

Topa Financial Plaza

A publication of

NEWS

MANAGEMENT COMPANY

TENANT PROFILE

Venerable law firm completes major renovation

The Law Office of Lowthorp, Richards, McMillan, Miller & Templeman has deep roots in Ventura County, beginning 93 years ago when a young attorney from Illinois, Mark Durley, hung out his shingle in the small dusty farming community of Oxnard.

From its humble beginnings representing farmers and ranchers, the law firm has grown steadily over the decades, and today employs eight attorneys, three paralegals and a large office staff serving a wide range of clients, from the little guy to large businesses and corporations, in all legal matters but criminal law. Its areas of expertise include: tax, trusts, estate planning and probate; business and real estate practice; civil trials; family, divorce and domestic relations; and natural resources and environmental law.

“We do a little bit of everything, I guess you can say,” Managing Partner Paul Miller said, wryly, “We’re a full-service firm that serves our clients from birth to death.”

While steeped in tradition – Miller, himself, is a fourth-generation Ventura County native who joined the firm 32 years ago – Lowthorp, Richards, McMillan, Miller & Templeman has always looked ahead. So in 1993, the law firm moved from its former Oxnard office to its present location on the eighth floor of the Morgan Stanley building.

Miller says he couldn’t be happier to be a Topa Financial Plaza tenant – for several reasons. For one, it’s convenient for the firm’s clients.

“It’s a great building, the most prestigious in the area, and it’s easy for clients to get to,” Miller said.

Suite 850 also was spacious with gorgeous views, but it was originally designed for a large accounting



Certified Paralegal Elizabeth Ladiana, who oversaw the renovations to the office, and Paul Miller, Managing Partner.

firm; therefore, not the perfect fit for Lowthorp, Richards, McMillan, Miller & Templeman. For 12 years the law firm made due, before undertaking a wide-scale renovation project late last year that in nine months has transformed the 8,000-square-foot suite.

Miller and his partners entrusted valued employee Elizabeth Ladiana with overseeing the project. Ladiana, a certified paralegal, worked closely with Designer Rachel Laney and Camarillo Construction Company Artnet West, seeing to it that the makeover was accomplished with minimal disruption to the firm’s day-to-day operation.

It wasn’t easy, Ladiana said, “but with the

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NEW TENANTS

We welcome the following companies to the Topa Financial Plaza.

City National Bank Tower:

- Newport Audiology
- Dependable Mortgage and Real Estate
- Corporation Strategies

Morgan Stanley Tower:

- Purolator USA
- City Community Services
- First Legacy Financial
- Desert Valley Mortgage
- Sydney Law Firm
- Law Office of Kenneth Chyten
- Equality Home Ownership
- Aryus Financial

400 Esplanade:

- Premier Healthcare Services

Tenants with major expansions:

- CBIZ
- Office Works
- USA United Staffing Associates

‘Adopt a Child’ Toy Drive Benefits Casa Pacifica’s kids

Topa Management Company wishes all a Happy Holiday Season and a Prosperous New Year!

Last year we broke from our tradition of giving holiday gifts to our tenants by donating \$10,000 – in your name – to Casa Pacifica and two other local nonprofit agencies that help the less fortunate in our community.

We’re doing the same this Holiday Season, and again inviting tenants to join us by supporting our “Adopt a Child” toy drive. It’s a lot of fun. You select an ornament from one of our holiday trees in the lobbies of the Morgan Stanley and City National Bank buildings that has the gender, age and wish of a child

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The generosity of the Topa Financial Plaza tenants will again benefit Casa Pacifica this holiday season.

SERVICE SPOTLIGHT

RSI helps tenants save money – and the environment

For the past year, RSI Consulting Services of Camarillo has provided easy, low-cost waste and recycling services to Topa Financial Plaza tenants.

Many of our tenants have taken full advantage of these services. We thank you, and the environment thanks you. Other tenants, however, have not.

Recycling makes good business sense. The less trash that is hauled out, the smaller the trash bill, and the more money you save. It also reduces the operating costs for the building. It's as simple as that.

Ellen Garner, Marketing Director for RSI Consulting Services, estimates as much as four to six tons of paper and cardboard each month can be recycled from Topa tenants. Did you know that about 11 medium-sized trees are saved by recycling one ton of paper? That's a lot of trees!

Unfortunately we are currently averaging less than one ton over the last four months. Dean Christian, Senior Property Manager states, "I know that we as a whole can do better, and I want to encourage our tenants to

take an active role in reducing our expenses which, in turn, will help our environment."

Recycling, Garner also reminds, is required by California law.

We recycle at home. So let's also recycle at work.

RSI provides recycling containers at no cost to Topa tenants as well as training and education services. Call, and you will be

assigned a consultant who will help your office develop an efficient waste minimization plan.

As a Topa tenant, you also can call RSI to safely dispose of electronic waste, such as computers, monitors and printers, and for paper-shredding services at a reduced cost.

For nearly 20 years, many Fortune 500 companies have relied on RSI's environmental management solutions; now you can too. No business is too small to benefit from RSI's services.

For more information, call RSI at 278-0162, or visit the company's Web site at www.rsiconsultingservices.com. To reach Garner, call 236-7879, or email her at: ellen@rsiconsultingservices.com.



Join us for a Holiday Season Mixer

The holidays are fast approaching and Topa Management Company would like you to save the date for our tenant holiday afternoon desert party.

Although our past holiday breakfast parties have been a success, we decided to try something new and fun. The afternoon dessert party will include a chocolate fondue fountain, assorted finger



desserts and many other treats we know you and your staff will enjoy.

Please come and join us for a special holiday get together, which will take place on Dec. 12 for the City National Bank Tenants and on Dec. 13 for the Morgan Stanley Tower and all low-rise building tenants.

As the Holiday Season approaches, more information will follow.

Law firm

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support of our attorneys and staff, we made it work. There were inconveniences, but everyone went about it in a positive way. We adjusted, and our clients were very patient during the process."

Attorneys now meet with clients in roomier offices, the entire suite has a fresh new coat of "Sahara" brown paint, the dark mahogany trim on the walls has been refinished. There is new tan carpeting throughout, and the lobby has new porcelain tile flooring. French doors are another added touch and new artwork decorate the walls.

New conference room and lobby furniture were selected with the help of Brian Chapman of Anacapa Office Furniture, another Topa Financial Plaza Tenant.

"What we wanted was a more hospitable environment for our clients, and I think we have achieved that," said Ladiana, who received high praise from her boss.

"She's done an absolutely fabulous job," Miller said.

To contact the Law Office of Lowthorp, Richards, McMillan, Miller & Templeman, call 981-8555.

Casa Pacifica

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staying at Casa Pacifica, which provides temporary shelter for children removed from their homes due to abuse, neglect or abandonment. The holiday trees are going up over the Thanksgiving Day weekend.

Bring your unwrapped gift with the ornament attached to the security consoles at either the City National Bank Building or Morgan Stanley Building, and we'll make sure it's delivered to your "chosen" child.

In an overwhelming show of support, last year, over 20 employees of ITS Corporation in the Morgan Stanley Building pooled their \$25 holiday bonuses to buy gifts for the Casa Pacific children, and they're doing it again this season.

"It makes us feel good," says Shirley Merle, Executive Administrator for ITS.

Over 200 employees of the Topa Financial Plaza took part last year, reaching close to 250 children, according to Vicki Murphy, Director of Operations and Development for Casa Pacifica.

"It's been extraordinary," Murphy said. "These kids belong to all of us, and Topa and their tenants have embraced them."

The show of support has also touched Robin Platt, Vice President of Topa Management Company.

"We're overwhelmed by the generosity of our tenants, and we know that Casa Pacifica is grateful for the generosity they received here at the Topa Financial Plaza," Platt said. "We're looking forward to another successful toy drive in 2006."

Plaza Contact Numbers:

Topa Management Company 485-3193

Boyd & Associates Security 988-8298

Topa Tower Club 983-7777

After-Hours Security 983-3253