



# Financial Center

## topa talk

A publication of Topa Management Company

SEPTEMBER 2004

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### At Your Service

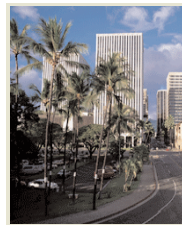
#### Fort Street Tower

Aloha Sushi	585-7374
Bin's Convenience	521-8886
Clark Hatch Fitness	536-7205
Cookie Corner	532-9072
Flowers For You	521-2020
Candy Bouquet	532-2639
Carrot Patch	531-4037
Ft. Street Bar & Grill	523-1500
Young Laundry	521-2286

#### Bishop Street Tower

Amfac Center Barber	538-7811
Andy Mohan, Inc.	521-1222
Best Printing	531-2121
For the Love of Coffee	533-4486
Komala Curry House	523-9900
KD Jewelry	545-7841
Styling Crew	533-7800
Subway Sandwich	545-3945

### We welcome the following companies to the Topa Financial Center



#### Fort Street Tower

Total Resource Management

#### Name Change

G. H. I. Corporation  
(formerly Herbert Lee and Associates)

### Tenant Spotlight:

**Primary Properties** moved to the Fort Street Tower last August. This real estate firm boasts a staff of 13 agents headed by Principal Broker, Kay Mukaigawa. Together, the combined knowledge and experience of their agents span over 60 years.

Offering a wide array of real estate services, including Residential Property Management, Primary Properties added a Commercial Sales & Leasing section this past March, giving them an even broader range of knowledge to offer clients. The company has been providing complimentary market analysis for homeowners who are curious about property values.

Owners remember the "cold winter" we experienced just a few years back and are now looking to sell and reap profits during this exciting revolution in the real estate market. The surge in activity has kept Primary Properties agents working continuously, seven days a week.

Mukaigawa says, "it's comforting that we are in such a great building with round-the-clock security. Being located at the edge of town is a real convenience for our agents and clients... plus, there's so many great places to eat!"



TOPA FINANCIAL CENTER 808.531.0444



## Building Events

### Labor Day Holiday

September 6 **(Building Closed)**

### Kamuela Productions Craft Fair

Topa Plaza - October 13, 14, 15

### Kamuela Productions Craft Fair

Topa Plaza - November 17, 18, 19

### Thanksgiving

November 25 **(Building Closed)**

## Flu Shots

Once again, we hope to offer tenants flu shots sometime in October. Tenants will be notified once plans have been finalized.



## Fire / Evacuation Drill a Success

Congratulations to all of our tenants. The fire / evacuation drill held on July 9th was a great success. The building was evacuated in a record 16 minutes surpassing our last record of 17 minutes.

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## DHL Drop Box

A DHL drop box is located in the basement (parking garage) near the elevators to assist tenants with those last minute pickups. The last pickup of the day will be at 6:00 P.M. Monday through Friday.

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## Quotes

Clothes make the man. Naked people have little or no influence on society. - **Mark Twain**

Yield to temptation; it may not pass your way again.  
- **Robert A. Heinlein**

Times are bad. Children no longer obey their parents, and everyone is writing a book. - **Cicero**

## Grammar Awareness

**Run-on sentence:** Does the sentence have more than one independent clause?

**Incorrect:** John asked for suggestions he developed the e-mail policy from those suggestions.

**Correct:** John asked for suggestions. He developed the e-mail policy from those suggestions. (or use a semicolon between the two independent clauses).

**Apostrophe in a plural noun:** If you can invert the word order of the sentence and say "of" or "of the use", use an apostrophe; otherwise, omit the apostrophe.

**Incorrect:** The lawyers' suggested that we revise our policies.

**Correct:** The lawyers suggested that we revise our policies.

**Sentence fragment:** Does the sentence have a subject and verb?

**Incorrect:** Asked for personal leave.

**Correct:** Sheila asked for personal leave.

**Unpunctuated parenthetical expression:** Does something interrupt the sentence that adds to the clarity of the sentence?

**Incorrect:** The sales quotas nevertheless were obtainable.

**Correct:** The sales quotas, nevertheless, were obtainable.

**Dangling Modifier:** Who / what is the phrase at the beginning of the sentence describing?

**Incorrect:** Calling the meeting to order, the minutes were read by Jeanne.

**Correct:** Calling the meeting to order, Jeanne read the minutes.

### Anxious vs. Eager:

These two words are commonly misused and convey two very different ways of thinking.

We become **anxious** when we fret about something.

We are **eager** if we are looking forward to something.

## Staff Spotlight

### NESTOR SALCEDO

#### Assistant Chief Engineer



When Nestor moved to Hawaii in 1983, he started working at Job Lot, Inc. as an installer and inventory process merchandiser and worked there for three years. When the company went out of business, he relocated to California and found work as a

tractor operator and monitored field irrigation for three years. The job was seasonal so he decided to move to Alaska to search for another position and was hired as a machine operator for fish processing. One year later, Nestor returned to Hawaii and worked as a mechanic/technician for A & P Laundry.

It soon became apparent that Nestor needed a change in career so he started working in construction and built houses for the next five years. Due to the lull in construction, he then went to work for Tugman Steel and the Ilikai Hotel. In 2001, Nestor was hired by PM Realty Group as a building technician. Soon after Topa Management Company took over building management, Nestor was given the role of Assistant Chief Engineer to Chief Engineer Rory Reiley.

Nestor graduated from high school in the Philippines after which he attended Southeastern College and Fiata University, Manila, and UH Community Colleges.

Nestor has received training from the Hawaii Transportation School, Professional Career Development Institute, Trane Educational Division, and Rockhurst University Continuing Education.

Nestor says his five children keep him and his wife pretty busy. As for hobbies, Nestor likes to play basketball, ride his bicycle and play baseball with the kids. In his spare time he enjoys renovating his house and just staying busy.

The Topa Financial Center Newsletter, Topa Talk is published quarterly by Topa Management Company, Hawaii.



## Building Management Contact Information

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### TFC Website

We are excited to offer tenants the accessibility of building information through our web site [www.TopaFinancialCenter.com](http://www.TopaFinancialCenter.com). The site will continue to grow and provide the most useful information possible. Please let us know if you have suggestions on the information that is featured. We would be delighted to hear from you.

If you would like to be listed on the website, please contact Barbara Van Dine at 531-0444.

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Comments, ideas, submissions and corrections are welcome. Please email [bvandine@topa.com](mailto:bvandine@topa.com) or fax to (808) 599-5776