

Topa Financial Plaza

A publication of

NEWS

MANAGEMENT COMPANY

TENANT PROFILE

CNB serves needs of entrepreneurs & professionals

It's been 10 years since City National Bank acquired Ventura County National Bank, moving into VCNB's two-story first floor office and also taking over VCNB's name high atop Topa Financial Plaza's lower tower.

In the decade since, City National Bank has grown both locally and statewide. It is now the largest bank headquartered in Southern California, backed by more than \$15 billion in assets as well as wealth management capabilities and \$55 billion in client investments under management or administration. Thanks to its recent expansion into Nevada, the bank now has 62 offices, including 15 regional centers, in Southern California, the San Francisco Bay Area, Nevada and New York City.

City National's Ventura County Regional Center is located in Topa Financial Plaza, and specializes in providing highly personalized service and complete financial solutions to entrepreneurs, small and mid-sized businesses, professionals, investors and their families on The way up®.

Through the full-service Regional Center, clients have access to commercial, private and international banking, wealth management, investment and trust capabilities, cash management services, and more.

Carmen Ramos-Soriano, Vice President and Branch Manager of the Topa Financial Plaza office, said City National is "a high-touch relationship bank. We're always asking, 'What are our client's and prospect's needs, and how can we better serve them?'"



Vice President-Branch Manager Carmen Ramos-Soriano (second from left), and four of CNB's banking professionals: from left: Michele Grindstaff, Frank Delgado, Rita Rayas and Toni Lucas.

That's where we excel."

While a relative newcomer to Oxnard, City National Bank has a staff of eight banking professionals who have over 100 years of combined experience in the industry.

"Everyone here has been in banking for 10, 15, 20 years," Ramos-Soriano said. "There's a lot of longevity and expertise here, and our clients like that about us."

Ramos-Soriano has been in the banking business for 31 years and knows Ventura County and its banking needs well. She is a lifelong Oxnard resident and a community volunteer. Ramos-Soriano is a member of Ventura County's Workforce Investment Board, but is most passionately involved in

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Cajun band Acadiana opens Courtyard summer series

The distinctive sounds of Louisiana will fill the air as popular local Cajun and Zydeco band Acadiana will open Topa Management's annual *Fridays at the Courtyard* series for the second year in a row, on June 29.

The eight-week summer lunchtime concert series showcases the best local musical talent. It runs each Friday, from 11:30 a.m. to 1:30 p.m., through August 24, with the exception of the Friday following the Fourth of July holiday (July 6).

Acadiana is one of six music acts that also performed during last year's *Fridays at the Courtyard* series making return appearances this year. Other acts lined up are:

- ◆ **July 13:** Salsa band **Nuestro**
- ◆ **July 20:** Rock singer and guitarist **Teresa Russell**
- ◆ **July 27:** Rock, Latin and Blues band **The Tempo Cats**

- ◆ **Aug. 3:** Singer **Jeanne Tatum & Co**
- ◆ **Aug. 10:** Classic Rock band **Men on the Moon**
- ◆ **Aug. 17:** **Mariachi Nacional**
- ◆ **Aug. 24:** Pop, Rock and Rhythm and Blues singer **Britney Christian**

Fridays at the Courtyard offers employees and visitors to the Topa Financial Plaza an opportunity to unwind near the end of a busy work week. Join your friends and colleagues for a relaxing lunch, while also basking in the sun and enjoying a variety of good music. The Courtyard's design provides a distinctive dining, socializing and networking environment in a market-place setting.

Also, each week participating restaurants, including Baja Fresh, Quizno's, Robek's Juice, The Habit and Starbucks, will feature lunch specials during the concerts.

NEW TENANTS

We welcome the following companies to the Topa Financial Plaza.

Morgan Stanley Tower:

Flat Rate Realty

Gorell Advocacy

Law Office of Robert Jennings

Paladin Principle

Clearwater Port

Dr. Amy Jaffey

First Legacy Financial

City National Bank Tower:

Linda Lipscomb

400 E. Esplanade:

United Agricultural Benefit Trust

365 E. Esplanade:

Force Logistics

325 E. Esplanade:

Prime Skill Staffing

Courtyard:

Manpower

SERVICE SPOTLIGHT

Conserving energy begins with all of us

If our dry winter and spring months are any indication, we could be in store for a long and hot summer. Please do your part to conserve energy.

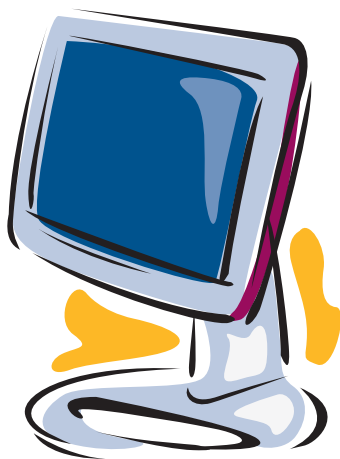
Here are some things you can do around your office to help reduce operating costs, thus saving money:

- ◆ Close window blinds during the day, or open them slightly at an angle. This will allow light to shine in while deflecting much of the sun's heat.

- ◆ Turn off all unnecessary lights, especially in unused offices and conference rooms, and turn down remaining lighting levels where possible.

- ◆ Set computers, monitors, printers, copiers and other business equipment to their energy-saving feature.

- ◆ Turn off your computer monitor when you're away from your desk. Monitors are



generally easy and fast to turn off and back on. Even if you're only going to be away from your computer for 20 minutes, there's no reason not to tap the monitor power button on the way out.

- ◆ Always turn your computers off at the end of the day.

- ◆ Replace your old computer monitors with new flat-panel monitors that use only 1/3 of the power than the conventional ones.

- ◆ Turn off unnecessary accessories. If you're not listening to something, keep the speakers

turned off. If they're on, they draw 10 or more watts just sitting there.

- ◆ Unplug seldom-used devices. Most electronic devices these days draw some power even when they're off.

Energy efficiency and conservation go a long way toward preserving our planet's rich natural resources and promoting a healthy environment. Thanks.

Renovations continue in the City National Bank Tower

The ground floor renovation of the City National Bank Tower is substantially complete.

The improvements are evident the moment you walk into the building. The main lobby has newly tiled floors, new wall covering, new ceiling and brighter lights. There's new artwork in the main lobby and its security console has been replaced.

All four elevators have been upgraded. The project included remodeling the interiors of the cabs and replacing all the cabs' mechanical equipment, including motors, drives and cables. Security cameras were installed in all four elevators as well as a card access system that helps secure the building after business hours and on weekends.

The elevators are also faster – from 240 feet per minute to 400 feet per minute.

Upgrades to the 15th floor have been com-



The ground floor renovation of the City National Bank Tower.

pleted, and work has now moved to the third, eighth and twelfth floors where new flooring, carpeting, wall covering, doors and tenant signs are being installed.

The City National Bank Tower's remaining floors also will be undergoing major upgrades over the next several years, with the floors requiring the most attention receiving them first.

The Topa Financial Plaza is the most prestigious office complex in Ventura County, and Topa Management Company is committed to keeping it that way.

"Please bear with us during the renovation, and know that you'll enjoy the benefits when it's completed," said Dean Christian, Senior Property Manager for Topa Management Company.

As always, we appreciate your input, so let us know what we can do make the Topa Financial Plaza even better. Call us at 485-3193.

Donate the gift of life Blood Drive Wednesday, June 20 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, and will be entered in a raffle for a \$25 gift certificate to your favorite restaurant in the Courtyard restaurant or to Bakers Square.

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 and follow the site's instructions. Topa Management's sponsor code is OXFT.

Parking lots are to be resurfaced this summer

Over the years Topa Management Company has undertaken a series of improvement projects that have greatly enhanced the Topa Financial Plaza. This summer, one of our projects will be to resurface all parking lots.

In order to minimize any inconvenience to you and your visitors, we will be resurfacing sections at a time. We also will be doing much of the work on weekends.

Thank you for your patience. We're confident, though, that you'll be pleased with the fresh new blacktop.

City National Bank

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youth causes. She is a trustee and former president of the board of directors of the Boys and Girls Club of Greater Oxnard and Port Hueneme.

Ramos-Soriano is also active in City National Bank's "Reading Is The Way Up"™ literacy program, launched in 2002, which has donated more than 20,000 books to public school libraries throughout California and contributed \$1.2 million in grants for education across the state. It also has helped open nearly 20 new elementary school libraries through its partnership with The Wonder of Reading.

"City National Bank is a very philanthropic organization that gives me the time to become involved," Ramos-Soriano said. "Youth causes and the arts are things we focus on." For more information on City National Bank, call 981-2700.

Plaza Contact Numbers:

Topa Management Company	485-3193	Boyd & Associates Security	988-8298
Topa Tower Club	983-7777	After-Hours Security	983-3253