

# Topa Financial Plaza

# NEWS

A publication of  
**TOPA**  
 MANAGEMENT COMPANY

## TENANT PROFILE

### B | W | C Specializes in Defending Healthcare Providers

It's almost as if the Law Office of Beach | Whitman | Cowdrey, LLP, had become too successful for its own good.

The more cases B | W | C won, the more clients it retained. The more clients it retained, the more attorneys, consultants, paralegals and legal assistants the firm hired. It had gotten so crowded the firm's Camarillo office, its only conference room also served as an extra storage room.

It was time to move, and B | W | C found the right spot, and all the space it needed – over 10,000 square feet of it – on the City National Bank Tower's 14<sup>th</sup> floor. The firm will open for business at the Topa Financial Plaza on Dec. 15.

"Everyone's looking forward to the move. It's going to be nice actually having conference rooms that are used as conference rooms only," said attorney Sean Cowdrey, partner in the firm. He added with a smile, "The view's going to be pretty nice, too."

B | W | C focuses its practice on the defense of healthcare providers in civil litigation, writs & appeals and administrative proceedings in state and federal courts. The practice includes the defense of long term care providers, hospitals, medical malpractice, professional negligence and managed care litigation. The firm's attorneys have particular expertise in the defense of providers faced with claims of elder and dependent adult abuse and neglect.

While most of the firm's staff members are local, "Our practice isn't just limited to Ventura County and L.A., we have clients throughout California."

## 'Adopt a Child' Brings Joy to Underprivileged Kids

A sure way to get into the holiday spirit is by bringing a little joy into the life of a disadvantaged child.

And in these harsh economic times, the number of boys and girls in our community who might go without a holiday gift grows by the day.

So, we invite you to join us in supporting our annual "Adopt a Child" toy drive. It's fun, and guaranteed to bring a smile to your face – and your heart.

Here's how it works: You select an ornament from one of our holiday trees in the lobbies of the



Sean Cowdrey is a partner in the Law Office of Beach | Whitman | Cowdrey, LLP.

Cowdrey said, noting B | W | C also has a satellite office in Carlsbad in northern San Diego County.

B | W | C was established five years ago, but its groundwork goes back to 1984 when civil attorney Tom Beach became a founding member of the law firm which became known as Beach, Procter, McCarthy & Slaughter in Ventura.

In 2004, Ventura attorney Andy Whitman joined Beach to form Beach & Whitman, LLP, with Cowdrey, an Illinois native who has practiced law in Southern California for 18 years, becoming a partner in 2005. B | W | C has 33 employees, including six associate attorneys, "and we're going to be adding another one or two associates by January," Cowdrey said.

For more information on the Law Office of Beach | Whitman | Cowdrey, visit its website at [www.beachwhitman.com](http://www.beachwhitman.com).

Morgan Stanley and City National Bank buildings. Each ornament has the first name, gender, age and wish of a child staying at Casa Pacifica, a nonprofit facility in Camarillo that provides temporary shelter for boys and girls removed from their homes due to abuse, neglect or abandonment.

Bring your new unwrapped gift – with the ornament attached – to the security consoles located in our tower lobbies by Dec. 12, and we'll make sure it's delivered to your

## NEW TENANTS

We welcome the following companies to the Topa Financial Plaza.

**Morgan Stanley Tower:**

Heritage Capital Strategy, Inc.

Paladin Principle

Melina Homan

Norman Schall & Associates

**City National Bank Tower:**

Costello & Company, CPA

Channel Islands Psychotherapy

Beach | Whitman | Cowdrey, LLP

## SERVICE SPOTLIGHT

### Security Reminder: Be Vigilant This Holiday Season

**T**opa Management Company reminds tenants to always be aware of their surroundings, especially during these tough economic times. There has been an increased level of suspicious activity in the Topa Financial Plaza in recent months, and we are asking for your assistance if you see anything “out of the ordinary.” As a precaution, and to assist in making women feel more comfortable, we have locked all women’s bathrooms throughout the Plaza.



**Charles Moore is post commander for Boyd & Associates, which provides security for Topa Financial Plaza.**

Being vigilant is especially important during the Holiday Season – the busiest time of the year for would-be thieves, who oftentimes try to enter offices posing as solicitors or business people. Solicitors are *not* welcome at the Topa Financial Plaza.

Also, be on the lookout for any unfamiliar persons roaming the parking lots, and do not hesitate to report them to Boyd & Associates Security 24 hours a day at 983-3253, or to Topa Management Company at 485-3193 during business hours, and we will remove them immediately.

#### Here are other security tips to keep in mind this Holiday Season:

- ◆ Always keep your car doors locked.
- ◆ Always lock gifts and other personal belongings in your vehicle’s trunk.

## Come Join Us for a Tasty Holiday Breakfast

**T**opa Management Company wishes all our tenants a Happy Holiday Season.

To show our appreciation, we invite you and your employees to join us for a delicious holiday breakfast on the mornings of Wednesday, Dec. 17 and Thursday, Dec. 18.

Members of our office staff will be there to greet and serve you from 7 to 9:30 a.m. both days. The first breakfast – on Wednesday – will be held in the lobby of the City National Bank Tower for that building’s tenants. Thursday’s breakfast will take place in the Morgan Stanley tower lobby for that building’s tenants as well as tenants occupying offices in the low-rise buildings. Musical entertainment for both days will be provided.

The Topa Tower Club is catering both breakfasts, and will be offering a scrambled egg buffet that includes sausage, bacon, potatoes, French toast, pastries and fresh fruit. Enjoy the treats with your choice of coffee, teas and juices.

Personal invitations will be sent to all tenants notifying them of the appropriate day to attend. See you then, and bring your appetite!



- ◆ Keep gifts that are in your office in a secured location.
- ◆ Never leave small electronic items such as laptops and PDAs unattended.
- ◆ Always lock your front and side office doors when you leave for the day.
- ◆ Know where your credit cards are at all times, and verify all your credit-card transactions.

#### We also request the following during the holiday season:

- ◆ Contact Sherri Zampese-Perez at 604-7115 in advance if you plan to hold a holiday party.
  - ◆ Also contact Sherri if you want to place a holiday tree in your office, and when you plan to remove it. A special bin will be provided for the disposal of holiday trees. And, remember, all office holiday trees must be fireproofed.
  - ◆ Always turn out your holiday tree’s lights when you leave for the day.
  - ◆ Do not tape holiday cards or signs on your office windows as the tape’s adhesive can wear off the film that is applied to protect our windows.
  - ◆ Please do not use space heaters which are prohibited and a fire risk.
- And, finally, **Topa Management Company and Boyd & Associates wish you a happy – and safe -- Holiday Season.**

## Sushi now Served In Plaza Courtyard

**C**raving sushi? If so, you no longer have to hop in your car to find a Japanese restaurant. Kiraku Sushi and Yakitori is now open for business in the Topa Financial Plaza Courtyard, and is ready for your order.

The new restaurant offers dine-in, take-out or delivery service, and also accepts call-in or FAX orders. Scheduling a business meeting and need to feed your associates? Kiraku Sushi and Yakitori also caters.

Kiraku Sushi and Yakitori is open for lunch Monday through Friday, from 11 a.m. to 2 p.m. Dinner hours are Monday through Thursday, from 5 to 9 p.m., and Friday and Saturday, from 5 to 10 p.m.

Take-out orders are accepted throughout the day by calling 278-1100.

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

## ‘Adopt a Child’

### Continued from page 1

“chosen” child.

Last year’s “Adopt-a-Child” toy drive reached 350 underprivileged children, according to Vicki Murphy, Director of Operations and Development for Casa Pacifica.

“We’re so grateful, and so are the kids,” Murphy said, “They can’t believe that so many people who don’t even know them give them presents. They’re really moved.”

Murphy added, however, that the need for toys is greater than ever.

“We now serve about 425 kids,” she said. “Every four hours a new child is admitted into one of our programs.”

“This program has been so well received by our tenants and we are so grateful for everyone’s generosity. Topa Management Company is committed to giving back to our community, and what could be a better way than to give to children in need?” said Robin Platt, Vice President of Topa Management Company.

## 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