HISTORIC STRUCTURE ASSESSMENT
FOR 4300 SHIRLEY AVENUE
EL MONTE, CALIFORNIA
APNs 8577-007-010, -011, and -018

Submitted to:
City of El Monte Planning Division
City Hall West
11333 Valley Boulevard
El Monte, California 91731

Prepared by:
Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064

Brian F. Smith, M.A.  J.R.K. Stropes, M.S., RPA
Consulting Historian  Historical Research Associate

February 7, 2018
Archaeological Database Information

Author(s): Brian F. Smith, M.A., Consulting Historian, and J.R.K. Stropes, M.S., RPA, Historical Research Associate

14010 Poway Road, Suite A
Poway, California 92064
(858) 484-0915

Report Date: February 7, 2018

Report Title: Historic Structure Assessment for 4300 Shirley Avenue, El Monte, California (APNs 8577-007-010, -011, and -018)

Submitted to: City of El Monte Planning Division
City Hall West
11333 Valley Boulevard
El Monte, California 91731

USGS Quadrangle: El Monte, California (7.5 minute)

Study Area: 4300 Shirley Avenue

Key Words: USGS El Monte, California topographic quadrangle; City of El Monte; Vons El Monte Distribution Center; historic structure evaluation; not historically significant; no mitigation or preservation recommended.
# Table of Contents

| I. EXECUTIVE SUMMARY | .......................................................... | 1 |
| II. INTRODUCTION | .......................................................... | 1 |
| Report Organization | .......................................................... | 1 |
| Project Area | .......................................................... | 1 |
| Project Personnel | .......................................................... | 2 |
| III. PROJECT SETTING | .......................................................... | 2 |
| Physical Project Setting | .......................................................... | 2 |
| Historical Overview | .......................................................... | 2 |
| Project Area and Vicinity | .......................................................... | 4 |
| IV. METHODS AND RESULTS | .......................................................... | 7 |
| Archival Research | .......................................................... | 7 |
| History of the Property: Ownership and Development | .......................................................... | 8 |
| Shopping Bag Food Store History | .......................................................... | 10 |
| Vons Stores History | .......................................................... | 15 |
| Grocery Store Warehouse and Distribution Center History | .......................................................... | 18 |
| Field Survey | .......................................................... | 19 |
| Description of Surveyed Resources | .......................................................... | 19 |
| Building 1 | .......................................................... | 19 |
| Building 2 | .......................................................... | 39 |
| Building 3 | .......................................................... | 55 |
| Building 4 | .......................................................... | 66 |
| Building 5 | .......................................................... | 74 |
| V. SIGNIFICANCE EVALUATIONS | .......................................................... | 84 |
| CRHR Criteria | .......................................................... | 94 |
| CRHR Evaluation | .......................................................... | 94 |
| VI. FINDINGS AND CONCLUSIONS | .......................................................... | 98 |
| Impacts Discussion | .......................................................... | 98 |
| VII. BIBLIOGRAPHY | .......................................................... | 99 |
# Table of Contents (continued)

## VIII. APPENDICES

<table>
<thead>
<tr>
<th>Appendix</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appendix A: Building Development Information</td>
<td>104</td>
</tr>
<tr>
<td>Appendix B: Ownership and Occupant Information</td>
<td></td>
</tr>
<tr>
<td>Appendix C: Maps</td>
<td></td>
</tr>
<tr>
<td>Appendix D: DPR Forms</td>
<td></td>
</tr>
<tr>
<td>Appendix E: Preparers’ Qualifications</td>
<td></td>
</tr>
</tbody>
</table>

## Figures

<table>
<thead>
<tr>
<th>Figure</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure 1 Photographic Key, Building 1</td>
<td>20</td>
</tr>
<tr>
<td>Figure 2 Photographic Key, Building 2</td>
<td>40</td>
</tr>
<tr>
<td>Figure 3 Photographic Key, Building 3</td>
<td>56</td>
</tr>
<tr>
<td>Figure 4 Photographic Key, Building 4</td>
<td>67</td>
</tr>
<tr>
<td>Figure 5 Photographic Key, Building 5</td>
<td>75</td>
</tr>
</tbody>
</table>

## Plates

<table>
<thead>
<tr>
<th>Plate</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plate 1 1920s postcard for Gay’s Lion Farm</td>
<td>6</td>
</tr>
<tr>
<td>Plate 2 1956 newspaper photograph of the original north façade of Building 1</td>
<td>10</td>
</tr>
<tr>
<td>Plate 3 1960 Advertisement Showing the Original North Façade of Building 1</td>
<td>12</td>
</tr>
<tr>
<td>Plate 4 View of the East Façade of Building 1, Facing West, Showing Original Construction and Design</td>
<td>13</td>
</tr>
<tr>
<td>Plate 5 Original Shopping Bag Food Stores office and warehouse located at 2716 San Fernando Road in Los Angeles</td>
<td>14</td>
</tr>
<tr>
<td>Plate 6 Vons logo on the “familiar white pylon” of Building 1 after the 1960 merger</td>
<td>15</td>
</tr>
<tr>
<td>Plate</td>
<td>Description</td>
</tr>
<tr>
<td>-------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Plate 7</td>
<td>Vons Store No. 1 in 1906</td>
</tr>
<tr>
<td>Plate 8</td>
<td>View of the East Façade of Building 1 Showing the Original 1957 Portion (Right) and the 1960 Addition (Left), Facing Northwest</td>
</tr>
<tr>
<td>Plate 9</td>
<td>View of the West Façade of Building 1 Showing the Original 1957 Portion (Left) and the 1960 Addition (Right), Facing North</td>
</tr>
<tr>
<td>Plate 10</td>
<td>View of the East Façade of Building 1 Showing the 1960 (Right) and 1967 (Left) Additions, Facing Southwest</td>
</tr>
<tr>
<td>Plate 11</td>
<td>View of the Raised Concrete Platform on the West Façade of the 1960 Addition of Building 1, Facing East</td>
</tr>
<tr>
<td>Plate 12</td>
<td>View of the Southeast Corner of the 1967 Addition of Building 1, Facing Northwest</td>
</tr>
<tr>
<td>Plate 13</td>
<td>View of the South Façade of the 1967 Addition of Building 1, Facing Northwest</td>
</tr>
<tr>
<td>Plate 14</td>
<td>View of the West Façade of the 1967 Addition of Building 1, Facing North</td>
</tr>
<tr>
<td>Plate 15</td>
<td>View of the West Façade of Building 1 Showing the 1960 (Left) and 1969 (Right) Additions, Facing East</td>
</tr>
<tr>
<td>Plate 16</td>
<td>View of the West Façade of the 1980 Warehouse and Lunch Room Addition of Building 1, Facing East</td>
</tr>
<tr>
<td>Plate 17</td>
<td>View of the South Façade of the 1980 Warehouse and Lunch Room Addition of Building 1, Facing Northeast</td>
</tr>
<tr>
<td>Plate 18</td>
<td>View of the East Façade of the 1980 Warehouse and Lunch Room Addition of Building 1, Facing West</td>
</tr>
<tr>
<td>Plate 19</td>
<td>View of the 1980 Receiving Office at the Southwest Corner of Building 1, Facing Southeast</td>
</tr>
<tr>
<td>Plate 20</td>
<td>View of the 1980 Canopy Addition (Left) at the Southwest Corner of Building 1, Facing Northeast</td>
</tr>
<tr>
<td>Plate 21</td>
<td>View of the West Façade of Building 1 Showing the 1981 Forklift Shop Addition (Left), Facing Southeast</td>
</tr>
</tbody>
</table>
Plates (continued)

<table>
<thead>
<tr>
<th>Plate</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>View of the North Façade of the 1981 Forklift Addition of Building 1, Facing East</td>
<td>36</td>
</tr>
<tr>
<td>23</td>
<td>View of the Stucco Wall Constructed on the North Façade of Building 1 in 2011, Facing Southeast</td>
<td>37</td>
</tr>
<tr>
<td>24</td>
<td>View of the East Façade of Building 1 Showing the Remaining Second-Story Portion of the Original 1957 Office (Highlighted in Green), Facing Northwest</td>
<td>38</td>
</tr>
<tr>
<td>25</td>
<td>West façade of Building 2 circa 1962 to 1966</td>
<td>39</td>
</tr>
<tr>
<td>26</td>
<td>View of the North Façade of the Original 1962 Delicatessen Kitchen Warehouse Portion of Building 2, Facing Southwest</td>
<td>41</td>
</tr>
<tr>
<td>27</td>
<td>View of the Northeast Corner of the Original 1962 Delicatessen Kitchen Warehouse Portion of Building 2, Facing Southwest</td>
<td>42</td>
</tr>
<tr>
<td>28</td>
<td>View of the West Façade of the Original 1962 Delicatessen Kitchen Warehouse (Left) and the North Façade of the Original 1962 Produce Dock (Right) Portions of Building 2, Facing South</td>
<td>43</td>
</tr>
<tr>
<td>29</td>
<td>View of the West Façade of the Original 1962 Delicatessen Kitchen Warehouse (Left) and the North Façade of the Original 1962 Produce Dock (Right) Portions of Building 2, Facing Southeast</td>
<td>44</td>
</tr>
<tr>
<td>30</td>
<td>View of the North Façade of the Original 1962 Produce Dock Portion of Building 2, Facing South</td>
<td>45</td>
</tr>
<tr>
<td>31</td>
<td>View of the Northwest Corner of the Original 1962 Produce Dock Portion of Building 2, Facing Southeast</td>
<td>46</td>
</tr>
<tr>
<td>32</td>
<td>View of the Southwest Corner of the Original 1962 Produce Dock Portion of Building 2, Facing Northeast</td>
<td>47</td>
</tr>
<tr>
<td>33</td>
<td>View of the Southeast Corner of the Original 1962 Produce Dock Portion of Building 2, Facing North</td>
<td>48</td>
</tr>
<tr>
<td>34</td>
<td>View of the East Façade of the Original 1962 Produce Dock Portion of Building 2, Facing Southwest</td>
<td>49</td>
</tr>
<tr>
<td>35</td>
<td>View of the Left Side of the West Façade of the 1976 Addition of Building 2, Facing East</td>
<td>50</td>
</tr>
</tbody>
</table>
Plates (continued)

<table>
<thead>
<tr>
<th>Plate</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>View of the Middle of the West Façade of the 1976 Addition of Building 2, Facing East</td>
</tr>
<tr>
<td>37</td>
<td>View of the Right Side of the West Façade of the 1976 Addition of Building 2, Facing Southeast</td>
</tr>
<tr>
<td>38</td>
<td>View of the South Façade of the 1976 Addition of Building 2, Facing Northeast</td>
</tr>
<tr>
<td>39</td>
<td>View of the “Deli Warehouse” on the South Façade of the 1976 Addition of Building 2, Facing North</td>
</tr>
<tr>
<td>40</td>
<td>View of the Southeast Corner of the 1976 Addition of Building 2, Facing Northwest</td>
</tr>
<tr>
<td>41</td>
<td>View of the 1980 to 1994 Battery Charging Room on the East Façade of the 1976 Addition of Building 2, Facing North</td>
</tr>
<tr>
<td>42</td>
<td>View of the East Façade of Building 3, Facing Southwest</td>
</tr>
<tr>
<td>43</td>
<td>View of the West Façade of Building 3, Facing Southeast</td>
</tr>
<tr>
<td>44</td>
<td>View of the West Façade of Building 3, Facing East</td>
</tr>
<tr>
<td>45</td>
<td>View of the Northeast Corner of Building 3 Showing the Vehicle Bay Alterations on the Original 1968 Portion (Left), the 1982 Addition (Center), and the 1985 Addition (Right), Facing West</td>
</tr>
<tr>
<td>46</td>
<td>View of the Southeast Corner of Building 3, Facing Northwest</td>
</tr>
<tr>
<td>47</td>
<td>View of the West Façade of Building 3 Showing the 1985 Addition (Left), the 1982 Addition (Center), and the Original 1968 Portion (Right), Facing East</td>
</tr>
<tr>
<td>48</td>
<td>View of the North Façade of the 1985 Addition of Building 3, Facing South</td>
</tr>
<tr>
<td>49</td>
<td>View of the West Façade of Building 4, Facing Southeast</td>
</tr>
<tr>
<td>50</td>
<td>View of the Eastern Side of the North Façade of Building 4, Facing Southwest</td>
</tr>
<tr>
<td>51</td>
<td>View of the Western Side of the North Façade of Building 4, Facing South</td>
</tr>
<tr>
<td>52</td>
<td>View of the Center of the North Façade of Building 4, Facing South</td>
</tr>
<tr>
<td>53</td>
<td>View of the East Façade of Building 4, Facing West</td>
</tr>
<tr>
<td>54</td>
<td>View of the South Façade of Building 4, Facing West</td>
</tr>
<tr>
<td>55</td>
<td>View of the West Façade of the Southern Section of Building 5, Facing East</td>
</tr>
</tbody>
</table>
Plates (continued)

Plate 56  View of the West Façade of the Northern (Left) and Southern (Right) Sections of Building 5, Facing Southeast ................................................................. 77
Plate 57  View of the South Façade of Building 5, Facing Northwest .............................. 78
Plate 58  View of the South Façade of Building 5, Facing North ............................... 79
Plate 59  View of the East Façade of Building 5, Facing Southwest ........................... 80
Plate 60  View of the West Façade of Building 5 Showing the Loading Area Structure (Left) and the Northern Section (Right), Facing East .......................... 81
Plate 61  View of the Northwest Corner of Building 5, Facing South ......................... 82
Plate 62  View of the North Façade of Building 5 (Left) and the East Façade of the Loading Area Structure (Right), Facing Southwest ................................. 83

Tables

Table 1  Construction History ...................................................................................... 8
Table 2  Title Records for Parcel 1 ................................................................................ 8
Table 3  Title Records for Parcel 2 .............................................................................. 9
Table 4  Title Records for Parcel 3 .............................................................................. 9
I. EXECUTIVE SUMMARY

In conjunction with the proposed development of the property located at 4300 Shirley Avenue in the city of El Monte, Los Angeles County, California, Brian F. Smith and Associates, Inc. (BFSA) was contracted to complete a historic structure evaluation of the five existing historic buildings located within the Vons El Monte Distribution Center (VEMDC). This project is identified as Assessor’s Parcel Numbers (APNs) 8577-007-010, -011, and -018 and is located within the former Rancho San Francisquito in Township 1 South, Range 11 West on the USGS El Monte, California topographic quadrangle. The purpose of this evaluation is to determine if the five VEMDC buildings qualify as historic resources and whether or not the proposed removal of these buildings will constitute an adverse impact, as defined by the California Environmental Quality Act (CEQA).

BFSA evaluated the potential architectural and historic significance of the five VEMDC buildings at 4300 Shirley Avenue in conformance with CEQA cultural resources eligibility criteria. Historical research and a site inspection provided sufficient information to determine that none of the VEMDC buildings are historically and/or architecturally significant. This evaluation is based upon the fact that none of the buildings are associated with any important events, architects, or builders, and lack architectural importance. Because no historic or architectural significance was attributed to the buildings at the local or state level, the proposed removal of the VEMDC buildings will not have an adverse impact on the built environment and no mitigation program or preservation measures are required.

II. INTRODUCTION

Report Organization

The purpose of this study is to evaluate the potential historic and architectural importance of the five VEMDC buildings located at 4300 Shirley Avenue in the city of El Monte, California. As part of the environmental review of the proposed demolition of the buildings, the City of El Monte has required an evaluation to determine if they are historically and/or architecturally significant. Therefore, significance criteria provided in Section 21084.3 of CEQA and Section 5024.1 of the Public Resources Code, as well as criteria for listing on the California Register of Historical Resources (CRHR), have been used to determine the significance of the buildings and to assess whether or not their demolition constitutes an adverse impact, as defined by CEQA.

Project Area

The VEMDC buildings evaluated in this study are entirely within APNs 8577-007-010, -011, and -018. The property is located at 4300 Shirley Avenue, between Lower Azusa Road and the Southern Pacific Railroad line in the city of El Monte, Los Angeles County, California. The VEMDC buildings included in the study consist of a grocery warehouse constructed in 1957, a
deli/perishable warehouse constructed in 1962, a truck service building constructed in 1968, a service building and a meat service center, both of which were constructed in 1976. However, because the service building and the meat service center do not meet the minimum 50-year age threshold to be considered historic, as defined by CEQA, and have not achieved significance since their period of construction, these buildings are not considered contributing structures.

Project Personnel
This evaluation was conducted by Jennifer R.K. Stropes and Brian F. Smith (Appendix E). Word processing, editing, and graphics production services were provided by BFSA staff.

III. PROJECT SETTING

Physical Project Setting
The VDEMC buildings under review are located at 4300 Shirley Avenue in the city of El Monte, Los Angeles County, California. The project is situated northeast of downtown Los Angeles within the northern portion of the Peninsular Ranges geomorphic province of southern California. The geomorphic province is characterized by northwest-trending mountain ranges, which are underlain by Jurassic-age metavolcanic and metasedimentary rocks and Cretaceous igneous rock of the Southern California Batholith (McCondichie and Gallagher 2015). No natural or native vegetation is present on the property and the entire setting is urbanized and disturbed.

Historical Overview
The history of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations and expanding the knowledge of and access to new resources in the region (Brigandi 1998). In the late eighteenth century, the Catholic Franciscan Order established missions at San Gabriel (Los Angeles County), San Juan Capistrano (Orange County), and San Luis Rey (San Diego County) as part of the Spanish effort to colonize Alta California. They would gradually expand their use of the interior valley (what is now western Riverside County) for raising grain and cattle to support the missions (Riverside County n.d.). Mission San Gabriel de Arcángel claimed lands in what is now Jurupa, Riverside, San Jacinto, and the San Gorgonio Pass, while Mission San Luis Rey de Francia claimed land in what is now Lake Elsinore, Temecula, and Murrieta (American Local History Network: Riverside County, California 1998). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1964). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).
On September 8, 1771, Father Pedro Cambón and Father Angel Somera established Mission San Gabriel de Arcángel near the present-day city of Montebello. In 1775, the mission was moved to its current location in San Gabriel due to better agricultural lands. This mission was the first sustained European occupation of the Los Angeles County area. The San Gabriel mission, despite a slow start that was partially due to misconduct by Spanish soldiers, eventually became so prosperous that it was known as “The Queen of the Missions” (Johnson et al. 1972).

The pueblo of Los Angeles was established in 1781. During this period, Spain also deeded ranchos to prominent citizens and soldiers (though very few in comparison to the later Mexican Period). One such rancho, Rancho San Pedro, was deeded to soldier Juan Jose Dominguez in 1784 and comprised 75,000 acres, encompassing the modern South Bay region from the Los Angeles River on the east to the Pacific Ocean on the west.

Mission San Fernando Rey de España was established in 1797 by Fray Fermin de Lasuén, who brought three families from a different mission. Upon their arrival, Spain granted the land now known as San Fernando Valley to the mission. After construction of the mission, traffic through the valley increased via the “Indian trail,” which led from Mission San Fernando to Mission Santa Buenaventura and was part of the El Camino del Santa Susana y Simi trail, which stretched over Santa de Susana Pass (Watson 1991).

The area that became Los Angeles County saw an increase in European settlement during the Mexican Period, largely due to the many land grants (ranchos) given to Mexican citizens by various governors. The period ended when Mexican forces fought the combined United States Army and Navy forces in the Battle of the San Gabriel River on January 8, 1847, and the Battle of La Mesa on January 9, 1847 (Nevin 1978). On January 10, 1847, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, Andrés Pico, the newly appointed Mexican Military Commander of California, surrendered all of Alta California to United States Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

Settlement of the Los Angeles region accelerated during the early American Period. Los Angeles County was established on February 18, 1850. It was one of 27 counties established in the months prior to California becoming a state. Many ranchos in the county were sold or otherwise acquired by Americans, and most were subdivided into agricultural parcels or towns. Nonetheless, ranching retained its importance, and by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 1969). In 1854, the United States Congress agreed to let San Pedro become an official port of entry, and by the 1880s, the railroads had established networks throughout the county. This resulted in fast and affordable shipment of goods and a means to transport new residents to the booming region (Dumke 1944). New residents included many health-seekers that were drawn to the area during the 1870s and the 1880s due to the fabled climate (Baur 1959). In 1876, the county had a population of 30,000 (Dumke 1944:7); by 1900, it had reached 100,000.

In the early to mid-1900s, population growth accelerated due to industry associated with
both world wars and emigration from the Midwest “dust bowl” states during the Great Depression. Los Angeles County became one of the most densely occupied areas in the United States. The county’s mild climate and successful economy continued to draw new residents in the late 1900s, and as a result, much of the county transformed from ranches and farms into residential subdivisions surrounding commercial and industrial centers. Hollywood’s development into the entertainment capital of the world and southern California’s booming aerospace industry were key factors in the county’s growth.

**Project Area and Vicinity**

The city of El Monte is located east of Los Angeles, between the San Gabriel and Rio Hondo rivers, which proved useful to both native dwellers and travelers. In the early days, El Monte consisted of alluvial topsoil, small streams, slender willows, alders, cattails, meadows, wild grapevines, and succulent watercress. The Gabrielino used the area of El Monte to harvest food and hunt game while traveling (Diaz 2005).

Missionaries and Spanish soldiers stopped in the region between the 1770s and the 1830s, naming the area “El Monte,” meaning “meadow or marsh” or “the wooded place.” In 1826, well-known mountain man and explorer Jedidiah Smith traversed the area with a small party of Americans. A member of this party, Harrison Rogers, wrote a diary entry referring to the rest and rehabilitation offered during their stay by “Camp Monte” or “Monte Camp” (Diaz 2005). Travelers continued to use the El Monte area as a natural resting place during the 1830s to 1840s land grant/rancho era in the 1830s and 1840s.

Henry Dalton purchased the approximately 9,000-acre Rancho San Francisquito in 1845, east of Mission San Gabriel (Lewis:126):

> Hard pressed for money as he often was, he decided to subdivide his Rancho … It was divided into forty- and fifty-acre parcels and included a townsite known first as Lexington, then Lickskillit and finally El Monte, the first English-speaking town in Southern California. (Lewis 1993:130)

From 1849 to 1850, the first permanent residents of El Monte settled in the area. Many of these pioneers came to California in the pursuit of gold. Although few prospectors and immigrants were successful in this pursuit, some stayed because of the available fresh water and good soil for farming, eventually building homes in the area (Diaz 2005).

Captain Johnson of Lexington, Kentucky led a group of pioneers to the El Monte area in 1852. After surveying the gold fields to the north, the group decided that the agricultural aspects of El Monte were more promising than the prospect of gold (Diaz 2005). As a result of his leadership skills, Captain Johnson remained an important figure in the community throughout the 1850s. At the time, the area was home to about 12 families. Johnson proposed naming the small village “Lexington” to commemorate his home town and its importance in the Revolutionary
War. Residents of the village agreed to this name; however, the original names of El Monte, Monte Camp, or the Monte remained in use (Diaz 2005). In 1855, “there were 1,191 school-age children … in Los Angeles, El Monte, San Gabriel, and adjacent areas … not more than 150 of them … attending school. Half of these were in the largely former Texan community of El Monte” (Lyman 2003). When California was organized into townships in 1866, the area was named “El Monte Township,” while the government seat remained “Lexington.” Two years later, however, the original name “El Monte” was reinstated (Diaz 2005).

During the following years, farmers were generally successful, and with the exception of a few floods and droughts, the area continued to experience growth. Card parlors and dance halls were constructed, and the area also faced robberies and murders. Vigilantes began to deter these lawbreakers by hanging them. A particularly notable group of vigilantes in the area was known as the “Monte Boys” (Diaz 2005).

Much of El Monte’s early success in the economic sector was attributed to agriculture. The success of the economy was “based on products such as wool, honey, grain, fruit, castor oil, hops, cotton, and El Monte bacon” (Diaz 2005:42). Another contributor to the city’s economy was the Willow Grove Inn, which was located on the Butterfield Stage route between Riverside and Los Angeles, and was founded, owned, and operated by the Thompson family, who came to El Monte from Iowa in 1851.

Notable milestones for El Monte in the late 1800s include: the Southern Pacific Railroad extended the railway through El Monte in 1873; a town newspaper began to be published in 1876; and a drug store was opened in 1892. Agriculture continued to thrive in El Monte during the early twentieth century; however, the focus had shifted from field crops to fruit orchards, walnut groves, truck farms, hay and vegetable fields, and dairy. For example, Edward Robbins founded Arden Farms in El Monte in 1904, where he raised dairy cows and used state-of-the-art milk bottling facilities (Gelson’s Markets n.d.). Bodger Seed, Ltd., which was established in 1890 (Wallace 2010), also contributed to the agricultural success of the area, purchasing large tracts of land in the southern part of El Monte to be used for seed production. The geometric patterns of these fields also brought many visitors to the area during blooming season, earning the area the name “Las Flores” (Diaz 2005).

In 1901, the El Monte Union High School District was formed. This district included students from Bassett, Whittier, Montebello, Rosemead, Temple City, Arcadia, Monrovia, and El Monte. In its inaugural year, the school hosted 12 to 15 students in a single room located upstairs in the old Lexington Avenue Grammar School. Sixty-five students were enrolled in 1908 and classes were held at a separate high school campus (Diaz 2005). In 1906, Main Street was graded and paved for the first time, and in 1907, Pacific Electric Railway initiated an intercity railroad service in El Monte. The revolution in Mexico in 1910 brought many Mexican immigrants to the southwestern United States, including many who found jobs working in the agricultural sector in El Monte. Two years later, El Monte was officially incorporated on
November 18, 1912 (Velazquez 2012). Until incorporation, fire and police services had been provided by volunteers.

In the 1920s, Gay’s Lion Farm was established in El Monte, bringing with it wild animals used in the film industry (Plate 1). European-born Charles and Muriel Gay, both of whom were former circus performers, drew more than two million visitors to the region (Velazquez 2012). The farm housed over 200 African lions, with individual cages for the adults, a nursery cage for cubs, and an arena cage for training and performing. Many of the lions went on to star in films during the 1920s and 1930s, perhaps the most notable being the lion that can be seen, and heard, at the start of any Metro-Goldwyn-Mayer (MGM) film (Diaz 2005; Velazquez 2012). El Monte High School adopted the MGM lion as their mascot, and occasionally, the Gays would bring a lion to home football games. The lion farm was closed during World War II, and due to Charles Gay’s deteriorating health following the war, was never reopened. An original bronze lion statue that used to sit at the entryway to the farm is one of its only remaining symbols and is currently housed at El Monte High School (Velazquez 2012).

Plate 1: 1920s postcard for Gay’s Lion Farm.  
(Courtesy of the California State Library)
In the 1930s, the Great Depression brought economic hardship to the city of El Monte. Farming was not nearly as profitable as it had once been, forcing landowners to sublet small tracts of their land. Japanese tenants occupied many of these tracts, using the land to raise more profitable crops such as berries, melons, and vegetables (Diaz 2005). Other areas of El Monte were divided into smaller home sites and the city became a bedroom community. In June of 1933, Mexican workers went on strike during the berry picking season, arguing for higher wages because their current wages were “inhuman, oppressive, un-American … [at a] low wage scale of 6, 9, 11, and 15 cents per hour” (Modell 1977:122). These strikes were focused within the Japanese berry growing districts, and at one point, Los Angeles law enforcement became involved, jailing picketers for loitering. A temporary agreement was reached after a month, but in the following years, conflict continued. The Mexican workers threatened to walk off the job prompting Japanese-American and white farm owners, with the backing of the El Monte Chamber of Commerce, threatened to have any Mexican farm labor strikers deported (Modell 1977). Also in 1933, the high school in El Monte was significantly damaged by the Long Beach earthquake, and nearly half of the school was rendered unsafe. A new, larger school was erected in 1939; that building still houses the present-day El Monte High School (Diaz 2005).

Much like the Great Depression, World War II brought many changes to El Monte. Small aircraft factories were erected on the west side of the city and the agricultural sector dwindled as several farms and dairies shut down. Through the 1940s and 1950s, the city of El Monte experienced a population boom. In the span of five years, enrollment at the high school more than doubled, growing from 1,500 to 3,700 students. One school was no longer enough to house all of these students, and beginning in 1949, four additional schools were constructed (Diaz 2005).

As of 2005, El Monte had a population of approximately 116,000 people, making it the tenth largest city in Los Angeles County. El Monte is home to several large industries, including Longo Toyota, which is the largest auto dealership in the world. The self-proclaimed “Longo campus” is over 50 acres and houses its own Penske College, a training and development center where employees learn to advance their careers (Longo Toyota n.d.). Other large industries in El Monte include the Wells Fargo Operations Center and the Vons Distribution Warehouse (Diaz 2005).

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this project were sought with a view to not only fulfill the requirements of this report, but to identify any associated historic or architectural significance. Records located at the BFSA research library, the City of El Monte, the Los Angeles County Library, and the Los Angeles County Assessor/Recorder/County Clerk were accessed for information regarding the VEMDC. Title
Historic Structure Assessment for 4300 Shirley Avenue

records for the property were also obtained. Appendix C contains maps of the property, including historic and current USGS maps, original subdivision maps for the project area, and the current Assessor’s parcel map.

**History of the Property: Ownership and Development**

Currently, the VEMDC is comprised of five separate buildings that were completed between 1957 and 1976 (Table 1) between Lower Azusa Road and the Southern Pacific Railroad line in the city of El Monte in Los Angeles County, California. According to the Chain of Title, the property is described as “Parcels 1, 2, and 3, in the city of El Monte, county of Los Angeles, state of California, as shown on Parcel Map 319, filed in book 85, page 15 of parcel maps, in the Office of the County Recorder of said county, as further described in document recorded May 26, 2016, as File No. 2016-0602077.”

**Table 1**

Construction History

<table>
<thead>
<tr>
<th>Building</th>
<th>Use</th>
<th>Construction Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Grocery warehouse</td>
<td>1957</td>
</tr>
<tr>
<td>2</td>
<td>Deli/perishable warehouse</td>
<td>1962</td>
</tr>
<tr>
<td>3</td>
<td>Truck service building</td>
<td>1968</td>
</tr>
<tr>
<td>4</td>
<td>Service building</td>
<td>1976</td>
</tr>
<tr>
<td>5</td>
<td>Meat service center</td>
<td>1976</td>
</tr>
</tbody>
</table>

Shopping Bag Food Stores, Inc. (Shopping Bag Food Stores) purchased Parcel 1 from Arden Farms, Co. in 1956 (Table 2). Buildings 1 and 2 were constructed on Parcel 1 in 1957 and 1962, respectively. Parcel 2 was purchased by Von’s Grocery Co. (Vons) from Harold and Barbara Tollerup in 1963 (Table 3). Building 5 was constructed on Parcel 2 in 1976. Vons purchased Parcel 3 in 1963 from Harold and Barbara Tollerup (Table 4). Buildings 3 and 4 were constructed on Parcel 3 in 1968 and 1976, respectively.

**Table 2**

Title Records for Parcel 1

<table>
<thead>
<tr>
<th>Grantor</th>
<th>Grantee</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arden Farms Co.</td>
<td>Shopping Bag Food Stores, Inc.</td>
<td>1956</td>
</tr>
<tr>
<td>Shopping Bag Food Stores, Inc.</td>
<td>Von’s Grocery Co.</td>
<td>1960</td>
</tr>
</tbody>
</table>
### Table 3
Title Records for Parcel 2

<table>
<thead>
<tr>
<th>Grantor</th>
<th>Grantee</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chris Tollerup, aka Chris Olsen Tollerup, aka Christen Olsen Tollerup</td>
<td>Harold Ray Tollerup and Carroll Tollerup</td>
<td>1950</td>
</tr>
<tr>
<td>Carroll C. Tollerup</td>
<td>Harold R. Tollerup</td>
<td>1962</td>
</tr>
<tr>
<td>Harold Ray Tollerup, aka Harold R. Tollerup and Barbara Tollerup</td>
<td>Von’s Grocery Co.</td>
<td>1963</td>
</tr>
<tr>
<td>Harold Ray Tollerup, aka Harold R. Tollerup and Barbara Tollerup</td>
<td>Von’s Grocery Co.</td>
<td>1963</td>
</tr>
<tr>
<td>Von’s Grocery Co.</td>
<td>Vons Realty Co.</td>
<td>1977</td>
</tr>
<tr>
<td>Vons Realty Co.</td>
<td>Vons Grocery Co.</td>
<td>1978</td>
</tr>
<tr>
<td>Vons Grocery Co.</td>
<td>HMI Holdings, Inc.</td>
<td>1986</td>
</tr>
<tr>
<td>HMI Holdings, Inc.</td>
<td>The Vons Companies, Inc.</td>
<td>1987</td>
</tr>
<tr>
<td>The Vons Companies, Inc.</td>
<td>GLG El Monte, LLC</td>
<td>2016</td>
</tr>
</tbody>
</table>

### Table 4
Title Records for Parcel 3

<table>
<thead>
<tr>
<th>Grantor</th>
<th>Grantee</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chris Tollerup, aka Chris Olsen Tollerup, aka Christen Olsen Tollerup</td>
<td>Harold Ray Tollerup and Carroll Tollerup</td>
<td>1950</td>
</tr>
<tr>
<td>Carroll C. Tollerup</td>
<td>Harold R. Tollerup</td>
<td>1962</td>
</tr>
<tr>
<td>Harold Ray Tollerup, aka Harold R. Tollerup and Barbara Tollerup</td>
<td>Von’s Grocery Co.</td>
<td>1963</td>
</tr>
<tr>
<td>Harold Ray Tollerup, aka Harold R. Tollerup and Barbara Tollerup</td>
<td>Von’s Grocery Co.</td>
<td>1963</td>
</tr>
<tr>
<td>The Vons Companies, Inc.</td>
<td>GLG El Monte, LLC</td>
<td>2016</td>
</tr>
</tbody>
</table>
**Shopping Bag Food Store History**

The first Shopping Bag Food Store was located at Wilshire Boulevard and La Brea Avenue in Los Angeles. Founded by W.R. Hayden and W.D. Rorex, the store opened in the fall of 1930 with the slogan, “busy, friendly food stores” (*Los Angeles Times* 1950; *Covina Argus* 1956). The company soon expanded, and by 1950, they had opened 20 stores (*Los Angeles Times* 1950). The company focused their expansion efforts in suburban Los Angeles, and by 1958, had 34 stores (*Pasadena Independent* 1958). Many of the stores built in the 1950s contained their own bakeries and/or kitchens in order to prepare ready-made products (*Los Angeles Times* 1952).

Prior to the purchase of Parcel 1 by Shopping Bag Food Stores in 1956, aerial photographs indicate that it was used for residential and agricultural purposes. By 1954, the residential and agricultural buildings on the northern portion of the property had been demolished, and in 1956, Shopping Bag Food Stores began construction of the first five buildings to be built on the lot (Plate 2). The buildings consisted of a 41,600-square-foot office building (office portion of Building 1, demolished in 2011) with an attached 145,160-square-foot warehouse (original warehouse portion of Building 1, still extant), a 60,000-square-foot bakery and delicatessen building (demolished in 2010), a single-story, 8,000-square-foot maintenance shop (demolished at an unknown date), and a 7,200-square-foot truck service building (demolished at an unknown date). The architect for these buildings was H.W. Underhill and the general contractor was Ernest W. Hahn. In mid-April of 1957, “Shopping Bag Food Stores staged grand opening ceremonies” for the completion of the complex (*Covina Argus* 1957a).

![New Shopping Bag Office Nears Completion](image)

**Plate 2: 1956 newspaper photograph of the original north façade of Building 1.** *(Courtesy of Covina Argus 1956)*
The now demolished office portion of Building 1 was located on the north façade of the warehouse facing Lower Azusa Road (Plate 3) and was described as a “modern up to the minute office building” (Covina Argus 1956). The building originally contained “the general accounting offices, as well as all offices for buyers, [the] advertising department, company officials, and all other general offices” (Covina Argus 1956). Designed as a Mid-Century Modern-style office with International influences, the building exhibited wide horizontal bands of aluminum-framed windows, floor-to-ceiling windows at the entrance, and a concrete block accent wall with integrated “Shopping Bag” signage (see Plate 3). The concrete block accent wall was referred to as “the familiar white pylon of Shopping Bag Food Stores” (San Bernardino Sun 1955:10) and was used in the design of many of the company’s stores in the 1950s.

The original, still extant, warehouse portion of Building 1 was described as “a 408x360 foot building of fireproof brick and stucco construction” (Covina Argus 1956) that was “designed to be enlarged” (Covina Argus 1957). The warehouse was not designed in any specific architectural style and is best described as an industrial, utilitarian building with a poured concrete foundation, brick walls, and a slightly-pitched roof with structural steel framing. The warehouse originally exhibited four roll-top loading doors on the west façade and six (two have since been bricked-up) metal, sliding, dock doors with wood shed roofs on the east façade. The warehouse was built to house the “grocery, liquor, department store and drug warehouse facilities” (Covina Argus 1956).

Because the El Monte area was not yet equipped with major highways in the late 1950s, a railroad spur line was installed to the east of Building 1, likely at the time of its construction. The line connected to the Southern Pacific Railroad at the southern end of the property. While not visible on aerial photographs until 1964, due to a 10-year gap in aerial photograph coverage, this period of construction for the spur line is supported by the presence of check-in-style windows (now bricked-up) on the east façade, which are likely original to the building (Plate 4).

The now demolished bakery and delicatessen building, which was constructed at the same time as Building 1, was located southwest of Building 1, facing Shirley Avenue. A 1955 advertisement published in the Los Angeles Times emphasized the “modern and sanitary conditions” of the delicatessen kitchen (Los Angeles Times 1955a). This building was meant to serve as the central location for the preparation of all bakery products:

All packaging of delicatessen products and preparation of Shopping Bag delicatessen specialty items, such as chicken pies, enchiladas and salads, will be done fresh daily on these premises. All delicatessen and bakery merchandise is rushed first-day fresh to the 31 Shopping Bag Food Stores located throughout the Southland. (Covina Argus 1956)
ARCHITECTURAL Concrete Units add much beauty and distinction to the comforts and conveniences of modern office buildings. The units shown here are made with Trinity White Cement. This is a true portland cement. It is the whitest of the whites. Units are effective in stark, unrelieved white; or with exposed colored aggregates; or with pigment integrally mixed with the cement.

Trinity White
PORTLAND CEMENT

A Product of GENERAL PORTLAND CEMENT CO., Chicago • Dallas • Chattanooga • Tampa • Los Angeles

Plate 3
1960 Advertisement Showing the Original North Façade of Building 1

4300 Shirley Avenue
(Courtesy of the Journal of the American Institute of Architects 1960)
Plate 4

View of the East Façade of Building 1, Facing West, Showing Original Construction and Design – Note the Enclosed and Covered Windows that Have Affected the Building’s Integrity of Design

4300 Shirley Avenue
The Shopping Bag Food Stores headquarters was located at 2716 San Fernando Road (Plate 5) in Los Angeles until the distribution center and accompanying offices were constructed at 4300 Shirley Avenue in El Monte in 1957 (Los Angeles Times 1957; San Bernardino Sun 1955). The Los Angeles offices, warehouses, delicatessen kitchen, and bakery were sold shortly after the move.

In 1960, Von’s Grocery Co. (Vons) merged with Shopping Bag Food Stores and acquired their 38 locations. Following the merger, Vons purchased the 4300 Shirley Avenue property and relocated their corporate headquarters to the office portion of Building 1 (Plate 6). W.R. Hayden, one of the founders of Shopping Bag Food Stores, became a vice-president of Vons after the merger. Hayden also served on the Vons board of directors until 1972 (Oliver 1990). The original warehouse portion of Building 1 is still extant; however, it has undergone several additions and has been modified multiple times since its construction in 1957, after the 1960 merger. Vons utilized the bakery and delicatessen building for 50 years. During that time, additions were made to the building in 1965, 1975, and 1976, before its demolition in 2010.

Six years after the merger, the Federal Trade Commission challenged the deal. Although Vons won the case twice in the lower court, in 1967, “the US [sic] Supreme Court reversed the decisions and ordered an immediate divestiture” (Stark and Kennedy 2014) because the merger violated antitrust laws (Los Angeles Times 1966). Following this ruling, Shopping Bag Food Stores was purchased by the E.F. MacDonald Company in June of 1967 (Harvard Business School n.d.). However, Vons retained ownership of the El Monte distribution center (the VEMDC buildings). In 1970, Shopping Bag Food Stores was acquired by Fisher Foods, Inc., the parent company of the Fazio’s grocery store chain (FundingUniverse n.d.).

Plate 5: Original Shopping Bag Food Stores office and warehouse located at 2716 San Fernando Road in Los Angeles. (San Bernardino Sun 1955)
Vons Stores History

Charles Von der Ahe, the founder of Vons, opened his first store on the corner of 7th and Figueroa streets in Los Angeles in 1906 (Plate 7) (Albertson Companies, LLC 2018). Prior to 1906, Von der Ahe worked as a delivery boy in Illinois and in several markets on his way to California, “observing merchandising techniques and customer buying patterns first hand” (FundingUniverse n.d.). Von der Ahe went on to open several additional Vons stores, always aiming to utilize innovative strategies, such as being the first to introduce “cash and carry” and self-service, as well as leasing storefronts to produce vendors and butchers, which essentially created the modern day “supermarket” (Stark and Kennedy 2014). By 1929, the Vons Grocery Company had 87 stores in operation (Albertson Companies, LLC 2018).
Prior to the crash of the stock market, Von der Ahe sold his stores to McMarr Stores in 1928 per (Stark and Kennedy 2014), which were eventually bought by Safeway in the 1930s. After this, Von der Ahe decided to retire; however, three years later, Von der Ahe assisted his sons, Ted and Wil, in opening a new Vons operation in the Los Angeles area. With the experience, assistance, and funding from their father, Ted and Wil Von der Ahe opened multiple Vons stores throughout the area, including the first true “supermarket” in downtown Los Angeles in 1948. This supermarket was 50,300 square feet and included self-service produce, meat, and delicatessen departments (FundingUniverse n.d.). Vons constructed its own distribution center in 1956 at 2700 South Garfield Avenue in Los Angeles. The building included a sign shop, a grocery warehouse, a delicatessen kitchen, produce offices, a produce warehouse, and produce receiving docks with 54 steel, roll-top doors (Stark and Kennedy 2014).

After the merger with Shopping Bag Food Stores in 1960, the total number of Vons stores grew to 66. However, after the United States Supreme Court ruling in 1967 ordering the immediate divestiture of the Vons-acquired Shopping Bag Food Stores, Vons was bought out by the Household Finance Corporation, which added the chain to its Household Merchandising Division (FundingUniverse n.d.). Vons began expanding into the San Diego area in the 1970s. Around the same time, the company also decided to expand operations to include wholesale
marketing to other chains (FundingUniverse n.d.). As a result, Vons became the number one grocery retailer in southern California (Albertson Companies, LLC 2018). Vons opened a number of mid-sized stores, or “Value Centers,” which sold food and drugs in a single location.

Vons continued to expand in the 1980s, opening new locations in the Fresno area (FundingUniverse n.d.). In 1984, Vons was named the official supermarket of the Los Angeles Olympics and was responsible for providing food for more than 12,000 people. Vons also received rights to merchandising and advertising opportunities. This allowed them to decorate their stores using the Olympic theme, putting the Olympic logo on various food items (FundingUniverse n.d.).

In 1986, it was announced that top officials of the Household Merchandising Division had devised a buyout plan for Vons. Roger E. Stangeland conceived the plan, and would later become the chairperson of the newly independent Vons. The deal was worth $757 million, making it the largest retail buyout in the United States at that time. Following the buyout, part of the company mission included the development of an expanded “combination store.” Much like the “Value Centers” of the 1970s, Vons opened stores called “Pavilions,” which offered both food and non-food sections (FundingUniverse n.d.).

In December of 1986, Vons entered into a $700 million merger deal with Allied Supermarkets, Inc. that made Vons public and allowed Allied Supermarkets to control the company’s debt load. The merger was successful, and Vons went public on the New York Stock Exchange in early 1987 (FundingUniverse n.d.). That same year, following market research, Vons identified that “by 1990 an estimated 40 percent of southern California’s population would be of Hispanic origin” (FundingUniverse n.d.). Following this declaration, Vons opened a superstore named “Tianguis” in Montebello, California. The store was erected to meet the specific demands of the Hispanic customer, offering bilingual signs and employees, an expanded produce section to include Mexican herbs, fruits, vegetables, and other imports, widened aisles to allow for socializing, and diaper changing rooms to allow for a family experience (FundingUniverse n.d.).

In 1988, Vons acquired 172 Safeway stores in southern California for $408 million and more than one-third of Vons’s ownership in stocks (35 percent). The transaction nearly doubled the number of Vons stores, but also had the debilitating effect of making the company’s debt soar. In 1989, the Vons corporate offices were relocated to Arcadia, California (Stark and Kennedy 2014). In an attempt to increase per-store profitability, Vons contributed an average $1.3 million per store to remodel the newly acquired Safeway locations. The strategy paid off, and by November of 1990, Vons saw a significant increase in their average sales-per-square-foot. By 1991, Vons’s financial situation had vastly improved, and in 1992, they acquired even more stores from Williams Brothers Markets (FundingUniverse n.d.). However, the early 1990s also brought a food poisoning case involving Jack-in-the-Box and the temporary closure of 45 stores following the 1994 Northridge earthquake. As a result, Vons was faced with restructuring their company. By 1995, with the strengthening southern California economy, Vons began to
stabilize (FundingUniverse n.d.). In 1996, Vons added 12 new stores, with 12 to 15 more planned in 1997. However, before any further expansion could take place, Safeway offered to buy the remaining 65 percent of Vons that they did not already own. The $2.5 billion sale went through in November of 1997 (FundingUniverse n.d.).

**Grocery Store Warehouse and Distribution Center History**

The grocery business began utilizing warehouses as early as the 1920s. Prior to 1923, the storage of produce and other agricultural items was not regulated by the federal government and the United States Warehouse Act (USWA), which regulates warehouse licensing for agricultural commodity warehouse operators, only applied to grain, tobacco, wool, and flaxseed. The USWA was amended in 1923 to extend coverage to other non-perishable agricultural commodities including beans, nuts, and sugar. Additional federal regulations came along in the late 1920s and 1930s, including the Perishable Agricultural Commodities Act of 1930, which extended protections for produce and other stored commodities (Armbruster and Knutson 2013).

Despite these new regulations, which favored both suppliers and sellers, most early grocery stores in southern California were not large enough to even require the purchase or operation of their own separate warehouses or distribution centers. Prior to the widespread use of household refrigerators in the 1920s and 1930s, the average consumer did not require dairy or meat products to be as heavily stocked at their local grocery store, and therefore, supply of these items could remain relatively low. However, as the household refrigerator became more common, the grocery industry began its slow transition from individual corner stores to larger grocery chains between the 1920s and the 1940s allowing households to buy a full week or more of perishable foods. This necessitated the use of warehouses and distribution centers to meet growing customer demand for refrigerated items (SurveyLA 2017). Many early grocery warehouses were located along active railroad lines (Utley n.d.) since the modern highway system was not truly functional until the passage of the Federal Aid Highway Act of 1956 (Weingroff 1996).

Although Shopping Bag Food Stores undoubtedly utilized warehouses prior to the 1940s, their first large-scale warehouse and distribution center was not constructed until circa 1948 to 1952 at 2716 San Fernando Road in Los Angeles. Similarly, the first high volume warehouse and distribution center to service Vons stores was not completed until August of 1956 at 2700 South Garfield Avenue in Los Angeles.

The development of the interstate system in southern California facilitated easier and more widespread distribution between grocery store locations and grocery suppliers, which lessened the need for railroad access. The city of El Monte is located at the intersection of Interstate 605 (I-605) and Interstate 10 (I-10), making it the hub of the San Gabriel Valley. I-10 was first signed in California as early as 1958 (Forgotten Hwy Productions 2018) and was the only major freeway in the area in the 1950s. Also known as the Santa Monica Freeway, the San Bernardino Freeway, and the Redlands Freeway in various portions of California, I-10 currently
runs from California State Route 1 in Santa Monica, east to the city of Blythe on the border of California and Arizona, continuing all the way to Jacksonville, Florida (Ballard 2014). In 1954, the “San Bernardino Freeway” was being constructed between El Monte and Covina; however, there was a dispute over the placement of the route since the construction of the interstate would essentially cut the city of El Monte in half (Faigin 2012). Construction of the freeway proceeded, and as a result, the city of El Monte is currently located both north and south of I-10, from Rosemead Boulevard to the San Gabriel River (Caltrans 2010).

Construction of I-605, which is also known as the San Gabriel River Freeway, began in 1964. This interstate follows the San Gabriel River between Interstate 405 and California State Route 22 in Seal Beach, and Interstate 210 (I-210) and California State Route 66 in Duarte (AARoads 2012). The freeway intersects with Interstate 5, providing access to the San Gabriel Valley and the city of Long Beach, and feeds into many other roadways, allowing it to function as a major collector and distributor route (Caltrans 2013). The northern end of I-605 was completed in 1971, extending it from I-10 to I-210 (Faigin 2017). The I-10/I-605 interchange, located near the city of El Monte, was designed in 1964 with the intent of accommodating traffic until 1984; however, no major changes have occurred since its original construction.

Field Survey
BFSA conducted a photographic documentation survey on January 11, 2018. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources
The VEMDC buildings were constructed by both Shopping Bag Food Stores and Vons over 19 years and include: a grocery warehouse built in 1957 (Building 1); a deli/perishable warehouse built in 1962 (Building 2); a truck service building built in 1968 (Building 3); a service building built in 1976 (Building 4); and a meat service center built in 1976 (Building 5). A photographic key has been provided before the plates for each building (Figures 1 through 5) to assist with the building descriptions.

Building 1
Building 1 was originally constructed in 1957 as a combination warehouse and office building. The building was designed by H.W. Underhill and constructed by Ernest Hahn. In 1960, a 258-by-360-foot warehouse addition was constructed onto the south façade of the building. No building permits could be located for the 1960 addition; however, it was designed in the same style as the original 1957 portion and utilized similar (possibly from the same source) materials (Plates 8 and 9).
Figure 1
Photographic Key
Building 1
4300 Shirley Avenue
Plate 8

View of the East Façade of Building 1 Showing the Original 1957 Portion (Right) and the 1960 Addition (Left), Facing Northwest

4300 Shirley Avenue
Plate 9

View of the West Façade of Building 1 Showing the Original 1957 Portion (Left) and the 1960 Addition (Right), Facing North

4300 Shirley Avenue
The 1960 addition exhibits three metal sliding and two metal roll-top dock doors on the east façade (see Plates 8 and 10) and three aluminum roll-top dock doors on the west façade (see Plate 9), all of which match the doors on the original 1957 portion of the building. A raised concrete platform runs the length of the 1960 addition west façade (Plate 11).

In 1967, a 254,000-square-foot warehouse addition, which includes 162,000 square feet of first floor space and 92,000 square feet of basement space (originally used for parking), was constructed on the south façade of the building (Plates 10, 12, 13, and 14). Designed by architect Donald R. Warren in a Brutalist-inspired style, the addition is visually different from the remainder of the building and utilizes different, newer materials. The 1967 addition consists of poured concrete walls instead of brick and exhibits six metal sliding dock doors with metal shed roofs on the east façade (see Plates 10 and 12) and four modern PVC roller loading dock doors on the west façade (see Plate 14). Along the west façade of the 1957 to 1967 portions of Building 1 are a total of 189 truck spaces, each equipped with dock levelers. The general contractor for the 1967 addition was Hahn Co., operated by Ernest Hahn, who also constructed the original 1957 building; however, the appearance of the 1967 addition is different than the 1957 and 1960 portions of the building. In 1969, an approximately 8,400-square-foot canopy and dock addition was constructed on the west façade of the 1967 addition (Plate 15).

In 1980, a two-story warehouse and lunch room addition was constructed on the south façade of Building 1 (Plates 16 through 18). The addition was designed by Donald R. Warren in the Brutalist architectural style with concrete exterior walls, repetitive vertical accents on the southern wall, and fixed-pane, steel-framed windows (see Plate 17). The construction of the addition blocked access to the subterranean parking area on the south façade of the 1967 addition; as such, the 1967 addition parking area was converted to warehouse space and enclosed with concrete blocks (see Plate 13). The west façade of the 1980 addition exhibits seven loading bays equipped with dock levelers and metal roll-up doors (see Plate 16). Also in 1980, a receiving office constructed of plywood (Plate 19) and a metal canopy (Plate 20) were installed at the southwest corner of Building 1. In 1981, a 2,000-square-foot forklift shop building was constructed at the northwest corner of Building 1, off the original 1957 portion. The forklift shop building is metal-framed with corrugated metal walls and roofing (Plates 21 and 22).

Following the demolition of the 1957 office in 2011, a large stucco wall was constructed on the north façade of Building 1 (Plate 23). A small, second-story portion of the original 1957 office is still present at the northeast corner of Building 1 (Plate 24).
Plate 10

View of the East Façade of Building 1 Showing the 1960 (Right) and 1967 (Left) Additions, Facing Southwest

4300 Shirley Avenue
Plate 11

View of the Raised Concrete Platform on the West Façade of the 1960 Addition of Building 1, Facing East

4300 Shirley Avenue
Plate 12

View of the Southeast Corner of the 1967 Addition of Building 1, Facing Northwest

4300 Shirley Avenue
Plate 13

View of the South Façade of the 1967 Addition of Building 1, Facing Northwest

4300 Shirley Avenue
Plate 14

View of the West Façade of the 1967 Addition of Building 1, Facing North

4300 Shirley Avenue
Plate 15

View of the West Façade of Building 1 Showing the 1960 (Left) and 1969 (Right) Additions, Facing East

4300 Shirley Avenue
Plate 16

View of the West Façade of the 1980 Warehouse and Lunch Room Addition of Building 1, Facing East

4300 Shirley Avenue
Plate 17

View of the South Façade of the 1980 Warehouse and Lunch Room Addition of Building 1, Facing Northeast

4300 Shirley Avenue
Plate 18

View of the East Façade of the 1980 Warehouse and Lunch Room Addition of Building 1, Facing West

4300 Shirley Avenue
Plate 19

View of the 1980 Receiving Office at the Southwest Corner of Building 1, Facing Southeast

4300 Shirley Avenue
Plate 20

View of the 1980 Canopy Addition (Left) at the Southwest Corner of Building 1, Facing Northeast

4300 Shirley Avenue
Plate 21

View of the West Façade of Building 1 Showing the 1981 Forklift Shop Addition (Left), Facing Southeast

4300 Shirley Avenue
Plate 22

View of the North Façade of the 1981 Forklift Addition of Building 1, Facing East

4300 Shirley Avenue
Plate 23

View of the Stucco Wall Constructed on the North Façade of Building 1 in 2011, Facing Southeast

4300 Shirley Avenue
Plate 24

View of the East Façade of Building 1 Showing the Remaining Second-Story Portion of the Original 1957 Office (Highlighted in Green), Facing Northwest

4300 Shirley Avenue
**Building 2**

In 1962, Building 2 was constructed directly south of Building 1 as an International-style, 161,000-square-foot, “L”-shaped produce dock and delicatessen kitchen warehouse (Plate 25). The architect for Building 2 was A.C. Martin and the contractor was Ernest Hahn.

The footings of the original building consist of brick masonry and poured concrete, while the exterior walls are unfinished and painted masonry brick, painted concrete and concrete block, painted stucco, and painted corrugated metal (Plates 26 through 29). Horizontal bands of fixed-pane, metal-framed windows are located on the north (see Plate 26) and west (see Plate 29) façades of the delicatessen kitchen warehouse portion of the building. The west façade of the delicatessen kitchen warehouse also exhibits a cantilevered “eyebrow overhang” (see Plate 28).

The produce dock portion of the building houses 54 loading bays that exhibit sectional, sliding metal doors, which when pulled up rest inside the door header (Plates 30 through 32). Two older, roll-top-style loading doors are located at the southeast corner of the produce dock (Plate 33). The lack of loading doors on the east façade of the produce dock (Plate 34) indicates that the railroad spur line was likely less integral to the operation of the facility by 1962. This might be related to the signing of I-10 in 1958 and its subsequent use as a major interstate, which replaced rail deliveries with trucks.

In 1976, a 198-by-328-foot dry dock (Plates 35 through 38), which houses 36 truck spaces with dock levelers on the west and east façades, and subterranean “deli warehouse” (Plate 39) were constructed onto the south side of the original 1962 building. The 1976 dry dock addition was constructed by an unknown designer and an unknown contractor. The addition does not appear to have been designed in any particular architectural style and can be classified as an industrial utilitarian structure. Aerial photographs indicate that prior to the construction of the dry dock, the south façade of Building 2 exhibited numerous loading bays.
Plate 26

View of the North Façade of the Original 1962 Delicatessen Kitchen
Warehouse Portion of Building 2, Facing Southwest

4300 Shirley Avenue
Plate 27

View of the Northeast Corner of the Original 1962 Delicatessen Kitchen
Warehouse Portion of Building 2, Facing Southwest

4300 Shirley Avenue
Plate 28

View of the West Façade of the Original 1962 Delicatessen Kitchen Warehouse (Left) and the North Façade of the Original 1962 Produce Dock (Right) Portions of Building 2, Facing South

4300 Shirley Avenue
Plate 29

View of the West Façade of the Original 1962 Delicatessen Kitchen Warehouse (Left) and the North Façade of the Original 1962 Produce Dock (Right) Portions of Building 2, Facing Southeast

4300 Shirley Avenue
Plate 30

View of the North Façade of the Original 1962 Produce Dock Portion of Building 2, Facing South

4300 Shirley Avenue
Plate 31

View of the Northwest Corner of the Original 1962 Produce Dock Portion of Building 2, Facing Southeast

4300 Shirley Avenue
Plate 32

View of the Southwest Corner of the Original 1962 Produce Dock Portion of Building 2, Facing Northeast

4300 Shirley Avenue
Plate 33

View of the Southeast Corner of the Original 1962 Produce Dock Portion of Building 2, Facing North

4300 Shirley Avenue
Plate 34

View of the East Façade of the Original 1962 Produce Dock Portion of Building 2, Facing Southwest

4300 Shirley Avenue
Plate 35
View of the Left Side of the West Façade of the 1976 Addition of Building 2, Facing East
4300 Shirley Avenue
Plate 36

View of the Middle of the West Façade of the
1976 Addition of Building 2, Facing East

4300 Shirley Avenue
Plate 37

View of the Right Side of the West Façade of the
1976 Addition of Building 2, Facing Southeast

4300 Shirley Avenue
Plate 38

View of the South Façade of the 1976 Addition of Building 2, Facing Northeast

4300 Shirley Avenue
Plate 39

View of the "Deli Warehouse" on the South Façade of the 1976 Addition of Building 2, Facing North

4300 Shirley Avenue
The roof on the south façade is flat and wood-framed with plywood sheathing (see Plate 38). The walls of the first floor of the “deli warehouse” are clad in corrugated metal. The subterranean level of the “deli warehouse” on the southeast corner is comprised of cast-in-place concrete and concrete block retaining walls with a concrete slab roof, which is supported by concrete beams and columns and framed with structural steel with metal decking (see Plate 39). Exterior doors are comprised of hollow or insulated metal with glass inserts and wood or steel framing. The concrete block wall at the southeast corner of the building is part of the overall foundation system (Plate 40).

Between 1980 and 1994, a 55-by-125-foot battery charging room was constructed on the east façade of the 1976 addition. The walls of the battery charging room are painted corrugated metal with a rectangular hole, which likely housed a window, on the south façade (Plate 41).

Building 3

Building 3 was constructed in 1968 at the southwest corner of the property as a truck service building. Building 3 was not constructed in any specific style and can be classified as a utilitarian, industrial structure. No building permits could be located for Building 3; however, it is not present in aerial photographs in 1964 but is present in its current location by 1972. In addition, a fire suppression system diagram generated by the Los Angeles County Fire Department, which is in charge of conducting building fire safety inspections, lists the construction date for Building 3 as 1968. The building has operated as a truck servicing facility since its construction.

Building 3 was originally rectangular in shape, constructed with a flat roof, a wood and steel frame, and corrugated metal siding. There are eight vehicle bays on the east façade (Plate 42) and eight vehicle bays on the west façade (Plates 43 and 44), which were designed for trucks to drive through from one side to the other. Seven of these bays currently have roll-top doors. One bay on the west façade (see Plate 44) no longer connects to the east façade because the original opening has been closed off with newer corrugated metal sheeting and a small entry door and metal canopy porch have been added (Plate 45). The only windows on the original 1968 portion of Building 3 are two small, aluminum-framed sliders on the east façade (Plate 46). Doors located on the original 1968 portion of the building are made from hollow-core metal. A likely original, metal canopy roof is located on the south façade of the building (see Plate 46).

In 1982, a 696-square-foot office space addition was constructed onto the north façade of Building 3 (see Plates 45 and 47). The architect for the 1982 addition was Gerald Munier and the contractor was Jack Malar, Inc. In 1985, a 900-square-foot addition was constructed onto the north façade of the 1982 addition. The architect for the 1985 addition was also Gerald Munier, with contractor Alcion, Inc. (see Plates 45, 47, and 48). The 1980s additions exhibit a flat roof and corrugated metal cladding like the original 1968 portion of the building, but with different materials. The 1980s additions also exhibit aluminum-framed, metal, sliding windows and hollow-core metal doors.
Figure 3
Photographic Key
Building 3
4300 Shirley Avenue
Plate 40

View of the Southeast Corner of the 1976 Addition of Building 2, Facing Northwest

4300 Shirley Avenue
Plate 41

View of the 1980 to 1994 Battery Charging Room on the East Façade of the 1976 Addition of Building 2, Facing North

4300 Shirley Avenue
Plate 42

View of the East Façade of Building 3, Facing Southwest

4300 Shirley Avenue
Plate 43

View of the West Façade of Building 3, Facing Southeast

4300 Shirley Avenue
Plate 44

View of the West Façade of Building 3, Facing East

4300 Shirley Avenue
Plate 45

View of the Northeast Corner of Building 3 Showing the Vehicle Bay Alterations on the Original 1968 Portion (Left), the 1982 Addition (Center), and the 1985 Addition (Right), Facing West

4300 Shirley Avenue
Plate 46

View of the Southeast Corner of Building 3, Facing Northwest

4300 Shirley Avenue
Plate 47

View of the West Façade of Building 3 Showing the 1985 Addition (Left), the 1982 Addition (Center), and the Original 1968 Portion (Right), Facing East

4300 Shirley Avenue
Plate 48

View of the North Façade of the 1985 Addition of Building 3, Facing South

4300 Shirley Avenue
**Building 4**

Building 4 was constructed in 1976, and therefore, does not meet the minimum age threshold to be considered a historic building, as defined by CEQA guidelines. Building 4 is a two-story, 38,400-square-foot service facility that was constructed by Ernest Hahn and designed by Gaylord & Associates in a late variation of the Mid-Century Modern architectural style. The building exhibits concrete block walls with minimal architectural detailing. The concrete block walls extend past the flat roof and create a parapet wall.

The west façade features two panels of three-pane, floor-to-ceiling, aluminum-framed, tinted-glass windows on the first floor, which are set underneath two panels of large, multi-pane, tinted-glass windows on the second floor, both of which are set inside painted metal framing (Plate 49). Between the first- and second-story windows is an opaque panel that matches the tinted window panes but is intended to create the illusion that the windows extend from ground level to the roof without a break. The concrete blocks on either side of the windows are perpendicular to the exterior wall, which creates a vertical accent around the window panels. The main entrance to the building is located on the west façade, just north of the northernmost window panel. The entrance door is comprised of aluminum-framed, full-length glass, which is bound on the north by another concrete block accent (see Plate 49).

The eastern side of the north façade of Building 4 features one row of second-story, aluminum-framed, sliding windows (Plate 50). The western side of the north façade features two small, aluminum-framed, sliding windows on both the first and second stories (Plate 51). Across the rest of the north façade are: one additional multi-pane, aluminum-framed, sliding window; six metal, hollow-core entry doors; one set of metal, hollow-core double doors; and two different-sized, roll-top dock doors (see Plates 50 through 52).

The east façade features two different-sized loading bays with metal roll-top doors and dock levelers, as well as two metal, hollow-core entry doors. Steps leading to the doors are constructed of concrete block and exhibit metal railings (Plate 53). The south façade is an unadorned, concrete block wall (Plate 54).
Figure 4
Photographic Key
Building 4
4300 Shirley Avenue
Plate 49

View of the West Façade of Building 4, Facing Southeast

4300 Shirley Avenue

(Photograph Courtesy of Google Street View 2015)
Plate 50

View of the Eastern Side of the North Façade of Building 4, Facing Southwest

4300 Shirley Avenue
Plate 51

View of the Western Side of the North Façade of Building 4, Facing South

4300 Shirley Avenue
Plate 52

View of the Center of the North Façade of Building 4, Facing South

4300 Shirley Avenue
Plate 53
View of the East Façade of Building 4, Facing West
4300 Shirley Avenue
Plate 54
View of the South Façade of Building 4, Facing West
4300 Shirley Avenue
Building 5

Building 5 was constructed in two sections, in August and December of 1976, and therefore, does not meet the minimum age threshold to be considered a historic building, as defined by CEQA guidelines. The building was designed as a meat service center by engineering firm Donald R. Warren Co. and constructed by Ernest Hahn. The southern section exhibits very little architectural detailing, with the exception of the west façade, which exhibits Streamline Moderne and Mid-Century Modern influences. The Streamline Moderne elements can be seen in the rounded, white stucco, exterior walls that flank the Mid-Century Modern-inspired, floor-to-ceiling windows on the second floor above the six central loading bays (Plate 55). Aluminum-framed, double glass main entry doors, which are set within floor-to-ceiling windows, are located on the west façade of the southern section of the building, just north of a rounded accent wall (see Plate 55). A cantilevered “eyebrow overhang” extends the length of the entire west façade of Building 5, just above the loading bays (Plate 56).

The south façade of Building 5 is comprised of poured concrete exterior walls covered in stucco and evenly-spaced, vertical, floor-to-ceiling, concrete accent beams, which match those on the northern portion of the building (Plate 57). Two projecting loading bays are located at the southeast corner of the building, with a concrete block addition located immediately west (Plate 58). A set of double metal hollow-core doors is present on the addition and the loading bays exhibit metal roll-top doors. The east façade of the building exhibits the same poured concrete exterior walls covered in stucco and vertical, floor-to-ceiling, concrete accent beams as the south façade, as well as two metal, hollow-core entry doors with glass inserts, both of which are accessible via concrete block steps (Plate 59).

The northern portion of the building is over two stories tall with a gabled roof covered in rolled roofing. The west façade consists of warehouse space with poured concrete exterior walls covered in stucco, loading bays with roll-top doors, and evenly-spaced, vertical, floor-to-ceiling, concrete accent beams, which match those on the southern portion of the building (Plate 60). An additional loading area is located on the northwest corner of the building. This smaller, one-story, almost separate, structure is made of poured concrete and stucco with a flat roof and a metal canopy, which extends over a concrete loading dock on the west façade (Plate 61). One set of metal, hollow-core entry doors and one additional metal, hollow-core entry door are located on the east façade of the loading area structure (Plate 62).

The north façade of Building 5 is comprised of poured concrete exterior walls covered in stucco and evenly-spaced, vertical, floor-to-ceiling, concrete accent beams, which match those on the west, south, and east façades of the building (see Plate 62). One metal, hollow-core entry door, which is accessed via concrete block steps, and three loading bays with sectional sliding doors are also located on the north façade.
Plate 55

View of the West Façade of the Southern Section of Building 5, Facing East

4300 Shirley Avenue
Plate 56

View of the West Façade of the Northern (Left) and Southern (Right) Sections of Building 5, Facing Southeast

4300 Shirley Avenue
Plate 57
View of the South Façade of Building 5, Facing Northwest
4300 Shirley Avenue
Plate 58

View of the South Façade of Building 5, Facing North

4300 Shirley Avenue
Plate 59
View of the East Façade of Building 5, Facing Southwest
4300 Shirley Avenue
Plate 60

View of the West Façade of Building 5 Showing the Loading Area Structure (Left) and the Northern Section (Right), Facing East

4300 Shirley Avenue
Plate 61

View of the Northwest Corner of Building 5, Facing South

4300 Shirley Avenue
Plate 62

View of the North Façade of Building 5 (Left) and the East Façade of the Loading Area Structure (Right), Facing Southwest

4300 Shirley Avenue
V. **SIGNIFICANCE EVALUATIONS**

When evaluating a historic resource, integrity is the authenticity of the resource’s physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource’s integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.

2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.

3. **Setting** applies to a physical environment, the character of a resource’s location, and a resource’s relationship to the surrounding area.

4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.

5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.

6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.

7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property’s character.

In order to assess each aspect of integrity when evaluating the VEMDC buildings, the following steps were taken, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of integrity of the buildings followed by the assessment of distinctive characteristics.
1. **Integrity of Location** [refers to] the place where the historic property was constructed or the place where the historic event occurred (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historic records and aerial photographs in order to determine if the VEMDC buildings had always existed at their present locations or if they had been moved or rebuilt. Historical research revealed that the VEMDC buildings have not been moved or rebuilt since their construction in 1957 (Building 1), 1962 (Building 2), 1968 (Building 3), and 1976 (Buildings 4 and 5); therefore, all five buildings, and the VEMDC overall, retain integrity of location.

2. **Integrity of Design** [refers to] the combination of elements that create the form, plan, space, structure, and style of a property (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.

   a. **Building 1:** The office portion of Building 1 was designed in the Mid-Century Modern architectural style with International-style influences. The warehouse portion can best be described as an industrial brick masonry building with no specific architectural style. Originally designed by H.W. Underhill in 1957, the office portion of the building acted as the primary façade of Building 1 until its removal in 2011. The elimination of the Mid-Century Modern- and International-style elements of Building 1 present in the office negatively impacted the original design of the building, including its original form, plan, space, structure, and style. Character-defining features of the two styles that were removed include the ribbons of horizontal windows, the flat roof, the shadow block accent wall (pylon), and the simple geometric form (Historic Resources Group 2007).

   The warehouse portion of Building 1 was expanded several times between 1960 and 1981. The 1960 addition utilized the same materials and building methods as the original 1957 portion, but the 1967 and 1980 additions introduced new methods of construction and Brutalist-style architectural elements. These differences in method and style can be seen in the large expanses of exposed concrete wall, which feature evenly-spaced, repetitive, vertical grooves across each façade. While the warehouse portion of the building still served its original purpose as a grocery warehouse during this time, the modifications increased the overall size of the building to nearly three times that of its original design. Therefore, Building 1 does not retain integrity of design.
b. **Building 2:** Building 2 was originally designed by A.C. Martin in 1962 as a Mid-Century Modern industrial building with International-style influences. When constructed, the building functioned as a delicatessen kitchen and produce dock. Mid-Century Modern- and International-style elements are only present on the north and west façades of Building 2, including ribbons of horizontal windows, cantilevered overhangs, a flat roof, an absence of exterior decoration, and the use of geometric forms (Historic Resources Group 2007).

When originally designed, the entire south façade consisted of enclosed loading bays. In 1976, an open-air loading dock was constructed on the eastern half of the south façade, which removed the enclosed loading bays. Another addition was constructed onto the eastern façade of the 1976 addition between 1980 and 1994. This addition consists of an enclosed battery charging room, which blocked off an additional loading bay on the original south façade. Although the south façade did not possess any features characteristic of the Mid-Century Modern or International styles, the 1976 addition increased the square footage of the building from 161,000 square feet to over 225,000 square feet. The addition also introduced concrete block and poured concrete walls to the wood-framed and brick masonry building. Therefore, the additions negatively impacted the original form, plan, space, and structure of the overall building, and Building 2 does not retain integrity of design.

c. **Building 3:** Building 3 was originally constructed in 1968 as a simple, rectangular, utilitarian truck service building with wood framing and corrugated metal walls. The building was not designed in any specific architectural style. In 1982, a 692-square-foot office addition was built onto the north façade of the building. It is also likely that at this time, the opening on the east façade of the northernmost bay was enclosed and a small entry door and metal canopy were added. In 1985, the north façade was expanded to include an additional 900 square feet of office space, which was constructed onto the 1982 addition. Although the additions total less than half of the original square footage of Building 3, they negatively impacted its original form, plan, space, and structure. Therefore, Building 3 does not retain integrity of design.

d. **Building 4:** Building 4 was designed in 1976 by Gaylord & Associates as a utilitarian service building with Mid-Century Modern influences. No known exterior modifications have been made to the building that would have
impacted the original design. Therefore Building 4 retains integrity of design.

e. **Building 5**: Building 5 was designed in 1976 by Donald R. Warren Co. as a utilitarian meat service building with Mid-Century Modern and Streamline Moderne influences. The building was constructed in two sections that, although finished at different times, were designed and assembled as a single structure. No known exterior modifications have been made to the building that would have impacted the original design. Therefore, Building 5 retains integrity of design.

Because only two out of the five buildings retain integrity of design, the VEMDC overall does not retain integrity of design.

3. **Integrity of Setting** [refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features (Andrus and Shrimpton 2002). The VEMDC property and surrounding area has changed substantially since the construction of Building 1 in 1957. At that time, Building 1 was one of four buildings that made up the Shopping Bag Food Stores corporate headquarters, including: an office and warehouse building (Building 1), a bakery, a maintenance building, and a truck service building. Surrounding the VEMDC property was the Gidley School to the east, vacant land to the south, and residential development to the north and west.

The setting of the property was altered in 1960 and 1962 with the construction of an addition onto the south façade of Building 1, which encroached into the vacant land to the south, and the construction of Building 2, respectively. Also around this time, commercial and industrial buildings were being constructed to the east and west of the property, which replaced previously vacant areas and older residential development. Vacant space within the property was further impacted with the construction of the 1967 addition to Building 1, the 1968 construction of Building 3, and the 1976 construction of Buildings 4 and 5 and the addition to Building 2. By 1976, the areas to the east and west of the property were almost entirely commercial. The only major change to the VEMDC property after 1976 was the removal of the original bakery building in 2010 and the removal of the office portion of Building 1 in 2011.

Given the square footage involved, the construction and/or removal of buildings and additions from 1960 to 2011 substantially altered the overall character of the VEMDC
property. The modifications made to the areas immediately surrounding the property also affected the topographic features, open space, and artificial features that were originally present. Therefore, the buildings, and the VEMDC overall, do not retain integrity of setting.

4. **Integrity of Materials** [refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings.

   a. **Building 1:** Building 1 was originally constructed with exterior walls made of brick masonry, concrete block, and stucco. The north façade of the building also featured aluminum-framed, floor-to-ceiling windows and horizontal bands of aluminum-framed windows. The 1960 addition on the south façade utilized the same brick masonry as the 1957 portion of the building; however, the 1967 and 1980 additions were primarily constructed of poured concrete. The use of poured concrete as exterior cladding was not widespread until the mid- to late 1960s, with the emergence of the Brutalist architectural style (Historic Resources Group 2007). With the 1969 and 1981 additions, non-original metal wall and roofing materials were added to the building. The introduction of newer materials in the 1967, 1969, 1980, and 1981 additions, as well as the removal of the concrete block and stucco office portion of the building in 2011, negatively impacted the Building 1’s integrity of materials and altered its original architectural design. Therefore, Building 1 does not retain integrity of materials.

   b. **Building 2:** Building 2 was originally constructed with exterior walls made of brick masonry, concrete block, stucco, and corrugated metal siding. The 1976 addition, however, introduced poured concrete walls and metal canopies. The 1980 to 1994 addition also introduced newer corrugated metal wall cladding. Neither of the additions utilized similar building materials to those seen on the original building. The use of poured concrete exterior walls in the subterranean portion of the 1976 addition also introduced elements of the Brutalist architectural style, which differs from the Mid-Century Modern- and International-style original building. Therefore, Building 2 does not retain integrity of materials.
c. **Building 3**: Building 3 was originally constructed using wood and metal framing and corrugated metal siding. The 1982 addition also utilized corrugated metal siding, but also introduced a metal canopy and new doors and windows. At that time, one original roll-top door was removed from the east façade of the northern end of the building and replaced with a panel of newer metal siding. The 1985 addition also utilized corrugated metal siding. Both additions introduced new materials that are also similar to those used in the construction of the original building. In addition, because Building 3 was not designed in any specific architectural style, the modifications did not alter or otherwise impact the original characteristic features. Therefore, Building 3 retains integrity of materials.

d. **Building 4**: Building 4 was originally constructed using concrete block exterior walls and aluminum-framed windows. No substantial modifications were made to the building that introduced new materials or removed original materials. Therefore, Building 4 retains integrity of materials.

e. **Building 5**: Building 5 was original constructed using poured concrete, concrete block, stucco, and corrugated metal as exterior wall cladding. No substantial modifications were made to the building that introduced new materials or removed original materials. Therefore, Building 5 retains integrity of materials.

Because only three out of the five buildings retain integrity of materials, the VEMDC overall does not retain integrity of materials.

5. **Integrity of Workmanship** [refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings.

a. **Building 1**: The workmanship demonstrated in the construction of the original 1957 portions of Building 1 has only been partially retained. While the original brick warehouse remains, the attached concrete block and stucco office building, which possessed a majority of the Mid-Century Modern and International character-defining features, has been removed. The 1960 addition also remains and was constructed using brick masonry. Even so, the methods used in laying brick and concrete block, and those used in the application of stucco, are not unique to any specific time period. The 1967
and 1980 additions, however, were constructed using poured concrete rather than concrete block and stucco or brick masonry. The use of poured concrete as a building finish was not generally used until the 1960s, when the Brutalist style became more popular. The 1967 and 1980 additions, therefore, introduced a method of construction that was not generally used until after the original 1957 date of construction. The 1969 and 1981 additions introduced cheap, expedient metal wall and roofing materials, generally used for their utilitarian purposes, which reflect a lower level of workmanship. Regardless, neither the initial construction nor the subsequent modifications are representative of the labor and skill of a particular culture of people during their period(s) of construction. Therefore, Building 1 does not retain integrity of workmanship.

b. **Building 2:** All workmanship demonstrated in the concrete block and stucco construction of Building 2 is still visible on the original 1962 portions of the building. While no other façades have been modified, the southeastern façade was closed off by the 1976 open-air loading dock addition. The 1976 addition introduced poured concrete and simple canopy framing, both of which differ from the methods used in the original construction. The use of poured concrete as a building finish was generally not used until the 1960s, when the Brutalist style became more popular. Although the original building was constructed in 1962 and the poured concrete addition did not introduce methods from a different period in history, the construction methods used still differ from that of the original building. Further, neither the initial construction nor the subsequent modifications are representative of the labor and skill of a particular culture of people during their period(s) of construction. Therefore, Building 2 does not retain integrity of workmanship.

c. **Building 3:** The workmanship demonstrated in the original 1968 construction of Building 3 appears to have been average, with no outward expression of skill or specific construction methods. The wood and metal framing and corrugated metal siding are simplistic and utilitarian in nature and do not reflect any specific period in history. The additions constructed onto the building in 1982 and 1985 express the same level of workmanship. However, neither the initial construction nor the subsequent modifications are representative of the labor and skill of a particular culture of people during their period(s) of construction. Therefore, Building 3 does not retain integrity of workmanship.
d. **Building 4:** The workmanship demonstrated in the original 1976 construction of Building 4 appears to have been average and has been sufficiently maintained. No modifications have been made to the building that may have affected the original workmanship or introduced different levels of workmanship. However, the construction methods used to lay the concrete block exterior walls are not unique to any specific period in history. In addition, the construction is not representative of the labor and skill of a particular culture or people during the 1970s. Therefore, Building 4 never possessed integrity of workmanship.

e. **Building 5:** The workmanship demonstrated in the original 1976 construction of Building 5 appears to have been average and has been sufficiently maintained. No modifications have been made to the building that may have affected the original workmanship or introduced different levels of workmanship. The construction methods used to build the exterior poured concrete walls were commonly used in the 1960s. However, the construction itself is not representative of the labor and skill of a particular culture or people during the 1970s. Therefore, Building 5 never possessed integrity of workmanship.

Because none of the buildings are representative of the labor and skill of a particular culture or people during their period(s) of construction (1957 to 1976), the VEMDC overall does not possess integrity of workmanship.

6. **Integrity of Feeling** [refers to] a property’s expression of the aesthetic or historic sense of a particular period of time (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources’ features, in combination with their setting, conveyed a historic sense of the property during the period(s) of construction.

a. **Building 1:** Building permits indicate that Building 1 was constructed as a warehouse and office building in 1957. Subsequent additions were constructed onto the south façade in 1960, 1967, and 1980, and onto the west façade in 1969 and 1981. In 2011, the original 1957 office, which served as the primary façade of the building, was removed. All of the modifications made to Building 1 after its construction affected the original elements that expressed a historic sense of the period of its construction, thereby negatively impacting its integrity of feeling. In addition, the changes made to the surrounding area, including the construction and removal of other buildings
within the VEMDC property, also negatively impacted Building 1’s integrity of feeling. Due to the modifications made to Building 1 since 1957 and the overall loss of setting, Building 1 does not retain integrity of feeling.

b. **Building 2:** Building permits indicate that Building 2 was constructed as a perishable warehouse and delicatessen kitchen in 1962. Additions were constructed onto the south façade of the building in 1976 and between 1980 and 1994. The modifications made to Building 2 after its construction affected the original elements that expressed a historic sense of its period of construction, thereby negatively impacting its integrity of feeling. In addition, changes made to the surrounding area, including the construction and removal of other buildings within the VEMDC property, also negatively impacted Building 2’s integrity of feeling. Due to the modifications made to Building 2 since 1962 and the overall loss of setting, Building 2 does not retain integrity of feeling.

c. **Building 3:** Building permits indicate that Building 3 was constructed as a truck service building in 1968. Additions were constructed onto the north façade of the building in 1982 and 1985. The modifications made to Building 3 after its construction affected the original elements that expressed a historic sense of its period of construction, thereby negatively impacting its integrity of feeling. In addition, changes made to the surrounding area, including the construction and removal of other buildings within the VEMDC property, also negatively impacted Building 3’s integrity of feeling. Due to the modifications made to Building 3 since 1968 and the overall loss of setting, Building 3 does not retain integrity of feeling.

d. **Building 4:** Building permits indicate that Building 4 was constructed in 1976 as a service facility. While no substantial modifications have been made to the exterior of the building since its construction, the surrounding area and other buildings within the VEMDC property have undergone changes since that time, negatively impacting Building 4’s integrity of feeling. Due to the overall loss of setting, Building 4 does not retain integrity of feeling.

e. **Building 5:** Building permits indicate that Building 5 was constructed in 1976 as a meat service center. While no substantial modifications have been made to the exterior of the building since its construction, the surrounding area and other buildings within the VEMDC property have undergone changes since that time, negatively impacting Building 5’s integrity of feeling. Due to
the overall loss of setting, Building 5 does not retain integrity of feeling.

Because none of the buildings retain integrity of feeling, the VEMDC overall does not retain integrity of feeling.

7. **Integrity of Association** [refers to] the direct link between an important historic event or person and a historic property (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources’ data or information and their ability to answer any research questions relevant to the history of the city of El Monte or the state of California.

The VEMDC was not the first location used by Shopping Bag Food Stores as their corporate office, warehouse, kitchen, or distribution facilities. The first Shopping Bag Food Stores corporate office and large-scale warehouse and distribution center was constructed between 1948 and 1952 at 2716 San Fernando Road in Los Angeles. After the Shopping Bag Food Stores merged with Vons in 1960, Building 1 was utilized as the Vons corporate offices. However, the VEMDC was also not the first location used by Vons as their corporate office, warehouse, kitchen, or distribution facilities; the first facility utilized by Vons was constructed at 2700 South Garfield Avenue in Los Angeles in 1956. Even as the VEMDC expanded over the years, the facility was not unique in its design or function and is not reflective of any important historic events. In addition, neither W.R. Hayden nor Charles Von der Ahe, the founders of Shopping Bag Food Stores and Vons, respectively, are directly associated with the VEMDC facility. As a result, the VEMDC overall does not possess further information that could answer research questions relevant to the history of the city of El Monte or the state of California. Therefore, the buildings, and the VEMDC overall, do not possess integrity of association.

For a historic building to be identified as architecturally significant, it must meet the criteria of historical and architectural importance and retain as much of the original structural and architectural integrity as possible in order to convey those characteristics that would support a finding of significance. Integrity is the authenticity of a historic resource’s physical identity, as evidenced by the survival of characteristics or historic fabric that existed during the resource’s period of significance. Buildings 1 and 2 and the VEMDC overall were determined to retain only one of the seven categories of integrity (location); Building 3 retains only two (location and materials); and Buildings 4 and 5 retain only three (location, design, and materials). As a whole, however, the original integrity of the VEMDC has been significantly impacted by the modifications made to the five buildings and the property’s overall setting since 1957.
**CRHR Criteria**

The historical assessment of the VEMDC incorporated the CEQA historic resources eligibility criteria found in Public Resources Code Section 5024.1. According to the CRHR, a historic resource must be significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**
  It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.

- **CRHR Criterion 2:**
  It is associated with the lives of persons important in our past.

- **CRHR Criterion 3:**
  It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

- **CRHR Criterion 4:**
  It has yielded, or may be likely to yield, information important in prehistory or history.

**CRHR Evaluation**

- **CRHR Criterion 1:**
  In order to evaluate the VEMDC under Criterion 1, BFSA followed protocols recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

  1) Identify the event(s) with which the building(s) is associated through the review of the archaeological record, historic records, and oral histories.

    - Historical research conducted for this study confirmed that no single significant event could be definitively associated with the VEMDC buildings. W.R. Hayden and W.D. Rorex originally founded Shopping Bag Food Stores at the corner of Wilshire Boulevard and La Brea Avenue in Los Angeles in 1930. Between 1948 and 1952, the company constructed a warehouse and corporate offices at 7210 San Fernando Road in Los Angeles. In 1957, the company moved the facilities to 4300 Shirley Avenue in El Monte. Building 1 and a
bakery building were constructed at 4300 Shirley Avenue in 1957. Building 1 was then utilized as the Shopping Bag Food Stores corporate offices until the company merged with Vons in 1960, at which point Vons used the building as its corporate offices until 1989. Vons commissioned the construction of four additional buildings on the property, and subsequent modifications to the buildings, between 1960 and 2011.

None of the five individual buildings currently present within the VEMDC are associated with any specific significant events. In addition, although Shopping Bag Food Stores and Vons were major grocery retailers in southern California, the VEMDC is not the first or only location utilized by either company as an office or distribution center, nor is the VEMDC solely representative of the products distributed or sold by either company. Therefore, the buildings and the VEMDC overall are not eligible for designation under Criterion 1.

- **CRHR Criterion 2:**

  In order to evaluate the VEMDC under Criterion 2, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

  1) Identify any important persons associated with the building(s) through the investigation of the archaeological record, historic records, and oral histories.

  o The VEMDC was utilized as the corporate offices for Shopping Bag Food Stores beginning in 1957. W.R. Hayden, one of the original founders of Shopping Bag Food Stores, likely worked in the offices when they first opened. The other founder, W.D. Rorex, retired in 1945 and died of a heart attack in 1953 (*Los Angeles Times* 1955b). Hayden likely continued to work in the offices when he became the vice president of Vons after the merger in 1960. While Hayden was associated with the Building 1 office, no evidence could be found linking him to any of the other buildings within the VEMDC. However, Hayden’s association with Building 1 was lost when the office was demolished in 2011. No other significant individuals are known to be associated with any of the VEMDC buildings. Therefore, the buildings and the VEMDC overall are not eligible for designation under Criterion 2.
**CRHR Criterion 3:**
In order to evaluate the VEMDC under Criterion 3, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1) Identify the distinctive characteristics of the type, period, or method of construction, master or craftsman, or the high artistic value of the building(s). This will be done by examining the pattern of features common to the particular class of resource that the site(s) or feature(s) may embody, the individuality or variation of features that occur within the class, and the evolution of that class, or the transition between the classes of resources.

- All buildings within the VEMDC were constructed by Ernest Hahn, who was best known for helping to invent the suburban shopping mall. In the 1950s, Hahn founded Ernest W. Hahn, Inc. in Hawthorne, California. By 1980, the company had been renamed Hahn Co. with offices in El Segundo, California. Notable suburban shopping mall centers attributed to Hahn and his company include the Fashion Valley Mall in San Diego, Palm Desert Town Center in Palm Desert, Fox Hills Mall in Culver City, The Oaks in Thousand Oaks, Los Cerritos Center in Los Cerritos, and Horton Plaza in San Diego. Hahn viewed Horton Plaza as his most important contribution to the retail world because it was a redevelopment of a failing urban area (Kraul 1992). None of the buildings constructed within the VEMDC, however, are considered notable works of Ernest Hahn. Most have a more utilitarian function and were not designed or built in a commercial manner to attract customers.

- The only exception would be Building 1, which was designed by H.W. Underhill of Los Angeles and constructed by Ernest Hahn. Underhill was responsible for designing super markets, including Shopping Bag Food Stores, and other shopping centers (*San Bernardino County Sun* 1956). The Shopping Bag Food Stores designed by Underhill featured the same “familiar pylon” that the office portion of Building 1 possessed, as well as floor-to-ceiling windows, concrete block, and stucco (*Los Angeles Times* 1954; *San Bernardino County Sun* 1955). However, due to the removal of the office portion of Building 1 in 2011, the building is no longer recognizable as one of Underhill’s Mid-Century Modern super market designs. Therefore Building 1 is
not individually eligible for designation under Criterion 3.

- Building 2 was designed in 1962 by A.C. Martin. During the 1950s, the firm was best known for their design of the Lakewood Center shopping mall. In the 1960s, the firm focused more upon suburban corporate campuses and large urban buildings. Most of their designs from the 1950s and into the 1970s were large and commanding structures, utilizing Mid-Century Modern (Lakewood Center and Rose Hills Memorial Park Chapels), Brutalist (Glendale Municipal Services Building and St. Basil Catholic Church), Corporate International (Northrup Grumman), and Late Modern (Sears, Roebuck, and Company Administrative Offices) architectural styles. Unlike A.C. Martin’s other known buildings, however, Building 2 was primarily designed as a utilitarian structure that would serve as a produce dock and delicatessen kitchen. Only one façade exhibits elements of the Mid-Century Modern and International styles, and while large, Building 2 does not have a commanding presence like the other buildings designed by A.C. Martin. The 1976 addition constructed onto the south façade of Building 2 also negatively impacted the original integrity of design and materials. As such, Building 2 does not portray characteristics of a specific type, period, or method of construction, nor does it represent the work of a master, nor does it display any elements representative of high artistic values. Therefore, Building 2 is not eligible for designation under Criterion 3.

- As a simple utilitarian service building with corrugated metal siding, Building 3 was not designed in any specific architectural style, does not portray characteristics of a specific type, period, or method of construction, does not represent the work of a master, and does not display any elements representative of high artistic values. Therefore, Building 3 is not eligible for designation under Criterion 3.

- Buildings 4 and 5 were both constructed in 1976 and do not meet the age threshold to be considered historic resources under CEQA. Therefore, Buildings 4 and 5 are not individually eligible for designation under Criterion 3.

- Because none of the buildings within the VEMDC are individually eligible for designation under CRHR Criterion 3, and collectively, the buildings are not representative of a specific type, period, or method of
construction, they do not represent the work of a master, and they do not display any elements representative of high artistic values, the VEMDC overall is not eligible for designation under Criterion 3.

- **CRHR Criterion 4:**
  It is unlikely that the five VEMDC buildings, as they presently exist, could contribute additional information, beyond that presented in this report, which could be considered important to the history of the local area or the state. The VEMDC could not be associated with any specific events or persons, nor are any of the buildings designed in a specific style considered good examples of that style. Further research would not provide any additional information pertinent to the history of the city of El Monte or the state of California. Therefore, the buildings and the VEMDC overall are not considered eligible for designation under Criterion 4.

### VI. FINDINGS AND CONCLUSIONS

The assessment of the VEMDC has concluded that the original historical and architectural characteristics present in the five buildings are not exemplary in any way. The buildings served as corporate offices and a distribution center for Shopping Bag Food Stores from 1957 until the VEMDC property was purchased by Vons in 1960, which triggered eventual expansion and renovations to the buildings. The only remaining Shopping Bag Food Stores building on the property is Building 1, which has been modified several times since its construction in 1957. Additionally, the office portion of Building 1, which served both Shopping Bag Food Stores and Vons as the corporate office headquarters, was demolished in 2011. Two of the four additional buildings constructed while the property was owned by Vons have been altered several times since their original construction in 1962 (Building 2) and 1968 (Building 3). The remaining two buildings (Buildings 4 and 5) do not meet the minimum age threshold to be considered historic buildings according to CEQA guidelines.

None of the buildings are considered a good example of any specific architectural style and none of the buildings could be associated with any significant persons or events in history. An overall lack of integrity has rendered the entire VEMDC not historically and/or architecturally significant, as defined by CEQA significance criteria. The VEMDC further fails to meet any criteria for historic significance according to CRHR eligibility criteria. Because of the absence of historic resources significant under CEQA, as expressed by CRHR eligibility criteria, removal of the VEMDC buildings will not pose a negative impact on the history, or the overall character, of the surrounding neighborhood.

**Impacts Discussion**

Although removal of the VEMDC buildings is planned as part of the development of this
property, no historic resources eligible for listing at the state or local level will be impacted. Therefore, no discussion of impacts to historic resources is appropriate under CEQA guidelines and mitigation of impacts will not be required.

VII. BIBLIOGRAPHY

AARoads

Albertson Companies, LLC

American Local History Network: Riverside County, California

Andrus, Patrick and Rebecca H. Shrimpton

Armbruster, Walter J. and Donald D. Knutson

Ballard, Michael

Baur, John E.

Brian F. Smith and Associates, Inc.
Various dates. Research library holdings including Sanborn maps, city directories, aerial photographs, published regional histories, and geologic and paleontological references.

Brigandi, Phil

California Department of Transportation (Caltrans)
2010 The Interstate 10 (San Bernardino Freeway / El Monte Busway) High Occupancy


California State Library

Cook, Sherburne Friend

Covina Argus


Diaz, Enrique

Dumke, Glenn S.

Faigin, Daniel P.


Forgotten Hwy Productions

FundingUniverse


Gelson’s Markets

Harvard Business School

Historic Resources Group & Pasadena Heritage

Johnson, Paul C., Dorothy Krell, John S. Weir, Harry Downie, Adrian Wilson, Joe Seney, Philip Spencer, and France Carpentier

Kraul, Chris

Lewis, Donovan

Longo Toyota

Los Angeles County Recorder
Various dates. Various official records.

Los Angeles Public Library
Various dates. Various records.

Lyman, Edward Leo
81, Number ¾, 2003.

McCondichie, Tatjana and Brian Gallagher

Modell, John

Nevin, David

Oliver, Myrna

Pasadena Independent
1958 34 Store Salute. 6 February. Pasadena, California.

Pourade, Richard F.

Riverside County

Rolle, Andrew F.

Stark, Michael L. and Wendy Kennedy

SurveyLA

The Los Angeles Times
1950 20th Anniversary: 20 Years of Service. 5 October. Los Angeles, California.
1952  Shopping Bag Will Open New Altadena Store. 15 May:34. Los Angeles, California.

1954  Monterey Park Store is Rising. 12 December. Los Angeles, California.

1955a Shopping Bag Helps at Community Affairs. 6 October:2. Los Angeles, California.

1955b Shopping Bag has 25th Anniversary: Shopping Bag Crew with the Southland. 6 October. Los Angeles, California.

1957  Display Shop Man. 14 March: 54. Los Angeles, California.

1966  Von’s Divesture Parley Planned. 2 June. Los Angeles, California.

1980  Vons Grocery Co. Founded in 1906 of 7th and Figueroa. 21 September. Los Angeles, California.

*The San Bernardino County Sun*


1956  Shopping Center Planned in North Rialto District. 11 March:19. San Bernardino, California.

United States Library of Congress

Various dates

Utley, Dan K.


Velazquez, Maritza


Wallace, Glenn


Watson, Virginia

Weingroff, Richard F.

VIII. APPENDICES

Appendix A: Building Development Information
Appendix B: Ownership and Occupant Information
Appendix C: Maps
Appendix D: DPR Forms
Appendix E: Preparers’ Qualifications
APPENDIX A

Building Development Information
- Building Permits
- Notice of Completion for Building 1
- Notice of Completion for Building 2
- Site Plan With Footprint
APPLICATION FOR BUILDING PERMIT

DIVISION OF BUILDING AND SAFETY
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER
CASSATT D. GRIFFIN, SUPT OF BUILDING

FOR APPLICANT TO FILL IN

BUILDING ADDRESS (SEE ATTACHED COPY)
LOT NO. Block
TRACT
SIZE OF LOT NO. OF BLDGs. NOW ON LOT
USE OF EXISTING BLDG. STABLES
OWNER Shopping Bag Properties Inc.
MAIL ADDRESS 2716 San Fernando Rd.
CITY L.A. CA 65 CALIF. NO. 04-2010
ARCHITECT OR ENGINEER NONE
ADDRESS
CONTRACTOR E. W. HAHN INC. TEL. 05-55441
ADDRESS 114 So Hawk Horn Ave

DESCRIPTION OF WORK

NEW ADD ALTER REPAIR DEMOLISH
SO. FT. 650 NO. OF STORIES 1 NO. OF FAMILIES
USE OF STRUCTURE STABLES
STABLES
Truck Room w/Bath

SIGNATURE OF APPLICANT

APPROVALS

FOUNDATION: LOCATION FORMS, MATERIALS 4-5-56 Weiland
FRAME: FIRE STOPS, BRACING, BOLTS 4-11-56 Weiland
FURNACE: LOCATION, GAS VENT, DUCTS 4-11-56 Weiland
LATH, INT. 4-11-56 Weiland
LATH, EXT. 4-11-56 Weiland
HOUSE NUMBER CORRECT AND POSTED 3-11-56 Weiland

VALUATION

$3,000.00
P.C. $50.00
FEE $10.00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE

VALIDATION

C. N. DIRLAM, CHIEF BLDG. INSPECTOR

WM. J. FOX, COUNTY ENGINEER
APPLICATION FOR BUILDING PERMIT

DIVISION OF BUILDING AND SAFETY
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER
CASSATT D. GRIFFIN, SUPT. OF BUILDING

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 10150-56 LOWER AZUSA RD
LOT NO. 1
TRACT GIDLEY-PEIRSON
SIZE OF LOT 2.2 ACRES
USE OF EXISTING BLDG. OFFICE & WAREHOUSE (UNDER CONSTRUCTION)
OWNER SHOPPING BAG PROPERTIES, INC.
MAIL ADDRESS 2116 SAN FERNANDO RD
CITY LOS ANGELES
ARCHITECT OR ENGINEER H.W. UNDERHILL
ADDRESS 4313 LEIMERT BLVD, L.A.
CONTRACTOR NONE YET

DESCRIPTION OF WORK

[Handwritten notes: Foundation footings Established. OK to pour. Retaining wall footing established.]

NEW ADD ALTER REPAIR DEMOLISH
NEW FT. 8000 NO. OF STORIES 1 NO. OF FAMILIES 1012

MAINTENANCE SHOPS

SIGNATURE OF APPLICANT

ADDRESS 4313 LEIMERT BLVD, L.A.

VALUATION 24,000

P.C.$ 21,500
FEE $4,500

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE

ADDRESS 4313 LEIMERT BLVD 116

WM. J. FOX, COUNTY ENGINEER

C. N. DIRLM, CHIEF BLDG. INSPECTOR

VALIDATION

AC 6778® JUL 11 16 215048
AC 23778® OCT 15 1 43.00

AC 4436 SHIRLEY

PLANS MUST BEAR INDUSTRIAL WASTE CLARIFICATION...
APPLICATION FOR BUILDING PERMIT

DIVISION OF BUILDING AND SAFETY
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER
CASSATT D. GRIFFIN, Supt. of Building

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 10150-56 LOWER AZUSA RD
LOT NO. BLOCK
TRACT GIDLEY-PERSON
SIZE OF LOT 28 ACRES NO. OF BLDG. 2
USE OF EXISTING BLDG. OFFICE, WAREHOUSE, UNDER CONSTR.
OWNER SHOPPING BAY PROPERTIES, INC
MAIL ADDRESS 2116 SAN FERNANDO RD
CITY LOS ANGELES TEL. NO. (213) 930-1000
ARCHITECT OR ENGINEER H. W. UNDERHILL TEL. NO. AX 19034
ADDRESS 4313 LEIMERT BLVD. L.A.
CONTRACTOR NOT SELECTED TEL. NO.

DESCRIPTION OF WORK
NEW ADD ALTER REPAIR DEMOLISH
SQ. FT. 7,200 NO. OF STORIES 1 NO. OF FAMILIES
USE OF STRUCTURE JOB 1011

TRUCK SERVICE

SIGNATURE OF APPLICANT ZONE 7. LEIMERT
ADDRESS 4313 LEIMERT BLVD. L.A.

VALUATION $22,000 F.C. $ P.C. $ FEE $ 26.56 FEE $ 41.00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE
ADDRESS 4313 LEIMERT BLVD. L.A.

VALIDATION C. N. DIRoram, Chief Bldg. Inspector

PLANS MUST BEAR INDUSTRIAL WASTE CLEARANCE:

LOCALITY EL MONTE
NEAREST CROSS ST. E. H.WAY
DISTRICT No. 92-5 GROUP SHIRLEY
SEWER MAP PG

COND. USE No. STATE HWY YES NO
USE ZONE M-1 SPECIAL CONDITIONS
BUILDING SETBACK YARD HWY STREET NAME EXIST. WIDTH
SIDE P.L.
0 TRACT DWELL. 1 UNIT 5 INDUSTRIAL
1 DWELL. 16 6 PUBLIC BLDG.
2 DUPLEX 1 UNIT 7 ADDN., ALT., ETC.
APT. UNITS 8 MISCELL.

INSPECTION RECORD

APPROVALS DATE INSPECTOR'S SIGNATURE

FOUNDATION LOCATION FORMS, MATERIALS
FRAME: FIRE STOPS, BRACING, BOLTS
FURNACE LOCATION, GAS VENT, DUCTS
LATR. INT.
LATR. EXT.
HOUSE NUMBER CORRECT AND POSTED 4357

WM. FOX, COUNTY ENGINEER

AC 57796 JUL 11 16 2050 8

W. HANDEL

D 2422 NOV 16 1 41.00

W. DARMER
APPLICATION FOR BUILDING PERMIT

DIVISION OF BUILDING AND SAFETY
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER
CASSATT D. GRIFFIN, SUPT OF BUILDING

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 10150-56 LOWER AZUSA RD
LOT NO. See Attached Block
TRACT
SIZE OF LOT 21 ACRES
USE OF EXISTING BLDG. CROCK WAREHOUSE
OWNER SHOPPING BAG PROPERTIES, INC
MAIL ADDRESS 2716 SAN FERNANDO RD.
CITY LOS ANGELES TEL. NO.
ARCHITECT OR ENGINEER H.W. UNDERHILL TEL. NO. AX 18085
ADDRESS 4313 LIME MEET BLVD. L.A.
CONTRACTOR E.W. HIHN, INC TEL. NO. OR. 9396
ADDRESS 219 S. HAWTHORNE BLVD.

DESCRIPTION OF WORK

NEW V ADD ALTER REPAIR DEMOLISH
SF. FT. 4,160 NO. OF STORIES 2 NO. OF FAMILIES
USE OF STRUCTURE OFFICE BLDG.
TYPE K H.W. UNDERHILL
SIGNATURE OF APPLICANT

SIGNATURE OF PERMITTEE

$ 416,000.00 P.C.S. FEE 124.00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE

WM. J. FOX, COUNTY ENGINEER

VALIDATION C. N. DURLAM, CHIEF BLDG. INSPECTOR

BUILDING ADDRESS 10150-56 LOWER AZUSA RD
LOCALITY EL MONTE
NEAREST CROSS ST. S. W. LEE

DISTRICT NO. 9.5 GROUPE W TYPE C CONSTRUCTION SEWER MAP PG

USE ZONE SPECIAL CONDITIONS B-1 = 30 F.P.L.

BUILDING SETBACK YARD HWY STREET NAME EXIST. WIDTH

INSPECTION RECORD

FOUNDATION PERMIT ISSUED FOR 45,000$ VALUATION, BLDG. 7/15/55
CONTINUOUS INSPECTION BY SPECIAL INSPECTORS RATED FOR STRUCTURAL WELDING, GYPSUM, ROOF, DECK & CONCRETE JASPER, CONSTRUCTION BLDG.

APPROVALS

DATE INSPECTOR'S SIGNATURE
7/11/56
7/17/57
7/17/57

FURNACE: LOCATION, GAS VENT, DUCTS
LATH, INT.
LATH, EXT.
HOUSE NUMBER CORRECT AND POSTED

FINAL

SPECTOR BEALINGFIELD CHIEF
**APPLICATION FOR BUILDING PERMIT**

**DIVISION OF BUILDING AND SAFETY**
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER
CASSATT D. GRIFFIN, Supt. of Building

**FOR APPLICANT TO FILL IN**

<table>
<thead>
<tr>
<th>BUILDING ADDRESS</th>
<th>10150-56 LOWER AZUSA RD</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT NO.</td>
<td>25 TO 31</td>
</tr>
<tr>
<td>TRACT</td>
<td>CITY OF PASADENA - FELL</td>
</tr>
<tr>
<td>SIZE OF LOT</td>
<td>950 SQ.FT.</td>
</tr>
<tr>
<td>USE OF EXISTING BLDG.</td>
<td>NOTHING</td>
</tr>
<tr>
<td>OWNER</td>
<td>SHOPPING ISLAND PROPS, Inc.</td>
</tr>
<tr>
<td>MAIL ADDRESS</td>
<td>2176 SAN FRANCISCO BLVD.</td>
</tr>
<tr>
<td>CITY, STATE</td>
<td>LOS ANGELES, CA.</td>
</tr>
<tr>
<td>CONTRACTOR</td>
<td>F. L. MEYER STUDIO, L.A.</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>4212 LEIMERT BLVD. L.A.</td>
</tr>
</tbody>
</table>

**DESCRIPTION OF WORK**

<table>
<thead>
<tr>
<th>NEW</th>
<th>ADD</th>
<th>REM</th>
<th>ALTER</th>
<th>REPAIR</th>
<th>DEMOLISH</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>45</td>
<td>160</td>
<td>0</td>
</tr>
</tbody>
</table>

**USE OF STRUCTURE**

<table>
<thead>
<tr>
<th>OFFICE</th>
<th>WAREHOUSING</th>
</tr>
</thead>
</table>

**SPECIAL CONDITIONS**

<table>
<thead>
<tr>
<th>USE</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>DWELL</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>DUPLEX</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>APT</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>COMMERCIAL</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
</tr>
</tbody>
</table>

**INSPECTION RECORD**

3/23/39 - Continuous Inspection by Special Inspectors Required for Structural Welding, Concrete Caisson & Gypsum Roof Deck Construction.

**APPROVALS**

<table>
<thead>
<tr>
<th>DATE</th>
<th>INSPECTOR'S SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Weinland</td>
</tr>
<tr>
<td></td>
<td>Weinland</td>
</tr>
<tr>
<td></td>
<td>Weinland</td>
</tr>
<tr>
<td></td>
<td>Weinland</td>
</tr>
<tr>
<td></td>
<td>Weinland</td>
</tr>
</tbody>
</table>

**HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.**

<table>
<thead>
<tr>
<th>SIGNATURE OF PERMITTEE</th>
<th>SHOPPING ISLAND PROPS, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>2176 SAN FRANCISCO BLVD.</td>
</tr>
</tbody>
</table>

**VALIDATION**

<table>
<thead>
<tr>
<th>DATE</th>
<th>C. N. DIRLAM, CHIEF BLDG. INSPECTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Weinland</td>
</tr>
<tr>
<td></td>
<td>Weinland</td>
</tr>
<tr>
<td></td>
<td>Weinland</td>
</tr>
</tbody>
</table>
# APPLICATION FOR BUILDING PERMIT

**DIVISION OF BUILDING AND SAFETY**
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER
CASSATT D. GRIFFIN, SUP'T OF BUILDING

**FOR APPLICANT TO Fill IN**

<table>
<thead>
<tr>
<th>BUILDING ADDRESS</th>
<th>10150-56 Lower Azusa Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT NO.</td>
<td>See attached BLK</td>
</tr>
<tr>
<td>TRACT</td>
<td></td>
</tr>
<tr>
<td>SIZE OF LOT</td>
<td>acres</td>
</tr>
<tr>
<td>USE OF EXISTING BLDG.</td>
<td>Office &amp; Warehouse</td>
</tr>
<tr>
<td>OWNER</td>
<td>Shopping Bag Properties, Inc.</td>
</tr>
<tr>
<td>MAIL ADDRESS</td>
<td>2716 San Fernando Road</td>
</tr>
<tr>
<td>CITY</td>
<td>Los Angeles</td>
</tr>
<tr>
<td>ARCHITECT OR ENGINEER</td>
<td>Faxon, Gruys &amp; Seyler</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>8440 Melrose Avenue</td>
</tr>
<tr>
<td>CONTRACTOR</td>
<td>Ernest W. Hahn Inc.</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>219 So Hawthorne Blvd., Hawthorne</td>
</tr>
</tbody>
</table>

**DESCRIPTION OF WORK**

- NEW X ADD
- ALT REPAIR
- DEMOLISH

- Size: 60,000
- No. of Stories: 1 & 2
- No. of Families: 0

<table>
<thead>
<tr>
<th>USE OF STRUCTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial, bakery and delicatessen kitchen.</td>
</tr>
</tbody>
</table>

**SIGNATURE OF APPLICANT**

- Address: 8440 Melrose Avenue

**P.C. S.F.**

- SHEET 1: 333,000
- SHEET 2: 211,500

**VALUATION:** $375,000

**HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.**

**SIGNATURE OF PERMITTEE**

- Address: 8440 Melrose Avenue

**VALIDATION**

- By WM. J. FOX, COUNTY ENGINEER
- By Deputy
- By Deputy
- By Deputy
- By Deputy

**INFORMATION PROVIDED ON PAGE:**

-建設地址: 10150-56 Lower Azusa Road
- 设施地址: Shopping Bag Properties, Inc.
- 设计师: Faxon, Gruys & Seyler
- 合同方: Ernest W. Hahn Inc.
- 建筑类型: 商业, 蛋糕店和熟食店
- 新建: 60,000 平方英尺
- 建筑物用途: 商业用途
- 估价: 375,000 美元
- 由 WM. J. FOX, COUNTY ENGINEER 签名
## APPLICATION FOR BUILDING PERMIT

### FOR APPLICANT TO FILL IN

<table>
<thead>
<tr>
<th>Building Address</th>
<th>10150 S St. Lucia, Serra</th>
<th>Locality</th>
<th>Serra</th>
<th>Nearest Cross St.</th>
<th>Serra</th>
</tr>
</thead>
<tbody>
<tr>
<td>District No.</td>
<td>99-5</td>
<td>Group</td>
<td>F-2</td>
<td>Sewer Map</td>
<td>BK PG</td>
</tr>
<tr>
<td>ST. NO.</td>
<td>2011</td>
<td>Class No.</td>
<td>9</td>
<td>Dwelling Units</td>
<td></td>
</tr>
<tr>
<td>Use Zone</td>
<td>M-1</td>
<td>Special Conditions</td>
<td>Special Conditions</td>
<td>Special Conditions</td>
<td>Special Conditions</td>
</tr>
<tr>
<td>Building Setback</td>
<td>Yard: 60'</td>
<td>Street Name</td>
<td>E. Serra</td>
<td>STREET NAME</td>
<td>STREET NAME</td>
</tr>
<tr>
<td>Front P.L.</td>
<td>40' E. Serra A26a</td>
<td>Exist. Width</td>
<td>40' E. Serra A26a</td>
<td>40' E. Serra A26a</td>
<td>40' E. Serra A26a</td>
</tr>
<tr>
<td>Side P.L.</td>
<td>D. N. Shirley 40' 50'</td>
<td>Map Number</td>
<td>40' 50'</td>
<td>Map Number</td>
<td>40' 50'</td>
</tr>
<tr>
<td>Inspectors Sign.</td>
<td>HAW</td>
<td>Inspectors Sign.</td>
<td>HAW</td>
<td>Inspectors Sign.</td>
<td>HAW</td>
</tr>
<tr>
<td>Inspection Date</td>
<td>5-27</td>
<td>Inspection Date</td>
<td>5-27</td>
<td>Inspection Date</td>
<td>5-27</td>
</tr>
<tr>
<td>Approval Date</td>
<td>5-27</td>
<td>Approval Date</td>
<td>5-27</td>
<td>Approval Date</td>
<td>5-27</td>
</tr>
<tr>
<td>Inspector's Sign.</td>
<td>HAW</td>
<td>Inspector's Sign.</td>
<td>HAW</td>
<td>Inspector's Sign.</td>
<td>HAW</td>
</tr>
</tbody>
</table>

### DESCRIPTION OF WORK

<table>
<thead>
<tr>
<th>New</th>
<th>Add</th>
<th>Alter</th>
<th>Repair</th>
<th>Demolish</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**USE OF STRUCTURE**

- Storage

**SIGNATURE OF APPLICANT**

- Ralph St. Rosenead

**ADDRESS**

- 10150 S St. Lucia, Serra

**VALUATION**

- P.C. S 17,000
- FEE 3,400

**I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.**

**SIGNATURE OF PERMITTER**

- Ralph St. Rosenead

**PLAN CHECK VALIDATION**

- CK 102 5-27 6-15 16

**MAY 29 1 34.00 P.M.**

**RECEIPT**

- Accepted:

**SCHERFELT**

**ROACH**
CITY OF EL MONTE
BUILDING DEPARTMENT
APPLICATION AND PERMIT

No. 21060

El Monte, Calif. 6/23 1961

APPLICATION

Application is hereby made for permission to build as follows, same to be done in accordance with all Ordinances of said City:

Location of Job: 916 N. Shirley St. Ave.
Owner: Von's Shopping Brg.
Contractor: EARL O. STICE
Address: 85 W. Decan St. Glend

Lot 35-36 Tract Rancho S.F.
Type of Building: Whse & Deli. Store
Purpose of Building: Storage & Business

Size: 12,000 sq. ft. x 100' x 100'
No. of Rooms: 5
Foundation: Ground Plane
Roof: Flat
Estimated Cost: -
Removal of Buildings: -

Plumbing: Permit $1.00

Permit $1.00

Electric Wiring: Permit
Fixtures
Permit

Pipe

Wiring

Outlet @ .05
Outlet @ .021
Fixtures @ .05
Fixtures @ .021

1 Water Closet
1 Bath Tub
1 Ind. Waste Rec.
2 Wash Stands
2 Wash Sinks
14 Wash Tub
14 Floor Sinks
1 Shower Kit.
10 Floor Drains
11 Wall or Floor Furnace
11 Lava.
1 Gas Refrigerators
2 Dr. Fountain Taps
2 Water Heaters
2 Gas Outlets
2 Water System

Bloomberg 07-4-67

PERMIT

The above application is hereby approved and receipt of the fee in the amount of $171.00

is hereby acknowledged by cashier.
### Application for Building Permit

**Application for Building Permit**

**City of El Monte, California**

**Building Department**

511 East Valley Boulevard 
Gilbert 4-9211

---

**For Applicant to Fill In**

<table>
<thead>
<tr>
<th>Building Address</th>
<th>916 N. Shirley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot No.</td>
<td>35, 36 &amp; Rancho Sante Fe</td>
</tr>
</tbody>
</table>

**Tract**

<table>
<thead>
<tr>
<th>Size of Lot</th>
<th>40 Acres</th>
</tr>
</thead>
</table>

**Owner**

<table>
<thead>
<tr>
<th>Name</th>
<th>Vons Shopping Bag</th>
</tr>
</thead>
</table>

**Address**

<table>
<thead>
<tr>
<th>City</th>
<th>El Monte</th>
</tr>
</thead>
</table>

**Contractor**

<table>
<thead>
<tr>
<th>Name</th>
<th>Bobco Fire Protection</th>
</tr>
</thead>
</table>

**Inspection Record**

<table>
<thead>
<tr>
<th>Date</th>
<th>Inspector's Signature</th>
</tr>
</thead>
</table>

**Description of Work**

- Automatic Fire Sprinklers

**Signature of Applicant**

| Name | James A. Humphrey |

---

**Valuation**

| $72,000.00 |

---

**Paid Receipt**

| $173.50 |

---

**City of El Monte**

Building Department
CERTIFICATE OF OCCUPANCY

City of El Monte, California
BUILDING DEPARTMENT & FIRE DEPARTMENT
511 East Valley Boulevard, El Monte • Forest 0-9211
As required by the El Monte Municipal Code

THE IS TO CERTIFY that the premises and/or structures located at
916 North Staley

El Monte, California, have been inspected and that same complies as of the date hereof, with the regulation of the City of El Monte and provided that the occupant complies with all the ordinances and regulations of the City of El Monte and the State of California and requirements of the owners, may be occupied by

\[\text{Name}\]

for the purpose of

\[\text{Purpose}\]

Building Type No. 3 Lot No.
Fire District No. 3 Block
Zone M2 Tract

NOTE: Preserve this certificate for inspection whenever called upon by proper authorities to produce same. This certificate is not transferable, and must be renewed upon any change of use or occupancy.

Permit Fee $\text{Fee}

APPROVED

City of El Monte
BUILDING DEPARTMENT

This permit not valid unless signed by authorized members of the Building and Fire Departments of the City of El Monte.

[Signature]
Building Inspector
City of El Monte

[Signature]
Fire Chief
City of El Monte
**APPLICATION FOR BUILDING PERMIT**

**COUNTY OF LOS ANGELES**
**DEPARTMENT OF COUNTY ENGINEER**
**BUILDING AND SAFETY DIVISION**

**FOR APPLICANT TO FILL IN**

<table>
<thead>
<tr>
<th>BUILDING ADDRESS</th>
<th>10150-10156 LOWER AZUSA ROAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT NO.</td>
<td>25 21 16 3 8</td>
</tr>
<tr>
<td>TRACT</td>
<td>3 7 8</td>
</tr>
<tr>
<td>SIZE OF LOT</td>
<td>4</td>
</tr>
<tr>
<td>USE OF</td>
<td>MAINTENANCE BUILDING</td>
</tr>
<tr>
<td>OWNER</td>
<td>LOIS &amp; GERALD HUGHES INC</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>10150-10156 LOWER AZUSA ROAD</td>
</tr>
<tr>
<td>CONTRACTOR</td>
<td>REV. ROBERT H. LURICHTER</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>199 E WALNUT PASADENA</td>
</tr>
</tbody>
</table>

**DESCRIPTION OF WORK**

<table>
<thead>
<tr>
<th>NEW</th>
<th>ADD</th>
<th>ALTER</th>
<th>REPAIR</th>
<th>DEMOLISH</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**USE OF STRUCTURE**

- MAINTENANCE BUILDING
- SPORTS COURT

**SIGNATURE OF APPLICANT**

- Robert H. Lurie

**PLAN CHECK VALIDATION**

- M.O. CASH

**PERMIT VALIDATION**

- M.O. CASH
**APPLICATION FOR BUILDING PERMIT**

**CITY OF EL MONTE, CALIFORNIA**

**BUILDING DEPARTMENT**

511 EAST VALLEY BOULEVARD • Gilbert 4-9211

---

**FOR APPLICANT TO FILL IN**

<table>
<thead>
<tr>
<th>BUILDING ADDRESS</th>
<th>LOT NO. ON FILE</th>
<th>BLOCK</th>
</tr>
</thead>
<tbody>
<tr>
<td>10150 Town Center Pk</td>
<td>7</td>
<td>---</td>
</tr>
</tbody>
</table>

**TRACT**

<table>
<thead>
<tr>
<th>SIZE OF LOT</th>
<th>NO. OF BUILDINGS</th>
<th>NOW ON LOT</th>
</tr>
</thead>
<tbody>
<tr>
<td>---</td>
<td>52</td>
<td>---</td>
</tr>
</tbody>
</table>

**USE OF EXISTING BLDG.**

<table>
<thead>
<tr>
<th>OWNER</th>
<th>MAIL ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vons - Shopping Bag</td>
<td>10150 Town Center Pk</td>
</tr>
</tbody>
</table>

**CITY**

<table>
<thead>
<tr>
<th>LA County</th>
<th>TEL. NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>---</td>
<td>A.R. 281</td>
</tr>
</tbody>
</table>

**ARCHITECT OR ENGINEER**

<table>
<thead>
<tr>
<th>A.C. Martin</th>
<th>TEL. NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>---</td>
<td>MA 4-2721</td>
</tr>
</tbody>
</table>

**ADDRESS**

<table>
<thead>
<tr>
<th>333 So. Harmony Ave.</th>
<th>L.A. 17</th>
</tr>
</thead>
</table>

**CONTRACTOR**

<table>
<thead>
<tr>
<th>Ernest W. Hahn</th>
<th>TEL. NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>---</td>
<td>OR 2779L</td>
</tr>
</tbody>
</table>

**ADDRESS**

<table>
<thead>
<tr>
<th>219 So. Hawthorne</th>
<th>Hawthorne</th>
</tr>
</thead>
</table>

**INSPECTION RECORD**

<table>
<thead>
<tr>
<th>APPROVALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE</td>
</tr>
<tr>
<td>---</td>
</tr>
</tbody>
</table>

**DESCRIPTIO N OF WORK**

<table>
<thead>
<tr>
<th>NEW</th>
<th>ADD.</th>
<th>ALTER.</th>
<th>REPAIR</th>
<th>DEMOLISH</th>
</tr>
</thead>
<tbody>
<tr>
<td>---</td>
<td>10000</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**USE OF STRUCTURE**

<table>
<thead>
<tr>
<th>PROPOSED OCCUPANCY</th>
<th>DELICATESSEN</th>
</tr>
</thead>
</table>

**SIGNATURE OF APPLICANT**

<table>
<thead>
<tr>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>---</td>
</tr>
</tbody>
</table>

**ADDRESS**

<table>
<thead>
<tr>
<th>219 So. Hawthorne</th>
<th>Hawthorne</th>
</tr>
</thead>
</table>

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

**SIGNATURE OF PERMITTEE**

<table>
<thead>
<tr>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>---</td>
</tr>
</tbody>
</table>

**ADDRESS**

<table>
<thead>
<tr>
<th>219 So. Hawthorne</th>
<th>Hawthorne</th>
</tr>
</thead>
</table>

**PLAN CHECK VALIDATION**

<table>
<thead>
<tr>
<th>CH. M.O. CASH</th>
</tr>
</thead>
</table>

**PAID RECEIPT**

<table>
<thead>
<tr>
<th>#2315 3-27-61</th>
<th>QL THE 3RD W.1</th>
</tr>
</thead>
</table>

---
### APPLICATION FOR BUILDING PERMIT

**CITY OF EL MONTE, CALIFORNIA**

511 EAST VALLEY BOULEVARD • GILBERT 4-9211

---

<table>
<thead>
<tr>
<th>FOR APPLICANT TO FILL IN</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING ADDRESS</td>
<td>10150 LOWER AZUSA RD.</td>
<td></td>
</tr>
<tr>
<td>LOT NO.</td>
<td>14</td>
<td>BLOCK</td>
</tr>
<tr>
<td>TRACT</td>
<td>3</td>
<td>NO. OF BUILDINGS NOW ON LOT</td>
</tr>
<tr>
<td>SIZE OF LOT</td>
<td>0.34 ACRE</td>
<td></td>
</tr>
<tr>
<td>USE OF EXISTING BLDG.</td>
<td>WAREHOUSE</td>
<td></td>
</tr>
<tr>
<td>OWNER</td>
<td>WON'S GROCERY COMPANY</td>
<td></td>
</tr>
<tr>
<td>MAIL ADDRESS</td>
<td>10150 LOWER AZUSA RD.</td>
<td></td>
</tr>
<tr>
<td>CITY</td>
<td>EL MONTE</td>
<td></td>
</tr>
<tr>
<td>ARCHITECT OR ENGINEER</td>
<td>ANGELES</td>
<td></td>
</tr>
<tr>
<td>ADDRESS</td>
<td>1199 EAST WALNUT</td>
<td></td>
</tr>
<tr>
<td>CONTRACTOR</td>
<td>ERNEST W. HANZL</td>
<td>0.55 HUND.</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>214 SO. HATHBORN BLVD.</td>
<td></td>
</tr>
</tbody>
</table>

**DESCRIPTION OF WORK**

- **NEW**: ADD. ALTER. REPAIR. DEMOLISH
- **SQ. FT.**: 600
- **USE OF STRUCTURE**: BANANA STORAGE

**SIGNATURE OF APPLICANT**

- **Robert B. Parker**
- **ADDRESS**: 1200 2ND ST, MANHATTAN BEACH
- **VALUATION**: $45,000

**APPROVALS**

- **FOUNDATION LOCATION**, **FORMS, MATERIALS**, **FRAMING, FIRE STOPS**, **BRACING, BOLTS**, **FURNACES, LOCATION**, **Ducts, Vent, Ducts**
- **LATH, INT.**, **LATH, EXT.**
- **ROOF NUMBER, CORRECT AND POSTED**: 825, 8756

---

**CITY OF EL MONTE**

BUILDING DEPARTMENT

**SIGNATURE**: [Signature]

**DATE**: 4-11-65

**INSPECTOR'S SIGNATURE**: [Signature]

**PLAN CHECK VALIDATION**: [Signature]

---

**REMARKS**: [Remarks]
**APPLICATION FOR BUILDING PERMIT**

**COUNTY OF LOS ANGELES**
**DEPARTMENT OF COUNTY ENGINEER**
**BUILDING AND SAFETY DIVISION**
**JOHN A. LAMBIE, COUNTY ENGINEER**
**WILLIAM A. JENSEN, SUPT. OF BUILDING**

<table>
<thead>
<tr>
<th>FOR APPLICANT TO FILL IN</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUILDING ADDRESS</strong></td>
<td>4522 N. Shirley Ave</td>
</tr>
<tr>
<td><strong>LOT NO.</strong></td>
<td>1562, BLOCK 1</td>
</tr>
<tr>
<td><strong>TRACT</strong></td>
<td>1057.00</td>
</tr>
<tr>
<td><strong>SIZE OF LOT</strong></td>
<td>25,000</td>
</tr>
<tr>
<td><strong>USE OF EXISTING BLDG.</strong></td>
<td>Office, Ware, Bakery</td>
</tr>
<tr>
<td><strong>OWNER</strong></td>
<td>Vons Shopping Bay</td>
</tr>
<tr>
<td><strong>ADDRESS</strong></td>
<td>1575 N. Vermont Ave, L.A.</td>
</tr>
<tr>
<td><strong>ARCHITECT OR ENGINEER</strong></td>
<td>R. E. Naiman, M.A. I. (No. 21422)</td>
</tr>
<tr>
<td><strong>CONTRACTOR</strong></td>
<td>Granville Black &amp; Son, L.A.</td>
</tr>
<tr>
<td><strong>DESCRIPTION OF WORK</strong></td>
<td>New Add, Alter, Repair, Demolish</td>
</tr>
<tr>
<td><strong>SIGNATURE OF APPLICANT</strong></td>
<td>Granville Black</td>
</tr>
<tr>
<td><strong>VALUATION</strong></td>
<td>$25,000.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INSPECTOR COPY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PLAN CHECK VALIDATION</strong></td>
</tr>
<tr>
<td><strong>PERMIT VALIDATION</strong></td>
</tr>
</tbody>
</table>

**APPROVALS**

<table>
<thead>
<tr>
<th>DATE</th>
<th>INSPECTOR'S SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>9-11-63</td>
<td>Galbraith</td>
</tr>
<tr>
<td>9-11-63</td>
<td>Galbraith</td>
</tr>
</tbody>
</table>

**FURNACE, LOCATION, GAS VENT, DUCTS**

**LATH, INT.**

**LATH, EXT.**

**HOUSING NUMBER CORRECT AND POSTED**

**FINAL**

**JOHN F. LEWIS, PRINCIPAL STRUCTURAL ENGINEER**
**APPLICATION FOR BUILDING PERMIT**

**CITY OF EL MONTE, CALIFORNIA**

11333 East Valley Boulevard • 444-9211 Ext. 57 or 58

**FOR APPLICANT TO FILL IN**

<table>
<thead>
<tr>
<th><strong>APPROVED</strong></th>
<th>6649</th>
</tr>
</thead>
</table>

**BUILDING ADDRESS**

10150 Lower Azusa Rd.

**LOT NO.**

**BLOCK**

**TRACT**

RANCHO SAN FRANCISCO TRACT

**SIZE OF LOT**

2826' x 80'

**NO. OF BUILDINGS**

NOW ON LOT 4

**USE OF EXISTING BLDG.**

OFFICES & WAREHOUSE

**OWNER**

VOHS GROCER CO

**MAIL ADDRESS**

10150 LOWER AZUSA RD

**CITY OF EL MONTE**

**ARCHITECT OR ENGINEER**

T.R. WAREHOUSE

**ADDRESS**

430 SUNSET BLVD

**CONTRACTOR**

HOT SELECTED CONSTRUCTION

**ADDRESS**

219 S HAWTHORN BLVD

**STATE**

CA

**CITY**

EL MONTE

**LICENSE NO.**

157056

**DESCRIPTION OF WORK**

NEW (ADD. A L/) ALTER REPAIR DEMOLISH

1ST FL. (22000) 254000 SQ FT AMOUNT 92000 NO. STORIES 1 NO. OF FAMILIES

**USE OF PROPOSED STRUCTURE**

WAREHOUSE & PARKING

**SIGNATURE OF APPLICANT**

Dale G. Hash

**ADDRESS**

92 S SUNSET BLVD L.A.

**Fees**

P.C. FEE $1017.76

FEE $2,035.50

**VALUATION TOTAL** $3,053.25

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

**SIGNATURE OF PERMITTEE**

Heinz Pongs, Co.

**ADDITION/RENOVATION**

ADDRESS

219 S HAWTHORN BLVD

**PLAN CHECK VALIDATION**

DATE: 7-14-68

RECEIPT NO: 153479

**FINAL**

4-6-67

**PERMIT VALIDATION**

CASH

**FORM 142-19**
CERTIFICATE OF OCCUPANCY

City of El Monte
BUILDING DEPARTMENT & FIRE DEPARTMENT
11333 East Valley Blvd., El Monte • Phone 444-9211
Building Department Ext. 57 — Fire Department Ext. 71

THIS IS TO CERTIFY that the premises and/or structures located at

10150 Flower Avenue

El Monte, California, have been inspected and that same complies as of the date hereof, with the regulations of the City of El Monte and provided that the occupant complies with all the ordinances and regulations of the City of El Monte, may be

occupied by

China Sourcing

for the purpose of

Ware House

Mailing Address: 10150 Flower Avenue

Phone No. Business: Residence: Permit Fee: Free

Receipt No.: 3130

Type of Occupancy: Change of Owner: Change of Business: New Building

Building Type No.: Change of Use: Annex

Fire District No.: Zone: M-2

NOTE: Preserve this certificate for inspection whenever called upon by proper authorities to produce same. This certificate is not transferable, and must be renewed upon any change of use or occupancy.

Form 142-8

OFFICE COPY

This permit not valid unless signed by authorized members of the Building and Fire Departments of the City of El Monte.
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • 444-9211 Ext. 57 or 58

FOR APPLICANT TO FILL IN

<table>
<thead>
<tr>
<th>BUILDING ADDRESS</th>
<th>10150 Lower Azusa Rd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT NO.</td>
<td></td>
</tr>
<tr>
<td>TRACT NO.</td>
<td></td>
</tr>
<tr>
<td>BLOCK</td>
<td></td>
</tr>
</tbody>
</table>

USE OF EXISTING BLDG. PUMP HOUSE

OWNER: Vons Grocery Co.

MAIL ADDRESS: 10150 Lower Azusa Rd.

CITY: EL MONTE TEL: 283-6181

ARCHITECT OR ENGINEER TEL. NO.

ADDRESS:

CONTRACTOR: Cosco Fire Prot.

ADDRESS: 16306 So. Broadway

CITY: GARDENA TEL: 321-5155

STATE LICENSES NO. 190141 C-16

DESCRIPTION OF WORK

<table>
<thead>
<tr>
<th>NEW</th>
<th>X</th>
<th>ADD.</th>
<th>ALT.</th>
<th>REPAIR</th>
<th>DEMOLISH</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SO. FT. 4500

USE OF PROPOSED STRUCTURE: PUMP HOUSE

SIGNATURE OF APPLICANT: [Signature]

ADDRESS: 16306 So. Broadway

VALUATION

$15,600.00

P.C. FEE $51.00

PERMIT FEE $51.00

TOTAL $15,600.00

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE: [Signature]

ADDRESS: 16306 So. Broadway

INSPECTION RECORD

CONSTRUCTION LENDER

APPROVALS

<table>
<thead>
<tr>
<th>FOUNDATION, LOCATION FORMS, MATERIALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOFING OR DIAPHRAGM</td>
</tr>
<tr>
<td>FRAME: FIRE STOPS, BRACING, BOLTS</td>
</tr>
<tr>
<td>FURNACE, LOCATION GAS VENT, DUCTS</td>
</tr>
<tr>
<td>LATH INT.</td>
</tr>
<tr>
<td>LATH EXT.</td>
</tr>
<tr>
<td>HOUSE NUMBER CORRECT AND POSTED</td>
</tr>
<tr>
<td>FINAL</td>
</tr>
</tbody>
</table>

DATE INSPECTOR'S SIGNATURE

1. OFFICE COPY

NOV-26-69 087.44 • • A-I 51.00

FEE PAYMENT VALIDATION
# APPLICATION FOR BUILDING PERMIT

**CITY OF EL MONTE, CALIFORNIA**

11333 East Valley Boulevard

**BUILDING DEPARTMENT**

444-9211 Ext. 57 or 58

---

## FOR APPLICANT TO FILL IN

<table>
<thead>
<tr>
<th>BUILDING ADDRESS</th>
<th>10150 LOWER AZUSA RD.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA</td>
<td>169.50 ACRES</td>
</tr>
<tr>
<td>SIZE OF LOT</td>
<td>NO. OF BUILDINGS NOW ON LOT</td>
</tr>
<tr>
<td>USE OF EXISTING BLDG.</td>
<td></td>
</tr>
<tr>
<td>OWNER</td>
<td>VONS GROCERY CO.</td>
</tr>
<tr>
<td>MAIL ADDRESS</td>
<td>10150 LOWER AZUSA RD.</td>
</tr>
<tr>
<td>CITY</td>
<td>EL MONTE</td>
</tr>
<tr>
<td>ARCHITECT OR ENGINEER</td>
<td>E.W. HAGEN INC.</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>999 WALNUT ST. PASADENA</td>
</tr>
<tr>
<td>CONTRACTOR</td>
<td>E.W. HAGEN INC.</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>10150 EL SEGUNDO BLVD.</td>
</tr>
<tr>
<td>CITY</td>
<td>PASADENA</td>
</tr>
<tr>
<td>STATE LICENSES NO.</td>
<td>61-14956</td>
</tr>
</tbody>
</table>

### DESCRIPTION OF WORK

- **NEW**: 1,490
- **ADD**: 0
- **ALTER**: 0
- **REPAIR**: 0
- **DEMOLISH**: 0

**USE OF PROPOSED STRUCTURE**: PUMP HOUSE

**SIGNATURE OF APPLICANT**:

**ADDRESS**: 999 WALNUT ST. PASADENA

---

<table>
<thead>
<tr>
<th>P.E. FEE</th>
<th>$7.50</th>
</tr>
</thead>
<tbody>
<tr>
<td>FEE</td>
<td>$7.50</td>
</tr>
<tr>
<td>PERMIT FEE</td>
<td>$15.00</td>
</tr>
<tr>
<td>BUS. LIC. FEE</td>
<td>$15.00</td>
</tr>
<tr>
<td>TOTAL VALUATION</td>
<td>$37,500.00</td>
</tr>
</tbody>
</table>

---

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

**SIGNATURE OF PERMITTEE**:

**ADDRESS**: 10150 lower Azusa Rd.

---

<table>
<thead>
<tr>
<th>APPROVALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE</td>
</tr>
<tr>
<td>FOUNDATION, LOCATION</td>
</tr>
<tr>
<td>FORMS, MATERIALS</td>
</tr>
<tr>
<td>ROOFING OR DIAPHRAGM</td>
</tr>
<tr>
<td>FRAME, FIRE STOPS</td>
</tr>
<tr>
<td>BRACING, BOLTS</td>
</tr>
<tr>
<td>TURBINES, LOCATION</td>
</tr>
<tr>
<td>GAS VENT, DUCTS</td>
</tr>
<tr>
<td>LATH, INT.</td>
</tr>
<tr>
<td>LATH, EXT.</td>
</tr>
<tr>
<td>HOUSE NUMBER</td>
</tr>
</tbody>
</table>

**FEE PAYMENT VOUCHER**

- **A - I**: 22.50
- **H - I**: 15.00

**OCT-18-68 07304**
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
11333 East Valley Boulevard

FOR APPLICANT TO FILL IN
BUILDING ADDRESS 10150 LOWER AZUSA RD
LOT NO. 27-28
SIZE OF LOT 55X80
USE OF EXISTING BLDG. WAREHOUSE
OWNER VONS GROCERY CO
MAIL ADDRESS 10150 LOWER AZUSA RD
CITY EL MONTE
ARCHITECT ENGINEER DONALD R. BISENBECK
ADDRESS 930 SWINSET AVE
CONTRACTOR FRANK L. MAN TECO
ADDRESS 2311 N. EL SEGUNDO BLVD
CITY HAWTHORNE
STATE LICENSE NO. 010135

DESCRIPTION OF WORK
NEW X ADD. 8400 + ALTER. 0 REPAIR 0 DEMOLISH 0
SO. FT. 8400 + NO. STORIES 1 NO. OF FAMILIES 0
USE OF PROPOSED STRUCTURE CAMP & DOCK
SIGNATURE OF APPLICANT FRANK L. MANTEO
ADDRESS 7730 CALYENA AVE HIGHLAND

$30,000 00

RENEWAL

VALUATION

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE FRANK L. MANTEO
ADDRESS 7730 CALYENA AVE HIGHLAND

CONSTRUCTION LENDER
NAME: N/A
BRANCH: N/A
ADDRESS N/A

INSPECTION RECORD
MASONRY 1-12-69 - H-12-69 - BK 22 PG 1
GRADE & MESH 1-10-69 - BK

APPROVALS

<table>
<thead>
<tr>
<th>FOUNDATION: LOCATION</th>
<th>DATE</th>
<th>INSPECTOR'S SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>FORMS, MATERIALS</td>
<td>1-7-69</td>
<td>Conway</td>
</tr>
<tr>
<td>FRAME, FIRE STOPS, BRACING, BOLTS</td>
<td>1-5-69</td>
<td>Conway</td>
</tr>
<tr>
<td>FURNACE, LOCATION GAS VENT, DUCTS</td>
<td>1-7-69</td>
<td>Conway</td>
</tr>
<tr>
<td>LATH. INT.</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>LATH. EXT.</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>HOUSE NUMBER CORRECT AND POSTED</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>FINAL</td>
<td>8-20-69</td>
<td>Conway</td>
</tr>
</tbody>
</table>

APR-2-69 SEE PAYMENT VALIDATION  69.00  A-I 69.00
HTC & A.C.
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
11333 East Valley Boulevard

FOR APPLICANT TO FILL IN
BUILDING ADDRESS: 10150 LOWER AZUSA ROAD
LOT NO. TRACT NO. BLOCK
SIZE OF LOT NO. OF BUILDINGS NOW ON LOT
USE OF EXISTING BLDG. WAREHOUSE
OWNER VON'S GROCERY CO.
MAIL ADDRESS: 10150 LOWER AZUSA ROAD
CITY: EL MONTE TEL: 273-6131
ARCHITECT OR ENGINEER: DONN GILMARTIN, P.E.
ADDRESS: 12046 E. FLORENCE AVE. S.F.
CONTRACTOR: WESTERN ALLIED CORP.
ADDRESS: 12046 E. FLORENCE AVE.
CITY: SANTA FE SPRINGS TEL: 273-3951
STATE LICENSE NO. 19842.1 N-36

DESCRIPTION OF WORK
NEW: 10,000 SQ. FT. ALTER: REPAIR DEMOLISH
SO. FT.: 10,000 NO. STORIES: NO. OF FAMILIES:
EXISTING PAPER WAREHOUSE
USE OF EXISTING STRUCTURE
SIGNATURE OF APPLICANT
ADDRESS: 12046 E. FLORENCE AVE.

$10,400 P.C. FEE $ 36.00
Permit Fee $ 36.00
VALUATION $ 72.00
TOTAL $ 72.00

I hereby acknowledge that I have read this application and state that
the above is correct and agree to comply with all City Ordinances and
State Laws regulating building construction.

SIGNATURE OF APPLICANT
ADDRESS: 12046 E. FLORENCE AVE.

1. OFFICE COPY
OCT-14 GEE PAYMENT VALIDATION • A — I 36.00
OCT-14-69 20248 • • H — I 36.00
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • 444-9211 Ext. 57 or 58

FOR APPLICANT TO FILL IN
BUILDING ADDRESS 10150 LOWER AZUSA ROAD
LOT NO. 25-81 TRACT NO. FERDINAND BLOCK
SIZE OF LOT IRREGULAR, NO. OF BUILDINGS 8
USE OF EXISTING BLDG. BAKERY WAREHOUSE & LOADING DOCK
OWNER VONS GROCERY CO.
MAIL ADDRESS (SEE ABOVE)

CITY PICO RIVERA
ARCHITECT OR ENGINEER DONALD D. WALTER
ADDRESS 450 W. SUNSET R. A. LA. CA. 90016
CONTRACTOR W. H. HAHN INC.
ADDRESS 2311 W. EL SEGUNDO
CITY HAWTHORNE
STATE LICENSER NO. 159054 01

DESCRIPTION OF WORK
NEW ADD. ALTER. REPAIR DEMOLISH
SQ. FT. 4000 NO. STORES 1 NO. OF FAMILIES
USE OF PROPOSED STRUCTURE WAREHOUSE
SIGNATURE OF APPLICANT
ADDRESS 950 W. SUNSET BLVD. LA. CA.

CONSTRUCTION LENDER

NAME:
BRANCH:
ADDRESS:

APPROVALS

FEE PAYMENT VALIDATION

1. OFFICE COPY


date
FOUNDATION; LOCATION FOOTINGS, MATERIALS 11-27-74 275
ROOFING OR DIAPHRAGM 12-1-74 85.25 Steel
FRAME; FIRE STOPS BRACING, BOLTS 2-27-74 32
FURNACE; LOCATION GAS VENT, DUCTS 2-27-74 32
LATH; INT. 2-3-74
LATH; EXT. 2-3-74
HOUSE NUMBER CORRECT AND POSTED 2-3-74
FINAL 4-17-74
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • 444-9211 Ext. 57 or 58

FOR APPLICANT TO FILL IN
BUILDING ADDRESS: 10150 LOWER AZUSA RD
LOT NO. TRACT NO. BLOCK
SIZE OF LOT NO. OF BUILDINGS NOW ON LOT 5
USE OF EXISTING BLDG.
OWNER: \( * \)
MAIL ADDRESS: 10150 LOWER AZUSA RD.
CITY: EL MONTE CAL TEL NO. 574-4100
ARCHITECT OF ENGINEERS: \( * \)
ADDRESSES: 10150 LOWER AZUSA RD.
CITY: EL MONTE CAL TEL NO. 574-4100

DESCRIPTION OF WORK
NEW ADD. ALTER REPAIR DEMOLISH
SQ. FT. NO. STORIES NO. OF FAMILIES
USE OF PROPOSED STRUCTURE: PRODUCE WAREHOUSE
SIGNATURE OF APPLICANT:
ADDRESS: 10150 S. BROADWAY GARDEN

CONSTRUCTION INDEBIT

APPROVALS

FOUNDATION: LOCATION FORMS, MATERIALS
DATE INSPECTOR'S SIGNATURE
ROOFING OR DIAPHRAGM:
FRAME: FIRE STOPS BRACING, BOLTS
FURNACE: LOCATION GAS VENT, DUCTS
LAITH: INT.
SATE EXT.
HOUSE NUMBER CORRECT AND POSTED
FINAL 8-76-76

VALUATION

1. OFFICE COPY

NOV-6-74

260.25

NOV-8-74

223.04

260.25

260.25
CERTIFICATE OF OCCUPANCY
City of El Monte
BUILDING DEPARTMENT
11333 Valley Blvd., El Monte • Phone 444-9211, Ext. 57

THIS IS TO CERTIFY that the premises and/or structures located at
10150 Lower Azusa Road Bldg. 47
El Monte, California, have been inspected and that same complies as of the date hereof, with the regulations of
the City of El Monte and provided that the occupant complies with all the ordinances and regulations of the City of El Monte, may be
occupied by: Vons Grocery Company

Mailing Address: P.O. Box 3339 Terminal Annex, Los Angeles, CA 90038 Phone Number: Business 579-1400 Residence

For the following use: Credit Union offices, general storage, wood shops & paint storage

Subject to the following conditions:

Type of Occupancy: Change of Owner

BUILDING DEPARTMENT

Building Type No.: New Business

Fire Zone No.: New Building

Zone: New Location

NOTE: This certificate shall be posted in a conspicuous place on the premises. This certificate is not transferrable, and must be renewed upon any change of owner or use of the premises.

Form 142-8 Revised

OFFICE COPY

TYPE OF OCCUPANCY: \( E2 - (E3 - E3) \)

COMPLETES WITH CITY CODE REQUIREMENTS: YES OR NO

SIGNATURE

DATE

PLANNING DEPARTMENT

FIRE DEPARTMENT

BUILDING DEPARTMENT

\( \text{Fee} \) $10.00

\( \text{No Fee} \)

SIGNATURE

1. BUILDING COPY
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
11333 East Valley Boulevard

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 10150 LOWER AZUSA ROAD
LOT NO.: 10150 LOWER AZUSA ROAD
TRACT NO.: CITY OF EL MONTE
NO. OF BLOCKS: TEL. NO. 579-1400
SIZE OF LOT: W. A. C., TEL. NO. 685-4050
USE OF EXISTING BLDG.: LUNCH ROOM & LOCKERS
OWNER: VON'S MARKET COMPANY
MAIL ADDRESS: 10150 LOWER AZUSA ROAD
CITY: EL MONTE
ENGINEER: W. A. C., TEL. NO. 685-4050
CONTRACTOR: WESTERN ALLIED CORP.
ADDRESS: 12046 E. FLORENCE AVE., S.F.S.
CITY: SANTA FE SPRINGS TEL. NO. 685-4050
STATE LICENSE: NO. 191, 621 (C-20 F C-36)

DESCRIPTION OF WORK

NEW: 
ADD.: 
ALTER: 
REPAIR: 
DEMO: 

TOTAL AS COMPLETED: $5,987.15

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF APPLICANT: Edward S. Quezada
ADDRESS: 12046 E. FLORENCE AVE.

APPROVALS

FOUNDATION, LOCATION FORMS, MATERIALS
ROOFING OR DIAPHRAGM
FRAME, FIRE STOPS, BRACING, BOLTS
FURNACE, LOCATION GAS VENT, DUCTS
LATH, INT.
LATH, EXT.
HOUSE NUMBER CORRECT AND POSTED
FINAL

DATE
6-28-76
6-30-76
7-28-76
8-12-76

INSPECTION RECORD

AMOUNT
$23.40
$16.00
$36.00
$36.00
$75.00

P.C. FEE
PERMIT FEE
BUS. LIC. FEE
TOTAL VALUATION

FEE PAYMENT VALIDATION

A -- II
H -- II
G -- II

47079
36.00
0.50

REV.

1. OFFICE COPY
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
11333 East Valley Boulevard • 444-9211 Ext. 57 or 58

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 10150 LOWER AZUSA ROAD
LOT NO: 25-31 TRACT NO: GIDLEY M.B.
SIZE OF LOT: 50 ACRES
USE OF EXISTING BLDG.: BAKERY
OWNER: VONS GROCERY CO.
MAIL ADDRESS: 10150 LOWER AZUSA ROAD
CITY: EL MONTE
ARCHITECT OF ENGINEER: DONALD R. WARENO
ADDRESS: 930 W. SUNSET BLVD., L.A.
CONTRACTOR: VONDELL A'S INC.
ADDRESS: 990 W. VULSI
CITY: CLEVELAND, OHIO
STATE LICENSE NO: 231-4663-6 CAL.
DESCRIPTION OF WORK:
NEW: NO
ALTER: NO
REPAIR: NO
DEDEMISH: NO
USE OF PROPOSED STRUCTURE: SILOS & TANK

SIGNATURE OF APPLICANT: ROBERT K. JRNN
ADDRESS: 930 SUNSET L.A.

$30,000
P.C. FEE $82.55
PERMIT FEE $175.00
BUS. LIC. FEE $127.00
EOD FEE $2.10
TOTAL $338.65

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTER: ROBERT K. JRNN
ADDRESS: 930 SUNSET L.A.

FEE PAYMENT: MAY 24-76 $4,428.90
FEE PAYMENT: MAY 24-76 $4,429.00

APPROVALS
FOUNDATION, LOCATION, FORMS, MATERIALS
DATE: DEC-1976
INSPECTOR'S SIGNATURE
ROOFING OR DIAPHRAGM
NA
FRAME, FIRE STEPS, BRACING, BOLTS
DATE: 9-14-76
FURNACE, LOCATION, GAS VENT, DUCTS
NA
LATH, INT.
NA
LATH, EXT.
NA
HOUSE NUMBER, CORRECT AND POSTED
NA
FINAL
DATE: 9-14-76

ASSURER'S INFORMATION
M.B. 85775 PAGE 1 PAR NO. 5

CONSTRUCTION LENDER
NAME: MONE
BRANCH: 
ADDRESS: 

VALUATION
1. OFFICE COPY
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • 444-9211 Ext. 57 or 58

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 10150 Lower Azusa Rd., El Monte
LOT NO.: 10150
TRACT NO.: Lower Azusa Rd.
BLOCK: El Monte

SIZE OF LOT: 38,400
NO. OF BUILDINGS NOW ON LOT: 1

USE OF EXISTING BLDG.: Service Facility

OWNER: Vons Grocery Company
MAIL ADDRESS: 10150 Lower Azusa Rd., El Monte, Calif.
CITY: El Monte
TEL. NO.: 579-1400

ARCHITECT OR ENGINEER: McClellan/Cruz
ADDR. NO.: 681-8461
Gavilard & Assoc., 1199 East 1st St., Pasadena, Calif.

CONTRACTOR: Ernest W. Hahn, Inc.
ADDRESS: 1st St.
CITY: El Monte
TEL. NO.: 555-5555

STATE LICENSE NO.

DESCRIPTION OF WORK
NEW X
ADD. ALTER REPAIR DEMOLISH

SQ. FT.: 38,400
NO. STORIES: 1
NO. OF FAMILIES: 1

USE OF PROPOSED STRUCTURE: Service Facility
SIGNATURE OF APPLICANT: [Signature]
ADDRESS: 234 West El Segundo Blvd.

PERMIT NUMBER:
14477

PERMIT DATE: 8-15-75

CONSTRUCTION LENDER
NAME: Vons Grocery Company
BRANCH: El Monte
ADDRESS: 10150 Lower Azusa Rd., El Monte

APPROVALS
DATE INSPECTOR'S SIGNATURE
FOUNDATION, LOCATION FORMS, MATERIALS 8-25-75
Roofing or Diaphragm 11-17-75
Frame, Fire Stops Bracing, Bolts 12-6-75
Furnace, Location Gas Vent, Ducts 12-16-75
Lath, Int. 12-26-75
Lath, Ext. Vent 1-26-76
House Number Correct and Posted 2-26-76

1. OFFICE COPY

AUG-15-75 PAYMENT VALIDATION • A — II 1,270.50
AUG-15-75 55592 • • • H — II 770.00
AUG-15-75 55593 • • • G — II 29.54
APPLICATION FOR BUILDING PERMIT

CITY OF EL MONTE, CALIFORNIA
11333 East Valley Boulevard

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 10150 LOWER ALVA USA RD
LOT NO.: 41, 42, 43
TRACT NO.: 150 X 3000
USE OF BUILDING: OFFICE, WAREHOUSE, BAKERY
OWNER: VONS GROCERY COMPANY
MAIL ADDRESS: 10150 LOWER ALVA USA RD
CITY: EL MONTE
ARCHITECT OR ENGINEER: WARREN, 626-0101
ADDRESS: 930 W. SUNSET BLVD
CONTRACTOR: ERNEST W. HAHN INC.
ADDRESS: 2311 W. EL SEGUNDO BLVD
CITY: HAWTHORNE

STATE LICENSES NO.: 159-056
CLASS: B-1

DESCRIPTION OF WORK

NEW: 
ADD.: 
ALTER.: 
REPAIR.: 
DEMOLISH.: 185,035

NO. OF FAMILIES: 

USE OF PROPOSED STRUCTURE: MANUFACTURING

SIGNATURE OF APPLICANT: 

SIGNATURE OF PERMITTEE: 

FEES:
FEE $2165.15
PERMIT FEE $3,194.50
BUS. LIC. FEE $3,194.50
TOD FEE $276.00
TOTAL $5,679.65

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE: 

ADDRESS: 2311 W. EL SEGUNDO BLVD

1. OFFICE COPY

DEC-27-76 534355 A II 3,914.50
DEC-27-76 534366 C II 276.00

ASSESSOR'S INFORMATION

M.B. 8575 PAGE 1 PAR NO. 5

CONSTRUCTION LENDER

NAME: 
BRANCH:

APPROVALS

FOUNDATION, LOCATION POLES, MATERIALS
ROOFING OR DIAPHRAGM
FRAME FIRE STOPS BRACING, BOLTS
FURNACE, LOCATION GAS VENT, DUCTS
LATH INT.
LATH EX.

HOUSE NUMBER CORRECT AND POSTED

INSPECTION

APPROVED

FEE PAYMENT VALIDATION • A II 6,079.65
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
11333 East Valley Boulevard

FOR APPLICANT TO FILL IN
BUILDING ADDRESS 10150 Lower Azusa Rd
LOT NO. TRACT NO. BLOCK
SIZE OF LOT NO. OF BUILDINGS SHOW ON LOT
USE OF EXISTING BLDG Warren's Warehouse
OWNER Warren's Markets
MAIL ADDRESS 10150 Lower Azusa Rd
CITY El Monte
ARCHITECT OR ENGINEER
ADDRESS
CONTRACTOR R.R. Highie, Inc
ADDRESS 3729 E. Florence
CITY Bell Ca
TELEPHONE 256-9360
STATE LICENSE NO.

DESCRIPTION OF WORK
NEW ADDITION ALTER REPAIR DEMOLISH
NO. FT. NO. STORIES NO. FAMILIES
USE OF PROPOSED STRUCTURE TANK
SIGNATURE OF APPLICANT 12,000 ГЛ Steel Tank
ADDRESS R.R. Highie, Inc

$ 6410.00

I hereby acknowledge that I have read this application and state that all the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE
ADDRESS 3729 E. Florence

APR-5-77 FEE PAYMENT VALIDATION
APR-5-77 57337
APR-5-77 57338

APPROVALS

FOUNDATION LOCATION FORMS, MATERIALS
ROOFING OR DIAPHRAGM
FRAME, FIRE STOPS, BRACING, BOLTS
FURNACE, LOCATION GAS VENT, DUCTS
LATH, INT.
LATH, EXT.
HOUSE NUMBER CORRECT AND POSTED
FINAL

DATE INSPECTOR'S SIGNATURE
APR-5-77 H-72820

39.60
24.00
0.50

4-5-77

OFFICE COPY
APPLICATION FOR BUILDING PERMIT

CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • 444-9211 Ext. 57

Building Address: 10150 LOWER AZUSA ROAD
Lot No. 64, Tract No. 36, Block 1

(THIS PERMIT NOT VALID WITHOUT PERMIT FEES PAID AND DEPOSITS MADE)
4-15-77

PERMIT NUMBER: CITY OF EL MONTE
15833 BUILDING DEPARTMENT

Owner: YON'S GROCERY COMPANY
Mail Address: 10150 LOWER AZUSA ROAD
City: EL MONTE, CALIF
Tel. No. 576-4189

Architect & Engineer: DONALD R. WILSON & ASSOCIATES
Address: 12046 E. FLORENCE AVE., SANTA FE SPRINGS 90670

Contractor: WESTERN ALLIED CORP.
Address: 12046 E. FLORENCE AVE., SANTA FE SPRINGS 90670

Nearest Cross St.: SWIRLY

Use Zone: FRONT YARD SET BACK 50' E OF ST

SPECIAL CONDITIONS:
(1) Install or guarantee sidewalks, driveways, and street trees on all street frontages.

ASSESSOR'S INFORMATION
M.B. 85-75 PAGE 1 PAR NO. 5

CONSTRUCTION LENDER

NAME:

ADDRESS: 12046 E. FLORENCE AVE.

SIGNATURE OF APPLICANT: EDUARDO S. DELGADO

APPROVALS

1. OFFICE COPY

APR 15-77 FEE PAYMENT VALIDATION • A — II 437.25

APR 15-77 57643 • G — II 6.30
**APPLICATION FOR BUILDING PERMIT**

**CITY OF EL MONTE, CALIFORNIA**

**BUILDING DEPARTMENT**

11333 East Valley Boulevard • 575-2235

---

**FOR APPLICANT TO FILL IN**

<table>
<thead>
<tr>
<th>BUILDING ADDRESS</th>
<th>10150 LOWER AZUSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT NO.</td>
<td>TRACT NO.</td>
</tr>
<tr>
<td>SIZE OF LOT</td>
<td>NO. OF BUILDINGS NOW ON LOT</td>
</tr>
<tr>
<td>USE OF EXISTING BLDG.</td>
<td>WAREHOUSE</td>
</tr>
<tr>
<td>OWNER</td>
<td>Von's Grocery Co.</td>
</tr>
<tr>
<td>MAIL ADDRESS</td>
<td>10150 LOWER AZUSA</td>
</tr>
<tr>
<td>CITY</td>
<td>EL MONTE</td>
</tr>
<tr>
<td>ARCHITECT OR ENGINEER</td>
<td>TEL NO.</td>
</tr>
<tr>
<td>ADDRESS</td>
<td></td>
</tr>
<tr>
<td>CONTRACTOR</td>
<td>G.W. Maintenance</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>1061 E. 64TH ST</td>
</tr>
<tr>
<td>CITY</td>
<td>SANTA ANA, CAL.</td>
</tr>
<tr>
<td>TEL NO.</td>
<td>542-8726</td>
</tr>
<tr>
<td>STATE LICENSES NO.</td>
<td>C-61 273391</td>
</tr>
</tbody>
</table>

**DESCRIPTION OF WORK**

- NEW
- ADD.
- ALTER.
- REPAIR
- DEMOLISH

<table>
<thead>
<tr>
<th>SQ. FT.</th>
<th>NO. STORIES</th>
<th>NO. OF FAMILIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**USE OF PROPOSED STRUCTURE**

- Sundry Gas Tank, Pumps, Islands

**SIGNATURE OF APPLICANT**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>10150 LOWER AZUSA</th>
</tr>
</thead>
</table>

---

**PERMIT NUMBER**

**CITY OF EL MONTE**

**BUILDING DEPARTMENT**

18140

**THIS PERMIT NUMBER REQUIRED WHEN REQUESTING INSPECTION**

<table>
<thead>
<tr>
<th>BUILDING ADDRESS</th>
<th>D150 LOWER AZUSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEAREST CROSS ST.</td>
<td>Shirley</td>
</tr>
<tr>
<td>MAP NUMBER</td>
<td>DS</td>
</tr>
</tbody>
</table>

**USE ZONE**

- FRONT YARD SET BACK
- SIDE YARD SET BACK
- REAR YARD SET BACK

**SPECIAL CONDITIONS**

- Install or guarantee curbs and gutters, sidewalks, driveway approaches and street trees on all street frontages.

**ASSESSOR'S INFORMATION**

- M.B. 8571
- PAGE 7
- PAR NO. 1

**CONSTRUCTION LENDER**

- NAME: NONE
- BRANCH: 1830 3
- ADDRESS: 8583 SANTA FE

---

**APPROVALS**

<table>
<thead>
<tr>
<th>P.C. FEE</th>
<th>PERMIT FEE</th>
<th>BUS. LIC. FEE</th>
<th>EGQ FEE</th>
<th>TOTAL VALUATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>$10,000</td>
<td>$99.00</td>
<td>$52.00</td>
<td>$7.70</td>
<td>$224.30</td>
</tr>
</tbody>
</table>

**SIGNATURE OF PERMITTEE**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>1061 E. 64TH ST</th>
</tr>
</thead>
</table>

---

**FEE PAYMENT VALIDATION**

1. OFFICE COPY

**APPROVED**

**7-11-79**

**4990**
foundation & Black Lifts
in other permit see

Casus J R J
10-9-79

Pad 9-8-79 Soil
Pour 2-8-79 underlying
2-6-79

T - out 2-12-79
Roof Shingled 2-1-79
from steel slate 2-1-79

7/3/80 Ammonia piping thru Bakery refrigeration
OK 300 psi high side, 145 psi
low side

9/27/80 seal all holes tight midwall stop abobe maintenance
Ceilng FINISH T - BAR ceiling tiles
FINISH DOOR JAM see notice. J R J Martino
**APPLICATION FOR BUILDING PERMIT**

**CITY OF EL MONTE, CALIFORNIA**

**BUILDING DEPARTMENT**

11333 East Valley Boulevard • 575-2235

---

**FOR APPLICANT TO FILL IN**

**BUILDING ADDRESS**: 10150 LOWER AZUSA

**LOT NO.**: 96.47

**TRACT NO.**: 623.00

**SIZE OF LOT**: 3,524.00

**NO. OF BUILDINGS NOW ON LOT**: 2

**USE OF EXISTING BUILDING**: WHARF HOUSE

**OWNER**: VON'S GROCERY CO.

**MAIL ADDRESS**: 10150 LOWER AZUSA

**CITY**: EL MONTE

**TELEPHONE**: 47-6500

**ARCHITECT OR ENGINEER**: D. WARES

**ADDRESS**: 930 W. SUNSET, LA

**CONTRACTOR**: VON'S GROCERY CO.

**ADDRESS**: 930 W. SUNSET, LA

**STATE LICENSE NO.**: B 159056

**DESCRIPTION OF WORK**

**NEW**: 16,000

**ADD. OR ALTER.**: 4,000

**REPAIR**: 0

**DEMOLISH**: 0

**SQ. FT.**: 16,000

**NO. OF STORIES**: 1

**NO. OF FAMILIES**: 1

**USE OF PROPOSED STRUCTURE**: WHARF HOUSE

**SIGNATURE OF APPLICANT**: Michael James

**ADDRESS**: 930 W. SUNSET, LA

---

**PERMIT NUMBER**: 17691

**CITY OF EL MONTE**

**BUILDING DEPARTMENT**

**BUILDING ADDRESS**: 10150 LOWER AZUSA

**NEAREST CROSS ST.**: SHIRLEY

**FIRE ZONE**: M-1

**GROUP**: B-2

**TYPE CONST.**: T-1

**SEWER MAP**: 75

**USE ZONE**: FRONT YARD SET BACK 40' 6" OF ST

**SIDE YARD SET BACK**

**REAR YARD SET BACK**

**SPECIAL CONDITIONS**

1. Install or guarantee curbs and gutters, sidewalks, driveway approaches and street trees on all street frontages.

**SEE Bldg. 5307 3/01/79**

**M.B.**: M. B. 8577

**PAGE**: 70

---

**ASSESSOR'S INFORMATION**

**NAME**: NONE

**BRANCH**: 5307

**ADDRESS**: 930 W. SUNSET, LA

---

**CONSTRUCTION LENDER**

**NAME**: NONE

**ADDRESS**: 930 W. SUNSET, LA

---

**APPROVALS**

<table>
<thead>
<tr>
<th>FOUNDATION, LOCATION</th>
<th>DATE</th>
<th>INSPECTOR'S SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>FORMS, MATERIALS</td>
<td>7/374</td>
<td>1/1821</td>
</tr>
<tr>
<td>ROOFING OR DIAIRAH</td>
<td>5/164</td>
<td></td>
</tr>
<tr>
<td>FRAME, FIRE STOPES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BRACING, BOLTS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FURNACE, LOCATION GAS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>VENT DUCTS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LATH. EXT.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INSULATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LATH. INT.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOUSE NUMBER CORRECT AND POSTED</td>
<td>3/184</td>
<td>5/2076</td>
</tr>
</tbody>
</table>

**TOTAL**: 3385.70

**VALUATION**

<table>
<thead>
<tr>
<th>P.C. FEE $</th>
<th>PERMIT FEE $</th>
<th>BUS. LIC. FEE $</th>
<th>EOG FEE $</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,166.60</td>
<td>1,564.00</td>
<td>782.00</td>
<td>23.10</td>
</tr>
</tbody>
</table>

---

**FEE PAYMENT VALIDATION**

1. OFFICE COPY

---

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

**SIGNATURE OF PERMITTEE**: Michael James

**ADDRESS**: 930 W. SUNSET, LA
# Application for Building Permit

**City of El Monte, California**

11333 East Valley Boulevard • 575-2235

---

**For Applicant to Fill In**

- **Building Address**: 10150 Lower Azusa
- **Lot No.**
- **Lot No.**
- **Size of Lot**
- **Use of Existing Bldg.**: Office - Warehouse
- **Address**:
- **City**: El Monte
- **Tel**:
- **Owner**: Von's Grocers
- **Mail Address**: 10150 Lower Azusa
- **Phone**: 575-4800
- **City or Engineer**:
- **Address**: 626-2000
- **Contractor**: Unknown
- **Address**: 200 Continental Blvd
- **City**: El Segundo
- **Tel**:
- **State License No.**: B 157036

**Description of Work**

- **New**
- **Add**
- **Alter**
- **Repair**
- **Demolish**

- **S.F.**: 19,500
- **No. Stories**: 1
- **No. of Families**:

**Use of Proposed Structure**: Warehouse

**Signature of Applicant**:

**Valuation**

- **$30,000.00**
- **P/C Fee**: $162.10
- **Permit Fee**: $174.00
- **Bldg. LIC Fee**: $81.00
- **EGO Fee**: $21.00
- **Total**: $254.10

---

**Approvals**

- **Foundation, Location, Forms, Materials**
- **Roofing or Diaphragm**
- **Frame, Fire Stops, Bracing, Bolts**
- **Furnace, Location, Gas Vent, Ducts**
- **Lath, Ext.**
- **Insulation**
- **Lath, Int.**
- **House Number Correct and Posted**

**Signature of Permittee**: Walt Jellis

**Address**: 9916 W 123rd St, Hawthorne

---

**FEE PAYMENT VALIDATION**

1. **Office Copy**
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • 575-2235

FOR APPLICANT TO FILL IN
BUILDING ADDRESS: 10150 LOWER AZUSA RD
LOT NO. TRACT NO. BLOCK
SIZE OF LOT NO. OF BUILDINGS NOW ON LOT
USE OF EXISTING BLDG. WAREHOUSE
OWNER: VONSE GROCERY CO.
MAIL ADDRESS: 10150 LOWER AZUSA RD.
CITY: EL MONTE
TEL: NO. 575-1575
ARCHITECT OR ENGINEER: GORONDE, MUNIENE
TEL: NO. 795-5647
ADDRESS: 1424 E. WALNUT ST.
CONTRACTOR: EHW, HANNS INC
ADDRESS: 2ND CONTINENTAL BLVD
CITY: EL SEGUNDO
TEL: NO. 772-4400

STATE LICENSES NO.: 159256

DESCRIPTION OF WORK
NEW ADD. ALTER. REPAIR DEMOLISH
SQ. FT. 1500 NO. STORIES 2 NO. OF FAMILIES
USE OF PROPOSED STRUCTURE
SIGNATURE OF APPLICANT: 
ADDRESS: 

$ 42,000.00

PERMIT FEE $ 326.00
BUS LIC FEE $ 163.00
E&O FEE $ 2,944.00
TOTAL $ 703.84

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE: 
ADDRESS: 

FEE PAYMENT VALIDATION
1. OFFICE COPY

APPROVALS

FOUNDATION, LOCATION FORMS, MATERIALS
FRAME, FIRE STOP BRACING, BOLTS
ELECTRIC: LOCATION GAS VENT DUCTS
LATH: EXT.
INSULATION
LATH INT.
HOUSE NUMBER CORRECT AND POSTED
FINAL

5-30-80
W. COO

5-30-80

APPRAISAL

5-30-80

ASSURER'S INFORMATION

NAME: 
BRANCH: 
ADDRESS:

CONSTRUCTION LENDER

NAME: 
BRANCH: 
ADDRESS:

5-30-80
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
11333 East Valley Boulevard • 575-2235

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 10150 Lower Alva Rd
LOT NO.: TRACT NO.: BLOCK: 8
SIZE OF LOT: NO. OF BUILDINGS NOW ON LOT: 8
USE OF EXISTING BLDG.: Offices & Wares
OWNER: Viola Contrada Co
MAIL ADDRESS: PO Box 3388 Temecula, CA 92595
PHONE: 714-351-9100
CITY: Rialto
ARCHITECT OR ENGINEER: N/A
ADDRESS: N/A
CONTRACTOR: Rassman Refrigeration
ADDRESS: 14700 Honda Blvd
CITY: La Mirada
STATE LICENSE NO. 268677

DESCRIPTION OF WORK
NEW: ADD: ALTER: REPAIR: COMMISSION:
SQ. FT. 7336 NO. STORIES 2 NO. OF FAMILIES
USE OF PROPOSED STRUCTURE: Offices & Wares
SIGNATURE OF APPLICANT: Frederick Rassman
ADDRESS: Rassman Refrigeration

$ 23,400.00
P.C. FEE $ 10.00
PERMIT FEE $ 116.00
B ulld L ic ense F ee $ 
E CO FEE $ 165.00
TOTAL $ 2,271.65

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE: Frederick Rassman
ADDRESS: 14700 Honda La Mirada Co

FEES PAYMENT VALIDATION

1. OFFICE COPY
**APPLICATION FOR BUILDING PERMIT**

**CITY OF EL MONTE, CALIFORNIA**

**BUILDING DEPARTMENT**

11333 East Valley Boulevard • 444-9211 Ext. 57 or 58

---

**BAKERY ADDITION**

FOR APPLICANT TO FILL IN

<table>
<thead>
<tr>
<th>BUILDING ADDRESS</th>
<th>LOT NO.</th>
<th>TRACT NO.</th>
<th>BLOCK</th>
</tr>
</thead>
<tbody>
<tr>
<td>10150 Lower Azusa Rd.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SIZE OF LOT</th>
<th>NO. OF BUILDINGS NOW ON LOT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE OF EXISTING BLDG.</th>
<th>OWNER</th>
<th>MAIL ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bakery</td>
<td>Vons Grocery</td>
<td>10150 Lower Azusa Rd.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>EL MONTE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NEAREST CROSS ST.</th>
<th>TEL. NO.</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>ANCO Fire Protection Inc.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12523 S. Susana Rd.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>COMPTON</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CITY ASSESSOR'S E:\</th>
<th>TEL. NO.</th>
<th>STATE LICENSE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>290204</td>
</tr>
</tbody>
</table>

**DESCRIPTION OF WORK**

<table>
<thead>
<tr>
<th>NEW</th>
<th>ADD</th>
<th>X</th>
<th>ALTER</th>
<th>REPAIR</th>
<th>DEMOLISH</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE OF PROPOSED STRUCTURE</th>
<th>SIGNATURE OF APPLICANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bakery</td>
<td>Kandy Howell</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>P.E. FEE</th>
<th>PERMIT FEE</th>
<th>BUS. LIC. FEE</th>
<th>EQD FEE</th>
<th>TOTAL VALUATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>153.40</td>
<td>234.00</td>
<td>1.89</td>
<td>391.29</td>
<td></td>
</tr>
</tbody>
</table>

**ASSESSOR'S INFORMATION**

M.B. 8571 PAGE 7 PAR NO. 1

**CONSTRUCTION LENDER**

<table>
<thead>
<tr>
<th>NAME</th>
<th>BRANCH</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**APPROVALS**

<table>
<thead>
<tr>
<th>FEE PAYMENT VALIDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRE PREVENTION</td>
</tr>
</tbody>
</table>

---

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

**SIGNATURE OF PERMITTEE**: Kandy Howell

**ADDRESS**: 19523 S. Susana Rd.
APPLY FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
11333 East Valley Boulevard • 575-2235

FOR APPLICANT TO FILL IN

BUILDING ADDRESS
LOT NO. TRACT NO. BLOCK
SIZE OF LOT NO. OF BUILDINGS NOW ON LOT
USE OF EXISTING BLDG.
OWNER
MAIL ADDRESS
CITY
ARCHITECT OR ENGINEER
ADDRESS
CONTRACTOR
ADDRESS
STATE LICENSES NO.

DESCRIPTION OF WORK
NEW ADD. ALTER. REPAIR DEMOLISH
SQ. FT. NO. STORIES NO. OF FAMILIES
USE OF PROPOSED STRUCTURE PICK UP BLDG.
SIGNATURE OF APPLICANT

CONSTRUCTION LENDER
NAME:
BRANCH:
ADDRESS:

APPROVALS
PERMIT FEE $ 314.00
BUS LIC. FEE $ 127.00
EOD FEE $ 3.80
TOTA $ 671.90

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE
ADDRESS

VENUE PAYMENT VALIDATION

M.B. 8575 PAGE 1 PAR NO.

CONTRACTOR:
ADDRESS:

1. OFFICE COPY
# Application for Building Permit

**City of El Monte, California**

**Building Department**

11333 East Valley Boulevard • Phone 575-2235

## For Applicant to Fill In:

<table>
<thead>
<tr>
<th>Building Address</th>
<th>7150 Lower Azusa Rd El Monte</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT NO.</td>
<td>5120</td>
</tr>
<tr>
<td>TRACT NO.</td>
<td></td>
</tr>
<tr>
<td>BLOCK</td>
<td></td>
</tr>
</tbody>
</table>

**Size of Lot**: 5,120

**Number of Buildings**: 5

**Use of Existing Bldg.**: S18

**Owner**: VOA'S Grocery Co.

**Mail Address**: 7150 Box 3333 T. Azusa L.A.

**City**: L.A. 90034

**Architect or Engineer**: Tel. No.

**Address**: Tel. No.

**Contractor**: Marzola Construction Co.

**Address**: 1210 Leafwood St.

**City**: Stanton

**State Licenses No.**: 165180

## Description of Work

**New**: 16,000

**Add.**: No. of Stories: 1

**Alter.**: No. of Families: 1

**Repair**: 18,000

**Demolish**: 18,000

**Use of Proposed Structure**: Truck Wash 50

**Signature of Applicant**: Unreadable

**Address**: Unreadable

**Payment**: $3,361.00

**Permit Fee**: $16.80

**Tax Fee**: $1.20

**Total**: $218.40

**Appraisals**: $223.46

## ASSESSOR’S INFORMATION

**M.B.**: 8571

**Page**: 7

**Par No.**: 0

## Final Approval

**Planning Dept.**: Date:

**Fire Dept.**: Date:

**Public Works**: Date:

## Approvals

<table>
<thead>
<tr>
<th>Date</th>
<th>Inspector’s Signature</th>
</tr>
</thead>
</table>

**Foundation, Location Forms, Materials**

**Roofing or Diaphragm**

**Frame, Fire Stops**

**Bracing, Bolts**

**Furnace, Location**

**Gas Vent Ducts**

**Laths**: Ext.

**Insulation**

**Laths**: Int.

**House Number Correct and Posted**

**Final**

---

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

**Signature of Permittee**: Unreadable

**Address**: Unreadable
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
11333 East Valley Boulevard • 575-2235

FOR APPLICANT TO FILL IN
BUILDING ADDRESS: 10150 Lemo Avenue Rd.
LOT NO.: N/A
TRACT NO.: N/A
BLOCK: N/A
SIZE OF LOT: N/A
NO. OF BUILDINGS NOW ON LOT: N/A
USE OF EXISTING BLDG.: N/A

OWNER: Arnie Grocery
MAIL ADDRESS: 10150 Lemo Avenue Rd.
CITY: EL MONTE
ARCHITECT OR ENGINEER: N/A
ADDRESS: N/A
CONTRACTOR: Jack Malin Inc.
ADDRESS: 607 Lemo Ave.
CITY: EL MONTE
STATE LICENSE NO.: 98482

DESCRIPTION OF WORK
NEW: Yes
ADD.: No
ALTER.: No
REPAIR: No
DEMOLISH: No
SQ. FT.: 6,960
NO. STORIES: 2
NO. OF FAMILIES: N/A
USE OF PROPOSED STRUCTURE: Office

SIGNATURE OF APPLICANT: N/A
ADDRESS: 607 Lemo Ave.

P.C. FEE: $1,35.00
PERMIT FEE: $208.00
BUILD. LIC. FEE: $104.00
EOD FEE: $1,38.00
TOTAL VALUATION: $22,600

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE: N/A
ADDRESS: 607 Lemo Ave.

APPROVALS
FOUNDATION, LOCATION FORMS, MATERIALS
ROOFING OR DIAPHRAGM
FRAME, FIRE STOPS, BRACING, BOLTS
FURNACE, LOCATION, GAS VENT DUCTS
LATH EXT.
INSULATION
LATH. INS.
HOUSE NUMBER
CORRECT AND POSTED
FINAL

FEES PAID: N/A

AMOUNT PAID: N/A

1. OFFICE COPY
FEE PAYMENT VALIDATION: Completed

10-1-81
10-31-80
11-18-80
6-15-82
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • Phone 575-2235

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 10150 LOWER ACUSDA RD.
LOT NO. TRACT NO. BLOCK NO. OF BUILDINGS NOW ON LOT 8
SIZE OF LOT USE OF EXISTING BLDG. OFFICE & WAREHOUSE
OWNERS VONS GROCERY CO.
MAIL ADDRESS 10150 LOWER ACUSDA RD.
CITY EL MONTE TEL NO. 575-1400
ARCHITECT OR ENGINEER GERALD NUNIAGA 725-Y047
ADDRESS 4444 E. WALNUT ST.
CONTRACTOR JACK MULVAN
ADDRESS 607 LAIRPORT ST.
CITY EL MONTE TEL NO. 772-4521
STATE LICENSES NO. 289762

DESCRIPTION OF WORK
NEW, ALTH, REPAIR, DEMOLISH

SQ. FT. 3000 NO. STORIES 1 NO. OF FAMILIES
USE OF PROPOSED STRUCTURE ROOF SHELTER
SIGNATURE OF APPLICANT

APPROVALS

PERMIT FEE $378.00
BUS. LIC. FEE $187.00
EOD FEE $3.50
TOTAL $810.70

I hereby acknowledge that I have read this application and state that
the above is correct and agree to comply with all City Ordinances and
State Laws regarding building construction.

SIGNATURE OF APPLICANT

APPROVED 5-11-81

PERMIT NUMBER: 2018
CITY OF EL MONTE
BUILDING DEPARTMENT

NEAREST CROSS ST. SHIRLEY MAP NUMBER 75
FIRE ZONE B-2 V-N
USE ZONE REAR YARD SET BACK 50' 0" OF ST.

SPECIAL CONDITIONS
1. Install all Gutter and leaders, sidewalks, driveway approaches
   and street trees on all street frontages.

ASSESSOR'S INFORMATION
M.B. 85-71 PAGE 7 PAR NO. 1

FINAL APPROVAL
PLANNING DEPT. DATE:  
FIRE DEPT. DATE:  
PUBLIC WORKS: DATE:

APPROVED 5-11-81

INSPRT'S SIGNATURE

FOUNDATION, LOCATION FORMS, MATERIALS
ROOFING OR DIAPHRAGM
FRAME, FIRE STOPS, BRACING, BOLTS
FURNACE, LOCATION GAS VENT DUCTS
LATH EXT.
INSULATION
LATH INT.
HOUSE NUMBER CORRECT AND POSTED

ARCHITECTURE 6-22-81

1030-03-81
<table>
<thead>
<tr>
<th>Permit Number</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>This Permit Number Required When Requesting Inspection</td>
<td></td>
</tr>
<tr>
<td>Building Address</td>
<td>10150 Loma Azul Rd.</td>
</tr>
<tr>
<td>Nearest Cross St.</td>
<td>Shirley</td>
</tr>
<tr>
<td>Map Number</td>
<td>75</td>
</tr>
<tr>
<td>Fire Zone</td>
<td>M</td>
</tr>
<tr>
<td>Group</td>
<td>N-11</td>
</tr>
<tr>
<td>Type</td>
<td>V-11</td>
</tr>
<tr>
<td>Sewer Map Block</td>
<td>PG</td>
</tr>
<tr>
<td>Use Zone</td>
<td>FRONT YARD SET BACK</td>
</tr>
<tr>
<td>SIDE YARD SET BACK</td>
<td>50 ft. St.</td>
</tr>
<tr>
<td>REAR YARD SET BACK</td>
<td>X</td>
</tr>
<tr>
<td>Special Conditions</td>
<td>Install or guarantee curbs and gutters, sidewalks, driveway approaches and street trees on all street frontages.</td>
</tr>
<tr>
<td>ASSESSOR'S INFORMATION</td>
<td></td>
</tr>
<tr>
<td>M.B.</td>
<td>85.75</td>
</tr>
<tr>
<td>Page</td>
<td>1</td>
</tr>
<tr>
<td>PAR NO.</td>
<td>5</td>
</tr>
<tr>
<td>DESCRIPTION OF WORK</td>
<td></td>
</tr>
<tr>
<td>NEW</td>
<td>ADD</td>
</tr>
<tr>
<td>SQ. FT.</td>
<td>1268</td>
</tr>
<tr>
<td>USE OF PROPOSED STRUCTURE</td>
<td>TRUCK TRASH CHUTE</td>
</tr>
<tr>
<td>SIGNATURE OF APPLICANT</td>
<td></td>
</tr>
<tr>
<td>ADDRESS</td>
<td>10150 Loma Azul Rd.</td>
</tr>
<tr>
<td>STATE LICENSES NO.</td>
<td>194862</td>
</tr>
<tr>
<td>FINAL APPROVAL</td>
<td></td>
</tr>
<tr>
<td>PLANNING DEPT.</td>
<td>DATE:</td>
</tr>
<tr>
<td>FIRE DEPT.</td>
<td>DATE:</td>
</tr>
<tr>
<td>PUBLIC WORKS</td>
<td>DATE:</td>
</tr>
<tr>
<td>APPROVALS</td>
<td></td>
</tr>
<tr>
<td>FOUNDATION, LOCATION</td>
<td>DATE</td>
</tr>
<tr>
<td>FORMS, MATERIALS</td>
<td>7-2-81</td>
</tr>
<tr>
<td>FRAME, FIRE STOPS</td>
<td></td>
</tr>
<tr>
<td>SPACING, BOLTS</td>
<td>12-14-81</td>
</tr>
<tr>
<td>ROOFING OR DIAIRAM</td>
<td></td>
</tr>
<tr>
<td>FRAME, FIRE STOPS</td>
<td></td>
</tr>
<tr>
<td>SPACING, BOLTS</td>
<td></td>
</tr>
<tr>
<td>FURNACE, LOCATION</td>
<td></td>
</tr>
<tr>
<td>GAS VENT DUCTS</td>
<td></td>
</tr>
<tr>
<td>LATH: EXT.</td>
<td></td>
</tr>
<tr>
<td>INSULATION</td>
<td></td>
</tr>
<tr>
<td>LATH: INT.</td>
<td></td>
</tr>
<tr>
<td>HOUSE NUMBER, ADDRESS</td>
<td>6-15-81</td>
</tr>
<tr>
<td>TOTAL $</td>
<td>293.38</td>
</tr>
<tr>
<td>P.C. FEE</td>
<td>88.40</td>
</tr>
<tr>
<td>PERMIT FEE</td>
<td>136.00</td>
</tr>
<tr>
<td>BUS. LIC. FEE</td>
<td>15.00</td>
</tr>
<tr>
<td>EGO FEE</td>
<td>98</td>
</tr>
<tr>
<td>VALUATION</td>
<td>14,600</td>
</tr>
</tbody>
</table>

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE |  |
| ADDRESS | 10150 Loma Azul Rd. |
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • Phone 575-2235

FOR APPLICANT TO FILL IN
BUILDING ADDRESS: 4344 N. SHIRLEY
LOT NO. TRACT NO. BLOCK
SIZE OF LOT NO. OF BUILDINGS NOW ON LOT
USE OF EXISTING BLDG. WAREHOUSE
OWNER: WONS GROCERY CO.
MAIL ADDRESS: 10250 LOWER AZUSA RD.
CITY: EL MONTE
ARCHITECT OR ENGINEER: GEORGE MUNIZ
ADDRESS: 3434 E. WALNUT PASADENA
CONTRACTOR: N. L. HAHN INC.
ADDRESS: 200 CONTINENTAL BLVD
CITY: EL SEGUNDO
STATE LICENSE NO. 46148

DESCRIPTION OF WORK
NEW NO. FT. 20000
REPAIR DEMOLISH

USE OF PROPOSED STRUCTURE: DIET COOLER WAREHOUSE

SIGNATURE OF APPLICANT: ARTHUR E. MUNIZ
ADDRESS: 4424 E. WALNUT ST. PASADENA

$ 35,000.00

VALUATION
P.C. $ 87,000.00
PERMIT FEE $ 225.00
BUS. LIC. FEE $ 142.00
FOO FEE $ 2.46
TOTAL $ 422.46

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTER: ARTHUR E. MUNIZ
ADDRESS: 4424 E. WALNUT ST. PASADENA

ASSESSOR'S INFORMATION
M.B. 8577 PAGE 1 PAR NO. 2

FINAL APPROVAL
PLANNING DEPT. DATE:
FIRE DEPT. DATE:
PUBLIC WORKS: DATE:

APPROVALS
FOUNDATION, LOCATION FORMS, MATERIALS 4/10/82
ROOFING OR DIAPHRAGM
FRAME, FIRE STOPS
BEARING, BOLTS
FURNACE, LOCATION, GAS VENTS, Ducts
LATH, EXT.
INSULATION
LATH, INT.
HOUSE NUMBER, CORRECT AND POSTED
FINAL 11-7-82
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • Phone 575-2235

DATE March 28, 1983

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 10150 Lower Azusa Road
LOT NO. 38-39-40-41 Gidley Perrson
TRACT NO. Track
BLOCK
SIZE OF LOT 850' x 3200'
NO. OF BUILDINGS NOW ON LOT 9
USE OF EXISTING BLDG. Grocery Dist. Center

OWNER Vons Grocery Co.
MAIL ADDRESS P.O. Box 3338 Terminal Annex
CITY Los Angeles CA TEL NO. 213/579-1400
ARCHITECT OR ENGINEER B.R. Warren Co. TEL NO. 213/626-0101
ADDRESS 930 W. Sunset Blvd. Los Angeles
CONTRACTOR OWL CONSTRUCTORS
ADDRESS 2465 Campus Drive
CITY Irvine CA 92715 TEL NO. 714/752-8864
STATE LICENSES NO. Calif. 113101

DESCRIPTION OF WORK

NEW 2124 ADD. ALTER. REPAIR DEMOLISH
SQ. FT.

USE OF PROPOSED STRUCTURE Railroad Underpass

SIGNATURE OF APPLICANT
ADDRESS

$196,000.00 CONTRACT PRICE

200,000 VALUATION

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF APPLICANT
ADDRESS

PERMIT NUMBER: 3-29-83

CITY OF EL MONTE

BUILDING ADDRESS 10150 Lower Azusa
NEAREST CROSS ST. Shirley MAP NUMBER 75

ASSessor'S Information
M.B. 85-71 PAGE 7 PAR NO. 1

INSURANCE DATA
W.C. $30,000, EXP. DATE
W.C.S. DATE SIGNED
C/LICENSE 213101 EXP. DATE 1-31-85

APPROVALS

DATE INSPECTOR'S SIGNATURE

FOUNDATION, LOCATION FORMS, MATERIALS

ROOFING OR DIAPHRAGM

FRAME, FIRE STOPS BRACING, BOLTS

FURNACE, LOCATION GAS VENT DUCTS

LATH, EXT.

INSULATION

LATH, INT.

HUM SCHEDULES

FINISH MATERIALS

1-1-83, 7-1-83

approved for "Y" based on plan

11-1-83

VALIDATION
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • Phone 575-2235

DATE 7-12-83

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 10150 LOWER AVE SA LD

LOT NO. TRACT NO. BLOCK

SIZE OF LOT NO. OF BUILDINGS NOW ON LOT

USE OF EXISTING BLDG. PALLET STORAGE COVER

OWNER VONS GROCERY CO

MAIL ADDRESS VONS GROCERY CO

CITY EL MONTE TEL NO. 579-1420

ARCHITECT OR ENGINEER TEL NO. 795-1047

ADDRESS 2424 E. WALNUT ST PASADENA

CONTRACTOR

ADDRESS CITY TEL NO.

STATE LICENSES NO.

DESCRIPTION OF WORK

NEW ALTER REPAIR DEMOLISH

SQ. FT. 600 NO. STORIES 1 NO. OF FAMILIES 1

USE OF PROPOSED STRUCTURE PALLET STORAGE COVER

SIGNATURE OF APPLICANT RICHARD E. MUTCH

ADDRESS 2424 E. WALNUT ST. PASADENA

$15,000

VALUATION

P.G. FEE $ 93.400
PERMIT FEE $ 144.00
BUS. LIC. FEE $ 12.00
EDC FEE $ 1.00
PLOT PLAN FEE $ 144.00
TOTAL $ 323.00

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE

ADDRESS 2424 E. WALNUT ST.

10150 LOWER AVE SA LD

PERMIT NUMBER 8-4-83

CITY OF EL MONTE BUILDING DEPARTMENT R.L.

THIS PERMIT REQUIRED WHEN REQUESTING INSPECTION

BUILDING ADDRESS 10150 LOWER AVE SA LD

NEAREST CROSS ST. Shirley MAP NUMBER 57

FIRE ZONE GROUP TYPE CONST. SEWER MAP BK PG

USE ZONE FRONT YARD SET BACK 50 X 30
SIDE YARD SET BACK
REAR YARD SET BACK

SPECIAL CONDITIONS
1. Install or guarantee curbs and gutters, sidewalks, driveway approaches and street trees on all street frontages.

ASSESSOR'S INFORMATION
M. 8575 PAGE 1 PAR NO. 5

INSURANCE DATA
W.C. EXP. DATE 6-26-84
W.C.S. DATE SIGNED

C/LICENSE 347098 EXP. DATE

APPROVALS

FOUNDATION, LOCATION FORMS, MATERIALS
ROOFING OR DIAPHRAGM
FRAME, FIRE STOPS, BRACING, BOILERS
FURNACE, LOCATION, GAS VENT DUCTS
LATH. EXT.
INSULATION
LATH. INT.
HOUSE NUMBER CORRECT AND POSTED

FINAL

10-12-83

PERMIT NUMBER 8-4-83

10150 LOWER AVE SA LD

VALIDATION
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Boulevard • Phone 575-2235

DATE: Feb 21, 1984
FOR APPLICANT TO FILL IN
BUILDING ADDRESS: 4344 SHIRELY AVE
LOT NO. TRACT NO. BLOCK
SIZE OF LOT: 720 x 1801 NO. OF BUILDINGS NOW ON LOT: 5
USE OF EXISTING BLDG: MEAT & WAREHOUSE FOODS
OWNER: Voni's Grocery Co.
MAIL ADDRESS: 4344 SHIRELY AVE
CITY: EL MONTE TEL: NO. 78-579-1460
ARCHITECT OR ENGINEER: HANRICH INC.
ADDRESS: 585 PASEO RANCHO AVE
CONTRACTOR: Buda, Christ Assoc.
ADDRESS: 175 SAN LORENZO ST
CITY: POMONA
STATE LICENSE NO.: 286 558

DESCRIPTION OF WORK
NEW ADD. ALTER. REPAIR DEMOLISH
SQ. FT. 2,760 NO. STORIES 1 NO. OF FAMILIES 0
USE OF PROPOSED STRUCTURE: COVER LANDING DECK

SIGNATURE OF APPLICANT: [Signature]
ADDRESS: 175 SAN LORENZO ST, POMONA

P.C. PERMIT FEE $124.80
PERMIT FEE $192.60
Bldg. Lic. FEE $96.00
E.O.F FEE $105.00
PLOT PLAN FEE $192.00
TOTAL $1,255.40

STATE LICENSES NO.: 286 558

I hereby acknowledge that I have read this application and state that
the above is correct and agree to comply with all City Ordinances and
State Laws regulating building construction.

SIGNATURE OF PERMITTEE: [Signature]

PERMIT NUMBER: [Number]
NEAREST CROSS ST: Lower Azusa MAP NUMBER 75
FIRE ZONE: B2 SEWER MAP BK PG
USE ZONE: M2 SPECIAL CONDITIONS
FRONT YARD SET BACK: 1
SIDE YARD SET BACK: 1
REAR YARD SET BACK: 1

ASSESSOR'S INFORMATION
M.B. PAGE PAR NO.

INSURANCE DATA
W.C. EXP. DATE 4-1-84
W.C.S. DATE SIGNED 10-31-84
C/LICENSE EXP. DATE

APPROVALS
FOUNDATION, LOCATION FORMS, MATERIALS
EXISTING
ROOFING OR DIAPHRAGM
FRAME, FIRE STOPS
FURNACE: LOCATION
LATH. EXT.
INSULATION
LATH. INT.
HOUSE NUMBER
CORRECT AND POSTED
FINAL

THIS PERMIT NOT VALID UNTIL STAMPED "APPROVED"
BY BUILDING DEPT. AND ALL FEES PAID AND REQUIRED
DEPOSITS MADE.
APPLICATION FOR BUILDING PERMIT
CITY OF EL MONTE, CALIFORNIA
BUILDING DEPARTMENT
11333 East Valley Blvd. • Phone (818) 575-2235

DATE 2/11/85
FOR APPLICANT TO FILL IN
BUILDING ADDRESS: 10150 LOWER AZUSA
LOT NO. TRACT NO. BLOCK
SIZE OF LOT NO. OF BUILDINGS ON LOT
USE OF EXISTING BLDG. TRANS OFFICES
OWNER VUNS EXC CO
MAIL ADDRESS 10150 LOWER AZUSA
CITY CLIMAX
ARCHITECT OR ENGINEER 6.11.1983 734-8841
ADDRESS 2024 EAST WALNUT
CONTRACTOR ALCION INC
ADDRESS 16349 HANSHA
CITY VALLEYS
STATE LICENSES NO. 457-476

DESCRIPTION OF WORK
NEW ADD ALTER REPAIR DEMOLISH
SQ. FT. 9100 NO. STORIES 1 NO. OF FAMILIES
USE OF PROPOSED STRUCTURE
SIGNATURE OF APPLICANT
ADDRESS 11349 HANSHA

$ 32,000 00 P.C. FEE 122.90
PERMIT FEE 1360.80
BUS. LIC. FEE 133.00
ECD FEE 12.25
PLOT PLAN FEE 20.60
TOTAL $400.75

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE
ADDRESS

APPROVALS

ASSESSOR'S INFORMATION
M.B. 8575 PAR NO. 5

INSURANCE DATA
W.C. EXP. DATE 8-4-85
W.C.S. DATE SIGNED
C/LICENSE 7-9-85

VALIDATION
CITY OF EL MONTE
BUILDING DEPARTMENT • CITY HALL WEST
11333 VALLEY BOULEVARD • 2ND FLOOR
EL MONTE, CALIFORNIA 91731
(818) 580-2050 FAX (818) 580-2068

BUILDING PERMIT
PERMIT NUMBER: 990050AC

DATE ISSUED: 12/19/90
DATE EXPIRES: 3/19/91

FILE COPY

JOB ADDRESS: 4044 SUTLEY
LOT: 50
AREA: 30 x 16
TOTAL: 480 SQ. FT.
LOT SIZE: ZONE: 

AREA / WORK CLASS: ADDITION
SPECIFIC USE TYPE: COMM/LND/IL
IMPL PLANT

LOT SIZE:

DESCRIPTION OF WORK:
REMOVAL EX COOLER ROOM
3000 S.F.

CONTRACTOR
BOB SHAMER VP
CLAYTON CONSTRUCTION
604 W CLIFFSIDE DRIVE
SAN DIMAS CA 91770
714-592-0889

OWNER
MiFELI MICHELLE
6050 N GRAND AVE
PASADENA CA 91107
(818) 581-1670

COST

ISSUANCE FEE $804.00
PERMIT FEE $47.50
PLAT CHECK FEE $180.00
SURVEY FEE $43.47
PLOT PLAN FEE $20.45
BOND FEE $80.45
ENERGY CALC. FEE $4.87
DOUBLE FEE $4.87
OTHER FEE $4.87

SUBTOTAL: $688.87
PREPAID FILING FEE < $228.00
TOTAL: $916.87

RECEIPT NUMBER: CK#6111
METHOD OF PAYMENT: 
PREPAID RECEIPT NO.: 16147

I hereby affirm that I am licensed under the provisions of Chapter 9
(commencing with Section 70001) of Division 9 of the Business and Professions
Code, and my license is in full force and effect.

I hereby affirm that I have a certificate of Worker's Compensation Insurance,
and/or a certifying copy thereof.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State
laws regulating building construction.

Permittee Signature

SEPARATE PERMITS REQUIRED FOR WORK OTHER THAN DESCRIBED ABOVE

ISSUED BY

[Signature]
JOB ADDRESS: 4344 SHIRLEY

SUB: 

LOT: 

BLK: 

MAP PAGE: 

* SPECIFIC USE TYPE LENGTH COST 

* IND'L PLANT 

* 

* 

* 

* 

* 

* 

* 

* 

* 

* 

TOTAL: $60,000 * LOT SIZE: 

ZONE: 

SETBACKS-F: LS: RS: R: 

DESCRIPTION OF WORK-

NEW SPIRAL FREEZER FACILITIES FOR MEAT-PROCESSING 

VONS COMPANIES SELF INSURED 

CONTRACTOR 

VONS DISTRIBUTION CENTER 

4344 SHIRLEY 

EL MONTE, CA 91731 

(818) 950-8462 

OWNER 

ARCHITECT 

GERALD MUNIER 

2424 E. WALNUT 

PASADENA, CA 91107 

(818) 796-8441 

ISSUANCE FEE 

PERMIT FEE $484.50 

PLAN CHECK FEE $314.93 

BUS. LIC. FEE $242.25 

EQD FEE $12.60 

PLOT PLAN FEE $96.90 

BOND FEE 

ENERGY CALC. FEE 

DOUBLE FEE 

OTHER FEE 

UNIT FEE 

SUBTOTAL: $1,151.18 

PRE-PAID FILING FEE ($411.83) 

TOTAL: $739.35 

RECEIPT NO.: METHOD OF PAYMENT: 

PREPAID RECEIPT NO.: 43878 

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: I, as owner of the property will do the work myself without fees, and the structure is not intended for or offered for the performance of the work for which this permit is issued, and any person in any manner to become subject to the laws of California. 

Issued by 

Permittee Signature 

SEPARATE PLATE REQUIRED FOR WORK OTHER THAN DESCRIBED ABOVE
**MONTE**

**INSPECTION RECORD**

**WORK CLASS:** NEW
**USE TYPE:** COMM' L/IND' L
**OWNER:**
**ADDRESS:** 4344 SHIRLEY

**BUILDING PERMIT**
**PERMIT NUMBER:** 89018136
**DATE ISSUED:** 11/20/95

**NOTICE**

THIS CARD MUST BE POSTED ON THE JOB SITE PRIOR TO ANY INSPECTION AND MAINTAINED UNTIL ALL INSPECTIONS ARE MADE.

<table>
<thead>
<tr>
<th>INSPECTION</th>
<th>SETBACK/FDN.</th>
<th>SLAB</th>
<th>DOORS</th>
<th>ROOF NAILING</th>
<th>FRAMING</th>
<th>EXTNL &amp; LATH</th>
<th>INSULATION</th>
<th>DRY WALL</th>
<th>FINAL-BLDG</th>
<th>OTHER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FREEZER RU FDN</td>
<td>11-30-95</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tank Comp/Con</td>
<td>12-11-95</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**APPROVED FOR OCCUPANCY/FINAL**

24 HOUR NOTICE REQUIRED FOR ALL INSPECTIONS. OCCUPANCY AND USE NOT AUTHORIZED UNTIL FINAL INSPECTION COMPLETED.

<table>
<thead>
<tr>
<th>A/C</th>
<th>929 S ORANGE AVE</th>
<th>LEST COUNA</th>
<th>ISSUANCE FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>$20.00</td>
</tr>
</tbody>
</table>
CITY OF EL MONTE
BUILDING PERMIT
PERMIT NUMBER: 26841880
DATE ISSUED: 02/15/05

JOB ADDRESS: 4344 SHIRLEY
SUB:

AREA/
* SPECIFIC USE TYPE LENGTH COST VALUE * USE TYPE: COMM'N/IND'N
* OCCUP.GRP.:

TOTAL: $50,000 * LOT SIZE:

DESCRIPTION OF WORK-
ADDITION OF TRUCK CANOPY TO WAREHOUSE

CONTRACTOR
ANTHONY PIRO
ANTHONY D. PIRO GENERAL
1 TECHNOLOGY DR. STE 0407
IRVINE CA 92618
(949) 783-5100

OWNER
VON'S/SUAWEY CO.
4344 SHIRLEY
EL MONTE CA

ARCH/ENG
KUNIER & ASSOCIATES, INC.
23276 SOUTH POINTE DRIVE, 110
LAGUNA HILLS CA 92653
(949) 462-3545

FISSANCE FEE
ISSUANCE FEE $643.75
PERMIT FEE $419.44
PLAN CHECK FEE $321.89
BUS. LIC. FEE $10.50
EQU FEE $128.75
ARCHIV FEE $14.00
ARCHIV PLAN $2.00
UNIT FEE $2.00

SUBTOTAL: $1,539.32
PRE-PAYED FILING FEE $857.69
TOTAL: $981.63

RECEIPT NUMBER:
METHOD OF PAYMENT:
PREPAID RECEIPT NO.: 103345

I declare under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
I hereby affirm that I have a certificate of Worker's Compensation Insurance, and/or a certified copy thereof.
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

Issued By

Separate Permits Required For Work Other Than Described Above
City of El Monte
City Hall West • 11333 Valley Blvd.
El Monte, CA 91731-3293
(626) 580-2050

PERMIT NO. B00-009-770
Permit Type: Commercial Alter

PROJECT ADDRESS
4344 Shirley Ave

OWNER
Vons Companies Inc
1371 Oakland Blvd Ste 200
Walnut, CA 91786

APPLICANT
Todd Construction Services
1206 Price Street
Pomona, CA 91767

CONTRACTOR/PROFESSIONAL
Todd Construction Services Inc
1206 Price St
Pomona, CA 91767

REPLACE EXTERIOR WALL PANELS AT BLD 230 A, UPGRADE VENTILATION SYSTEM AT BLD 230 B & 220,
INSTALL FOUNDATIONS FOR 3 WATER DIFFUSION TANKS, UPGRADE REFRIGERATION SYSTEM AT BLD 230 A, 230 C & D & 220, ADA UPGRADE AT BLD 230 B

---

<table>
<thead>
<tr>
<th>CALCULATION TYPE</th>
<th>UOM</th>
<th># OF UNITS</th>
<th>VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SMIP 2</td>
<td></td>
<td></td>
<td>$238.98</td>
</tr>
<tr>
<td>Contractor’s Business License</td>
<td>$3,021.73</td>
<td>$3,021.73</td>
<td></td>
</tr>
<tr>
<td>Mech - Business License Fee</td>
<td>$85.70</td>
<td>$85.70</td>
<td></td>
</tr>
<tr>
<td>Permit Fee</td>
<td>$6,043.45</td>
<td>$6,043.45</td>
<td></td>
</tr>
<tr>
<td>Electric - Permit Issue</td>
<td>$23.50</td>
<td>$23.50</td>
<td></td>
</tr>
<tr>
<td>Motors 1-10hp</td>
<td>$232.40</td>
<td>$232.40</td>
<td></td>
</tr>
<tr>
<td>Transformers</td>
<td>$109.20</td>
<td>$109.20</td>
<td></td>
</tr>
<tr>
<td>Air Handler (&lt;10K)</td>
<td>$97.80</td>
<td>$97.80</td>
<td></td>
</tr>
<tr>
<td>Evaporative Cooler</td>
<td>$73.60</td>
<td>$73.60</td>
<td></td>
</tr>
<tr>
<td>General Plan Update Fee</td>
<td>$55.78</td>
<td>$55.78</td>
<td></td>
</tr>
<tr>
<td>Archive - over 8.5” x 11” size.</td>
<td>$94.00</td>
<td>$94.00</td>
<td></td>
</tr>
<tr>
<td>Technology Enhancement Fee</td>
<td>$126.31</td>
<td>$126.31</td>
<td></td>
</tr>
</tbody>
</table>
---

OCCUPANCY

<table>
<thead>
<tr>
<th>FEE DETAIL</th>
<th>Description</th>
<th>QTY</th>
<th>UOM</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
<th>Description</th>
<th>QTY</th>
<th>UOM</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Building Standards Com Fee</td>
<td>1</td>
<td>each</td>
<td>$46.00</td>
<td>$46.00</td>
<td>Elec - Business License Fee</td>
<td>1</td>
<td>each</td>
<td>$264.20</td>
<td>$264.20</td>
</tr>
<tr>
<td></td>
<td>Building - Permit Issue</td>
<td>1</td>
<td>each</td>
<td>$23.50</td>
<td>$23.50</td>
<td>Service/panel &gt;1000amps</td>
<td>1</td>
<td>each</td>
<td>$32.60</td>
<td>$32.60</td>
</tr>
<tr>
<td></td>
<td>Service/panel 0-200amps</td>
<td>1</td>
<td>each</td>
<td>$136.20</td>
<td>$136.20</td>
<td>Light Fixtures plus Switches</td>
<td>1</td>
<td>each</td>
<td>$18.00</td>
<td>$18.00</td>
</tr>
<tr>
<td></td>
<td>Mechanical - Permit Issue</td>
<td>1</td>
<td>each</td>
<td>$23.50</td>
<td>$23.50</td>
<td>Energy</td>
<td>1</td>
<td>each</td>
<td>$302.17</td>
<td>$302.17</td>
</tr>
<tr>
<td></td>
<td>Plot Plan</td>
<td>1</td>
<td>each</td>
<td>$1,208.69</td>
<td>$1,208.69</td>
<td>Archive - 8.5” x 11”</td>
<td>1</td>
<td>each</td>
<td>$2.50</td>
<td>$2.50</td>
</tr>
<tr>
<td></td>
<td>Plan Check</td>
<td>1</td>
<td>each</td>
<td>$3,928.24</td>
<td>$3,928.24</td>
<td>Fire Dept Review</td>
<td>1</td>
<td>each</td>
<td>$50.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>
---

Total Fees: $16,238.05
Total Paid: $16,238.05
Balance Unpaid: $0.00
Paid Today: $12,309.81

---

RECEIPTS DETAIL

<table>
<thead>
<tr>
<th>RECEIPT #</th>
<th>TRANS. DATE</th>
<th>NAME</th>
<th>PAYMENT TYPE</th>
<th>PAYMENT TYPE #</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>13,058</td>
<td>1/28/2010</td>
<td>Todd Const.</td>
<td>Check</td>
<td>3765</td>
<td>$3,928.24</td>
</tr>
<tr>
<td>13,370</td>
<td>3/24/2010</td>
<td>TOOD CONST</td>
<td>Check</td>
<td>3767</td>
<td>$12,309.81</td>
</tr>
</tbody>
</table>
City of El Monte  
City Hall West • 11333 Valley Blvd.  
El Monte, CA 91731-3293  
(626) 580-2050

INSPECTION RECORD
Permit No. B00-009-770  
Permit Type: Commercial Alter

POST CONSPICUOUSLY ON THE JOB

**Building**  
4344 Shirley Ave

**Owner Name and Address**  
Vons Companies Inc  
1371 Oakland Blvd Ste 200  
Walnut, CA 91789

**Contractor Name and Address**  
Todd Construction Services Inc  
1206 Price St  
Pomona, CA 91767

**State Lic. & Classif.**  
B, C8

**Proposed Construction**

REPLACE EXTERIOR WALL PANELS AT BLD 230 A, UPGRADE VENTILATION SYSTEM AT BLDS 230 B & 220, INSTALL FOUNDATIONS FOR 3 WATER DIFFUSION TANKS, UPGRADE REFRIGERATION

**Date**  
4-19-10  
Received deputy inspection reports for this area

4-26-10  
2 sq. yds. GrayBond  
6%1/2 H.C RAMP footings  
226 OK in LF

9-14-10 Disable Access Ramp  

- Site Sewer  
- Site Water  
- Site Gas & Test  
- U-W&V + Test  
- U-Water  
- U-Gas & Test  
- TO-W&V & Test  
- TO-Water & Test  
- TO-Gas & Test  

- Grounding  
- Site Elec  
- R-Elect Underslab  
- R - Elect-In-Wall  
- R - Elect Ceiling  

- ESP  
- Sub Panel + Main Breaker  
- Release to SCE  

- Combustion Air/Attic Access  
- Fire/Smoke Dampers  
- Miscellaneous  
- Miscellaneous  

- Final Gas Test  
- State Elevator Approval  
- Health Dept. Final  
- Planning/Eng/Fire/Housing Final  
- Final Sewer  
- Electrical Final  
- Mechanical Final  
- Plumbing Final  
- Building Final
City of El Monte
City Hall West • 11333 Valley Blvd.
El Monte, CA 91731-3293
(626) 580-2050

PERMIT NO. B00-009-813
Permit Type: Commercial Alter

Issue Date: 05/19/2010
Permit Status: Issued

PROJECT ADDRESS
4300 Shirley

OWNER
Vons Companies Inc
1371 Oakland Blvd Ste 200
Walnut, CA 91766

APPLICANT
Contractor

CONTRACTOR/PROFESSIONAL
Todd Construction Services Inc
1206 Price St
Pomona, CA 91767

DESCRIPTION
ARDEN DRIVEWAY MODIFICATIONS—city approval pending. NEW GUARD BOOTH AT ARDEN, NEW ACCESS DRIVE AND CULVERTS ACROSS OLD RAILROAD TRACKS/DITCH, NEW GUARD BOOTH AT GIDLEY, UPGRADE ELECTRICAL TRANSFORMER, INCLUDING ELECTRICAL.

<table>
<thead>
<tr>
<th>CALCULATION TYPE</th>
<th>UOM</th>
<th># OF UNITS</th>
<th>VALUE</th>
<th>VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td></td>
<td></td>
<td>275,000</td>
<td>$275,000.00</td>
</tr>
</tbody>
</table>

OCCUPANCY: Commercial
TOTAL VALUATION: $275,000.00

<table>
<thead>
<tr>
<th>QTY</th>
<th>UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
<th>QTY</th>
<th>UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>each</td>
<td>SMIP 2</td>
<td>$57.75</td>
<td>$57.75</td>
<td>1</td>
<td>each</td>
<td>Builder’s Business License</td>
<td>$986.88</td>
<td>$986.88</td>
</tr>
<tr>
<td></td>
<td></td>
<td>permit fee</td>
<td>$1,973.75</td>
<td>$1,973.75</td>
<td>1</td>
<td></td>
<td>Building - Permit Issue</td>
<td>$23.50</td>
<td>$23.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Electric - Permit issue</td>
<td>$32.60</td>
<td>$32.60</td>
<td>2</td>
<td>each</td>
<td>Outlets/switches/fixtures</td>
<td>$3.60</td>
<td>$3.60</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Service/panels 0-200amps</td>
<td>$28.00</td>
<td>$28.00</td>
<td>14</td>
<td>each</td>
<td>Energy</td>
<td>$98.69</td>
<td>$98.69</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Plot Plan</td>
<td>$394.75</td>
<td>$394.75</td>
<td></td>
<td></td>
<td>General Plan Update Fee</td>
<td>$18.22</td>
<td>$18.22</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Archive - over 8.5&quot; x 11&quot; size.</td>
<td>$28.00</td>
<td>$28.00</td>
<td></td>
<td></td>
<td>Plan Check</td>
<td>$1,282.94</td>
<td>$1,282.94</td>
</tr>
</tbody>
</table>

Paid
May 19 2010

Total Fees: $5,085.43
Total Paid: $5,085.43
Balance Unpaid: $0.00

City of El Monte
Building Division

RECEIPTS DETAIL

<table>
<thead>
<tr>
<th>RECEIPT #</th>
<th>TRANS. DATE</th>
<th>NAME</th>
<th>PAYMENT TYPE</th>
<th>PAYMENT TYPE #</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>13,128</td>
<td>2/16/2010</td>
<td>TODD CONSTRUCTION SRVC</td>
<td>Check</td>
<td>3666</td>
<td>$1,282.94</td>
</tr>
<tr>
<td>13,693</td>
<td>5/19/2010</td>
<td>TODD CONSTRUCTION SRVC</td>
<td>Check</td>
<td>3768</td>
<td>$3,802.49</td>
</tr>
</tbody>
</table>
City of El Monte
City Hall West • 11333 Valley Blvd.
El Monte, CA 91731-3293
(626) 580-2050

PERMIT NO. B00-010-174
Permit Type: Re-roof

Issue Date: 05/20/2010
Issue Status: Issued

PROJECT ADDRESS
4344 Shirley # 220

OWNER
Vons Companies Inc
1371 Oakland Blvd Ste 200
Walnut, CA 91786

APPLICANT
Zamora, Carlos
Authorized Agent
Mailing Address
Sbr Construction Inc
1315 N Tustin Suite 363
Orange, CA 92867

DESCRIPTION
TEAR OFF EXISTING BUR CAPSHEET DOWN TO METAL DECK. INSTALL 1 1/2" INSULATION THEN LAY 1/4" DENS DECK, LAY CARLISLE SUREWELD SINGLE PLY PVC MECHANICALLY FASTENED 840 SQUARES, ESR 1463

<table>
<thead>
<tr>
<th>CALCULATION TYPE</th>
<th>UOM</th>
<th># OF UNITS</th>
<th>VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>dollars</td>
<td>325,000</td>
<td>$325,000.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FEE DETAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>QTY</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>QTY</th>
<th>UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Contractor’s Business License</td>
<td>$1,126.88</td>
<td>$1,126.88</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>Building - Permit Issue</td>
<td>$23.50</td>
<td>$23.50</td>
</tr>
</tbody>
</table>

Paid

MAY 20 2010
City of El Monte
Building Division

Total Fees: $3,436.63
Total Paid: $3,436.63
Balance Unpaid: $0.00
Paid Today: $3,436.63

RECEIPTS DETAIL
<table>
<thead>
<tr>
<th>RECEIPT #</th>
<th>TRANS. DATE</th>
<th>NAME</th>
<th>PAYMENT TYPE</th>
<th>PAYMENT TYPE #</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>13,703</td>
<td>05/20/2010</td>
<td>IE INC</td>
<td>Check</td>
<td>3124</td>
<td>$3,436.63</td>
</tr>
</tbody>
</table>
City of El Monte
City Hall West • 11333 Valley Blvd.
El Monte, CA 91731-3293
(626) 580-2050

PERMIT NO. B00-010-517

Issue Date: 08/11/2010

Commercial Alter

PROJECT
TRACT NO. 00086
BLK. NO.
LOT NO.
APPLIC. DATE 8/5/2010
ISSUED BY TM

PROJECT ADDRESS
4344 Shirley Ave

OWNER
Vons Companies Inc
1371 Oakland Blvd Ste 200
Walnut, CA 91786

APPLICANT
Plumb Engineering
914 E Katella Ave 2nd Floor
Anaheim, CA 92805

CONTRACTOR/PROFESSIONAL
Todd Construction Services Inc
1206 Price St
Pomona, CA 91767

ASSESSORS PARCEL NO.
8577-007-018

PHONE NO. (714) 385-1835
FAX NO. (905) 469-6242

MAILING ADDRESS

EMAIL ADDRESS:

DESCRIPTION
REPAIR/REPLACE DRYVENTED ROOF STRUCTURAL FRAMING MEMBERS AND SHEETING AT BUILDING NUMBER 230,

<table>
<thead>
<tr>
<th>CALCULATION TYPE</th>
<th>UOM</th>
<th># OF UNITS</th>
<th>VALUE</th>
<th>CALCULATION TYPE</th>
<th>UOM</th>
<th># OF UNITS</th>
<th>VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>dollars</td>
<td>80,000</td>
<td>$80,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

OCCUPANCY

TOTAL VALUATION $80,000.00

<table>
<thead>
<tr>
<th>QTY UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
<th>QTY UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SMIP 2</td>
<td>$16.80</td>
<td>$16.80</td>
<td>15 each</td>
<td>Archive - over 8.5” x 11” size.</td>
<td>$30.00</td>
<td>$30.00</td>
</tr>
<tr>
<td>1</td>
<td>Contractor's Business Lic.</td>
<td>$426.88</td>
<td>$426.88</td>
<td></td>
<td>Technology Fee</td>
<td>$17.84</td>
<td>$17.84</td>
</tr>
<tr>
<td>1</td>
<td>Building - Permit Issue</td>
<td>$23.50</td>
<td>$23.50</td>
<td></td>
<td>General Plan Update Fee</td>
<td>$7.88</td>
<td>$7.88</td>
</tr>
<tr>
<td>1</td>
<td>Plot Plan</td>
<td>$170.75</td>
<td>$170.75</td>
<td></td>
<td>Plan Check</td>
<td>$554.94</td>
<td>$554.94</td>
</tr>
</tbody>
</table>

Paid
AUG 11

Total Fees: $ 2,149.03
Total Paid: $ 2,149.03
Balance Unpaid: $ 0.00
Paid Today: $1,594.09

RECEIPT # 14,205
TRANS. DATE 8/5/2010
NAME Plumb Eng
PAYMENT TYPE Check
PAYMENT TYPE # 17692
AMOUNT $554.94

RECEIPT # 14,238
TRANS. DATE 8/11/2010
NAME Todd Construction
PAYMENT TYPE Check
PAYMENT TYPE # 4147
AMOUNT $1,594.09
City of El Monte
City Hall West • 11333 Valley Blvd.
El Monte, CA 91731-3283
(626) 580-2050

PERMIT NO. B00-010-761
Issue Date: 09/30/2010

PROJECT ADDRESS
4344 Shirley Ave

OWNER
Vons Companies Inc
1371 Oakland Blvd Ste 200
Walnut, CA 91786

APPLICANT
Contractor
Todd Construction Services Inc
1206 Price St
Pomona, CA 91767

DESCRIPTION
DEMO BAKERY AND AEROSOL BUILDINGS

CALCULATION TYPE  UOM  # OF UNITS  VALUE  CALCULATION TYPE  UOM  # OF UNITS  VALUE

OCCUPANCY: Commercial  TOTAL VALUATION: $0.00

<table>
<thead>
<tr>
<th>QTY</th>
<th>UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
<th>QTY</th>
<th>UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>flat fee</td>
<td>Contractor’s Business Lic.</td>
<td>$40.00</td>
<td>$40.00</td>
<td>1</td>
<td>flat fee</td>
<td>Demo Permit Fee</td>
<td>$50.00</td>
<td>$50.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building - Permit Issue</td>
<td>$23.50</td>
<td>$23.50</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Fees: $143.50  Total Paid: $143.50  Balance Unpaid: $0.00  Paid Today: $143.50

RECEIPTS DETAIL

<table>
<thead>
<tr>
<th>RECEIPT #</th>
<th>TRANS. DATE</th>
<th>NAME</th>
<th>PAYMENT TYPE</th>
<th>PAYMENT TYPE #</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>14,589</td>
<td>9/30/2010</td>
<td>Contractor</td>
<td>Check</td>
<td>4312</td>
<td>$143.50</td>
</tr>
</tbody>
</table>

City of El Monte Building Division

Confidentially provided to Matthew M. Manger 08/28/2013 2:04 PM

This document is protected by copyright. Any unauthorized reproduction, distribution, or publication is strictly prohibited.
# INSPECTION RECORD

**Permit No.:** B00-009-813  
**Permit Type:** Commercial Alter

## POST CONSPICUOUSLY ON THE JOB

<table>
<thead>
<tr>
<th>Building Address</th>
<th>Phone</th>
<th>Fax</th>
</tr>
</thead>
<tbody>
<tr>
<td>4300 Shirley</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Owner Name and Address
- Vons Companies Inc
- 1371 Oakland Blvd Ste 200
- Walnut, CA 94596

### Contractor Name and Address
- Todd Construction Services Inc
- 1206 Price St
- Pomona, CA 91767

### State Lic. 
- 463296
- B, C8

### City Lic. 
- (909) 469-6242
- Fax: (909) 469-6242

## Proposed Construction

ARDEN DRIVEWAY MODIFICATIONS-(city approval pending), NEW GUARD BOOTH AT ARDEN, NEW ACCESS DRIVE AND CULVERTS ACROSS OLD RAILROAD TRACKS/DITCH, NEW GUARD BOOTH AT

**072610:** Re-Electrical @ Sub Station "C" 072610

**Final Electrical @ Sub Station "C" and Guard Booth @ Gidley only. 056158**

**Guard Booth @ Gidley failed 056158**

**No outstanding issues.**

## Building Status

<table>
<thead>
<tr>
<th>Building</th>
<th>Date</th>
<th>Insp.</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dig Alert</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Set Backs/Pad Certo/R Grading</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Column Pads &amp; Bases</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Foundations/Anchor Bolts/Bases</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Slab/Mesh/Visqueen</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tilt Up/Steel</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Deck</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof Deck/Sheeting/Radiant Barrier</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shear Walls &amp; Transfer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Frame/Lateral Support</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Caulk</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T-Bar</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Insulation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lath &amp; Windows (T24)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drywall</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong><strong>MASONRY</strong></strong>***********</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Lift</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong><strong>PLUMBING</strong></strong>**************</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Sewer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Water</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Gas &amp; Test</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>U-W&amp;V + Test</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>U-Water</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>U-Gas &amp; Test</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TO-W&amp;V &amp; Test</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TO-Water &amp; Test</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TO-Gas &amp; Test</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong><strong>ELECTRIC</strong></strong>***********</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grounding</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Elec</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-Elect Underslab</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R - Elect-In-Wall</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R - Elect Ceiling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sub Panel + Main Breaker</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Release to SCE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong><strong>MECHANICAL</strong></strong>***********</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-Mech (T24)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Combustion Air/Attic Access</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire/Smoke Dampers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em><strong>Finals</strong></em>*********************</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final Gas Test</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Elevator Approval</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Dept. Final</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning/Eng/Fire/Housing Final</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final Sewer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Final</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanical Final</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plumbing Final</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Final</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SPECIAL INSPECTION REPORT

Building Permit No B00-009-0770  Job No. _______  Date ________

Job Identification / Address VONS@4344 SHIRLEY AVE EL MONTE CA.
General Contractor / Address TODD CONSTRUCTION
Sub-Contractor / Address PHIL'S CUSTOM WELDING
Structural Engineer / Address TRAN SYSTEMS 220 CHARLES WAY NEW YORK

TYPE OF WORK:
- REINFORCED CONCRETE
- MASONRY
- PRESTRESSED CONCRETE
- WELDING X
- HI-TENSILE BOLTING
- GYPSUM CONCRETE

<table>
<thead>
<tr>
<th>WELDER</th>
<th>RECEIPT NUMBER</th>
<th>WELDER</th>
<th>RECEIPT NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>FELIPE HURTADO</td>
<td>P017946</td>
<td>PHIL HURTADO</td>
<td>4198</td>
</tr>
</tbody>
</table>

DATE OF INSPECTION: ________

DESCRIPTION OF WORK INSPECTED:
OBSERVED FIELD WELDING OF NEW C8 X 11.5 STEEL GIRTER SPANNING BETWEEN EXISTING STEEL JAMBS AT DOCK DOOR FRAMING PER TYPICAL DETAILS ON SHEET S-332. NEW L4" X 6" X 3/8" TO C8 AND EXISTING W8 JAMBS WITH 1/4"
SINGLE PASS FILLET WELDS ALL AROUND BETWEEN AND 1/2" DIA X 31/2" LONG NELSON STUDS 12 PER FRAME AND 6 FRAMES TOTAL BY CERTIFIED WELDERS USING NR323 FCAW PROCESS PER AWS D1.1. ABOVE WORK COMPLETE PER PLAN SPECS AND CADE BAY 249, 250, 251

HOURS

Date: 10/8/10  Reg: 8  O.T: 700AM  TIME IN: 3:00PM

SAMPLES

Grout Mortar Concrete Block Prisms Density

All inspections based on a minimum of 4 hours & over 4 hours - 8 hour minimum. In addition, over 8 hours and Saturday will be billed at time and a half.

ATTORNEY'S FEES - If any action at law or in equity is brought to enforce or interpret the terms of this Contract, the prevailing party shall be entitled to reasonable attorney's fees, costs and necessary disbursements in addition to any other relief to which such party may be entitled.

SPECIAL INSPECTION REPORT

Inspector's Name: BEVERLY PARAS  Inspector's Signature: [Signature]
I.D. No. 1063985-85 has been filed and it states that the above work to the best of his/her knowledge complies with the provisions of the Uniform Building Code and meets Approved Plans and Specification.

Respectfully Submitted

Approved by:  [Project Superintendent]
City of El Monte
City Hall West • 11333 Valley Blvd.
El Monte, CA 91731-3293
(626) 580-2050

PERMIT NO. B00-011-397
Permit Type: Demolition

Issue Date: 03/23/2011
Assessors Parcel No.: 8577-007-010
Geo Code: 8577-007-010

PROJECT ADDRESS
10150 Lower Azusa
OWNER
Vons Realty Co
APPLICANT
Contractor

CONTRACTOR/PROFESSIONAL
Todd Construction Services Inc

DESCRIPTION
DEMO 2-STORY 43,850 SQ FT OFFICE BUILDING

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>TOTAL VALUATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$0.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>QNT UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
<th>QNT UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Contractor's Business Lic.</td>
<td>$40.00</td>
<td>$40.00</td>
<td>1</td>
<td>Demo Permit Fee</td>
<td>$80.00</td>
<td>$80.00</td>
</tr>
<tr>
<td></td>
<td>Permit Issue Fee</td>
<td>$23.50</td>
<td>$23.50</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Fees: $143.50
Total Paid: $143.50
Balance Unpaid:  $0.00
Paid Today:    $143.50

RECEIPTS DETAIL
RECEIPT # | TRANS. DATE | NAME | PAYMENT TYPE | PAYMENT TYPE # | AMOUNT |
-----------|-------------|------|--------------|----------------|--------|
15,783     | 3/23/2011   | Contractor | Check | 4876          | $143.50 |
CITY OF EL MONTE - FINAL COMPLETION FORM

Reference: 1300-010-761  Job Address: 4300 Shirley Ave

Final inspection and approval for occupancy are required by the following departments before a Building Final and Certificate of Occupancy will be issued.

FIRE DEPARTMENT BY NA Date
   Residential (626) 574-0949
   Commercial (323) 890-4125

PLANNING DEPARTMENT BY NA Date
   (626) 258-8626

PUBLIC WORKS DEPARTMENT BY  Date
   (626) 580-2056

HOUSING DEPARTMENT BY NA Date
   (626) 580-2070

GRADING & DRAINAGE CERT. LETTER BY Date
   (626) 580-2070
   G. Garlick

After all signatures have been obtained, return this document to your Building Inspector. A Final Inspection can now be accomplished.
City of El Monte
City Hall West • 11333 Valley Blvd.
El Monte, CA 91731-3293
(626) 580-2050

PERMIT NO. B00-011-803
Permit Type: Blockwall
Issue Date: 06/27/2011
Permit Status: Issued

PROJECT ADDRESS
4300 Shirley Ave
OWNER
Vons Companies Inc
MAILING ADDRESS
1371 Oakland Blvd Ste 200
Walnut, CA 94596

APPLICANT
Contractor

MAILING ADDRESS
1206 Price St
Pomona, CA 91767

TENANT

DESCRIPTION
CONSTRUCT APPROXIMATELY 43 LIN. FT OF 5'4"- 7'4" HIGH RETAINING WALL TO REPAIR WASHED OUT SLOPE, INCLUDING INSTALLATION OF DRAINAGE DEVICES

<table>
<thead>
<tr>
<th>CALCULATION TYPE</th>
<th>UOM</th>
<th># OF UNITS</th>
<th>VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value dollars</td>
<td>4,300</td>
<td>$4,300.00</td>
<td></td>
</tr>
</tbody>
</table>

OCCUPANCY Walls TOTAL VALUATION $4,300.00

<table>
<thead>
<tr>
<th>QTY UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
<th>QTY UOM</th>
<th>DESCRIPTION</th>
<th>AMT DUE</th>
<th>AMT PAID</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SMIP 1</td>
<td>$0.50</td>
<td>$0.50</td>
<td>1</td>
<td>Contractor's Business Lic.</td>
<td>$55.63</td>
<td>$55.63</td>
</tr>
<tr>
<td></td>
<td>Permit Fee</td>
<td>$111.25</td>
<td>$111.25</td>
<td></td>
<td>Permit Issue Fee</td>
<td>$23.50</td>
<td>$23.50</td>
</tr>
<tr>
<td></td>
<td>Plot Plan</td>
<td>$22.25</td>
<td>$22.25</td>
<td></td>
<td>General Plan Update Fee</td>
<td>$1.03</td>
<td>$1.03</td>
</tr>
<tr>
<td>30 each</td>
<td>Archive - 6.5&quot; x 11&quot;</td>
<td>$7.50</td>
<td>$7.50</td>
<td>1 each</td>
<td>Archive - over 8.5&quot; x 11&quot; size.</td>
<td>$2.00</td>
<td>$2.00</td>
</tr>
<tr>
<td></td>
<td>Technology Fee</td>
<td>$2.33</td>
<td>$2.33</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Fees: $225.99 Total Paid: $225.99 Balance Unpaid: $0.00 Paid Today: $225.99

Paid
JUN 27 2011
City of El Monte
Building Division

RECEIPTS DETAIL

<table>
<thead>
<tr>
<th>RECEIPT #</th>
<th>TRANS. DATE</th>
<th>NAME</th>
<th>PAYMENT TYPE</th>
<th>PAYMENT TYPE #</th>
<th>AMOUNT</th>
</tr>
</thead>
</table>
Notice of Completion

Notice is hereby given that:

1. The undersigned is the owner of the interest or estate stated below in the property hereinafter described.

2. The FULL NAME of the undersigned is: SHOPPING BAG FOOD STORES

3. The FULL ADDRESS of the undersigned is: 10150 Lower Azusa Road, El Monte, California

4. The NATURE OF THE TITLE of the undersigned is: In fee.

5. Other than fee, state "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee."

6. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

   NAME

   ADDRESS

7. A work of improvement on the property hereinafter described was COMPLETED on: April 12, 1957.

8. The NAME OF THE CONTRACTOR, if any, for such work of improvement was:

   Ernest W. Hall, Inc., 239 S. Hawthorne Blvd., Hawthorne, Calif.

9. The property on which said work of improvement was completed is in the city of El Monte, county of Los Angeles, state of California, and is described as follows:

   Lots 25-31 Inclusive of Sidley-Peterson Tract, of the County of Los Angeles, State of California as per map recorded in Book 21, Page 64 of Maps, including a portion of Rancho San Francisquito as per map in Book 1, Pages 31 and 32 of Plat, in the office of the county recorder of Los Angeles County.

10. The street address of said property is: 10150 Lower Azusa Road, El Monte, California

   (If no street address has been officially assigned, insert "none."

   Signature of

   contractee, in paragraph:

   By: Assistant Secretary

   Alias: SHOPPING BAG FOOD STORES

   in paragraph 2.

   Signature of

   owner noted

   in paragraph 2.

   Name: JAMES E. BATES

   Assistant Secretary

   SHOPPING BAG FOOD STORES

   Birth: April 13, 1957

   Subscribed and sworn to before me

   April 15, 1957

   Notary public in and for said county and state.

   Certificate for corporate entity:

   STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

   I, JAMES E. BATES, Assistant Secretary of

   SHOPPING BAG FOOD STORES

   being duly sworn, do certify that the corporation

   described in the foregoing notice is a corporation of the kind and nature of that corporation hereinafter described, that

   it makes this certification on behalf of said corporation, that it has read said notice and knows the contents thereof, and

   that the facts stated therein are true.

   Subscribed and sworn to before me

   April 13, 1957

   Notary public in and for said county and state.

   Signature: JAMES E. BATES

   Assistant Secretary

   SHOPPING BAG FOOD STORES

   Birth: April 13, 1957

   Subscribed and sworn to before me

   April 15, 1957

   Notary public in and for said county and state.

   Signature: JAMES E. BATES

   Assistant Secretary

   SHOPPING BAG FOOD STORES

   Birth: April 13, 1957

(SEE OVER FOR TITLE COMPANY REQUIREMENTS AS TO NOTICE OF COMPLETION)
Notice of Completion

Notice is hereby given that:

1. The undersigned is owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the undersigned is Yon's Grocery Company.
3. The full address of the undersigned is 11150 Lower Azusa Road, El Monte, California.
4. The nature of the title of the undersigned is: In fee.
5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

   Tenants
   Yon's Grocery Company
   11150 Lower Azusa Road
   El Monte, California

6. The names of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement hereinafter referred to:

   Transferee

7. A work of improvement on the property hereinafter described was completed on January 15, 1962.
8. The name of the contractor, if any, for each week of improvement was Ernest W. Haas Inc., 10115.
9. The property to which said work of improvement was completed is in the city of El Monte, Los Angeles County, State of California, and is described as follows:

   Lots 53 and 56 of Gidleu-Pearson Tract per book 21, page 64 of Maps in the office of the County Recorder, Los Angeles County, State of California.

That portion of Rancho San Francisco, in the county of Los Angeles, State of California, as per map recorded in Book 1, page 31 of Patents, in the office of the County Recorder of said county, described as follows:

Beginning at the northerly corner of the land conveyed to Richard D. Sheldon by deed recorded in book 1, page 355, of Deeds, records of said county; thence North 31° 15' 30" East 1313.64 feet; thence South 88° 03' 44" West 119.61 feet more or less to the easterly line of the Gidleu-Pearson Tract as per map recorded in book 21 page 64 of Maps, records of said county; thence along said easterly line, South 13° 53' 04" West 1007.30 feet to the northeasterly line of the lands conveyed to Lewis Granger by deed recorded in book 15 page 358 of Deeds, records of said county; thence along said last mentioned northeasterly line, South 66° 47' 30" East 548.67 feet to the point of beginning.

Parcel 1:

Lots 23, 24, 27, 28, 29, 30 and 31 of Gidleu-Pearson Tract, in the county of Los Angeles and State of California, as per map recorded in book 21 page 64 of Maps, in the office of the county recorder of said county.

Parcel 2:

That portion of the Rancho San Francisco in the County of Los Angeles and State of California, as per map recorded in book 1 pages 31 and 32 of Patents, in the Office of the County Recorder of said County, described as follows:

Beginning at the intersection of the southerly line of Lower Azusa Road, shown as the southerly line of Lower Azusa County road on the map of Tract No. 10922, recorded in book 193 page 1 of Maps, records of said County, with the southerly prolongation of the westerly line of Lot 3 in Block "B" of said Tract No. 10922; thence along said southerly line, South 80° 02' 05" West 135.35 feet to the true point of beginning; thence South 30° 58' 00" East 628.44 feet to a line that is parallel with said southerly line and intersects the westerly line of Tract No. 13560, as per map recorded in book 333 pages 11 and 12 of Maps, records of said County, distant thereon South 9° 50' 55" East 625 feet from said southerly line; thence following the boundary lines of the land described in the deed to Clayton Foundation for Research, recorded on July 16, 1949, as Instrument No. 138 in book 36618 page 191 of Official Records of said County, as follows: South 3° 58' 00" East 21.26 feet; thence South 4° 48' 40" West 255 feet; thence South 14° 20' 41" West 375 feet; thence South 88° 03' 38" West 697.20 feet to the easterly line of the Gidleu-Pearson Tract, as per map recorded in book 21 page 64 of Maps, records of said county; thence leaving the boundary line of the land described in said deed, North 13° 51' 55" East along the easterly line of said Gidleu-Pearson Tract to the southerly line of said Lower Azusa Road; thence along said southerly line, North 80° 02' 05" East 474.55 feet more or less, to the true point of beginning.

Lots 32, 33 and 34 of the Gidleu-Pearson Tract, in the county of Los Angeles, State of California, as per map recorded in book 21 page 64 of Maps, in the office of the county recorder of said county.
10. The street address of said property is 914 Shirley Ave., El Monte, Calif.

Dated: ____________________________

Signature of owner named
in paragraph 2

STATE OF CALIFORNIA,
COUNTY OF _________________

SS.

by ________________

being duly sworn, says:

that ____________ is the ______________

President of ______________

the corporation that executed the

foregoing notice as owner of the aforementioned interest or estate in the property therein described; that ____________ makes this verification on behalf of said corporation; that ____________ has read said notice and knows the contents thereof, and that the facts therein stated are true.

Signature of corporate officer
above named

SUBSCRIBED AND SWORN TO before me

on January 12, 1967

(Seal)

My Commission Expires: September 6, 1967

My Commission Expires: September 19, 1968

Title Order No. __________________________

Escrow or Loan No. __________________________

DO NOT RECORD SEE REVERSE SIDE FOR TITLE COMPANY REQUIREMENTS AS TO NOTICE OF COMPLETION
Site Plan With Footprint
4300 Shirley Avenue
APPENDIX B

Ownership and Occupant Information
- Chain of Title
- City Directory
California Lot Book, Inc.
dba California Title Search Co.
P.O. Box 9004
Rancho Santa Fe, CA 92067
(858) 278-8797 Fax (858) 278-8393
WWW.LOTBOOK.COM

Chain of Title Report

Brian F. Smith and Associates
14010 Poway Rd., Ste. A
Poway, CA 92064
Attn: Jenni Stropes

CTS Reference No.: 0118484
Your Reference: Albertson's

Title Search Through:

Property Address: 10150 Lower Azusa Road
El Monte, CA 91731
(Includes 4300 & 4344 North Shirley Ave. and 10140
Lower Azusa Road)

Assessor’s Parcel No.: 8577-007-010, 8577-007-011 and 8577-007-018

Assessed Value: $83,258,618 (Combined Parcels)

Exemption: None

Property Characteristics

Use: Warehouse

Short Legal Description

PARCELS 1, 2 AND 3, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP 319, FILED IN BOOK 85,
PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY, AS FURTHER DESCRIBED IN DOCUMENT RECORDED MAY 26,
2016, AS FILE NO. 2016-0602077.
Chain of Title
(August 13, 1943 through January 9, 2018)

Section (A) relates to Parcel 1 of Parcel Map 319

The following documents relate to the first portion of the underlying legal description:

A-1. Grant Deed
Grantor: Chris O. Tollerup and Opal Tollerup
Grantee: Louis Christiansen
Recorded: August 13, 1943, Recorders File No. 9664

A-2. Grant Deed
Grantor: Louis Christiansen
Grantee: Von’s Grocery Co.
Recorded: October 24, 1960, Recorders File No. 1283

The following documents relate to the second portion of the underlying legal description:

A-3. Grant Deed
Grantor: Edith H. Gragg, who acquired title as Edith Haines Gragg
Grantee: David Sloan and Elizabeth M. Sloan
Recorded: September 27, 1944, #703, Official Records Book 21307, Page 170

A-4. Affidavit - Death of Joint Tenant
Decedent: David Sloan
Recorded: March 19, 1955, Recorders File No. 3770

A-5. Grant Deed
Grantor: Elizabeth M. Sloan
Grantee: Arden Farms Co.
Recorded: September 16, 1959, Recorders File No. 1502

A-6. Grant Deed
Grantor: Arden Farms Co.
Grantee: Sunfair Markets
Recorded: November 18, 1959, Recorders File No. 3289

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10
A-7. Grant Deed
Grantor: Sunfair Markets
Grantee: Shopping Bag Food Stores, Inc.
Recorded: November 18, 1959, Recorders File No. 3290

A-8. Quitclaim Deed
Grantor: Shopping Bag Food Stores, Inc.
Grantee: Von’s Grocery Co.
Recorded: September 16, 1960, Recorders File No. 3196

The following documents relate to the third portion of the underlying legal description:

A-9. Grant Deed
Grantor: Joseph Britschgi and Elsie Britschgi
Grantee: Arden Farms Co.
Recorded: July 21, 1953, Recorders File No. 1041

A-10. Corporation Grant Deed
Grantor: Arden Farms Co.
Grantee: Shopping Bag Food Stores, Inc.
Recorded: August 9, 1956, Recorders File No. 3306

A-11. Notice of Completion
Recorded: April 16, 1957, Recorders File No. 3958

A-12. Quitclaim Deed
Grantor: Shopping Bag Food Stores, Inc.
Grantee: Von’s Grocery Co.
Recorded: September 16, 1960, Recorders File No. 3198

The following document relates to the current legal description:

A-13. Grant Deed
Grantor: The Vons Companies, Inc.
Grantee: GLC El Monte, LLC
Recorded: May 26, 2016, Recorders File No. 2016-0602077

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10
Section (B) relates to Parcel 2 of Parcel Map 319

The following documents relate to the underlying legal description:

B-14. Grant Deed
Grantor: Chris Tollerup, aka Chris Olsen Tollerup, aka Christen Olsen Tollerup
Grantee: Harold Ray Tollerup and Carroll Tollerup
Recorded: April 20, 1950, Recorders File No. 2173

Estate of: Carrol C. Tollerup
Distributed to: Harold R. Tollerup
Recorded: January 16, 1962, Recorders File No. 4899

B-16. Grant Deed
Grantor: Harold Ray Tollerup, aka Harold R. Tollerup and Barbara Tollerup
Grantee: Von’s Grocery Co.
Recorded: April 25, 1963, Recorders File No. 2034
Relates to: A portion of the underlying

B-17. Grant Deed
Grantor: Harold Ray Tollerup, aka Harold R. Tollerup and Barbara Tollerup
Grantee: Von’s Grocery Co.
Recorded: April 25, 1963, Recorders File No. 2036
Relates to: A portion of the underlying

The following documents relate to the current legal description:

B-18. Corporation Grant Deed
Grantor: Von’s Grocery Co.
Grantee: Vons Realty Co.
Recorded: December 28, 1977, Recorders File No. 77-1432791

B-19. Memorandum of Lease
Lessor: Vons Realty Co.
Lessee: Vons Grocery Co.
Recorded: September 19, 1978, Recorders File No. 78-1036049

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10
B-20. Assumption of Lease Obligations
Lessee: Vons Grocery Co.
Successor: HMI Holdings, Inc.
Recorded: February 6, 1986, Recorders File No. 86-157635

B-21. Assumption of Lease Obligations
Lessee: HMI Holdings, Inc.
Successor: The Vons Companies, Inc.
Recorded: July 28, 1987, Recorders File No. 87-1197853

B-22. Grant Deed
Grantor: The Vons Companies, Inc.
Grantee: GLC El Monte, LLC
Recorded: May 26, 2016, Recorders File No. 2016-0602077

Section (C) relates to Parcel 3 of Parcel Map 319

The following documents relate to the underlying legal description:

C-23. Grant Deed
Grantor: Chris Tollerup, aka Chris Olsen Tollerup, aka Christen Olsen Tollerup
Grantee: Harold Ray Tollerup and Carroll Tollerup
Recorded: April 20, 1950, Recorders File No. 2173

Estate of: Carrol C. Tollerup
Distributed to: Harold R. Tollerup
Recorded: January 16, 1962, Recorders File No. 4899

C-25. Grant Deed
Grantor: Harold Ray Tollerup, aka Harold R. Tollerup and Barbara Tollerup
Grantee: Von’s Grocery Co.
Recorded: April 25, 1963, Recorders File No. 2034

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10
The following document relates to the current legal description:

C-26. Grant Deed
Grantor: The Vons Companies, Inc.
Grantee: GLC El Monte, LLC
Recorded: May 26, 2016, Recorders File No. 2016-0602077

– End of Report –

***************
Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.
***************
### City Directory
4344 Shirley Avenue Occupants

<table>
<thead>
<tr>
<th>Year</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>Vons Grocery Company</td>
</tr>
<tr>
<td>1981</td>
<td>Vons Grocery Company General Office El Monte</td>
</tr>
<tr>
<td>1985</td>
<td>Vons Grocery Company</td>
</tr>
<tr>
<td>1986</td>
<td>Vons Grocery Company Distribution</td>
</tr>
<tr>
<td>1990</td>
<td>Vons Grocery Company</td>
</tr>
<tr>
<td>2008</td>
<td>Safeway Vons Distribution Center</td>
</tr>
</tbody>
</table>

### City Directory
4300 Shirley Avenue Occupants

<table>
<thead>
<tr>
<th>Year</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1957</td>
<td>Cameo Dairy Farm</td>
</tr>
<tr>
<td>1960</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>The Vons Company Inc.</td>
</tr>
</tbody>
</table>
APPENDIX C

Maps
-Figure 1: General Location Map
  -Figure 2: 1953 USGS Map
  -Figure 3: 1966 USGS Map
  -Figure 4: 1972 USGS Map
  -Figure 5: 1981 USGS Map
  -Figure 6: Current USGS Map
  -Figure 7: Original Parcel Map No. 319
  -Figure 8: Gidley-Peirson Tract
  -Figure 9: Current Assessor’s Parcel Map
Figure 1
General Location Map
4300 Shirley Avenue
DeLorme (1:250,000)
Figure 3
1966 USGS Map
4300 Shirley Avenue
USGS El Monte Quadrangle (1:24,000 series)
Figure 4
1972 USGS Map
4300 Shirley Avenue
USGS El Monte Quadrangle (1:24,000 series)
Figure 5
1981 USGS Map
4300 Shirley Avenue
USGS El Monte Quadrangle (1:24,000 series)
Figure 6
Current USGS Map
4300 Shirley Avenue
USGS El Monte Quadrangle (7.5-minute series)
PARCEL MAP NO. 319

IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 25 THROUGH 49, INCLUSIVE, OF HULL-FAHRENHOLTZ TRACT AS PER MAP RECORDED IN BOOK 85, PAGE 44 OF MAPS; A PORTION OF
HULL AVE, VACATED FOR ORDINANCES 822 AND 1239 OF THE CITY
OF EL MONTE AND THE URBAN 600 AT MEASURED VERTICALLY FROM THE
CORNER OF THE SURFACE TREATY OF PARCEL 1 OF PARCEL MAP NO.
319, AS PER PP&L 24048, 1700u003D0, WHICH WAS THE PROPERTY OF THE
DORS AND SUAREZ, WILSON 56, 1700u003D0, AS PER MAP RECORDED IN BOOK
PAGES 1330, 1464 OF PATENTS IN THE OFFICE OF THE READER OF SAN GABRIEL
ADAMS & MILLS

AND 1971

CIVIL ENGINEERS

SCALE: 1" = 100' 

4300 Shirley Avenue

Figure 7

Original Parcel Map No. 319

4300 Shirley Avenue
Figure 8
Gidley-Peirson Tract
4300 Shirley Avenue
Figure 9
Current Assessor’s Parcel Map
4300 Shirley Avenue
APPENDIX D

DPR Forms
P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
According to the Notice of Completion and the newspaper articles, the grocery warehouse/office building was originally constructed in 1957 when the property was owned by Shopping Bag Food Stores. The office portion of the building, which was representative of the Mid-Century Modern architectural style with International influences, was demolished in 2011. The remaining portion of the building is an industrial brick masonry warehouse. The original building was designed by H.W. Underhill and constructed by Ernest Hahn. The original building consisted of a 41,600-square-foot office building (demolished in 2011) with an attached 145,160-square-foot warehouse. In 1960, a 258-by-360-foot warehouse addition was constructed onto the south façade of the building, designed in the same style as the original 1957 portion and utilizing similar (possibly from the same source) materials. In 1967, after the property had been purchased by Vons, a 254,000-square-foot warehouse addition, which includes 162,000 square feet of first floor space and 92,000 square feet of basement space (originally used for parking), was constructed onto the south façade of the building. The addition was designed by architect Donald R. Warren in a Brutalist-inspired style. The general contractor for the 1967 addition was Hahn Co., operated by Ernest Hahn; however, the appearance of the 1967 addition is different than the 1957 and 1960 portions of the building. In 1969, an approximately 8,400-square-foot canopy and dock addition was constructed onto the west façade of the 1967 addition. In 1980, a two-story warehouse and lunch room addition was constructed onto the south façade of the building, also designed by Donald R. Warren in the Brutalist architectural style. In 1981, a 2,000-square-foot forklift shop building was constructed at the northwest corner of the building, off the original 1957 portion. Following the demolition of the 1957 office in 2011, a large stucco wall was constructed onto the north façade of the building.

P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing

P5b. Description of Photo: (View, date, accession #) West façade of the grocery warehouse/office building, 2018

P6. Date Constructed/Age and Sources: 1957, Notice of Completion

P7. Owner and Address:

P8. Recorded by: (Name, affiliation, and address)

P9. Date Recorded: 2/7/18

P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter “none.”) Stropes, J.R.K. and Brian F. Smith. 2018. Historic Structure Assessment for 4300 Shirley Avenue, El Monte, California.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):
Surrounding neighborhood

The grocery warehouse/office building, as it currently stands, does not represent an exemplary form of historical, archaeological, cultural, economic, political, aesthetic, landscape, or architectural development, nor is it associated with any noteworthy individuals. In addition, the building has suffered impacts to its integrity due to the removal of the office in 2011 and several additions between 1960 and 1981. Therefore, the grocery warehouse/office building is determined to be ineligible for listing on the California Register of Historical Resources (CRHR) under any designation criteria. Because the grocery warehouse/office building has been evaluated as ineligible for listing on the CRHR, removal of the building will not pose a negative impact on the history, or the overall character, of the surrounding neighborhood.
Resource Name or #: Deli/perishable warehouse

P1. Other Identifier:

*P2. Location:  ■ Not for Publication  □ Unrestricted  □ Limited Access  □ Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

According to the Notice of Completion, the deli/perishable warehouse was originally constructed in 1962 in the International architectural style. The building was designed by A.C. Martin and constructed by Ernest Hahn. The original building consisted of a 161,000-square-foot, “L”-shaped produce dock and delicatessen kitchen warehouse. In 1976, a 198-by-328-foot dry dock and subterranean “deli warehouse” were constructed onto the south side of the original 1962 building. The 1976 dry dock addition was constructed by an unknown designer and an unknown contractor. Between 1980 and 1994, a 55-by-125-foot battery charging room was constructed on the east façade of the 1976 addition.

P5a. Photo or Drawing

*P5b. Description of Photo: (View, date, accession #) North façade of the deli/perishable warehouse, 2018

P6. Date Constructed/Age and Sources:  1962

*P7. Owner and Address:

GLC El Monte, LLC
4300 Shirley Avenue
El Monte, California  91731

*P8. Recorded by:  (Name, affiliation, and address)

J.R.K. Stropes and Brian F. Smith
Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California  92064

*P9. Date Recorded:  2/7/18

*P10. Survey Type:  (Describe)

Historic Structure Survey

*P11. Report Citation:  (Cite survey report and other sources, or enter “none.”)


*Attachments:  □NONE  ■Location Map  □Sketch Map  □Continuation Sheet  ■Building, Structure, and Object Record  □Archaeological Record  □District Record  □Linear Feature Record  □Milling Station Record  □Rock Art Record  □Artifact Record  □Photograph Record  □Other (List):
Resource Name or #: Deli/perishable warehouse

NRHP Status Code: 6Z

**B1.** Historic Name: Vons Deli Kitchen and Warehouse

**B2.** Common Name: Vons Deli Kitchen and Warehouse

**B3.** Original Use: Deli/perishable warehouse

**B4.** Present Use: Deli-perishable/warehouse

**B5.** Architectural Style: International/Industrial

**B6.** Construction History (Construction date, alterations, and date of alterations): Built in 1962; 1976 dry dock additions; 1980 to 1994 battery charging room.

**B7.** Moved? No □ Yes □ Unknown Date: N/A

**B8.** Related Features: None


**B10.** Significance

**Period of Significance:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1962, the deli/perishable warehouse was constructed as an International-style, 161,000-square-foot, “L”-shaped produce dock and delicatessen kitchen warehouse. The architect for the building was A.C. Martin and the contractor was Ernest Hahn. The footings of the original building consist of brick masonry and poured concrete, while the exterior walls are unfinished and painted masonry brick, painted concrete and concrete block, painted stucco, and painted corrugated metal. Horizontal bands of fixed-pane, metal-framed windows are located on the north and west façades of the delicatessen kitchen warehouse portion of the building. The west façade of the delicatessen kitchen warehouse also exhibits a cantilevered “eyebrow overhang.” The produce dock portion of the building houses 54 loading bays that exhibit sectional, sliding metal doors, which when pulled up rest inside the door header. Two older, roll-top-style loading doors are located at the southeast corner of the produce dock. The lack of loading doors on the east façade of the produce dock indicates that the railroad spur line was likely less integral to the operation of the facility by 1962. This might be related to the signing of I-10 in 1958 and its subsequent use as a major interstate, which replaced rail deliveries with trucks. In 1976, a 198-by-328-foot dry dock, which houses 36 truck spaces with dock levelers on the west and east façades, and subterranean “deli warehouse” were constructed onto the south side of the original 1962 building. The 1976 dry dock addition was constructed by an unknown designer and an unknown contractor. The addition does not appear to have been designed in any particular architectural style and can be classified as an industrial utilitarian structure. Aerial photographs indicate that prior to the construction of the dry dock, the south façade of the deli/perishable warehouse exhibited numerous loading bays. The roof on the south façade is flat and wood-framed with plywood sheathing. The walls of the first floor of the “deli warehouse” are clad in corrugated metal. The subterranean level of the “deli warehouse” on the southeast corner is comprised of cast-in-place concrete and concrete block retaining walls with a concrete slab roof, which is supported by concrete beams and columns and framed with structural steel with metal decking. Exterior doors are comprised of hollow or insulated metal with glass inserts and wood or steel framing. The concrete block wall at the southeast corner of the building is part of the overall foundation system. Between 1980 and 1994, a 55-by-125-foot battery charging room was constructed on the east façade of the 1976 addition. The walls of the battery charging room are painted corrugated metal with a rectangular hole, which likely housed a window, on the south façade. The building does not represent an exemplary form of historical, archaeological, cultural, economic, political, aesthetic, landscape, or architectural development, nor is it associated with any noteworthy individuals. In addition, the building has suffered impacts to its integrity due to additions to the building constructed in 1976 and between 1980 and 1994. Therefore, the deli/perishable warehouse is determined to be ineligible for listing on the California Register of Historical Resources (CRHR) under any designation criteria. Because the deli/perishable warehouse has been evaluated as ineligible for listing on the CRHR, removal of the building will not pose a negative impact on the history, or the overall character, of the surrounding neighborhood.

**B11.** Additional Resource Attributes (List attributes and codes): None


**B13.** Remarks: None

**B14.** Evaluator: J.R.K. Stropes and Brian F. Smith

**Date of Evaluation:** 2/7/18

(State of California — The Resources Agency)

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

DPR 523B (1/95)
Resource Name or #: Deli/perishable warehouse

Map Name: El Monte, California USGS 7.5-minute Quadrangle

Map Scale: 1:24,000

Date of Map: N.d.; digital

Required information
P1. Other Identifier:

*P2. Location:  ■ Not for Publication  □ Unrestricted  
  and (P2b and P2c or P2d.  Attach a Location Map as necessary.)
  *a. County:  Los Angeles
  *b. USGS 7.5’ Quad:  El Monte, California  
    Date:  1968  
    T 1 S; R 11 W of Sec unsectioned; M.D.B.M.  
    San Bernardino
  c. Address:  4300 Shirley Avenue  
    City:  El Monte
  d. UTM:  Zone:  mE/ mN (G.P.S.)
  e. Other Locational Data:  (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
    The building is located on Assessor’s Parcel Number (APN) 8577-007-011 at 4300 Shirley Avenue, 
    between Lower Azusa Road and the Southern Pacific Railroad line in the city of El Monte, 
    Los Angeles County, California.

*P3a. Description:  (Describe resource and its major elements.  Include design, materials, condition, alterations, size, setting, and boundaries.)

  According to fire inspection records, the truck service building was originally designed as a simple, rectangular, utilitarian building with wood framing and corrugated metal walls in 1968.  The building was not designed in any specific architectural style.  In 1982, a 696-square-foot office space addition was constructed onto the north façade of the truck service building.  The architect for the 1982 addition was Gerald Munier and the contractor was Jack Malar, Inc.  In 1985, a 900-square-foot addition was constructed onto the north façade of the 1982 addition.  The architect for the 1985 addition was also Gerald Munier, with contractor Alcion, Inc.

*P3b. Resource Attributes:  (List attributes and codes) HP6. 1-3 Story Commercial Building

*P4. Resources Present:  ■Building  □Structure  □Object  □Site  □District  □Element of District  □Other (Isolates, etc.)

*P5a. Photo or Drawing

*P5b. Description of Photo:  (View, date, accession #) Northeast corner of the truck service building, 2018

*P6. Date Constructed/Age and Sources:  1968  
  ■Historic  □Prehistoric  □Both

*P7. Owner and Address:

  GLC El Monte, LLC  
  4300 Shirley Avenue  
  El Monte, California  91731

*P8. Recorded by:  (Name, affiliation, and address)

  J.R.K. Stropes and Brian F. Smith  
  Brian F. Smith and Associates, Inc.  
  14010 Poway Road, Suite A  
  Poway, California  92064

*P9. Date Recorded:  2/7/18

*P10. Survey Type:  (Describe)

  Historic Structure Survey

*P11. Report Citation:  (Cite survey report and other sources, or enter “none.”)


*Attachments:  □NONE  ■Location Map  □Sketch Map  □Continuation Sheet  ■Building, Structure, and Object Record  
  □Archaeological Record  □District Record  □Linear Feature Record  □Milling Station Record  □Rock Art Record  
  □Artifact Record  □Photograph Record  □Other (List):
**Resource Name or #:** Truck service building

**NRHP Status Code:** 6Z

| Period of Significance: 1-3 Story Commercial Building | Applicable Criteria: None |

**Primary #**

**HRI#:**

<table>
<thead>
<tr>
<th>B1. Historic Name:</th>
<th>Vons Truck Service Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2. Common Name:</td>
<td>Vons Truck Service Building</td>
</tr>
<tr>
<td>B3. Original Use:</td>
<td>Truck service building</td>
</tr>
<tr>
<td>B4. Present Use:</td>
<td>Truck service building</td>
</tr>
<tr>
<td>B5. Architectural Style:</td>
<td>Industrial/Utilitarian</td>
</tr>
</tbody>
</table>

**B6. Construction History:** Built in 1968; 1982 office addition; 1985 addition.

**B7. Moved?:** No

**Date:** N/A

**Original Location:** Same

**B8. Related Features:** None

**B9a. Architect:** Gerald Munier (1982, 1985)

**B9b. Builder:** Jack Malar, Inc. (1982); Alcion, Inc. (1985)

**B10. Significance**

**Theme:** Industrial/Utilitarian

**Area:** El Monte

**Period of Significance:**

The truck service building was constructed in 1968. The building was not constructed in any specific style and can be classified as a utilitarian, industrial structure. No building permits could be located for the 1968 structure; however, it is not present in aerial photographs in 1964 but is present in its current location by 1972. In addition, a fire suppression system diagram generated by the Los Angeles County Fire Department, which is in charge of conducting building fire safety inspections, lists the construction date for the building as 1968. The building has operated as a truck servicing facility since its construction. The truck service building was originally rectangular in shape, constructed with a flat roof, a wood and steel frame, and corrugated metal siding. There are eight vehicle bays on the east façade and eight vehicle bays on the west façade, which were designed for trucks to drive through from one side to the other. Seven of these bays currently have roll-top doors. One bay on the west façade no longer connects to the east façade because the original opening has been closed off with newer corrugated metal sheeting and a small entry door and metal canopy porch have been added. The only windows on the original 1968 portion of the building are two small, aluminum-framed sliders on the east façade. Doors located on the original 1968 portion of the building are made from hollow-core metal. A likely original, metal canopy roof is located on the south façade of the building. In 1982, a 696-square-foot office space addition was constructed onto the north façade of the truck service building. The architect for the 1982 addition was Gerald Munier and the contractor was Jack Malar, Inc. In 1985, a 900-square-foot addition was constructed onto the north façade of the 1982 addition. The architect for the 1985 addition was also Gerald Munier, with contractor Alcion, Inc. The 1980s additions exhibit a flat roof and corrugated metal cladding like the original 1968 portion of the building, but with different materials. The 1980s additions also exhibit aluminum-framed, metal, sliding windows and hollow-core metal doors. The building does not represent an exemplary form of historical, archaeological, cultural, economic, political, aesthetic, landscape, or architectural development, nor is it associated with any noteworthy individuals. In addition, the building has suffered impacts to its integrity due to additions to the building constructed in 1982 and 1985. Therefore, the truck service building is determined to be ineligible for listing on the California Register of Historical Resources (CRHR) under any designation criteria. Because the truck service building has been evaluated as ineligible for listing on the CRHR, removal of the building will not pose a negative impact on the history, or the overall character, of the surrounding neighborhood.

**B11. Additional Resource Attributes**

(List attributes and codes): None


**B13. Remarks:** None

**B14. Evaluator:** J.R.K. Stropes and Brian F. Smith

**Date of Evaluation:** 2/7/18

[Diagram of Building 3 Legend]

(Building 3 Legend)

*Building 3 Legend* 1968 Truck Service Building

*Building 3 Legend* 1982 Office Addition

*Building 3 Legend* 1985 Addition

(This space reserved for official comments.)
*Resource Name or #: Truck service building

*Map Name: El Monte, California USGS 7.5-minute Quadrangle

*Map Scale: 1:24,000

*Date of Map: N.d.; digital
Brian F. Smith, MA
Owner, Principal Investigator
Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com

Education

Master of Arts, History, University of San Diego, California 1982
Bachelor of Arts, History, and Anthropology, University of San Diego, California 1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator
Brian F. Smith and Associates, Inc. 1977–Present
Poway, California

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.


Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City’s General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City’s Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City’s historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric sites.
Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic— included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February-September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic— included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project— project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic— included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Mitigation of An Archaic Cultural Resource for the Eastlake III Woods Project for the City of Chula Vista, California: Project archaeologist/director— included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. September 2001-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites— included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Lawson Valley Project, San Diego County, California: Project manager/director of the investigation of 28 prehistoric and two historic sites— included project coordination; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.


Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/Cavadias Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel— included project coordination; direction of field crews; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. June 2000.
Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—include project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—include direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/director—include direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—include direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/director—include direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—include direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of
Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/monitor—included monitoring of grading activities associated with the development of a single-dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director—management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997-January 2000.

Phase I, II, and II Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.


Reports/Papers

Author, coauthor, or contributor to over 2,500 cultural resources management publications, a selection of which are presented below.

2015  An Archaeological/Historical Study for the Safari Highlands Ranch Project, City of Escondido, County of San Diego.

2015  A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.

2015  A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.


2015  Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31).


2015  A Phase I and II Cultural Resource Assessment for the Lake Ranch Project, TR 36730, Riverside County, California.

2015  A Phase II Cultural Resource Assessment for the Munro Valley Solar Project, Inyo County, California.


2014  National Historic Preservation Act Section 106 Compliance for the Proposed Saddleback Estates Project, Riverside County, California.

2014  A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project, TR 36593, Riverside County, California.

2014  Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego, California (TTM 14-001).

2014  Cultural Resources Study for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California.

2014  Cultural Resources Due Diligence Assessment of the Ocean Colony Project, City of Encinitas.

2014  A Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California.

2013  A Phase I Cultural Resource Assessment for the Modular Logistics Center, Moreno Valley, Riverside County, California.
2013  A Phase I Cultural Resources Survey of the Ivey Ranch Project, Thousand Palms, Riverside County, California.
2013  Cultural Resources Report for the Emerald Acres Project, Riverside County, California.
2013  A Cultural Resources Records Search and Review for the Pala Del Norte Conservation Bank Project, San Diego County, California.
2013  An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps 36484 and 36485, Audie Murphy Ranch, City of Menifee, County of Riverside.
2013  El Centro Town Center Industrial Development Project (EDA Grant No. 07-01-06386); Result of Cultural Resource Monitoring.
2013  Cultural Resources Survey Report for the Renda Residence Project, 9521 La Jolla Farms Road, La Jolla, California.
2013  A Phase I Cultural Resource Study for the Ballpark Village Project, San Diego, California.
2013  Archaeological Monitoring and Mitigation Program, San Clemente Senior Housing Project, 2350 South El Camino Real, City of San Clemente, Orange County, California (CUP No. 06-065; APN-060-032-04).
2012  Mitigation Monitoring Report for the Los Peñasquitos Recycled Water Pipeline.
2012  Cultural Resources Report for Menifee Heights (Tract 32277).
2012  A Phase I Cultural Resource Study for the Altman Residence at 9696 La Jolla Farms Road, La Jolla, California 92037.
2012  Mission Ranch Project (TM 5290-1/MUP P87-036W3); Results of Cultural Resources Monitoring During Mass Grading.
2012  A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California.
2012  Phase I Archaeological Survey of the Rieger Residence, 13707 Durango Drive, Del Mar, California 92014, APN 300-369-49.
2011  Mission Ranch Project (TM 5290-1/MUP P87-036W3); Results of Cultural Resources Monitoring During Mass Grading.
2011  Mitigation Monitoring Report for the 1887 Viking Way Project, La Jolla, California.
2011  Results of Archaeological Monitoring at the 10th Avenue Parking Lot Project, City of San Diego, California (APNs 534-194-02 and 03).
2011  Archaeological Survey of the Pelberg Residence for a Bulletin 560 Permit Application; 8335 Camino Del Oro; La Jolla, California 92037 APN 346-162-01-00.
2011  A Cultural Resources Survey Update and Evaluation for the Robertson Ranch West Project and an Evaluation of National Register Eligibility of Archaeological sites for Sites for Section 106 Review (NHPA).
2011  Mitigation Monitoring Report for the 43rd and Logan Project.
2011 Mitigation Monitoring Report for the Sewer Group 682 M Project, City of San Diego Project #174116.

2011 A Phase I Cultural Resource Study for the Nooren Residence Project, 8001 Calle de la Plata, La Jolla, California, Project No. 226965.

2011 A Phase I Cultural Resource Study for the Keating Residence Project, 9633 La Jolla Farms Road, La Jolla, California 92037.


2010 Pottery Canyon Site Archaeological Evaluation Project, City of San Diego, California, Contract No. H105126.

2010 Archaeological Resource Report Form: Mitigation Monitoring of the Racetrack View Drive Project, San Diego, California; Project No. 163216.

2010 A Historical Evaluation of Structures on the Butterfield Trails Property.

2010 Historic Archaeological Significance Evaluation of 1761 Haydn Drive, Encinitas, California (APN 260-276-07-00).

2010 Results of Archaeological Monitoring of the Heller/Nguyen Project, TPM 06-01, Poway, California.


2010 An Archaeological Study for the 1912 Spindrift Drive Project

2009 Cultural Resource Assessment of the North Ocean Beach Gateway Project City of San Diego #64A-003A; Project #154116.

2009 Archaeological Constraints Study of the Morgan Valley Wind Assessment Project, Lake County, California.

2008 Results of an Archaeological Review of the Helen Park Lane 3.1-acre Property (APN 314-561-31), Poway, California.

2008 Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75-00.


2007 Result of an Archaeological Survey for the Villages at Promenade Project (APNs 115-180-007-3, 115-180-049-1, 115-180-042-4, 115-180-047-9) in the City of Corona, Riverside County.

2007 Monitoring Results for the Capping of Site CA-SDI-6038/SDM-W-5517 within the Katzer Jamul Center Project; P00-017.

2006 Archaeological Assessment for The Johnson Project (APN 322-011-10), Poway, California.
2005  Results of Archaeological Monitoring at the El Camino Del Teatro Accelerated Sewer Replacement Project (Bid No. K041364; WO # 177741; CIP # 46-610.6).

2005  Results of Archaeological Monitoring at the Baltazar Draper Avenue Project (Project No. 15857; APN: 351-040-09).

2004  TM 5325 ER #03-14-043 Cultural Resources.


2003  Evaluation of Archaeological Resources Within the Spring Canyon Biological Mitigation Area, Otay Mesa, San Diego County, California. Brian F. Smith and Associates, San Diego, California.


2002  An Archaeological/Historical Study for the Audie Murphy Ranch Project (et al.). Brian F. Smith and Associates, San Diego, California.


2001  A Cultural Resources Survey and Site Evaluations at the Stewart Subdivision Project, Moreno Valley, County of San Diego. Brian F. Smith and Associates, San Diego, California.


1999  Results of an Archaeological Evaluation for the Anthony’s Pizza Acquisition Project in Ocean Beach, City of San Diego (with L. Pierson and B. Smith). Brian F. Smith and Associates, San Diego, California.


1995  Results of a Cultural Resources Study for the 4S Ranch. Brian F. Smith and Associates, San Diego, California.


1994  Results of the Cultural Resources Mitigation Programs at Sites SDI-11,044/H and SDI-12,038 at the Salt Creek Ranch Project. Brian F. Smith and Associates, San Diego, California.


Education

Master of Science, Cultural Resource Management Archaeology 2016
St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology 2004
University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School 2014
Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology
Zooarchaeology

Historic Structure Significance Eligibility
Historical Archaeology

Human Behavioral Ecology
Taphonomic Studies

Experience

Project Archaeologist, Faunal Analyst November 2006–Present
Brian F. Smith and Associates, Inc.

Duties include report writing, editing and production; construction monitoring management; coordination of field survey and excavation crews; laboratory and office management. Currently conducts faunal, prehistoric, and historic laboratory analysis and has conducted such analysis for over 500 projects over the past 10 years. Knowledgeable in the most recent archaeological and paleontological monitoring requirements for all Southern California lead agencies, as well as Native American monitoring requirements.
UC Santa Cruz Monterey Bay Archaeology Archives Supervisor  
Santa Cruz, California  
December 2003–March 2004

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

Faunal Analyst, Research Assistant  
University of California, Santa Cruz  
June 2003–December 2003

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

Archaeological Technician, Office Manager  
Archaeological Resource Management  
January 2000–December 2001

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master’s thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Buday, Tracy M., Jennifer R. Kraft, and Brian F. Smith  

Kennedy, George L., Todd A. Wirths and Jennifer R. Kraft  

2013 Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, Tri-City Christian High School, 302 North Emerald Drive, Vista, San Diego County,

Kraft, Jennifer R.

Kraft, Jennifer R., David K. Grabski, and Brian F. Smith

Kraft, Jennifer R. and Brian F. Smith


2016 Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11. Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.


2016 A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California. Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.


2015  *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00).* Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.


2014  *Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09).* Prepared for Blue Key Realty. Report on file at the California South Coastal Information Center.

2014  *Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).* Prepared for Lee Machado. Report on file at the City of La Mesa.


2014  *Phase I Cultural Resource Survey for the Silver Street Village Homes Project, City of San Diego.* Prepared for EHOF La Jolla, LLC. Report on file at the California South Coastal Information Center.

2014  *Phase I Cultural Resources Study for the 915 Grape Street Project.* Prepared for Bay View SD, LLC. Report on file at the California South Coastal Information Center.

2014  *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.


2014 *A Phase I Cultural Resources Survey of the Palm Creek Ranch Project, Thousand Palms, Riverside County, California (APNs 650-230-002, 650-310-001, and 650-310-002).* Prepared for Palm Creek Ranch, LLC. Report on file at the California Eastern Information Center.


2013 Mitigation Monitoring Report for the Knight Residence Project, 7970 Roseland Avenue, La Jolla, California. Prepared for Mr. Dennis Knight. Report on file at the California South Coastal Information Center.


Kraft, Jennifer R. and Tracy A. Stropes


Kraft, Jennifer R., Tracy A. Stropes, and Brian F. Smith

Smith, Brian F., Claire M. Allen, and Jennifer R. Kraft

Smith, Brian F., Claire M. Allen, Mary M. Lenich, and Jennifer R. Kraft
2016 Jennifer R.K. Kraft

Archaeological Test Plan for the Broadway Block Project City of San Diego Project No. 492554. Prepared for BOSA Development California, Inc. Report on file at the City of San Diego Development Services Department.


2016 Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152. Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.


Smith, Brian F., Jennifer R. *Kraft,* and Mary M. Lenich


Smith, Brian F. and Jennifer R.K. *Stropes*


Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. Kraft
2015 Mitigation Monitoring and Reporting Program for the 1900 Spindrift Drive – Cabana and Landscape Improvements Project, La Jolla, California. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.


Stropes, J.R.K. and Brian F. Smith


2016 Results of a Cultural Resource Testing Program for the Maker’s Quarter – Block D Project, City of San Diego. Prepared for L2HP, LLC. Report on file at the California South Coastal Information Center.

Stropes, J.R.K., Tracy A. Stropes, and Brian F. Smith
2016 Results of the Mitigation Monitoring Program for the Amitai Residence Project 2514 Ellentown Road La Jolla, California 92037 Project No. 388734. Prepared for David Amitai. Report on file at the California South Coastal Information Center.

Stropes, Tracy A., Jennifer R. Kraft, and Brian F. Smith

Stropes, Tracy A., Brian F. Smith, and Jennifer R. Kraft
2015 Results of the Mitigation Monitoring Program for the Keating Residence Project, La Jolla, California. Prepared for Brian Keating. Report on file at the California South Coastal Information Center.

Contributing Author /Analyst


2010 Faunal Analysis and Report Section for An Archaeological Study for the 1912 Spindrift Drive Project, La Jolla, California by Brian F. Smith and Tracy A. Stropes. Prepared for Island Architects. Report on file at the California South Coastal Information Center.