



CALIFORNIA PLAZA NEWSLETTER SPRING 2011

MANAGEMENT NEWS

Bitter sweet announcement

We are sad to tell you Kathy Shields informed us that she is beginning the next chapter in her life. We wanted to announce her retirement so you can join us in wishing her the best. Kathy has been a very important part of our management team for over five years now and has built several relationships with most of you at California Plaza. Her last day at California Plaza will be May 27TH, so please stop by to wish her well.

We are envious, jealous, sad but happy and excited for her. We will miss her smiling face and cheerful voice at the front desk, as I am sure all of you will too.

GOOD LUCK KATHY!



INSIDE THIS ISSUE:

Management Comments:	1
Calendar of Events:	1
Tenant News:	2
Attachments:	3

ENGINEERS NOTES

Web based Afterhours Override System

Earlier this year California Plaza installed a new web based after hours system to allow tenants to turn on lights or HVAC outside normal building operation times. We have been testing the system and it is ready for full use by tenants. The old system is still in place but soon we will disconnect it and all overrides will be done through the new system.

Visit www.calplaza.com to read the tutorial on the new system if you have not already done so. Administrators for tenant override who are authorized can request the new tenant override codes by using the link for emailing engineering@calplaza.com with a request for override codes. We will process your request and deliver the codes to you. Concerns and or questions can be sent to the engineering department by emailing engineering. Tenant feedback with suggestions or comments can be addressed to tenants@calplaza.com.

CALENDAR OF EVENTS

MAY

05/08/2011 MOTHER'S DAY
05/30/2011 MEMORIAL DAY - BUILDING CLOSED

JUNE

06/19/2011 FATHER'S DAY
06/23/2011 TENANT APPRECIATION BBQ

JULY

07/04/2011 4TH OF JULY - BUILDING CLOSED
07/21/2011 E-WASTE / LOADING DOCK P-1

**CAL PLAZA –
TENANT APPRECIATION
SUMMER BBQ**

Mark your calendars for California Plaza's Summer BBQ.

**WHEN: JUNE 23RD, 2011
TIME: 11:30am – 01:30pm
PLACE: MURPHY'S DELI
PLAZA LEVEL**

More information to follow, hope to see you there.

TENANT'S HAVE BEEN ASKING FOR:

E-WASTE PICK UP

TIME: 10:00am – 12:00PM

When: July 21, 2011

Where: Loading dock – P1

Bring all your old computers, used ink jet cartridges, fax machines etc. See attached flyer for more information. If you have any questions please call the Building Office at 932-3700.

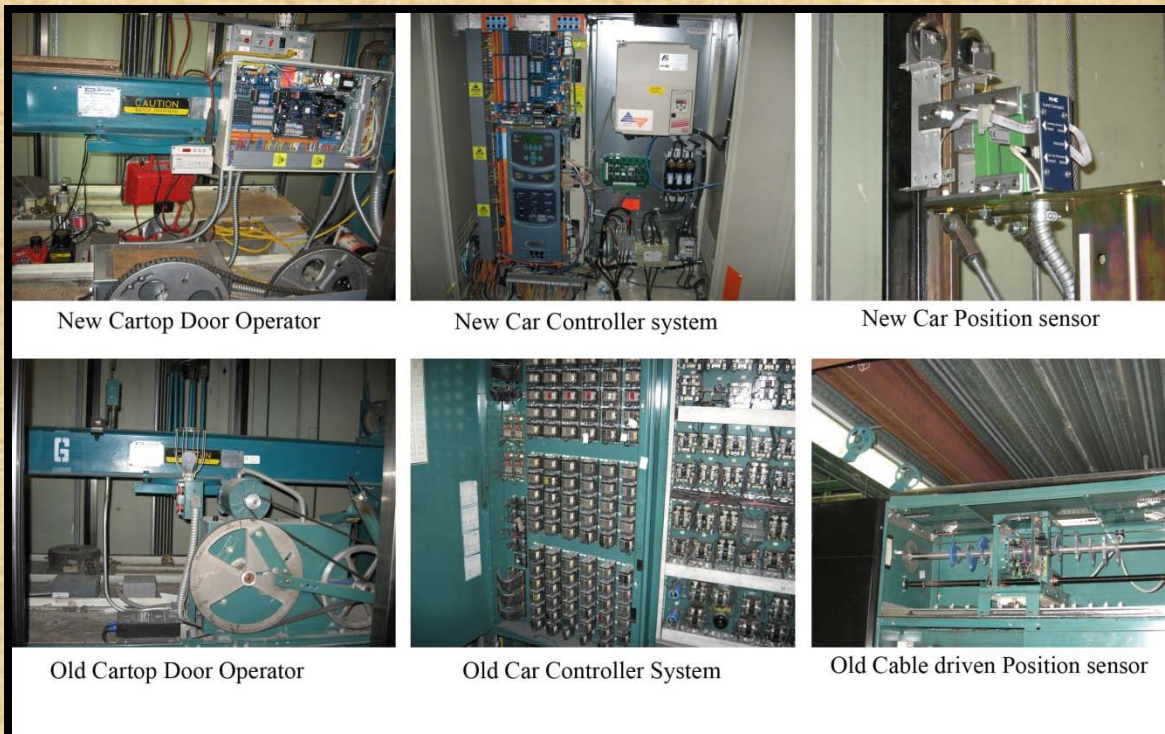


Elevator Modernization Update

by California Plaza Engineering

Elevator Modernization is an amazing undertaking. The technicians somehow merge 26 year old relay logic technology with cutting edge digital technology and keep the elevators running while replacing 95% of the actual running gear.

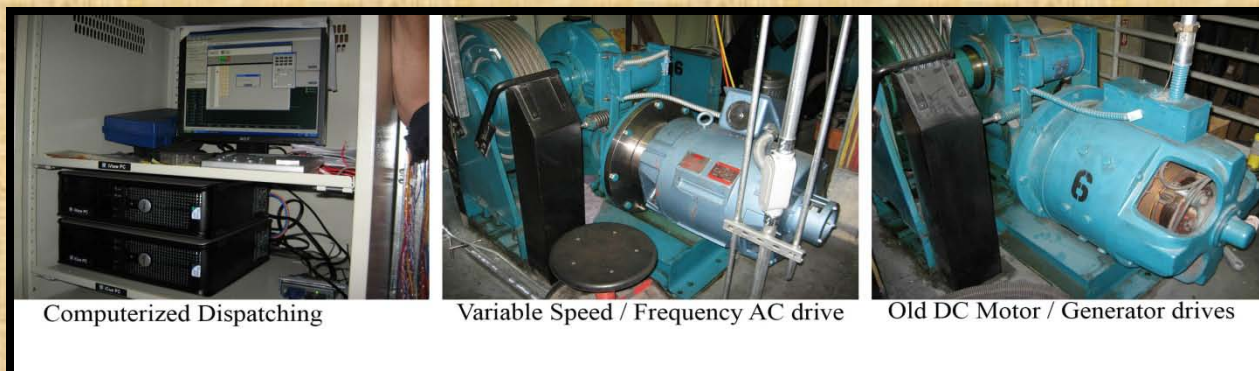
On May 2nd, 2011 the first of 11 elevator cars was put back in service. Riders noticed a very smooth quiet ride, updated control panels inside the elevator, and a polite human voice announcement for location and direction. But the big changes are behind the scenes as the before and after photographs will show.



The old DC Motor Generators had brushes that when worn had to be frequently re-compounded for proper car leveling. The new system uses a Variable Speed / Variable Frequency AC drive for smoother hoist way operation. Car position was achieved with the old system using a series of locator cables that ran through pulleys the entire length of the elevator shaft and back to a screw type device in the penthouse



machine room that contained a series of cams and switches. The new system has a position sensor that reads the rail that supports the elevator car and reports back to the computerized dispatching system. The old Dispatching was done through relay logic using hundreds of relays all with multiple contacts and large resistors to dissipate heat generated during the operation of the elevators. The new system is completely computerized and includes self diagnostics and a computer terminal to assist the elevator technician in trouble shooting and optimization of the elevator operation.



We are very proud of our new elevator system by KONE. We know our tenants will also be impressed with the new elevator performance and as stated in the previous news letter, they will be well worth the inconvenience during the modernization. Thank you for your patience during this process.

If you have any questions or comments regarding the elevator modernization or any other concern you can leave feedback at tenants@calplaza.com.