

# Topa Financial Plaza

# NEWS

A publication of  
**TOPA**  
 MANAGEMENT COMPANY

## SERVICE SPOTLIGHT

### Topa Helps the Environment by Going 'Green'

The newsletter you now have in your hands is made from recycled paper. Paper products you find in Topa Financial Plaza restrooms also come from 100 percent recycled materials.

These are just two examples of Topa Management Company's commitment to "Go Green" and help the environment.

"We've actually been doing environmentally-friendly things for a number of years," said Dean Christian, Senior Property Manager for Topa Management Company. "Now, we're just increasing our efforts."

For instance, Christian noted, Topa hired a consulting firm three years ago to provide easy, low-cost waste and recycling programs to suit the individual needs of its tenants. In conjunction with the janitorial crew that does the day-to-day collection of common recyclables from Topa offices and restaurants, the consulting firm offers paper shredding services at reduced costs while also safely disposing of electronic waste such as computers, monitors and printers.

Topa has taken several other steps to make the plaza a "greener" place to conduct business. They include:

- ◆ Replacing standard faucets with automatically-timed ones on all restroom sinks to save water.



One example of Topa Management Company's commitment to "Go Green" is designating prime parking areas in the Plaza parking lot for hybrid vehicles only.

- ◆ Tinting all windows to insulate offices, thus reducing the demand for air-conditioning on warm days.
- ◆ Installing "Energy Star" rated air conditioning units with variable speed drive motors that reduce the amount of energy needed to cool the buildings; the motors are not only more energy-efficient, they prolong the life of the units

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## Blues Band Tempo Cats Open Courtyard Series

The Tempo Cats, a local Rock, Latin and Blues band that has performed here the three previous summers, will open Topa Management Company's annual *Fridays at the Courtyard Series* on June 27.

The eight-week summer lunchtime concert series showcases the best local musical talent playing a wide variety of music. It runs each Friday, from 11:30 a.m. to 1:30 p.m., through Aug. 22, with the exception of the Fourth of July holiday.

Acadiana, a popular local Cajun and Zydeco band making its third *Courtyard* appearance, will perform on July 11. Other acts lined up are:

- ★ **July 18:** Salsa band **Nuestro**
- ★ **July 25:** Rock singer and guitarist **Teresa Russell**
- ★ **Aug. 1:** Singer **Jeanne Tatum & Co.**



- ★ **Aug. 8:** Jazz and Rhythm & Blues band **Raw Silk**
  - ★ **Aug. 15:** Classic Rock band **Men on the Moon**
  - ★ **Aug. 22:** **Mariachi Nacional**
- Fridays at the Courtyard* offers employees an opportunity to unwind near the end of a busy work week 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, The Habit, Papa John's Pizza and Starbucks, will feature lunch specials during the concerts.

## NEW TENANTS

We welcome the following companies to the Topa Financial Plaza.

**Morgan Stanley Tower:**

Genterra Consultants, Inc.

Schweitzer Property Management

Telegenics

Hans Eulenhoefer

**City National Bank Tower:**

Yellow Book USA

Boyce Schaeffer, LLP

Tri-State Staffing

**365 Esplanade:**

Mary Almanza

**Food Court:**

Papa John's Pizza

Sushi Yakitori Kiraku

## TENANT PROFILE

### Pizza & Sushi Added to Courtyard Menu

Employees and visitors of the Topa Financial Plaza craving pizza for lunch or who wish to take home an extra large with all the toppings after a long day at work no longer have to hop in their cars to find a nearby Italian restaurant. Papa John's has opened a new outlet in the Plaza's Courtyard.

Come August, the same will hold true of those fond of sushi and other Japanese delicacies, when Sushi Yakitori Kiraku restaurant opens for business in the Courtyard.

The two new restaurants join Baja Fresh Mexican restaurant, The Habit charbroil burgers and Starbucks coffeehouse to provide employees and visitors with more choices in which to please their palates.

"Better Ingredients. Better Pizza. Papa John's – that's what we offer to everyone at the Topa Financial Plaza," said Director of Operations Danny Millan, who needs no prodding to repeat the national pizza chain's catchy slogan. "It's a fact. We offer superior products."

At Papa John's, Millan said, you can dine in the courtyard patio, order take-out or even call 278-PAPA, and have your order delivered to your office. Not *real* hungry? Papa John's offers an extra-large slice of pizza with dipping sauce and a 20-ounce soda for \$3.99, and also offers personal salads and six-inch apple dessert pizzas and cinnamon swirls.

Holding a business meeting or an office party? Millan said Papa John's has a catering menu with group specials serving 10, 20 or 40 people. You can call in an order, or you can order online up to 21 days in advance at [www.papajohns.com](http://www.papajohns.com). Papa John's in the



**Danny Millan (left), Director of Operations for Papa John's, shows off an extra-large pepperoni pizza with employees Brandie Davies and Sam Rivera.**

Courtyard is open Sunday through Thursday, from 11 a.m. to 11 p.m., and Friday and Saturday, from 11 a.m. to midnight.

Sushi Yakitori Kiraku restaurant, meanwhile, will seat 30 patrons and, like Papa John's, offer dine-in, take-out or delivery service, and allows call in or FAX orders (phone number coming) in advance. The restaurant also will cater, Fujita said.

"My restaurant is going to be easy and convenient for business people," said owner Yasuhiro Fujita. "They are busy, so I want to help."

Although it will be Fujita's first sushi restaurant, he has several years of experience in the wholesale seafood business in Japan and California. He also has been president of Pacific Sun Products, a sea urchin processing and distribution company in Ventura, for five years.

Fujita said he expects his restaurant to be open from 11 a.m. to 9 p.m., providing Topa Financial Plaza employees and visitors the opportunity to dine out after work.

## Book Fair on June 10-11 to Benefit Charity

Topa Management Company is holding a "Books Are Fun" fair on June 10-11 at the Morgan Stanley Tower to raise funds for the United Women's Leadership Council's program that helps emancipated foster youth adjust to their new lives as adults.

For two days, the lobby of the Morgan Stanley Tower will be transformed into a book and gift shop. Topa Financial Plaza employees and visitors can browse among the displays, and make purchases from a selection of hundreds of new books – hard covers, paperbacks, coffee table books, children's books, you name it – at discounted prices. Gift items also will be available.

The books are provided by Readers' Digest's "Books Are Fun" program, with Topa Management Company receiving 10 percent of the proceeds, which will be donated to the United Women's Leadership Council. The UWLC will have an informational booth on the mentoring and housing assistance services it provides to the emancipated foster youth at the fair both days.

"We're thrilled that Topa Management Company recognizes the importance of our program, and appreciate its support," said Amy Fonzo of the UWLC.

Here's your opportunity to buy a best-seller and help a good cause all at once. It is money well spent.

## Donate the gift of life Blood Drive Thursday, June 19

Topa Financial Plaza  
300 E. Esplanade Dr., Suite 715

Stations will be set up from 10 a.m. to 3 p.m. All donors will receive a coupon for a charbroil burger, fries and soda from The Habit Burger Grill. There will also be a raffle for two \$25 gift certificates to your favorite restaurant at the Courtyard or Bakers Square, compliments of Topa Management Company.

All blood types are needed, and the only requirements to donate are that you are 17 years and older, weigh at least 110 pounds and are in good health.

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.bloodhero.com](http://www.bloodhero.com), and follow the site's instructions. Topa Management's sponsor code is OXFT.



**United  
Blood  
Services**

## Going 'Green'

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themselves.

- ◆ Installing motion-sensor lighting controls in all Morgan Stanley Tower offices and virtually all City National Bank Tower offices to save electricity.

- ◆ Designating prime parking areas in the Plaza parking lot for hybrid vehicles only.

- ◆ Installing bicycle racks in front of both towers.

- ◆ Purchasing only biodegradable cleaning supplies for the custodial staff.

"Going green" not only helps save the environment, it also makes good business sense. It means lowering energy bills and reducing waste. In short, it saves money. It's a win-win situation for the Earth and the bottom line.

## Plaza Contact Numbers:

<b>Topa Management Company</b>	485-3193
<b>Topa Tower Club</b>	983-7777
<b>Boyd &amp; Associates Security</b>	988-8298
<b>After-Hours Security</b>	983-3253