

The Alhambra



Spring 2009
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Relax in "Jurassic Park"

Take a walk through Jurassic Park, the new pathway north of Building A11. Relax for a moment in the shaded garden just shy of the Orange Street entrance. Have lunch in the courtyard west of A10-North known as Eriksson Square.



Photo by Coral Lin

New additions include a Camphor tree & a Coral tree (above).

The landscap- ing project, which began last December, was completed in mid-March following months of planning and anticipation. The completed project includes a handicapp- accessible ramp outside the entrance of Building A10-North and a bicycle rack at the east entrance of Building A11.



Photos by Coral Lin

The "Jurassic" pathway on the north side of Building A11 includes teak benches and a water fountain set among ferns, cycads and tree ferns.

Wrought-iron patio furniture and concrete blocks make Eriksson Square ideal for a lunch break or a spot to sit, read and relax.

The landscaping provides an additional space for tenants to enjoy, while keeping with the master plan of the campus.

CORRECTION

Our article on the special education company Total Education Solutions (TES), "Non-profit Addresses Children's Disorders" (Winter 2009), incorrectly referred to the organization as a non-profit. TES (www.tesidea.com) is a non-public agency, which manages an independent non-profit organization called the Institute for the Redesign of Learning (www.redesignlearning.org).

TENANT PROFILE: NEWPORT DESSERT COMPANY

Newport Dessert signs "sweet deal" at The Alhambra

ALHAMBRA, Calif. (April 8 2009) – Proving that there still are deals to be made, The Ratkovich Company, which owns and manages The Alhambra, has announced a \$4.5 million lease with Newport Dessert Company for 19,000 square feet in the one million square-foot urban community.

For more info, go to www.newportdessertcompany.com

The new lease raises the percentage of space leased at The Alhambra to 92%.

Newport Dessert Company, which sells its signature des-

serts to restaurants and other food purveyors, as well as directly to consumers via QVC, has signed a 10-year lease at The Alhambra. Victoria Deise Wilson, senior development manager of The Alhambra,

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UPCOMING EVENTS

May

Week of the 18th
 Huntington Hospital
 Blood Drive
 Who: Huntington Hospital
 Blood Donor Center
 What: Blood Drive
 Where: Blood mobile will be parked in the Center Parking Lot by Buildings A9E & A10-South.
 Time: 9:30AM–4:00PM

June

4, 18
 Music on the Green
 Concert Series Days 1 & 2
 Who: LA Music Academy
 What: Jazz, Funk, Latin & Fusion music
 Where: Oval Mall
 Time: 12:00PM–2:00PM

July

2, 16, 30
 Music on the Green
 Concert Series Days 3, 4 & 5

August

13
 Music on the Green
 Concert Series Day 6

COMMUNITY EVENTS

June

7
 Taste of Alhambra
 Enjoy the unlimited flavors of Alhambra's diverse restaurants, great wines, brews and spirits, as well as dancing in a fun outdoor environment! The annual event is hosted by the Alhambra Downtown Association.
 Where: S. Second St., Alhambra
 Time: 5:00PM–9:00PM
 Ph: For information or to purchase tickets, call the Alhambra Chamber of Commerce at (626) 282-8481.
 Ticket Prices:
 \$45 prior to event date
 \$55 on day of event

Information taken from www.downtownalhambra.com and www.cityofalhambra.org. For additional events, go to www.cityofalhambra.org/government/parks_recreation/Parks/FamilyActivities.html

Annual fire extinguisher training



Photo by Rolando Valdovinos

Volunteers were given the opportunity to use the provided fire extinguishers.

P A S S

Use this acronym as a quick guide when using an extinguisher.

Pull the Pin at the top of the extinguisher. The pin releases a locking mechanism and will allow you to discharge the extinguisher.

Aim at the base of the fire, not the flames. This is important—in order to put out the fire, you must extinguish the fuel.

Squeeze the lever slowly. This will release the extinguisher agent in the extinguisher. If the handle is released, the discharge will stop.

Sweep from side to side. Using a sweeping motion, move the fire extinguisher back and forth until the fire is completely out. Operate the extinguisher from several feet away, and then move towards the fire once it starts to diminish.

Info taken from www.fire-extinguisher101.com

On Thursday, April 2, Universal Protection Services and The Alhambra Fire Department held their Annual Fire Extinguisher Training session at The Alhambra. All tenants were welcomed and encouraged to attend.

The training session, which took place in the North Parking Lot, was held in conjunction with the floor warden training and fire drill.

Two fire prevention officers from the Alhambra Fire Department gave a 15-minute demonstration on the correct way to use a fire extinguisher. Following the demonstration, onlookers were given the chance to use the provided fire extinguishers one by one.

Approximately 90 participants were in attendance.

UPS – Violent behavior in workplace

SANTA ANA, California (March 20, 2009) – Universal Protection Service (UPS), the largest provider of security services to the commercial real estate market in Southern California, has become concerned with the recent increase in violent behavior against employers and co-workers:

~ Workplace violence costs businesses in excess of \$50 billion annually.

~ Nearly 2 million employees per year are victims of workplace violence, including homicides and harassment.

~ 25,000+ employees are attacked by partners or spouses in the workplace every year.

The recent economic crisis, high unemployment rate and financial uncertainty has increased the risk of violent crimes, especially when asso-

ciated with the workplace.

According to the American Association of Occupational Health Nurses (AAOHN) and FBI's National Center for Analysis and Violent Crime, the majority of the U.S. workforce do not recognize the warning signs of potentially violent behavior.

Workplace violence is defined as any action that may threaten the safety of an employee, impact an employee's physical or psychological well-being, or cause damage to company property.

Some red flags for detecting potentially violent behavior can include behavior that is

Unreasonable: they make slighting references, blame others for their problems or are rarely happy about what is going on.

Controlling: they have a need

to always force their opinion on and control others.

Paranoid: they believe their employer, boss, other employees and neighbors are out to get them, and are convinced there is a conspiracy to all functions of society.

As an employer, several precautions you should take to prevent aggressive behavior in your workspace include instituting policies and procedures for detecting and handling violent situations. These could include conducting training on threat assessment, long-term security and alternative dispute resolution.

Employers and employees must work together to address the problem of workplace violence in order to decrease the propensity of occurrences.

For more security tips, visit: http://www.universalspro.com/Security_Tips_11-30-05.htm

RECYCLING BATTERIES

Because batteries contain metals and/or other toxic, corrosive materials, they are considered hazardous waste and are illegal to toss out in California.

Rechargeable batteries can be recycled through the free

Call2Recycle Program.

Go to www.rbrc.org or call toll-free (877) 2-RECYCLE and enter your zip code for a list of participating locations.

FLIP THE SWITCH!

Do your part to help save electricity:

- Turn off the lights and fans when you leave the room.
- Lower the A/C or heater when you go to sleep.
- Unplug appliances when not in use.

Cell Phones *for* Soldiers



Gocomics.typepad.com/.../09/cell-phones-for.html

Last April, The Alhambra joined the "Cell Phones for Soldiers" recycling program. An organization providing soldiers with calling cards, Cell Phones for Soldiers sells donated phones to a recycling company, and uses the profit to purchase one hour calling cards that are sent to troops stationed abroad.

Because of your support, we have been able to collect over 100 cell phones and accessories since we began the program, but WE STILL NEED YOUR HELP!

Drop off your used or damaged cell phones at our Drop Box, located at the security desk on the first floor of Building A0, and Property Management will take care of the rest!

For additional information, please visit www.cellphonesforsoldiers.com.



Photo by Coral Lin

Tenants enjoy some down time on the putting green between Buildings A1 and A2.

Tee Time at St. Andrews Green

If you're in the mood for some outdoor fun, but don't have time to stray too far from campus, head down to St. Andrews Green, The Alhambra's most recently added tenant amenity. The new putting green, located between Buildings A1 and A2, is now available for both tenant and visitor use.

Installation of the putting green occurred in conjunction with a waterproofing project for the A1/A2 courtyard. Construction began this past February and lasted through the end of March.

If interested, you are welcome to bring



Photo by Coral Lin

Putters and golf balls are available for check-out at the Security Desk in Building A0.

your own equipment. A limited number of putters and balls are also available for check-out, free of charge, at the Security Desk in Building A0.

Contact Security at (626) 300-2211 for details.

Perfect for an individual round or a friendly competition with others, the on-site putting green provides just the right amount of stress-relief, convenience and leisure.

Be sure to watch for tenant putting tournaments over the summer months as well!

RATES:

Car Wash: \$12

SUV Wash: \$15

Hand Wax:

Compact: \$40

SUV: \$55

Interior Detail:

Compact: \$55

SUV: \$75

Complete Detail:

Compact: \$125

SUV: \$155

MARIO'S AUTO DETAIL

22 years of experience servicing class "A" buildings in downtown Los Angeles, Century City and Mid-Wilshire.

Enjoy the convenience of having your car washed or detailed at very competitive prices while you work or go to school.

Hours

Monday - Friday, 8:00AM until the last car

Location

South Parking Lot, near Mission Rd. entrance

Contact

Mario
(310) 489-3701 or (310) 745-9210



Brix Café opens at The Alhambra

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reported that in addition to kitchen space for its core dessert-making business, Newport Dessert Company will be leasing the 4,000 square-foot Café at The Alhambra.

"With seating for 70 and a diverse and affordable menu for breakfast and lunch, Newport Dessert Company is filling an important need for the over 3,500 employees who inhabit The Alhambra on a daily basis," noted Deise Wilson.

For added convenience, the company will operate an outdoor coffee and breakfast cart on the campus' Oval Mall, as well as provide catering services to The Alhambra tenants.

"Since we opened our doors in Orange County in 2007, we have become the dessert partner of more and more Los Angeles area restaurants," said Paul Ratkovich, president and CEO of Newport Dessert Company.

"Just minutes from downtown Los Angeles and close to several other cities in the San Gabriel Valley and the San Fernando Valley, our state-of-the-art kitchen at The Alhambra will help us to better serve this growing constituency."

Linda Lee with Grubb & Ellis



Newport Dessert Company's signature desserts have been featured on the QVC Television Network and sold at numerous restaurants including Claim Jumper and P.F. Chang's.

Photo taken from newport-dessertcompany.com

NEWPORT DESSERT COMPANY'S BRIX CAFÉ AT THE ALHAMBRA

Café Opening: May 11, 2009

Location: Building B1 (South of the LA Fitness parking structure)

Hours of Operation: Monday–Friday, 7:00AM–3:00PM

Ph: (626) 458-8608

Company and William R. Boyd, Jr. with Verdugo Consulting, LLC represented both parties in the transaction.

A pure office campus a decade ago, The Alhambra is undergoing a transformation to a true urban community. With the seven-acre neighborhood shopping center, The Shops at The Alhambra, across Fremont Ave-

nue from the main campus, the development of a major LA Fitness Center in August 2008, and a possible daycare center and condominiums planned for the future, the goal of The Ratkovich Company is to create a fully integrated community where people can work, play and live.

—Clive Hoffman Associates

Find out what you didn't know at ...

WWW.THEALHAMBRA.NET

Check out The Alhambra's newly-launched website! Get updated information on the new LA Fitness center, Retail shops and Office Community, and find out about our plans for a future Residential development. Tenants will find the added Tenant section useful, with information on a variety of services including a Work Order Request form that can be submitted directly to Building Management. To access the website's tenant section, please contact Property Management at (626) 300-5000 for the password. We hope to make the website an additional resource for our tenants and the community.



Additional information on the new LA Fitness

Images taken from thealhambra.net

Above, left: The recently-revamped website of The Alhambra.



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Alhambra, CA 91803

Phone: (626) 300-5000
Fax: (626) 300-5025
www.ratkovich.net
www.thealhambra.net



THE ALHAMBRA TEAM

Management Staff

Michael Taylor
Senior Property Manager

June Butler
Operations Manager

Ana Guardado
Leasing Administrator

Andrew Yang
Senior Accountant

Roz Hargrove
Senior Property Accountant

Mina Lee
Property Accountant

Courtney Taylor
Administrative
Property Assistant

Coral Lin
Property Assistant

Marlene Contreras
AP/AR Clerk

Parking

Lisle Depaz
Parking Facility Manager
626-300-5070

Security

Rolando Valdovinos
Director of Security
626-300-2211

Janitorial

Manuel Gutierrez
Janitorial Supervisor

Engineering

Ed Millacci
Chief Engineer