

The Alhambra



THE ALHAMBRA

A campus revisited

January 2008

Volume 1, Issue 2

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If you take a walk today through the 45-acre, one million square foot office campus known as The Alhambra, you will likely find yourself in an idyllic courtyard, surrounded by clusters of low-rise brick buildings, sipping coffee from the nearby Café at The Alhambra, and watching busy tenants hurry back and forth across the quiet campus.

Many who find themselves sauntering through the campus grounds, however, are unaware that the lush surroundings they now occupy began as the corporate headquarters for prominent petrochemical engineering and construction firm C.F. Braun & Co.

Founder Carl Braun started the engineering company in San Francisco in 1909 to develop and sell equipment used in ships, oil refineries and other facilities. Braun, who gradu-



The Alhambra campus was first owned and operated by engineering and construction firm C.F. Braun and was largely utilized as a single-use community.

ated from Stanford University in 1907, was particularly active in supplying equipment like heat exchangers, condensers, pumps and other apparatus to the shipbuilding industry during World War I. Towards the end of

the war, Braun moved his firm to Alhambra, California, where the company began developing apparatus for the petroleum industry.¹

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TENANT PROFILE: EASTERN LOS ANGELES REGIONAL CENTER (ELARC)

ELARC "stars" spread light

Imagine changing the life of someone so dramatically that just listening to them talk is enough to bring tears to your eyes. Imagine seeing their accomplishments and the strength they have gained through your support. Imagine that the

amount of change that has been wrought is so life-changing that you both break down in tears.

Such was the case for one of the many "stars" of the Eastern Los Angeles Regional Center (ELARC) at The Alhambra.

Known within their agency as service coordinators and so-called "stars," these many men and women are the face, heart and driving force behind the agency. For these dedicated members, being a part of ELARC isn't simply a job but

rather a lifetime of love and passion for their work.

A private, non-profit organization, ELARC is one of 21 regional centers in California

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CONFERENCE ROOMS AVAILABLE

For reservations, call Property Management at 626-300-5000.



Auditorium

Location:
Building A7, Lower Level
Capacity:
170
Rates:
1/2 Day (0-4 Hrs) - \$220.00
Day (Over 4 Hrs) - \$290.00



0001

Location:
Building A0, Lower Level
Capacity:
20
Rates:
1/2 Day (0-4 Hrs) - \$60.00
Day (Over 4 Hrs) - \$80.00



2051

Location:
Building A2, Lower Level
Capacity:
35
Rates:
1/2 Day (0-4 Hrs) - \$60.00
Day (Over 4 Hrs) - \$90.00



6001

Location:
Building A6, Lower Level
Capacity:
30
Rates:
1/2 Day (0-4 Hrs) - \$75.00
Day (Over 4 Hrs) - \$150.00



8050

Location:
Building A8, Lower Level
Capacity:
40
Rates:
1/2 Day (0-4 Hrs) - \$90.00
Day (Over 4 Hrs) - \$120.00



Banquet Meeting Rm.

Location:
Building B1, First Floor
Capacity:
204
Rates:
1/2 Day (0-4 Hrs) - \$500.00
Day (Over 4 Hrs) - \$750.00



Outdoor Venues

Location:
Oval Mall
Capacity:
Varies
Rates:
Varies



Qdoba Mexican Grill, which opened December 12, brings its own flavors to The Shops at The Alhambra. Their signature burritos are prepared in front of customers.

Burrito lovers rejoice!

It is a delight to welcome Qdoba Mexican Grill, a rapidly expanding chain of fast food restaurants specializing in Mexican and Southwestern cuisine, to The Shops at The Alhambra!

As the very first franchise in the San Gabriel Valley, they offer delicious Mexican food at very affordable prices. Joining the ranks of Starbucks, Jamba Juice, Subway, Red Brick Pizza and Pick up Stix, Qdoba compliments The Shops' wide variety of dining choices. We

suggest you take a walk across the bridge and experience one of their signature burritos, prepared entirely in front of the customer using all fresh ingredients.

Qdoba Mexican Grill was founded in Denver in 1995 and prides itself on its one-of-a-kind offerings. The company was purchased by Jack in the Box, Inc. in 2003 and currently has over 300 restaurants in more than 40 states. Qdoba has signed a ten year lease with The Shops at The Alhambra.

UPCOMING EVENTS

February

5, 6

Valentine's Boutique
Who: Fun with Jewelry
What: Wholesale designer jewelry
Where: Oval Mall
Time: 10AM-4PM

Who: Hazel's Bagz
What: Exclusive handmade collection of handbags and accessories
Where: Oval Mall
Time: 10AM-4PM

18
President's Day

LA FITNESS

The Alhambra's newest amenity
COMING SUMMER 2008!



When completed next year, LA Fitness will offer a full range of indoor and outdoor fitness and sports programs in its newest state-of-the-art facility.

50,000 square foot center

Southeast corner of Fremont Avenue and Orange Avenue in the City of Alhambra

New additions arrive at The Cafe

Beginning this month, The Café at The Alhambra is offering tenants a revitalization that will appeal both to their eyes as well as their palate. The Café, which opened on September 17, is expanding their menus to include a wider variety of choices that cater to the campus environment. In addition to the currently offered beverages, which include Coffee Bean & Tea Leaf coffee, The Café now offers a varied selection of specialty coffees such as cappuccinos, mochas and lattes.

For those often in a rush, the Grab & Go selections now include a salad bar and a variety of deli sandwiches. Tenants can even enjoy a 10" cheese or pepperoni pizza and jerk barbecued hot wings to-go by calling The Café's quick service for pick-up at 626-284-2500 x104.

New additions to The Café's interior include two 42" plasma screens broadcasting satellite television, as well as free wireless internet access.

For those who prefer the out-



New additions to The Café at The Alhambra include two plasma screens broadcasting satellite television and free wireless internet access.

door dining experience, The Café has a weekly outdoor barbecue every Thursday afternoon in the Oval Mall. Customers pay inside The Café, receive their ticket and place their order outside at the grill. From burgers to chicken and hot dogs, hungry patrons can enjoy both the outdoor grill and the casual

environment. In addition to the weekly outdoor barbecues, grilled burgers, hot dogs and fries are also offered daily.

Nestled in the center of campus, The Café at The Alhambra is the convenient alternative for those on the go. Phone-in, fax and to-go orders are also available.



The Café holds one of their weekly outdoor barbecues Thursday afternoon.

\$1 OFF
ANY PURCHASE

No cash or credit back. Valid with coupon only.
Coupon expires 2-29-08

CAFE CONTACT:
P: 626-284-2500 x104
F: 626-284-2555
Foodandbev@eventsolutions.com

CATERING, EVENT SOLUTIONS:
P: 310-815-2440 x109
Julie@eventsolutions.com

For more info, check out our website online at www.thealhambra.net/cafealhambra_txt.html

A look back on the past

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At The Alhambra, which was then known as 1000 South Fremont Avenue, Braun maintained an unusually pristine and well-manicured establishment. Past employees have noted that the property was efficient and impeccable in its appearance and operations. The entire campus was composed of 900 engineers, researchers, accountants, and administrators. Many employees were also involved in dozens of clubs, sports teams and organized events from archery and baseball to choirs and fashion shows.

The company became renowned as a premier engineering firm,



C.F. Braun employees participated in groups such as the Braun Chorus.

but was acquired by Santa Fe International in the early 1980's in a merger designed to develop more international business.¹ Santa Fe occupied The Alhambra campus until the mid 1990's when it was acquired by an affiliate of The Ratkovich Company in 1999 with designs to reposition the campus as a mixed-used community.³

Renamed "The Alhambra" after the Moorish palace in Granada, Spain,² the campus has under-

gone significant change over the past decade, going from a 70% vacancy to being 93% leased.² A café, snack shop, dry-cleaners and car wash have been added onsite as well as a retail development across from the main campus. Future plans include the opening of an LA Fitness Center this summer, the development of an onsite daycare center and a 10.5-acre residential site on the northeast side of campus.

With the amount of ownership the campus has passed through and the significant changes it has undergone, The Alhambra is quickly becoming an integrated urban community, indicative of its namesake, a pillar of pride and beauty for the City of Alhambra.

1. "The Santa Fe Story." Santa Fe International Corporation, 1980.
2. "Creating the New Urban Community." LA Business Journal, 2004.
3. "Ratkovich forms new partnership for Alhambra campus" LA Business Journal, 2006.

HEALTH & SAFETY



The Alhambra's 1st Annual Health & Safety Expo, held Nov. 7, included participants such as the USC Keck School of Medicine (above, top) and the Alhambra Fire Department (above, bottom).

ELARC breeds passion, heart

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working to provide community-based services to people with developmental disabilities – disabilities attributable to mental retardation, cerebral palsy, epilepsy, autism, or disabling conditions closely related to mental retardation. Such disabilities typically occur before the age of 18, with the possibility of continuing indefinitely, constituting a substantial disability.

Started by a grassroots legislative movement in the 1960's, set into law in 1969 by Assembly Member Frank D. Lanterman and known as the Lanterman Act, ELARC grew out of a desire to create equality, normalcy, and inclusion for such individuals. The agency strives to create more fulfilling lifestyles and community opportunities for individuals with developmental disabilities rather than propagating segregation and isolation.

Employing about 150 service coordinators, ELARC serves approximately 8,000 consumers in the following areas: Alhambra, Rosemead, San Gabriel, San Marino, South Pasadena, Temple City and Whittier to name a few. Consumers living within ELARC's service areas are eligible to receive diagnostic services regardless of age, race or income.



ELARC employs about 150 service coordinators, who Information & Training Specialist Roxy Ortiz calls "the stars" of the regional centers. Service coordinators work with patients to develop individually-tailored plans.

Service coordinators work personally with eligible consumers to develop individual plans for immediate and future actions tailored towards meeting the needs of the individual. In addition to providing information for individuals and families, coordinators also juggle the daily grind of attending meetings, providing support, and interacting with services and vendors.

Such work, according to Roxy Ortiz, the Information & Training Specialist at ELARC's Alhambra branch, is often highly demanding and stressful but proves extremely rewarding at the end

of the day.

"Those who persist," says Ortiz, "always have the heart and passion to do this. They realize that there are so many people depending on you – their lives depend on you. When I see our service coordinators first begin and eventually grow so much, it makes me so proud. It's really moving and overwhelms me."

With the amount of work and dedication put in by their service coordinators and staff, ELARC hopes to eventually be able to provide 100% inclusion of individuals within their communities.



THE ALHAMBRA TEAM

Management Staff

Michael Taylor
Senior Property Manager

Jeff Herrera
Operations Manager

Ana Guardado
Leasing Administrator

Andrew Yang
Senior Accountant

Roz Hargrove
Senior Property Accountant

Mina Lee
Property Accountant

Adriana Jimenez
Administrative
Property Assistant

Coral Lin
Property Assistant

Melissa Slaatong
AP/AR Clerk

Parking

Paul Nonato
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

Message from the Parking Manager



PAUL NONATO

This past November, Paul Nonato joined our campus as our new parking manager.

Prior to arriving at The Alhambra, Paul worked for 12 years as the facility manager at Ampco System Parking in Beverly Hills, where he managed three locations including both office and medical buildings. Paul was awarded "Manager of the Year" in 2005 and "Outstanding Location, Quarterly of The Year" in 2007.

Now working full-time for Standard Parking as parking manager at The Alhambra, Paul is concurrently pursuing a Business Management degree at El Camino College in addition to enrolling himself in internet classes to further his interest in learning networking and A+ certification. Paul believes that customer service should be their department's strongest concern, and hopes to be able to build strong relationships with our many tenants and staff.

The Standard Parking management office is located in Building A0 on the first floor.



1000 South Fremont Ave.
Building A0, 2nd Floor

Phone: 626-300-5000

Fax: 626-300-5025

www.ratkovich.net

www.thealhambra.net