

# The Alhambra



October 2007  
Volume 1, Issue 1

## Inside this issue:

- LA Fitness expected to open in Summer 2008** 2
- Stay in-the-know with our local events calendar** 2
- Take advantage of our on-campus car wash** 2
- Qdoba Mexican Grill joins The Alhambra retail** 3
- Three lucky winners take home brand-new iPods** 3
- Get aware at 1st Annual Health and Safety Expo** 3
- A Message from the Property Manager** 4
- Greetings from the management staff** 4

## Welcome to the Café

On Monday, September 17, the new Café at The Alhambra opened its doors to The Alhambra campus. Operated by the noted catering and event-planning company Event Solutions, the new café introduces a revamped solution for the everyday, on-the-go consumer.

According to Victoria Deise Wilson, senior development manager overseeing The Alhambra on behalf of its owner The Alhambra Office Community (TAOC), Event Solutions has signed a 15-year lease to occupy 10,000 square feet which includes a fully-equipped commercial kitchen.

"The Café features a wide array of well priced California style cuisine for breakfast and lunch designed to appeal to the tastes of our eclectic tenant



**The Event Solutions' cafeteria staff of the Café at The Alhambra, from left to right: Janis McCarthy, Patty Diaz, Erica Hernandez and Debbie Herroz.**

base," Deise Wilson noted.

"While we expect much of the food served will be take-out,

there is seating for seventy people within the 4,000 square-

*(Continued on Page 3)*

Upcoming issue of The Alhambra newsletter to include:

- History of The Alhambra campus
- Tenant profile
- Upcoming local events
- The opening of LA Fitness
- Much more!

### TENANT PROFILE: SOUND MASTER

## Tuning into a musical lifestyle

In a dimly-lit, underground recording studio, a small group of students huddle together as they receive valuable "hands-on" audio recording experience. Deep purple and black walls provide a backdrop for framed posters of popular films throughout the decades.

For those walking these narrow halls for the very first time, the experience is of entering an alternate universe, and one can almost hear the promise of artistic creation crackling in the air. For the students, artists and workers of Sound Master Recording Engineer School, however, nothing is more repre-

sentative of their lifestyle than the one found within these walls.

Such is the case for Chief Audio Instructor Dan Heck who has been with Sound Master for over five years and helped to

*(Continued on Page 2)*

## UPCOMING EVENTS

### November

7  
 Who: The Alhambra  
 What: First Annual Health and Safety Expo  
 Where: Oval Mall  
 Time: 11AM–2PM  
 14, 15  
 Who: Rasheedah  
 What: Bee My Guest  
 Where: Oval Mall  
 Time: 9AM–5PM  
 19  
 Who: Shirley Zaidman  
 What: Baubles & Bangles  
 Where: Oval Mall  
 Time: 6:30AM–4PM  
 22-23  
 Thanksgiving holiday  
 27-28  
 Who: Russell  
 What: Russell's Jewelry  
 Where: Oval Mall  
 Time: 10AM–3PM

### December

14  
 Who: Noe  
 What: Books Are Fun  
 Where: Oval Mall  
 Time: 8AM–5PM  
 24-25  
 Christmas holiday



**The LA Fitness facility at The Alhambra expects to open summer 2008, and will feature fitness classes, a large cardio and weight-training area among many other offerings. Early membership enrollment begins spring 2008.**

# LA Fitness shaping up

In the summer of 2008, the long-awaited LA Fitness facility is expected to be open! As you have been able to see thus far and during the next few months, the northwest corner of the campus will rapidly transform into the largest fitness facility in the San Gabriel Valley.

The excitement of having this new two-story, 50,000 square-foot workout facility as a part of The Alhambra is a tremendous opportunity that we are very proud to be a part of. This new amenity will be an integral part of the urban

community and the convenience and opportunity of having such an incredible fitness facility right here on campus is perfect for people with busy schedules.

Racquetball, basketball, a large cardio and weight-training area, a state-of-the-art locker room, and a pool are among the various features that LA Fitness has to offer. A wide variety of fitness classes throughout the day will also be available. LA Fitness anticipates beginning early membership enrollment sometime in the spring of 2008.

Please stay tuned for further updates as we get closer to the completion date. For more information on LA Fitness and the services they can provide, please visit their website at [www.lafitness.com](http://www.lafitness.com).

We would also like to take this opportunity to thank you for your patience throughout the construction process and please excuse the mess!

Feel free to stop by the management office for any updates. We look forward to working out with you next summer!

## Audio engineer sounds off

(Continued from Page 1)

integrate the recording school onto The Alhambra campus during its acquisition two years ago. Established in 1972 by founder Brian Ingoldsby, Sound Master has since passed into the hands of Sal Younis, who has retained the agency as the only one of its kind in California – a recording engineer school that is first and foremost an audio recording studio.

As an instructor, Heck is one of several who teach a vast discipline of courses that cover areas such as recording and post-production. Responsible for bringing the artist's vision into reality, audio engineers maintain a thorough knowledge of all electrical equipment utilized in the recording studio. It's a responsibility that often becomes

the center of one's existence. "Being in this field is not a career. It's a lifestyle," Heck said. But it's one that he wouldn't exchange for anything. "To be in this line of work, you need to truly love what you do."

With a current enrollment of 65 students, classes are small and lessons are hard-learned.

"In this industry, you're way up one minute, and the next minute, there's nothing ... It's definitely a fickle industry," Heck noted.

"I always tell my students how it really is and I never sugarcoat it for them.

In my classes, there are two things I can't teach and those are common sense and work ethic. You can't succeed in the business without them, and if



**Audio instructor Dan Heck has been with Sound Master for over five years.**

you don't have them, then you shouldn't be here."

For those who end up staying, however, discovering the world of audio becomes an eye, and ear-popping experience, and for Heck, a refreshing one. He recalls with pleasure the phone calls he receives from past students who, with his help and guidance, have gone on to pursuing promising careers.

"It's definitely the most rewarding aspect of being an instructor."

## TENANT AMENITIES

### The Alhambra Auto Salon

Location:  
 South parking lot, east of the main Fremont entrance  
 Hours of Operation:  
 Mon-Fri, 7AM–5PM  
 Cell Phone Number:  
 (323) 833-0798/Rene

### X Press Dry Cleaning and Shoe Repair

Location:  
 Building A10 South in the center of The Alhambra  
 Hours of Operation:  
 Mon-Thu, 8AM–6PM  
 Fri, 8AM–5PM  
 Sat-Sun, Closed  
 Phone Number:  
 General: (626) 300-5470  
 Pick-up/Delivery:  
 (626) 676-1968  
 Website:  
[www.xpressdrycleaners.com](http://www.xpressdrycleaners.com)

# Qdoba joins The Shops

Qdoba Mexican Grill, a rapidly expanding chain of fast-food restaurants specializing in Mexican and Southwest cuisine, has signed a 2,747 square-foot lease to open its first San Gabriel Valley franchise at The Shops at The Alhambra.

Qdoba will open in the space between Subway and Red Brick Pizza by the end of this year.

Founded in Denver in 1995, Qdoba Mexican Grill prides itself on its one-of-a-kind offerings including its Qdoba Signature Burritos. The company was purchased by Jack in the Box, Inc. in 2003.

"We're delighted to welcome Qdoba Grill to The Shops at The Alhambra," Senior Development Manager Victoria Deise Wilson

said.

"With over 400 locations nationwide, their concept of providing a variety of quality food at prices that are affordable, has definitely caught on.

We expect their new store to become an immediate hit with local Alhambra residents as well as our tenants."

## The Alhambra Gets in Shape for First Annual Health and Safety Expo

*Lunchtime Event to Offer a Wide Range of Health, Wellness and Safety Services and Information*

The Alhambra, with support from the Alhambra Chamber of Commerce, will host its first annual Health and Safety Expo on Wednesday, November 7, 2007 from 11:00 a.m. – 2:00 p.m. in the Oval Mall.

The Expo will feature information and services from health and wellness providers located on The Alhambra campus and in the neighboring community. Local fire fighters, EMTs and/or police officers will also be on hand to provide lifesaving safety and earthquake/disaster preparedness tips.

Over a dozen exhibitors are expected to be available to share their expertise and provide materials, including an array of product samples, discounts on services and wholesome snacks (to complement your brownbag or takeout lunches). Confirmed participants to date, among others, include:

- American Diabetes Assn.
- American Cancer Society
- Alhambra Police Dept.
- Huntington Hospital (blood donor center)
- Retired Employees of LA County (RELAC)
- LA County Department of Health Services

The Expo promises to bring together the best of our community's health and safety experts to provide info and resources which are available locally.

Admission to the premiere event is free to all tenants and the general public.

## APPLE IPOD RAFFLE WINNERS

In celebration of the opening of Café at The Alhambra, Property Management gave away Apple iPods to three lucky members of The Alhambra campus:

### Jay Cheng



COMPANY  
LA County,  
Department of  
Public Health

POSITION  
Administrative  
Assistant

#### JOB DUTIES

Contract Processing

#### FAVORITE MUSIC

Everything except heavy metal

#### REACTION UPON WINNING

"Jumping up and down!"

### Gerald Ley



COMPANY  
LA County,  
Department of  
Public Works

POSITION  
Associate Civil  
Engineer

#### JOB DUTIES

Traffic Design—traffic signals and lane striping

#### FAVORITE MUSIC

The Doors

#### REACTION UPON WINNING

"Shocked, because I never win anything."

### Raul J. Gomez



COMPANY  
Alliant Intl  
University

POSITION  
Clinical PsyD  
Program  
Coordinator

#### JOB DUTIES

Administration of graduate degree, advising students and accreditation

#### FAVORITE MUSIC

Latin dance

#### REACTION UPON WINNING

"As happy as when I was invited to visit my rich uncle's swimming pool when I was a kid."

## Event Solutions provide new café for campus

(Continued from Page 1)

foot Café. Event Solutions will also operate an outdoor coffee cart in the Oval Mall providing light refreshments in an al-fresco setting."

Additionally, Event Solutions will provide a full range of catering services to The Alhambra tenants including company meetings, retirement and holiday parties, and on-site conferences which can be held in the facilities which formerly

**BURGERS & FRIES COMING SOON TO THE CAFE!**

CHECK OUT OUR DAILY SPECIALS ONLINE AT [www.thealhambra.net/cafealhambra\\_txt.html](http://www.thealhambra.net/cafealhambra_txt.html)

housed the restaurant at The Alhambra.

Founded in 1987, Event Solutions prides itself on its team approach to event management and its unique style of production. The team includes event planners, food and beverage directors, operations directors

and an executive chef along with a supporting cast of chefs, captains, cooks, servers and entertainers.

Brady Lipshy, principal of Event Solutions, noted that his company relocated all of its catering, event production and entertainment operations to The Alhambra from Culver City, CA. "We're very excited to have become a part of this unbelievable facility, which feels like a true educational campus."

# For staff, quality is key



## THE ALHAMBRA TEAM

### Management Staff

Michael Taylor  
Senior Property Manager

Jeff Herrera  
Operations Manager

Ana Guardado  
Leasing Administrator

Daniel Chang  
Senior Property Accountant

Andrew Yang  
Senior Accountant

Mina Lee  
Property Accountant

Adriana Jimenez  
Administrative  
Property Assistant

Coral Lin  
Property Assistant

Melissa Siao tong  
AP/AR Clerk

### Parking

Carlos Santiago  
Parking Facility Manager  
626-300-5070

### Security

Rolando Valdovinos  
Director of Security  
626-300-2211

### Janitorial

Enna Ibarra  
Janitorial Supervisor

### Engineering

Ed Millacci  
Chief Engineer

It was a late Wednesday afternoon when the members of The Ratkovich Company finally concluded an afternoon of talks and discussions centered on the goals and improvements of the tree-lined, cluster of brick buildings known as The Alhambra.

Since its construction in 1928, The Alhambra has come to contain approximately one million square feet of office space with over 3,500 employees, and a diversified and prestigious list of tenants including the USC Keck School of Medicine, the Los Angeles County Department of Public Health Services, Southwest Administrators, Alliant International University, and many others.

In addition, it has in development the arrival of the much-anticipated LA Fitness facility and has recently opened a new cafeteria catering to The Alhambra tenants and members of the community.

Yet, despite the many changes within its sprawling 45-acre campus, perhaps none has seen as many as the building on the corner of Mission and Fremont known as property



*Members of The Ratkovich Company management and development staff at The Alhambra, from left to right: (Top) Adriana Jimenez, Milan Ratkovich, Michael Taylor, Patty Miller, Melissa Siao tong Daniel Chang (Bottom) Andrew Yang Beth Kubasak, Mina Lee, Ana Guardado, Coral Lin, Victoria Daise Wilson, Jeff Herrera.*

management. Behind its doors, many have gone, and others have stepped in with a gust of renewed energy to add their special talents to this unique place.

As the meeting came to an end, each member of the staff, both old and new, left with the same thoughts and goals as the next: the passion and desire to create a continuously better and harmonious environ-

ment at The Alhambra.

The mission statement of The Ratkovich Company states that we "profitably produce developments that improve the quality of urban life."

On behalf of the management staff at The Alhambra, we sincerely wish to be the means to achieve this end for all of our tenants. Have a wonderful year!

## Message from the Property Manager



MICHAEL TAYLOR

It's hard to believe that we're in the last quarter of 2007. As I reflect on the previous year, I think the property has accomplished some very interesting projects thus far.

We've demolished two buildings in the property's northwest corner and made great progress towards construction of a new 4-story parking structure and the new state-of-the-art LA Fitness. We've seen the opening of a new cafeteria and dining area as well as the installation of parking system gate arms.

But 2007 isn't over yet, and neither are we. Over the next three months we're planning to open the outdoor coffee cart, continue the terrific progress on the new parking structure and LA Fitness facility and decorate the campus for the holiday season. We work towards the future with anticipation as we grow this campus to become one of the finest working and learning environments in the San Gabriel Valley.

I thank each one of you for your patience in the midst of change and for being a part of The Alhambra. I wish you and your loved ones the happiest of holiday seasons and very best of success in the year to come.



1000 South Fremont Ave.  
Building A0, 2nd Floor  
Alhambra, CA 91803

Phone: 626-300-5000  
Fax: 626-300-5025  
[www.ratkovich.net](http://www.ratkovich.net)  
[www.thealhambra.net](http://www.thealhambra.net)