

# Topa Financial Plaza

A publication of

**Topa**  
MANAGEMENT COMPANY

Summer 2005

# NEWS

## TENANT PROFILE

### Oxnard Chamber, EDCO and SBDC are at your service

Whether you want to establish new business contacts, receive assistance in wading through the permit process or are trying to secure a small-business loan, help is just steps away.

The Oxnard Chamber of Commerce, the Economic Development Corporation of Oxnard (EDCO) and the Gold Coast Small Business Development Center (SBDC) are all under one roof at 400 E. Esplanade Dr., Suite 301.

"You can say we're a business resource center," said Nancy Lindholm, president and CEO of the Oxnard Chamber of Commerce.

The Oxnard Chamber actively promotes the local economy and diligently works on issues that affect business. Over 500 members enjoy an array of benefits, including:

- Marketing and promotional opportunities for business;
- Community involvement and updates;
- Seminars on workers' compensation issues and conducting business with public agencies;
- Employment and labor law compliance materials;
- Representation in Sacramento and Washington D.C. As a partner of the Regional Legislative Alliance of Ventura & Santa Barbara Counties, the Oxnard Chamber lobbies to protect the rights of employers and to control the cost of doing business.

The Oxnard Chamber of Commerce moved to the Topa Financial Plaza from its downtown office in February 2004. "I love it," Lindholm said. "We're in the center of commerce. It doesn't get any better than that." For more information on the Oxnard Chamber, call 983-6118, or visit its website at: [www.oxnardchamber.org](http://www.oxnardchamber.org).

EDCO is a private, non-profit corporation established in 1994 to facilitate business growth in Oxnard, and has been a Plaza tenant since September 2002. Governed by a board composed of private business leaders and two



(L to R) Steve Kinney, president of EDCO and Nancy Lindholm, president of the Oxnard Chamber of Commerce.

Oxnard City Council members, EDCO helps both local companies and relocating companies avoid or solve problems connected to business expansion.

From start to finish, EDCO can help businesses steer a course through the City's permit requirements, at no charge. EDCO President Steve Kinney encourages Topa tenants who want to expand their businesses to call his office at 385-7444. Or, visit EDCO's website at: [www.edco.us](http://www.edco.us).

The Gold Coast SBDC helps businesses prepare for the appropriate loan programs, ranging from \$5,000 to \$5 million, depending on their needs.

SBDC also helps clients develop a sound business plan at no charge and offers workshops and seminars that provide them with a solid business foundation of proper practices and philosophies. For more information on SBDC, call Abel Magana at 278-1454, or visit its website at: [www.nlasbdc.org](http://www.nlasbdc.org).

## Michael Priebe opens Courtyard summer series

Inspirational rock and pop musician Michael Priebe will kick off Topa Management's annual *Fridays at the Courtyard* series of weekly summer lunchtime concerts showcasing local musical talent.

The nine-week series begins June 24, and will run each Friday, from 11:30 a.m. to 1:30 p.m., through Aug. 26, with the exception of the Friday preceding the Fourth of July Weekend on July 1.

Priebe, a Southern California native now living in Nashville, has recorded four CDs, including his latest, "Stepping Out," in 2004.

Other acts lined up are:

- July 8: Blues keyboardist Bob Watley;
- July 15: Rock singer and guitarist Teresa Russell;
- July 22: Singer Jeanne Tatum & Company;
- July 29: Salsa band Nuestro;

- Aug. 5: Blues and Rock band The Tempocats;
- Aug. 12: R&B Pop singer Britney Christian, with legendary guitarist Michael "Fish" Herring.
- Aug. 19: Cajun and Zydeco band Acadiana;
- Aug. 26: Mariachi Nacional

*Fridays at the Courtyard* offer employees an opportunity to unwind near the end of a busy workweek by taking in a variety of music as they bask in the sun and enjoy a relaxing lunch with friends and colleagues. The Courtyard's design provides a distinctive dining, socializing and networking environment in a market-place setting.

Each week, participating restaurants, including Baja Fresh, Quizno's Subs, Robek's Juice, The Habit and Starbuck's, will feature specials during the concerts.

## NEW TENANTS

We welcome the following companies to the Topa Financial Plaza.

**City National Bank Tower:**

Yellow Book

Casa Casillas Financial Services

**Tenants with major expansions:**

Maxim Healthcare

Law Offices of Herman & Johnson

**Morgan Stanley Tower:**

Douglas E. Barnhart, Inc.

Lyskin & Hurwitz

Wasserman, Comden, Casselman & Pearson, LLC.

Merrill Lynch

Evelyn Tan

**Tenants with major expansions:**

Quality Home Loans

Mortech Financial

Anacapa Dental Art Institute (Dr. Sid Razi, DDS)

Wells Fargo Bank

**400 E. Esplanade Dr.**

O'Neill Chiropractic

**365 E. Esplanade Dr.**

Safeco Insurance

CF Mortgage Consultants

## SERVICE SPOTLIGHT

### Courtyard bench dedicated to Antonio Cortez

Antonio "Tony" Cortez loved soccer, was an avid coin collector and – when he felt lucky – enjoyed hopping in his car and heading to Las Vegas for the weekend. He was a loving husband, father, brother and son, and a friend to hundreds.

For over 23 years, Cortez also was a valued engineer for Topa Financial Plaza who could fix almost anything.

Cortez died on Jan. 20 at age 42 following a courageous two-year battle with pelvic cancer. Topa Management Company is dedicating a bench in his honor during a June 3 ceremony in the Plaza Courtyard.

"He was my best friend," said Topa engineer Ismael Gonzalez, who also was Cortez's boss. "What a great guy! Most of the tenants knew him, and they knew how dedicated he was to his job. He was always helping others."

Cortez was an expert locksmith, and also did plumbing, electrical, and air-conditioning and heating work – oftentimes all on the same day. "He did most anything," Gonzalez said.



**Tony Cortez, a valued engineer for Topa Financial Plaza for over 23 years, could fix almost anything.**

Not even his illness, Gonzalez said, could diminish Cortez's enthusiasm for his work.

"He just loved his job so much," Gonzalez said. Even when he was healthy, he hardly took a vacation.

But not long before his death, Cortez joined Gonzalez on one last trip to Vegas and, later, to the Chumash Casino in Santa Ynez. Considering his lifelong interest in coins, it follows that Cortez loved to play the slot machines.

"He won both times," Gonzalez said.

Senior Property Manager Dean Christian said, "Everyone who ever met Tony, just loved him. He always had a smile on his face." He was extremely proud of the work he accomplished and could often be heard saying, "Isn't it beautiful!" Christian added, "He is dearly missed and can never be replaced."

Cortez is survived by his wife Emma, teen-age children Berenice and Emmanuel, his parents Ignacio and Emilia, and four brothers. His father Ignacio, many will remember, was a landscaper here for several years.

## Donate the gift of life

**Blood Drive – Wednesday, June 22**

Topa Financial Plaza

500 E. Esplanade Dr., Suite 350

When you donate blood, you are truly a lifesaver. You make it possible for patients to receive lifesaving blood transfusions. We know the problem is finding the time from your busy work schedules to visit a local donation center.

So, Topa Management Company and United Blood Services are making it easy by bringing the local donation center to you.

On Wednesday, June 22, roll up your sleeves and head to Suite 350 in the City National Bank Tower. Those donating will receive a free gift. All donors will be entered into a drawing for two (2) \$25 gift certificates to your favorite restaurant at the Topa Financial Plaza Courtyard.

Donors also will be entered into a drawing for a Mexican cruise for two along with others who donate to United Blood Services during the month of June.

The station will be open from 10 a.m. to 3 p.m. Appointments are encouraged, but walk-ins are also welcomed.

To make an appointment, call 1-800-715-3699 or visit United Blood Service's Web site, [www.unitedbloodservices.org](http://www.unitedbloodservices.org), and follow the site's instructions. Topa Management's sponsor code is: OXFT. For more information, call Topa Management at 485-3193.

## Morgan Stanley Tower reaches full occupancy for the first time

For the first time in the Morgan Stanley Tower's 18-year history, there is a "No Vacancy" sign posted.

Robin Platt, vice president of Topa Management Company, reports that all office spaces in the 21-story tower are leased. Overall, she says, the entire Topa Financial Plaza, including the 14-story City National Bank Tower and surrounding low-rise buildings, is running a little over 90 percent full.

Platt says that a thriving local economy is behind the high occupancy rate. She noted that in addition to drawing in new tenants, Topa Management Company has been successful in retaining existing businesses that are growing by accommodating their move into roomier offices in the plaza.

Also, since owner John Anderson purchased the Topa Financial Plaza in 2002, he has invested several million dollars renovating the properties. Major renovations include:

- Upgrading the air conditioning systems in the City National Bank Tower, Morgan Stanley Tower, 445 E. Esplanade and 405 E. Esplanade;
- Installing new roofs on the Morgan Stanley Tower, 445 E. Esplanade and at 405 E. Esplanade Drive;
- Installing computerized touch-screen directories in the lobbies of the Morgan Stanley and City National Bank Towers;
- Topa Management Company will start soon on the complete re-modification of elevators at the City National Bank Tower.

"Mr. Anderson's philosophy of doing the right thing and investing in needed capital projects allows us to run and maintain a first class property which in turn increases existing tenant retention," Platt said.



## Art and book fairs to benefit charities

Original paintings as well as high-quality reproductions and prints at reasonable prices will be on display in the lobby of the Morgan Stanley Tower on June 7-8 during the Topa Financial Plaza's first Art Fair fundraiser.

We invite all Plaza tenants, employees and visitors to check out the extensive selection of paintings that can enhance your home or office. Art Works, a Southern California art sales company that is organizing the two-day event, also carries a large number of beautiful picture frames. Art sales professionals will be on hand to answer your questions.

Those who purchase a painting, print or frame at the Art Fair also will be giving to a good cause. Ten percent of the sales proceeds are going to the Red Cross of Ventura County.

Then, on June 20-21 the Morgan Stanley Tower lobby will turn into a book and gift shop for Topa Management Company's bi-annual "Books Are Fun" fundraiser. You can choose from a selection of hundreds of new books and assorted gift items at discounted prices up to 70% off.

"Books are Fun," like the Art Fair, is a fundraiser, with 10 percent of the sales proceeds being donated to the United Way of Ventura County.

Topa Management Company believes it is important to give back to the community and at the same time present great opportunities for our tenants. We hope you will enjoy both of these great events.

