: Well, I remember it smelled like oranges.

Virginia: That's wonderful.

Beverly: Yeah. It was primarily an orange growing community, and lots of beautiful, beautiful homes in the groves. And I think that was probably the most . . . that and the Mission Inn . . . the charming hotel, the two things that I was most impressed with.

Virginia: What part of the city did your family live in?

Beverly: It was sort of the middle part. It was called the Woods Streets because the streets all have their elm wood, rose wood. They all end with a 'wood'. And most of those houses were built in the 20's, 30's, 40's. A nice family community.

Virginia: Was there anything in your family history that you think might have led you to be concerned about the environment? From your family traditions or ...?

Beverly: I think I just always just really, really enjoyed being outside. I used to spend hours sitting under our lilac tree in Nebraska. And I had a favorite mulberry tree that I would climb to the top of the flat roofed garage and look out. So those were my two special places that I'd go to think. I

enjoyed it. Nebraska had no trees.

Virginia: That's true.

Beverly: It had the Platt River, and the Loess Hills where they captured the dinosaurs, but it didn't have trees. And Morton ... I think his name was J. Sterling Morton decided that that was the shame, and so he arranged on Arbor Day to give an elm tree to every school child to plant. So every house in Lincoln, Nebraska had an elm tree in the front yard. That's the most interesting thing. It got to be wooded.

Virginia: Okay. Did you see any relationship between your political values and your views on the environment?

Beverly: Oh, yes.

Virginia: How? What would you say?

Beverly: It was an important concern. I've always been interested in choosing political people who cared about the environment. And it was more than just the natural environment. It was the physical environment. I've always been interested in buildings, and houses, and gardens, and the land.

Virginia: I know that you were involved in real estate for a long time in Riverside. How does that kind of interact with some of this? How did you see your career in real estate and some of these other issues?

Beverly: Well I hadn't really verbalized it before, but I think the reason I enjoyed real estate so much was because it incorporated so many things that I really cared about. My mother loved architecture and she'd go to somebody's house for a luncheon, or a meeting or something, and she'd come home and she'd say: "This was the foyer. And then we went into here ... " and she described the architecture, and she described their gardens. So those were two special interests of mine. Buildings--houses and the gardens.

And so when I went into real estate it was just a perfect fit because I would listen to what the buyers were interested in, and then I could find them the perfect place.

Virginia: I know that people thought of you as an agent who could really represent their concerns.

Beverly: So I suppose that would be environmental in a sense.

Virginia: Yeah. Yeah. I have here in the little bio about you that one of the first things ... at least that I'm aware of ... that you got involved with was that you helped to pass Measures C and R to regulate growth and development in historic Arlington Heights Citrus Area, and along Victoria Avenue. Tell us a little bit about that.

Beverly: Well, that was just sort of a personal project because I was involved in real estate and I saw what was happening. So many of the groves were coming out, and it was just fallow and they were for sale. And then I got curious to know who was buying this land. And nobody had done that

kind of research before, and I went out and checked every single parcel and the ownership of every single parcel. And at that time ... and I'm not sure about the date ... but at that time the majority of recently sold bare land in the Green Belt was to Chinese people. And it was very interesting to me. Very much of a surprise, and I was told the reason was that if they held land in this country, then it was easier to come here to live. And so I think it was a surprise to everybody because we were hoping that people would buy the vacant land and plant groves again. And they were being sold and then nothing happening. And it was because the people that were buying them weren't really interested in living there, or building a house, or planting trees, or anything.

So that was an eye-opener. And I think in the question you're just asking why I did it. I just did it because nobody had done it, and I thought we should know.

Virginia: How did measures ... Which came first, C or R? Do you remember?

Beverly: I don't remember.

Virginia: Okay. What were they? What was the purpose of them?

Beverly: I can't even tell you that.

Virginia: It was to just try to ...

Beverly: To limit the acreage so that they couldn't be divided. And also ... I don't know when the restriction went in that it be ... Remind me about it. There was the restriction about you had to grow ...

Virginia: I don't actually know a lot about it, other than that it was ...

Beverly: Yeah. It seems to me that there was a requirement that you'd have to keep it in ag acreage if you bought it. To keep it a Green Belt. But they didn't restrict what kind of growth would be on it, and people were building ... they were taking the trees I guess ...

I know what it was. Their effort was to keep the trees that were there; and what happened was the people took the trees out and then they circumvented the requirement by having a nursery that was in pots.

Virginia: Right.

Beverly: Rather than in the ground. That's what it was.

Virginia: And it led to the nurseries. Yeah, that's what it was. But it was five acres parcels, wasn't it? And I think that's still in effect in that area.

Beverly: I think so. I'm pretty sure it is.

Virginia: Wasn't that about in the '70s?

Beverly: Yes. And it was an attempt to keep it a Green Belt.

Virginia: Right. Right.

Beverly: And it sort of backfired because that wasn't quite what they had in mind. That would be commercial. That they'd end up with the nurseries, right.

Virginia: Do you remember what other people were involved with you in that at the time? Was that some time when Rosanne Scott was? Was she one of the people?

Beverly: Well, I was kind of doing that on my own. That's before I got involved in the Land Conservancy. And then Jim Dudack and Rosanne were involved.

Virginia: Rosanne was on the City Council about that time wasn't she?

Beverly: Uh-huh.

Virginia: It's Rose Ann or Rosanna.

Beverly: Oh! I know. It was Frank Rowe

Virginia: Frank Rowe, right.

Beverly: Yeah. And those two men are the ones that really started the Land Conservancy. They involved other people who cared about it and were interested.

Virginia: So the Land Conservancy was an outgrowth of this effort with Measure C and R, and the Green Belt?

Beverly: It was an outgrowth of the concern, and they were concerned because they were seeing this happening in the Green Belt. And that's when I got interested to find out who was buying up in there.

Virginia: Okay.

Beverly: And because I was interested they asked me if I'd be interested in the Land Conservancy, and that's how it all started.

Virginia: Okay. What else about the Land Conservancy?

Beverly: Well, we didn't know what we were doing. It was something that had never been done before. None of us had been involved before. We did team up with a man who was interested in helping us, but it turned out his interest was more personal, so we asked for Jane Block if she would come and help us, because Jane really, really knew much more about what was going on in the environment than we did. We could see it happening. We were concerned, but we needed somebody who really, really understood the political part, and she was wonderful. And she helped us a lot. She helped us add the people to the Land Conservancy Board that really brought the expertise that made that a strong organization.

Virginia: What would you think the primary goal then is on the Land Conservancy? How do you see it?

Beverly: Well, it started out I think, thinking they would conserve the Green Belt concern. But then they found out there were a lot of other things happening that had to do with development that affected the community in the future, that nobody really, really noticed. People were damming a natural arroyo that comes from high above Riverside and then ends up in the Santa Ana River. Builders were building in the way of that natural runoff. And we got involved in other kinds of things, other than the Green Belt, because of that.

And then Jane was working with the County on a lot of environmental issues, and she brought that to the Land Conservancy and we helped where we could. She was very interested in the Santa Rosa Plateau.

Virginia: Right.

Beverly: So it broadened the mission of the Land Conservancy considerably to have her participation. She was really a mover and a shaker for changing and making it a really viable valuable organization.

Virginia: Were you active on the Board?

Beverly: Well I was President at the start. We really needed Jane. And we just really got some very, very valuable members on that Board. I tried to pull it together and we found some nice property that Jane bought that had been a courtyard ... a doctor's office ... and other uses ... and she bought the whole courtyard and made it available to organizations that were involved in the environment and some other things she was interested in.

Virginia: We have Clean Air now there.

Beverly: Oh, do you?

Virginia: Well, we did. At one time we had an office there, yeah.

Cherstin: And Jane says that you really helped facilitate that purchase. Is that right?

Beverly: Well I was in real estate at the time, and she told me what she was interested in, so we found that purchase to come on the market. It was perfect for her need.

Virginia: It's still there. I mean your offices are still there: the Land Conservancy. The Quakers are there and there are several others.

Beverly: There's a little bit of concern about the expansion of the downtown development into that area and wondering if it will stay there forever. But it's a nice arrangement. We had a person who was interested in development who sort of wanted to be on our Board, and then we realized that it was because they wanted to try to influence things so that they could dam some dams, and put some dams

in the natural arroyo system. So the arroyo system became another very valuable concern of the Land Conservancy. And I haven't stayed in touch so I don't know where they are on that, but every once in a while I get some information so I know it's still an active concern. Because that whole area is the drainage system, when we dam up all the water places that water can travel, I don't know what will become of it.

Virginia: So then after you worked with Sam and married Sam Maloof and came here to Rancho Cucamonga, tell us a little bit about how you got into developing this garden, and how that fits into this picture.

Beverly: Well, I just thought ... and Sam agreed too ... that we didn't want to have a formal garden. We wanted it to be natural like Sam's beautiful furniture, and his philosophy of life, and my philosophy of life. I had had a native garden in Riverside and had been very interested in that, and gone on all the garden tours and collected plants and things. So Sam knew of my interest, and he was moving from a beloved lemon grove into an undeveloped area. This area was chosen because there was an old lemon grove, but it was in terrible shape, but it was here and there's a windrow, and those were two elements that were really crucial as far as the master planning. The only sites that Frieda and Sam had to choose from had citrus and eucalyptus windrows.

So they had, I think ... I don't remember how many, but maybe five or six sites that they could choose from, and they chose this one. So it had the trees in pretty bad shape, beautiful windrow and some oaks, but not a lot else. And they brought some of their most favorite plants with them.

Virginia: Red, maybe you could back up just a little bit and tell us why that was all happening. Maybe not everyone knows this story.

Beverly: Oh, I think the whole world knows.

Virginia: Well, we think that but they don't necessarily.

Beverly: I know. I know. I'm sorry. I skipped that one. Well, Sam and Frieda had a home where the 210 Freeway was built, and it was a hand-built home, an irreplaceable hand-built home, and they were devastated that it was going to be torn down after all their years of lovingly creating this wonderful space. And so some people involved in the historic world ... or the historic preservation world, and the City and the County, and a number of other people figured out a way to save the house. So they picked a site, moved it in eight pieces, and then the rest of the garden was unfinished. There wasn't a garden here.

So Sam thought it would be fun to have a natural garden, and at first we were thinking of a California native garden, and then we thought, "No! It's got to be more exciting than that!" And so it's now a drought-tolerant garden using plants from all over the world in that Mediterranean growing belt. So it's the drought tolerant garden with California natives and many other plants that like the same kind of environment. And now it's been eight years and it's grown into a magnificent place. It's just wonderful.

Virginia: Tell me a little bit about how it's used. I know you have groups that come who are looking at water conservation, and maybe you can tell us a little bit about that.

Beverly: We do. We work with a lot of the water districts and the local Water District is having an event that they do every year here. They have lectures, and they have demonstrations, and they have somebody here to talk about the different plants. And we have on-going educational programs, like pruning and planting, or propagating, or attracting birds and bees. We try to have something going on in the garden all the time. And it's open to the public. It's open on Thursdays and Saturdays, and other times by appointment.

And we do other fun things besides just the plants. We're doing a sculpture show: art in the garden with sculptures. That's coming up pretty soon. That's going to be fun. So it's a way to sort of entice people. People that are interested in art come to see the art, and then they get interested in the garden, and pretty soon we have some more Nature Conservancy people.

Virginia: So this has been a way that you've been able to perpetuate this environmental concern by helping people to move forward ...

Beverly: Right.

Virginia: ... with drought-tolerant gardens and more conservation ...

Beverly: You know, a lot of people will say things like: "Oh! I always thought that a drought-tolerant garden was just a bunch of cactus." So they're surprised ... pleasantly surprised, and kind of intrigued, and pretty soon, hopefully they'll spread the message.

Virginia: Well, I think it's been spreading, so that's great! So we've kind of gotten into a little bit of what your current environmental issues are. What do you think are some of the major things that we need to be looking at now? Do you have any garden sculpture around the environmental issue? Or where would you like to see us going now?

Well, what do you think the emphasis should be from your perspective?

Beverly: I just think more education because a lot of people are perfectly willing to not hurt the environment, but they don't realize if they're planting an invasive plant or having to over water and use a lot of water. And it's an educational opportunity. The more people that understand that, the more ... well you notice it in nurseries now. More and more nurseries are stocking drought-tolerant plants. I think it will grow. It's so much easier to work with drought-tolerant plants. You don't have to fuss with them, and they're happy where they are because that's their natural habitat.

Virginia: So that kind of ... you'd like to see us move forward with getting more of that word out.

Beverly: Oh, yes. Absolutely. Water conservation is a major concern, and a lot of times people will ask if they can bring groups here, and we encourage that. It would be wonderful. Anybody ... any group that's interested in looking in our garden, we have lots of volunteers that take people through, and tell them help them with that. And again we have a lot of programs where people ... if they want to know something specific, like how do they do an irrigation system, or how do they prune, or those kinds of practical things. We have programs like that too.

Virginia: One of the questions they have is: What is the bravest things you ever did? Is there some issue you took on that you knew maybe was going to be

Beverly: I saved the Mission Inn! You know that. But that's not environmental.

Virginia: Well, I think that's important.

Beverly: It's funny, and I didn't do it by myself.

Virginia: Well, nothing is.

Beverly: I moved away from Riverside. The Mission Inn is this wonderful grand old hotel that is irreplaceable, but it had fallen upon hard times. And I'm not going to go into all the history, but it was really run down. Really, really bad. It smelled bad. But we had all of our community events there. It was just a treasure of Riverside.

But it was getting pretty tired. And so people in town were very divided about this building. You'd go to a party and half of them would say, "It's an eye-sore! It should be torn down! And we need a parking lot downtown."

And other people would say, "I'll throw my body in front of the bulldozer before that will happen!"

And I had just moved back to Riverside after being gone for six years. Patsy O'Toole who was the wife of the last person who was renting an office in this building, called me. She said, "I heard you were back in town. Get me some young women! We have to save the Mission Inn!"

And that was in 1968. 1968. So we got just a bunch of ladies. Gardeners who liked to garden.

Virginia: This is important! I think it is environmental. It's very important!

Beverly: Do you think it's environmental?

Virginia: Absolutely!

Beverly: Well, there was no garden left. And so the Riverside Garden Club got together and they took plants out of their gardens and they came down and they planted them in the patio of the Mission Inn, to make it look decent. And then I remember Waldo Small who owned the nursery in Riverside. His family owned it for years and years, and he had gotten Lyme Disease and was blind, but you would never know it. He was extremely active. He took sculpting classes and did all kinds of things. So we asked for his expertise to come down while we were planting. And he got down on his hands and knees and he said, "You're putting the bricks the wrong way. They need to go east and west instead of north and south."

So we dug up the bricks. The bricks had been donated by a longtime Riversider, Pitruzzello. Joe Pitruzzello brought a big truck of bricks and donated them so we could at least have a patio at the front door instead of mud.

Virginia: Wow!

Beverly: That was a long time ago. And the Mission Inn went through many, many difficult times. But now it's been saved and it's beautiful.

Virginia: I have never heard that.

Beverly: And I suppose that's environmental.

Virginia: It's definitely environmental. Very, very great story. So were there any down times when you felt discouraged about trying to get things done? The things you were working on.

Beverly: Ummm, I think personally the down times were that I didn't have the knowledge or the expertise that was needed for whatever project we were working on. But I also learned very quickly that you've got to get a team. You just can't do anything like that with one person. It becomes too self-serving and you don't have all the skills that you need.

Virginia: Did you turn more often to women than men do you think?

Beverly: Well, I could talk them into things better. (Laughing)

Virginia: It's partly what made women effective.

Beverly: And most of my friends have the same concerns and same interests, but a lot of times you just don't know what to do about it. You just can bemoan the problem. So I suppose I did. Although when I first came back to Riverside ...

Virginia: Where had you gone?

Beverly: We lived in Marin for about six years. Marin County. When I first came back besides Patsy O'Toole's call, I got on the Museum Board. The first night I came home from the first meeting and told my husband that I was supposed to be Restoration Chairman for the Heritage House he looked at me kind of funny. I knew nothing about restoration. I just liked houses.

And he said, "Well, you probably need a good business manager and an attorney on your committee."

So he helped. He really did help me learn about stacking the deck, and getting good people on it. So that's how I got to know Don Zimmer, who became a life long friend, and was involved in all these things we've been talking about. He was our attorney and somebody had said that he was interested in historic preservation so that's why I called him. I didn't know him. And then they also said the Business Manager of the school system, Walter Parks, loved historical things, and he'd be good. So he was on our committee. Without those two people we never ever would have succeeded with Heritage House.

Virginia: Okay.

Beverly: There were others that were involved, but that expertise was crucial.

Virginia: That's wonderful because that's another thing that's really important-- that that house was preserved for the community.

Beverly: Yeah.

Virginia: Good for you.

Beverly: But you need a team. You need a team.

Virginia: That's a really important point. I'm just trying to see if there's some other thing we'd like to touch on. I think we've done pretty good job.

What awards and achievements have you received in recognition for your professional career and/or your community or organization work that you can remember. I know you got the Beverly Maloof Award from Riverside Land Conservancy for one.

Beverly: Yeah. I don't know. I go to the Mission Inn now and just going there is the reward. That's the reward.

Virginia: It's a personal award. Fulfillment.

Well, one of the questions I have here is: Do you feel you've made a difference in the community? Well, you have!!! And the Mission Inn is the one you're probably proudest of, is one of the things you're most proud of.

Beverly: Yeah, I am.

Virginia: And it's interesting what's happening with the Green Belt now, isn't it now? They're putting in rows of trees everywhere to at least keep the frontage having citrus.

Beverly: Yes, I'm glad to see that, yeah. I'm concerned because they're putting them way too close ...

Virginia: Too close to the ...the trees are being planted too close together?

Beverly: Uh-hmm.

Virginia: Oh! (Laughing)

Beverly: You've seen a full-grown orange tree.

Virginia; Yeah, that's true.

Beverly: But I suppose they're thinking it'll look good for now, and they can take them out in

between, or something like that.

Virginia: I don't even know exactly who's doing that. It's part of the City Ordinance, I guess, now to put in development along there. To have that there.

Beverly: I don't know. But I have noticed it.

Virginia: Is there anything that you would like to see happen? I may have already asked that, but ... (laughing) ... I'm getting a little lost here myself.

Beverly: Well, I'm really, really enjoying my new life here, and so I'm not quite as in touch with what's happening in Riverside. But I'm always happy to help.

Virginia: We're all part of the same community, really.

Beverly: We are. We truly are. Yeah. And a lot of my Riverside friends come over here and work in the garden, and in fact a lot of them are docents, and give a tour of the Historic House, and that's fun.

Virginia: And you have somebody we know on the Board?

Beverly: Well, I didn't know whether I should mention that or not.

Virginia; Charlie Fields is on the Board.

Beverly: Charlie Fields is one of our best members. And he's very interested in water conservation too. And so we're trying right now ... we're trying very hard ... to figure out a master plan for this garden so that we can spread out the cost of the pruning. We've got a great team ... we're back to teams ... but we have a great team that's putting that all together, and they're working with Charlie to see if maybe we can start an endowment for the tree maintenance, so that we can spread it out instead of having a lot of expense one year, and not so much the next year. If we can get an endowment built up then we can manage. It takes a lot of work. This is six acres and it has big, big old Heritage Oak trees on it and that windrow needs pruning regularly, and so to try to do it all at once would be astronomical.

Virginia: What is a windrow?

Beverly: Oh, I'm sorry.

Virginia: I don't _____

Beverly: It's tradition in a grove, to protect the groves from the winds. Especially the Santa Ana winds. Or the frost. And so they planted eucalyptus.

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Virginia: Okay.

Beverly: That's why you see so many of the eucalyptus rows in around where the groves have

been. Sometimes the groves are gone and the eucalyptus is still there. But all along Victoria Avenue . .

Virginia: Okay. I think I knew that sort of, but that really needed to be clarified for myself.

Beverly: Yeah, it's a protection for the citrus.

Virginia: Okay. Well, this has been wonderful. Thank you so very much. Can you think of anything that we need that

Cherstin: Yeah. I just have one follow-up question. We've been learning a lot about how people have worked within the political system in Riverside, how the city has a political culture. Can think of any specific struggles to get something done with the Land Conservancy, and particularly how you dealt with that political culture. If you can think of any stories like that, that would be really helpful.

Beverly: Well, I don't know that I can be specific, but I can tell you that again as part of the team, and I shouldn't have left out the political part. That's crucial. We couldn't have saved the Mission Inn without the City's political will . . .

Virginia: You have people like [Councilman] Bob Bowers and Art Littleworth.

Beverly: Oh, yeah. And the same thing is true with the Green Belt. If the city political people don't care about something, it doesn't happen. So sometimes it's the team, the earlier team I was talking about, that involves the political people . . . gets them involved. Sometimes it's the political people who say: "We have this problem. We need the community to help." So it's \the partnership that's crucial.

Cherstin: Can you think of any examples that you could explain? Maybe who you went to? Was it the Council or . . .

Beverly: I can't speak too specifically about that except that I remember [Councilman] Bob Bowers particularly was involved in Mission Inn concerns. And the Mayor has been very supportive of all of those kinds of things.

Virginia: The current Mayor? Ron Loveridge?

Beverly: Ron Loveridge. He's been there for what? Four terms? A long time.

Virginia: He's been there twenty-some years as a Councilperson.

Beverly: Yes. And he's very concerned about the environment and the physical environment, and he's always been willing to listen and help implement things. And that's important. Your political leaders have to be behind those things or they just don't happen. And the community has to be behind it. So it's all part of the team.

Cherstin: Do you remember any situations . . . because a lot of times the people on your team were women, and you talked about you being able to convince women a little bit more easily? Can you remember any times when the political people you were working with may have resisted some of the things you were trying to do?

Beverly: Well certainly when we were working with the Mission Inn because there was still a feeling of many people in the community that it was hopeless. And so some political people believed that, and some people didn't. But you just keep ...

Cherstin: Did any of them just dismiss you as a bunch of women?

Beverly: Well, we had a very strong support group called The Friends of the Mission Inn ... at the Mission Inn. Still a very strong support group. And I'll tell you one story, and I'm not going to name names. The City owned the Mission Inn at that time, and there was a safe that said *Glenwood Hotel*, which was the name of the building when it was first built. So it was an old, old, old safe, and it had always been in the catacombs ... in the basement of the Mission Inn, in a protected area. And one day it was gone!

So I went to the guard at the back door ... the Inn wasn't open to the public at the time ... went to the guard and said, "What happened to the safe?"

And he said, "Oh, I gave it to the contractor. He wanted it."

So we called one of the politicians and made a big ruckus over it. And he called me back and he said, "Call off your ladies!"

So you know, I didn't call them off, and he got the safe back. Sometimes you have to be kind of fussy. And usually if you have a good cause and a good reason they'll acquiesce or assist.

Cherstin: Can you think of what you would say was your most important accomplishment at the Land Conservancy, or the Mission Inn? Was it, you know, saving the Mission Inn, and many smaller victories, or things we haven't talked about yet?

Beverly: Getting my friends to plant drought tolerant gardens. (Laughing)

Virginia: Would you show us? I mean, we haven't done a walking tour as most people do.

Beverly: I'd be happy to.

Virginia: Really what you're talking about is right around here.

Beverly: Now we had almost a hurricane last night, so it's not as beautiful as it usually is. But I'd be happy to give you an idea of what it's like. We had a very unusual weather system come through here last night, and it was like a twister? And one of our most favorite beautiful trees, the Tea Tree from Africa, was just split right down in half. So it's a little ...

Cherstin: _____ really.

Beverly: Uh-mm. Yeah. So it'll look like it's not very well tended, because we have a lot of leaves. In fact we have ... do you know the hard persimmon that you can chew like an apple? We have a big tree that was Frieda's favorite tree, and it was moved from the other site, and it's very tall

and all of the persimmons were way up high, and I was thinking, “How am I going to get those persimmons down?” I went out this morning and the ground was *covered* with the hard persimmons! So even the tornado wasn't all that bad. But we can go look. I'll show you what we're talking about.

Cherstin: Sure.