



Financial Center

topa talk

A publication of Topa Management Company

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At Your Service

Fort Street Tower

Aloha Sushi	585-7374
Bin's Convenience	521-8886
Carrot Patch	531-4037
Clark Hatch Fitness	536-7205
Cookie Corner	532-9072
Flowers for You	521-2020
Fort Street Bar & Grill	523-1500
Young Laundry	521-2286

Bishop Street Tower

Amfac Center Barber	538-7811
Andy Mohan, Inc.	521-1222
Beijing Express	478-1628
Best Printing	531-2121
Charles Schwab & Co.	534-9700
For the Love of Coffee	533-4486
Country Wide	532-0922
Komala Curry House	523-9900
KD Jewelry	545-7841
Leather Soul Men's Shoes	531-7685
Scottrade, Inc.	521-8573
Styling Crew	533-7800
Subway Sandwich	545-3945

We welcome the following companies to Topa Financial Center

BISHOP STREET TOWER

Core Group One (formerly Ogilvy & Mather Hawaii)

FORT STREET TOWER

Kawashima, Lorusso & Tom Jacobs Engineering



TOPA MANAGEMENT COMPANY

Recognized for Energy Efficiency

Topa Financial Center



On January 11, 2006, Topa Management Company was awarded an ENERGY STAR Building Plaque. The ENERGY STAR label is a dual-agency award recognizing the most energy efficient buildings in the nation. Topa Management Company is recognized by the

U.S. Environmental Protection Agency and the U. S. Department of Energy for the implementation of energy efficiency measures and initiatives.

In order to qualify for the award, Chief Engineer Rory Reiley aggressively implemented energy efficiency measures. With the help of Energy Industries, Topa Management Company implemented a complete lighting retrofit of the buildings, replacing older inefficient fluorescent lamps with high efficiency lamps and reflectors to reduce energy consumption.

In addition to an efficient lighting system, Topa Financial Center uses Variable Frequency Drives on the primary centrifugal chiller as well

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Recognized for Energy Efficiency

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as on the chilled water pumps and the HVAC condenser water system utilizes an ingenious well system replacing the need for cooling towers. Topa Management is currently in the process of replacing the older motors with premium efficient motors.

By accomplishing all these measures, Topa Management Company received a large rebate from Hawaiian Electric Company's Energy Solutions program that promotes energy efficiency.

Grammar Usage

Which or That?

Do you know when to use which or that? Knowing when to use the relative pronouns which and that makes a difference in the meaning of a sentence and in proper punctuation. The words, that and which relate to places, objects, and animals.

The word **that** restricts the meaning of the sentence, making the words that follow necessary to the meaning of the sentence. Do not use a comma to set aside a clause that is essential to the meaning of a sentence.

Example: The e-mail that I sent yesterday should be of some help. **That** introduces an essential clause; it is needed to identify which e-mail. No commas are necessary.

The word **which** refers primarily to things and introduces non-restrictive or nonessential clauses. These clauses are not necessary to the meaning of the sentence. Use a comma to set aside a clause that is not necessary to the meaning of the sentence.

Example: The e-mail with phone numbers for our customer service department, which I sent last week, should be of some help. **Which** introduces a nonessential clause; the e-mail has already be identified.

If all of this seems confusing, you will always be correct if you use **that** for restricting clauses that are necessary to the meaning of the sentence and **which** for nonrestrictive clauses that are not necessary to the meaning of the sentence.

Staff Spotlight

NICOLE DOMINGO

Tenant Service Coordinator & Leasing Assistant



Nicole was raised on the small island of Moloka'i and is the eldest of six children. After finishing high school, she moved to San Jose where

she lived for only three months before getting home sick and deciding to move back to Hawaii.

Nicole has been at the Topa Financial Center for seven years and currently is the Tenant Service Coordinator and Leasing Assistant. She is currently pursuing her Bachelor's Degree in Business Management at the University of Phoenix and is eager to graduate in June of 2007.

In Nicole's spare time, which is seldom, she goes to the beach to fish, dive or just have fun. She enjoys traveling back to Moloka'i to visit her family but dislikes the cost to fly back home. Nicole's next goal is to learn to golf.

Online Shopping Tip

When you know what you want to purchase and where you want to purchase it from, open up a new browser and go to your favorite search engine. Type in the **name of the store** that you will be purchasing from followed by the word **coupon** or **Promotional Code**.

If you're fortunate, several sites will be produced offering promotional codes for your use at purchase. Enter a valid code into the appropriate section on your order. Oftentimes you can at least save on the cost of your shipping.

You won't always find available coupons or codes, but it only takes seconds to look, so it's worth looking every time you shop. After all, if you could save 10% on everything you bought - over the course of a lifetime, that would amount to a tidy little sum.

Continuing Maintenance Issue?

If you have a persistent maintenance problem that you feel is not being resolved in a timely manner, please contact Building Engineer, Rory Reiley. Rory will personally intervene to insure that your problem is resolved.

Mother's Day Reminder and Recipe! May 14th

Here's a simple recipe to make Mom's Day special:

Apple Blintz Pancakes

- 1 cup pancake mix
- 1 egg
- ¼ cup cottage cheese
- 1 cup whole milk
- 1 tablespoon vegetable oil
- ¾ cup sour cream
- 1 cup applesauce
- 2 teaspoons ground cinnamon (optional)

Place the pancake mix in a large bowl. In another bowl, whisk together the egg, cottage cheese, milk, oil, and ¼ cup of the sour cream. Stir the wet ingredients into the pancake mix and whisk just to combine. Let the batter rest according to the pancake-mix label directions (or for 5 minutes if you make your own mix). Place a non-stick griddle or skillet coated with oil, butter, or cooking spray over medium-high heat. Spoon or pour about 1/3 cup of batter for each pancake onto the griddle. Turn when bubbles rise to the surface and the edges look cooked. Repeat with the remaining batter. Before serving, spoon 1 tablespoon of the applesauce onto one half of each pancake; fold in half and top with some of the remaining sour cream. Sprinkle with cinnamon (if desired). Makes 10 to 12 pancakes.

Quotes

Don't ask the barber whether you need a haircut.

- Daniel Greenberg



TOPA TALK - A newsletter published quarterly by Topa Management Company (Hawaii)

Building Events

Book Fair

April 6 & 7, 2006 (Rotunda)



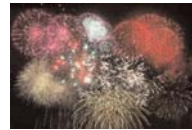
Memorial Day

May 29, 2006

(Building Closed)

Kamehameha Day

Observed June 12, 2006



Independence Day

July 4, 2006

(Building Closed)

Building Management

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