

# Topa Financial Plaza

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# NEWS

## \$10,000 donation will help those in need

**T**opa Management Company wishes all a Happy Holiday Season and Prosperous New Year.

In past years we have shown our appreciation to our tenants by giving out holiday gifts. This year, we're sure you will support our decision to bring a little holiday cheer to those in our community who are less fortunate. We are donating -- in the names of all Topa tenants -- \$10,000, to be split among the following local nonprofit agencies: El Centrito De La Colonia, the Rain Project and Casa Pacifica.

Here is what the three nonprofits offer to those in need:

○ **El Centrito De La Colonia.** Located in the La Colonia neighborhood in Oxnard, it is a bilingual and bi-cultural agency that provides citizenship and naturalization services, youth and family services and information and referral services. Services include: youth violence prevention and intervention, truancy intervention, literacy development, youth leadership development, youth tobacco education and prevention, Spanish parenting education and adult Spanish literacy.

○ **The Rain Project.** Based in Camarillo, The Rain Project is a transitional living and education center for homeless families in Ventura County. Since 1997, the Rain Project has provided temporary housing and support services to over 1,100 homeless individuals, helping them to achieve self-sufficiency.

○ **Casa Pacifica.** Also based in Camarillo, it provides temporary shelter for children removed from their homes due to abuse, neglect or abandonment. At Casa Pacifica, children receive immediate medical attention and educational and social emotional assessments intended to assist Child Protective Services and the dependency court judge in making the best decisions possible as they plan for the child's future.

In addition, we are asking tenants this Holiday

## Topa Business Resource Center is here to help

**T**he Economic Development Corporation of Oxnard (EDCO) welcomes Topa Financial Plaza tenants seeking assistance in business-related matters to stop into its expanded office at 400 E. Esplanade Dr., Suite 300, and take advantage of the new Topa Business Resource Center.

The Topa Business Resource Center is currently home to four non-profit groups devoted to helping local businesses grow and prosper: the Workforce Investment Board of Ventura County (WIB); Women's Economic Ventures (WEV); Service Corps of Retired Executives (SCORE); and the Small Business Development Center (SBDC).

Here are the services each non-profit group offers



**Casa Pacifica is one of the local nonprofit agencies that will benefit from the donation made on behalf of the Topa tenants.**

Season to "Adopt A Child" by selecting an ornament with the name, age and wish of a child staying at Casa Pacifica from our Holiday trees in the lobbies of the Morgan Stanley and City National Bank Towers. Please place unwrapped gifts with the ornament attached in the drop boxes located in the lobbies. Tenants also can call our office at 485-3193, and we will come pick up your gift. The holiday gift you buy will, without a doubt, bring a smile to the face of your "chosen" child.

Vicki Murphy, director of operations and development for Casa Pacifica, said of Topa Management's donation and its "Adopt A Child" project, "We're completely overwhelmed by their generosity. We're truly overjoyed. It's huge."

"This is our way of giving back to the community," say Topa Management Company Vice President Robin Platt and Dean Christian, Senior Property Manager. "It is not enough to say you want to help. We at Topa want to make a difference, not just here in the Plaza, but to the community we serve."

free of charge:

○ **Workforce Investment Board.** WIB is composed of knowledgeable and influential business and community leaders. It is dedicated to taking on important labor market issues and developing strategic partnerships with local leaders in economic development, chambers of commerce, education providers, community-based organizations, government agencies and labor organizations.

○ **Women's Economic Ventures.** WEV is a local organization dedicated to helping women become economically self-sufficient through entrepreneur-

## NEW TENANTS

**We welcome the following companies to the Topa Financial Plaza.**

**City National Bank Tower:**

Finance Solutions

Jobrisa Real Estate

Law Office of Joseph Graham

Dependable Mortgage & RealEstate

Career Technical Staffing

**Morgan Stanley Tower:**

Meridian Private Wealth Management, Inc.

Ross & Parvex, LLP

Rollins Consulting

Office Works

Check Capital Management

**400 E. Esplanade Drive:**

Santa Barbara Bank & Trust

Oxnard Chamber of Commerce

Topa Business Resource Center, managed by EDCO

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## SERVICE SPOTLIGHT

### RSI Consulting Services to oversee recycling

**T**opa Management Company has contracted with RSI Consulting Services to provide easy, low-cost waste and recycling programs to suit the individual needs of our tenants.

Beginning on Dec. 1, RSI not only will manage the day-to-day collection of common recyclables from Topa Financial Plaza offices and restaurants – materials like paper, cardboard, plastic and glass – the Camarillo-based firm also will offer shredding services at reduced costs. Recycling containers are available at no cost to tenants and come in a variety of sizes.

In addition, tenants will be able to call on RSI to safely dispose of electronic waste such as computers, monitors and printers.

Another important service RSI offers is training and education. Call, and you will be assigned a consultant who will help your office develop an efficient waste minimization plan that can save you money.

“We’re a one-stop shop for waste reduction,” says RSI Consulting Services President Susan Belluschi.



Christina Amott (left) and Susan Belluschi of RSI Consulting Services will oversee recycling efforts at the Topa Financial Plaza starting on Dec. 1.

For more than 18 years, many Fortune 500 companies have relied on RSI’s environmental management solutions. However, no business is too small to benefit from a custom-tailored program from RSI.

RSI’s contact for Topa Financial Plaza tenants is Christina Amott. She can be reached at 1-800-420-3517. For more information on RSI Consulting Services, visit the company’s website at:

[www.rsiconsultingservices.com](http://www.rsiconsultingservices.com).

## Help the environment and local schools by recycling printer cartridges, cell phones

**W**hat do you do when your printers’ inkjet and toner cartridges go dry? And how about that old cell phone of yours when you buy a new one? Does that go in the trash?

For the environment’s sake, we hope not, because they’re recyclable.

Perhaps you’re thinking: Why bother? Here’s why:

- Over 300 million inkjet and toner cartridges and over 55 million cell phones are thrown away each year, accounting for hundreds of millions of pounds of solid waste in our nation’s landfills;

- An average of three quarts of oil are burned to make one new cartridge;

- Every cartridge that is discarded in our landfills takes over 1,000 years to decompose;

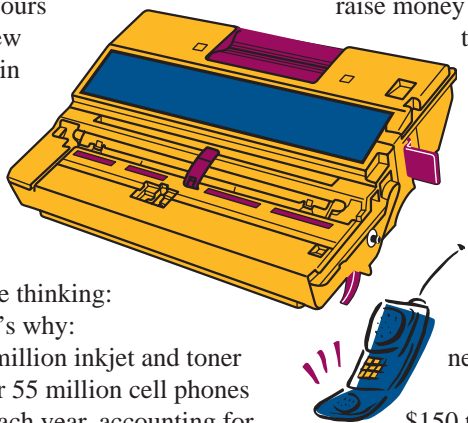
- Cell phones contain toxic chemicals such as arsenic, lead and zinc. While the toxins in cell phones are not considered a danger

to people using them, they contaminate our landfills.

Now, you can help the environment and raise money for local schools at the same time by dropping your used cartridges and cell phones into the “America’s Schools Recycling Program” bins that are located in the lobbies of all multi-tenant buildings, including the Morgan Stanley and City National Bank Towers. Once filled, Federal Express collects the bins and replaces them with new ones.

Every full bin represents about \$150 that will go to local schools, said Bart Bleuel, a partner with the Law Offices of Arnold, Bleuel, LaRochelle, Matthews and Zirbel, LLP, who contacted Topa Management Company about starting the recycling program here. Bleuel is a member of Ventura Commerce and Education Foundation that serves to benefit local schools.

“By recycling, you save our landfills and help our schools,” Bleuel said. “No one loses here. Everyone wins.”



## Donate the gift of life Blood Drive – Tuesday, Nov. 22 Topa Financial Plaza 500 E. Esplanade Dr., Suite 350

**D**onating blood is a simple procedure that takes only a few minutes, and it saves lives. We know the problem for many is finding the time from your busy work schedules to pay a visit to a nearby donation center.

That’s why Topa Management Company and United Blood Services are bringing the donation center to you.

On Tuesday, Nov. 22, roll up your sleeves and come to Suite 350 in the City National Bank Tower. Stations will be set up from 10 a.m. to 3 p.m. so that you can be a hero to someone needing a blood transfusion. You’ll also receive a free T-shirt and be entered in a raffle for two \$25 gift certificates to a Courtyard restaurant or to Bakers Square.

Your name also will be entered into a drawing for a Mexican cruise for two along with others who have donated to United Blood Services during November.

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.

For more information, call Topa Management at 485-3193.

## Resource Center

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ship and career development. It provides opportunities for entrepreneurs in the areas of training, access to capital and business services.

- **Service Corps of Retired Executives.** SCORE is a volunteer organization formed to help small businesses flourish. SCORE’s volunteers are retired business owners, executives and corporate leaders who share with clients their wisdom and lessons learned in business.

- **Small Business Development Center.** SBDC is a Small Business Administration-supported organization that offers free management counseling for start-up and small businesses, and assistance in accessing SBA financing, including help with loan applications.

“If one office can’t help you, we can probably take you around the corner to another office that can,” says EDCO President Steve Kinney. “We have a good collection here of people with a lot of expertise in business. And beside all of our groups, the Chamber of Commerce is right down the hall.”

To reach any of the non-profits, call EDCO at 385-7444.