



Star of the Quarter

Christina Hathaway of Universal Protection Service has been part of the Constellation Place team since October 2010. Christina started as a Security Console Officer and has since moved into the Rover position. She is a quick study and excels at providing a high level of customer service and always does so with a smile on her face.

Christina is a single mother of a 15 year old son. In her free time she likes to ride her bike, sew, do arts and crafts projects and plan parties. Christina has spent the past 10 years in the security field and loves working with people!

Please join us in congratulating Christina on a job well done! She is an asset to the Constellation Place team!



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NEWS UPDATE

BUILDING NAME CHANGE / WEBSITE DOMAIN CHANGE

We are delighted to announce the rebrand of our building to Constellation Place, formerly known as MGM Tower, effective earlier this year. This is an exciting time in the history of 10250 Constellation Boulevard as we continue to move forward with innovative initiatives and progressive changes including award winning recognition of our collective efforts. We are continuously proud of our outstanding tenant roster and all of your ongoing efforts to support and sustain Constellation Place as an outstanding workplace environment. You will experience and see the rebrand changes in all aspects of daily interactions including the new Constellation Place name and logo inclusion on building staff uniforms, name tags, card keys, parking tickets, signage, marketing materials, newsletters, etc. We will also soon announce a name change for MGM Drive.

As part of the rebrand process the monthly newsletter received a makeover and will be issued on a quarterly basis and the domain for the building's website was changed to www.constellation-place.com. We are in the process of updating the website and anticipate completion by the end of April.

WORKSPEED

Workspeed, a web-based Tenant Service Request and Visitor Management system was rolled out on March 7, 2011. Workspeed is a user-friendly application that you can access via the Internet and wireless technology. It will enable Constellation Place tenants to efficiently enter service and maintenance requests, pre-register visitors into the building, and receive building announcements.

Benefits of the Workspeed Service Request (Workspeed Building) include:

- Quick and easy initiation and tracking of service and maintenance requests
- Viewing the status of requests in real time via the Internet
- Viewing and downloading billable request detail information
- Accessibility of historical information on completed requests
- Increased efficiency and faster request fulfillment
- Receipt of important information regarding building activities and special announcements regarding holiday hours and tenant events

Benefits of the Workspeed Visitor Management (Workspeed Visitor List) include:

- Creation of visitor requests, thereby notifying the Security Console staff of authorized visitors (guests, clients, vendors and contractors) which will assist the console staff with expediting the visitor check-in process
- Receipt of email notification when pre-authorized visitors have arrived and completed the check-in process

CHARITABLE EVENT UPDATES

WINTER COAT DRIVE FOR THE LOS ANGELES MISSION

Constellation Place's first annual Winter Coat Drive was very successful. With your generous and support and participation many of the men, women and children that usually live through the cold winter season without a coat to keep them warm were given coats collected during the drive. Thank you for sharing the warmth!

CONSTELLATION PLACE STAFF VOLUNTEER DAY

The Los Angeles Mission was selected as the charity for Constellation Place's Second Annual Staff Volunteer Day on Saturday, February 12, 2011. A donation was made on behalf of the Constellation Place tenants through the Mission's Adopt-A-Meal program. The donation provided a designated meal for 500 guests! The volunteer group consisted of approximately 22 building staff and family members and all in attendance felt it was a very rewarding and fulfilling experience. For additional information on the Los Angeles Mission log onto www.losangelesmission.org.

DAFFODIL DAYS

Constellation Place raised nearly \$2,000.00 during the annual Daffodil Days campaign for the American Cancer Society! A special thank you to those tenants that purchased bouquets!

SOFTIES FOR BABIES – MARCH 2011

The 2011 Softies for Babies drive was a huge success. Approximately 286 pounds of towels, blankets, pillows, sheets, fleece, sweatshirts, toys, bowls, leashes, food and a crate were collected for all of the newborn kittens and puppies that will soon be arriving at the Los Angeles Animal Shelters. All items collected will be donated to the West Los Angeles Animal Care Center at 11361 W. Pico Boulevard, Los Angeles. If you would like more information or would like to become a Los Angeles Animal Shelter Volunteer, please call your local shelter or log onto www.laanimalservices.com.

LION'S CLUB USED EYEGLASS DRIVE – MAY 2011

Give the Gift of Sight during Constellation Place's annual used eyeglass drive. A donation box will be at the Security Console through May 31, 2011 for all types of adult and children's eyeglasses including prescription and non-prescription glasses and sunglasses. By donating your used eyeglasses you will be helping those less fortunate individuals receive the gift of sight. All items collected will be distributed through the Lion's Club to those in need in the United States and in Third World countries.

REVLON RUN/WALK FOR WOMEN – MAY 7, 2011

The 18th Annual Revlon Run/Walk for Women will take place on Saturday, May 7, 2011. Team Constellation Place will be there to participate in Los Angeles's biggest fundraising event for women's cancers. We hope that you will all participate by either joining Team Constellation Place or by sponsoring a team member. As always, family and friends are welcome. For additional information on the Revlon Run/Walk check out the website at www.revlonrunwalk.com or contact the Office of the Building at (310) 551-0077.

SUMMER BLOOD DRIVE – JUNE 9, 2011

Constellation Place is joining forces with The American Red Cross for the 2011 Summer Blood Drive. For more information or to schedule an appointment please contact the Office of the Building at (310) 551-0077 or via email at officeadmin@imbrealtycorp.com.

Upcoming Building Events

APRIL

- Floor Warden Training – April 6, 2011 @ 11:00 a.m. and 1:00 p.m.
- Full Building Evacuation Drill – April 13, 2010 from 10:30 a.m. – 11:30 a.m.
- Emergency Preparedness & Earth Day Fair / Celebration – April 20, 2010

MAY

- Lion's Club Eyeglass Drive – May 1 – 31, 2011
- Revlon Run/Walk for Women – May 7, 2011
- Quarterly E-Waste Drive – May 25, 2011

JUNE

- Summer Blood Drive – June 9, 2011 from 9:00 a.m. – 3:00 p.m.

JULY

- Annual Ice Cream Social – July 14, 2011 from 1:00 p.m. – 2:45 p.m.
- Clothing Drive for the Los Angeles Mission

Service Spotlight

STOP-N-SHINE

SHOE SHINE & REPAIR SERVICE

Stop-N-Shine is located in the South Lobby. Stop by and have your shoes shined for only \$5.00 or, leave your shoes and pick them up later. Stop-N-Shine also offers repair service on shoes, purses, suitcases, briefcases, jackets, coats or any other leather items. All repairs are performed off-site and include leather reconditioning. For more information please call Stop-N-Shine at (310) 916-2108.

Century City Events

Century City Farmers' Market

Enjoy the freshest, locally grown produce in town! The Century City Farmer's Market is open every Thursday from 11:30 a.m. to 3:00 p.m. and is located at 1800 Avenue of the Stars in Century City. This Farmer's Market is certified, meaning that the Department of Agriculture of the State of California has inspected the farms to ensure the produce being sold at the markets is California grown. The market also provides customers a year-round selection of fresh seasonal produce straight from California farms that are top quality among Certified Farmers' Markets. Products sold at the Farmer's Market include, but are not limited to a wide variety of fresh fruits and vegetables; fresh cut flowers; dried fruit & nuts; juices; spices & rubs; breads & baked goods; gourmet coffees & teas; home furnishings; handmade jewelry & handbags, ceramics; gift baskets; & luxurious body products. For more information go to: www.ccfm.com or call (818) 591-8286.

CONSTELLATION PLACE BUILDING STAFF UPDATES

We are pleased to announce the following promotions and would like to welcome the new hires. They bring a wealth of experience that will make them assets to the Constellation Place team!

PROMOTIONS

ENGINEERING DEPARTMENT – MARKO NUFIO



Marko Nufio with Able Engineering recently completed the Local 501 Apprenticeship Program and is now a Certified Engineer. Marko started at Constellation Place in 2004 as a security officer with Universal Protection Service and then joined the Engineering Department in 2005.

Marko is married and is the proud father of three daughters. In his spare time he likes to work on his golf game.

ENGINEERING DEPARTMENT – EDWIN MALDONADO



Edwin Maldonado of Able Engineering recently entered the Local 501 Apprenticeship Program. Edwin started at Constellation Place in 2008 as a Maintenance Attendant specializing in the oversight of the building's lighting program and is now looking forward to learning from his fellow teammates in the engineering department as he works toward his certification.

Edwin is a native of Los Angeles and proud father of one daughter with a second one on the way. He travels to Guatemala to visit family as often as possible and enjoys spending time with family and friends.

NEW HIRES

ENGINEERING DEPARTMENT – JEFFREY FARNES

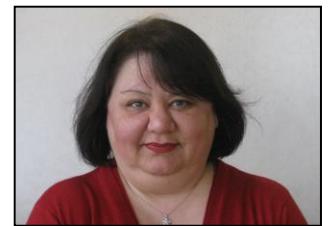


Jeffrey Farnes of Able Engineering assumed the Maintenance Attendant position on January 10, 2011. Prior to joining Constellation Place Jeffrey spent the past two years as a trade contractor specializing in plumbing, warm air heating and air conditioning.

Jeffrey is also a proud veteran of the United States Marine Corps having received numerous awards for his service.

MANAGEMENT – AIDA GOODBARIAN

Aida Goodbarian assumed the Accounting Manager position with Constellation Place, LLC in December 2010. She has more than 20 years of experience in commercial real estate accounting and financial reporting. Prior to joining Constellation Place, LLC, she worked for 10 years at Regency Centers, a national REIT, as Sr. Manager of Development Accounting and before that, 11 years at Lowe Enterprises, an integrated real estate developer, operator and advisory group, as Accounting Manager for their portfolio of office buildings.



Aida has a B.S. degree in Accounting from Cal. State-Northridge, and completed a Real Estate Investments Certificate Program at UCLA. She is an avid traveler and enjoys reading, music and film.

PARKING DEPARTMENT – EDWIN MORALES

Edwin Morales of Standard parking assumed the Assistant Manager position on January 24, 2011. Edwin has been in the parking business for more than 20 years and with Standard Parking for the past 3 years. During his tenure with Standard parking Edwin was assigned to various properties including hotels, retail locations and office buildings in Beverly Hills and Brentwood.



CONSTELLATION PLACE BUILDING STAFF UPDATES

WELCOME BACK

JANITORIAL DEPARTMENT – MIKE MARTINEZ



Mike Martinez with ESC (Environmental Service Concepts) rejoined the Constellation Place team as the Director of Janitorial Services on January 24, 2011. Mike had previously been the Director of Janitorial Services from 2003 – 2009 with ABM Janitorial Services and then with ESC. Mike spent 2010 focusing on new business development for ESC and then opted to return to operations. He is currently working Monday – Thursday and can be reached at (310) 843-4025 or via email at mmartinez@escbuildingservices.com.

SUSTAINABILITY PROGRAM

CONSTELLATION PLACE GOES FOR AND GETS THE GOLD!

Constellation Place was awarded the U.S. Green Building Council's LEED Gold Certification for Existing Buildings: Operations and Maintenance! LEED certification recognizes Constellation Place as a pioneering example of sustainable design/operation. It also demonstrates building management and ownership leadership positions in transforming the building industry and demonstrates its commitment to building a healthy, sustainable future.

EARTH DAY CELEBRATION

Constellation Place will celebrate Earth Day on April 20, 2011 in the Main Lobby. Plan on stopping by that day to view displays of recyclable materials and environmentally friendly products for use in the office and at home; pick up a free reusable tote bag and enter a drawing to win environmentally friendly products!

E-WASTE DRIVE RESULTS

Constellation Place's 1st Quarter E-Waste Recycling Drive to promote recycling of E-Waste materials was a great success. More than 4,000 lbs. of miscellaneous equipment was collected, making it our second best drive to date! Thank you for your participation and for contributing to the success of the drive. For more information on this program please contact the Office of the Building at (310) 551-0077 or via email at officeadmin@jmbrealtycorp.com.

DOCUMENT DESTRUCTION DAY

Constellation Place's first annual document destruction day took place on March 23, 2011. A total of 9,900 pounds of paper was collected, shredded and recycled!

REMEMBER TO RECYCLE

Constellation Place has a comprehensive recycling program in place that includes the collection of the following materials:

- Paper (all types including but not limited to copy machine paper, letterhead, envelopes, Post-it Notes, magazines, newspaper, fliers & advertisements ("Junk Mail") and manila files)
- Cardboard
- Glass bottles
- Aluminum cans
- Plastic bottles and food containers
- Styrofoam food containers
- Used batteries
- Used printer cartridges

In order for the building's recycling programs to continue to be successful, we need and appreciate everyone's participation. Please recycle as many items as possible or reduce consumption and reuse as much as possible.

2011 Building Holiday Schedule

Memorial Day
May 30, 2011

Independence Day
July 4, 2011

Labor Day
September 5, 2011

Thanksgiving Day
November 24, 2011

Christmas Day
December 26, 2011

The Office of the Building

The Office of the Building is located on the sixteenth floor of Constellation Place in Suite 1650. We offer a variety of tenant services including the sale of monthly Metro Passes Monday through Friday between the hours of 9:00 a.m. to 5:00 p.m. Please stop by during business hours or call us at (310) 551-0077.

We are more than happy to answer any questions you may have about Constellation Place and the on-site services.