

The

Tower View

The Newsletter for Marathon Oil Tower Tenants

January, February & March 2008

AUTOPAY BRINGS FAST, EASY VISITOR PARKING CHECK-OUT

Tower Associates and Transwestern are proud to introduce a new feature here at Marathon Oil Tower. An “autopay” machine will be installed at the visitor parking garage exit in February. The autopay machine will accept payments by credit card and will greatly increase the speed and ease of visitor parking check-out.

Our cashier, Tony Merne, who serves our visitors from 9 a.m. to 6 p.m. each weekday, will remain and assist with the use of the machine and any directions visitors may need. After hours, when the cashier booth is closed,

the autopay machine will remain in operation, accepting validated tickets and credit card payments for quick and easy visitor check-out. The autopay also features a security call button for visitors that need assistance.

Tenants will continue to use their existing stamps to validate visitor parking. Visitors will then need to have security “validate” their parking ticket as well. Two “validators” will be in the main lobby, one at each security desk.

Visitors can have their tickets validated as they return their badges to the drop box located on each security desk. The process entails a simple punch of the visitor parking ticket by a Marathon Oil Tower security officer. As visitors exit, they will insert the validated ticket in to the machine. The autopay machine “reads” the proper hole punch as a validation, the exit gate will then open, and your visitor is on their way. Anyone without a validated ticket will simply insert their ticket and follow the user friendly directions for payment.

More information will be provided once the installation is complete. As always, please feel free to contact the management office if you have any questions.



The new autopay machine will make visitor parking check-out quicker and easier.

FROM THE MANAGER

A Note From the Manager



Wow, the past year has flown by. This time last year I was introducing Transwestern in this newsletter and expressing our excitement for the opportunity to provide management services to Marathon Oil Tower. I would like to thank all of you for your patience, encouragement, and suggestions over the past year. Change can be a scary and difficult thing. But you’ve helped us make significant changes and improvements here at the Tower.

Continued on Page 3

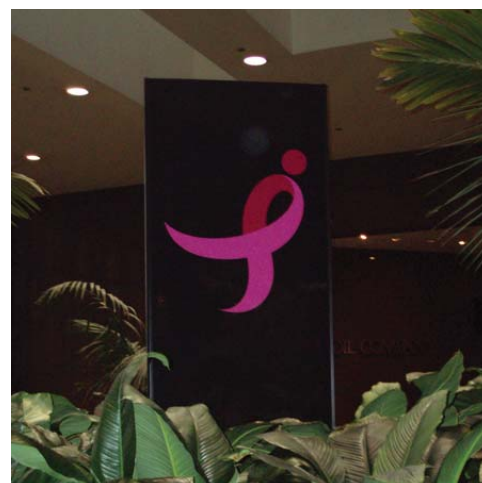
In This Issue:

Recently . . . Honoring America’s Veterans, Giving & Celebrating the Holidays **Page 2**

Around the Tower . . . Recycling Update, Did You Know - Discount Movie Tickets, Energy Admiral Sets Course for 2008 **Page 3**

Building Calendar, RodeoHouston™ - Fun for Everyone **Page 4**

HONORING AMERICA'S VETERANS, GIVING, AND CELEBRATING THE HOLIDAYS



Hanover Real Estate Partners, Transwestern, and Marathon Oil Company were honored to continue Marathon Oil Tower's annual Veteran's Day tradition by once again hosting the **McLemore Detachment of the Marine Corp League** for the raising of the American Flag. Tenants and visitors gathered at the fountain plaza for the ceremony honoring our country's veterans. Guest speaker, **Mr. Bill Balleza from Channel 2 News**, gave a moving speech, and all in attendance were stirred by the National Anthem performed by **Ms. Sharon Lockhart of Marathon Oil**.



Marathon Oil Tower was proud to support the **Komen Houston Race for the Cure®**. The **sale of pink pennants**, which brought in **\$740 for Komen Houston**, paid tribute to survivors and memorialized loved ones. Pennants were hung along the second floor lobby glass wall as a touching display of support. Marathon Oil Company employees did a tremendous job racing, volunteering, and pledging and **raised over \$75,000!** Marathon Oil Tower's own Property Manager, Heather McMillon also participated in the race.



Tenants were treated to a holiday breakfast and enjoyed the sounds of the holidays during the **Annual Marathon Oil Tower Tenant Holiday Celebration** on December 13th. Tenants and building staff members mingled in the main lobby as a stringed instrument trio played favorite holiday music. The Marine Corps also stopped by to pick up the generously donated items for Toys for Tots. A big "thank you" goes to everyone that donated toys to help provide a merry Christmas to Houston area children.



Marathon Oil Tower held its **First Annual Holiday Craft Market** December 5th and 6th in the first floor lobby. The Market allowed tenants and their friends and family to sell their handmade crafts and gave employees a chance to do some holiday shopping without leaving the building. The Holiday Craft Market **raised \$1,650 for the Firefighter's Foundation of Houston** from the rental of vendor tables. **Diane Matthews of Marathon Oil Company** won the door prize - an iPod!

RECYCLING UPDATE

The new recycling program at Marathon Oil Tower kicked-off in late November. The program, managed by the property management team, recycles paper, plastic bottles, and aluminum cans. **More than 85% of our tenants have signed-up to participate in the program. Our first pick-up contained more than three tons of material for recycling**, consisting mostly of aluminum cans and plastic bottles. That's an exciting first step towards helping the environment and reducing costs. Thank you to all those that are participating, and keep it up! If you would like more information regarding recycling here at Marathon Oil Tower, please contact the management office at (832) 369-5800.

DID YOU KNOW?

Transwestern now offers movie tickets at discounted prices. AMC and Regal Cinemas tickets can be purchased for \$6.00 each. That's a \$3.00 savings per ticket! Just stop by the management office during normal business hours, and Vicky can give you all the information.

A BIG "THANK YOU"

A big "thank you" goes to everyone that donated blood during the Gulf Coast Regional Blood Center Blood Drive on October 29th. Our goal was to receive 15 donations, and we collected 21 donations; saving as many as 63 lives!

ENERGY ADMIRAL SETS COURSE FOR 2008



Ahoy Mate! As we wind down 2007 and head into the unknown winds of 2008, I would like to give a big HooRah to the tenants, owner, and management team here at Marathon Oil Tower. In 2007, we installed many energy saving projects, initiated energy reduction policies and procedures, and employed complex lighting and HVAC control strategies. As a result of everyone's efforts, we have brought new meaning to the words ENERGY CONSERVATION. **Throughout 2007, we increased occupancy in the building by 100,000 square feet while reducing electrical consumption by 1,938,426 KWH (as of the end of October, 2007.) In dollars that equates to \$208,574 in reduced utility expenses.** So this is all

good stuff you say, but it has created a huge problem for the Energy Admiral. How do we continue to keep this ship on course into 2008?

I am running out of ideas (only kidding!) I have decided that we will rely on the intellectual minds of our tenants and co-workers to bring new and **creative ideas to the Energy Admiral via my new email address: Energy.Admiral@transwestern.net.** Effective January 1, 2008, **each participant that submits a well thought-out and economically feasible energy saving idea to the Energy Admiral will have their names entered into a quarterly drawing for a free home energy reduction kit.** Your idea does not have to be implemented; just a good idea with your thoughts on how to implement. Please note: shutting the air-conditioning off for 30 days in August would not be considered.

Fair Winds, Following Seas, and Happy Holidays from the Energy Admiral

A Note from the Manager

Continued from the Cover

Some of the major improvements include . . . a lighting retrofit, energy management system upgrade, the addition of online over-time air conditioning services, and visitor garage elevator lobby renovations. Tenant expansions and move-ins increased building occupancy from 82% to 93%. New parking management and security staff raised the quality of service to our tenants and visitors. The building became more "green" with the implementation of a recycling program and the use of "green" cleaning products, as well as registering for LEED (Leadership in Energy and Environmental Design) certification. The building also received another ENERGY STAR®! And these are just the major improvements!

As I mentioned in our first article of 2007, our goal was to provide exemplary service to you, our tenants, and maintain the quality of the property. We look forward to continuing that level of service as we press forward with more projects and improvements in 2008!

*Heather McMillon
Property Manager*



T TRANSWESTERN

The Tower View is published by the building owners and management for the tenants of Marathon Oil Tower. If you have any questions or comments regarding the publication, you may contact Heather McMillon, 5555 San Felipe, Suite 210, Houston, TX 77056 or call (832) 369-5800.

JANUARY, FEBRUARY & MARCH AT THE TOWER

Valentine's Day Fair

Don't forget that special someone on Valentine's Day. From flowers to chocolates to jewelry, finding an appropriate gift couldn't be easier.

Tuesday, February 12
Wednesday, February 13

Go Texan Day Celebration

Celebrate Go Texan Day a day early! Sodexo will offer discounted barbecue. There will also be a DJ playing all your favorite country hits and hopefully some two-steppers.

Thursday, February 28
P10 Cafeteria

Books Are Fun Book Fair

Please join us in the first floor lobby of the building for another Books Are Fun book fair, and pick-up great books, gifts, and more.

Tuesday, March 11
Wednesday, March 12
First Floor Lobby
9 a.m. to 4 p.m.

Holiday Building Closure

The Building and Management Office will be closed on Friday, March 21st, in observance of Good Friday. Please contact the Management Office to set up overtime air conditioning services and after-hours access.

Friday, March 21

SOMETHING FOR EVERYONE AT RODEOHOUSTON™ 2008

From the Steer Auction Committee to Go Texan Day organizers, thousands of Houstonians have been working hard since last year to get the 2008 Houston Livestock Show & Rodeo™ underway. RodeoHouston™ 2008 runs from March 3rd to the 22nd, and promises to provide plenty of food, fun, music, and rodeo action.

Pomp & Circumstance

The Downtown Rodeo Parade kicks-off the biggest show in town. Featuring trail riders from surrounding areas, dignitaries and officials on horseback, marching bands, and colorful floats, the Rodeo Parade celebrates Houston's western heritage in big Texas fashion.

First Things First

Before the action begins in the arena, RodeoHouston heats up with the World's Championship Bar-B-Que Contest. From February 28 to March 1, Reliant parking lot will be filled with hundreds of cook-off teams vying for the coveted title and

hungry crowds eager to test contestants' entries.

A Show for Everyone

Along with the bull riding and barrel racing, RodeoHouston boasts a star-studded musical line-up. The big acts and theme days this year include:

Monday, March 3 - [Tim McGraw](#)

Tuesday, March 4 - [Faith Hill](#)

Friday, March 7 - [Black Heritage Day](#)

Sunday, March 9 - [Hannah Montana](#)

Tuesday, March 11 - [Rascal Flatts](#)

Wednesday, March 12 - [Classic Rock](#)

Sunday, March 16 - [Go Tejano Day](#)

Rides Without Two Horns

Along with the La Grande Wheel, the Western Hemisphere's largest portable Ferris wheel, the RodeoHouston Carnival boasts more than 70 rides, 50 game booths, a Kiddie Carnival, and all the fried, roasted, and sugar-coated carnival food you can imagine.

For the Tots

There are plenty of activities for the little ones, including Capital One Bank AGventure, McDonald's Chuck Wagon Corral, Mechanical Bull, (designed for children) Milking Parlor, Petting Zoo, Pig Races, Pony Rides, and more!

Rodeo Uncorked!

The Rodeo Uncorked! Roundup and Best Bites Competition features the unveiling of the International Wine Competition Champions along with a culinary competition as guests sample wine and food offerings and vote on their "Best Bites."

The Best Part

The best part of the Houston Livestock Show & Rodeo is its educational scholarship program which provides more than \$10 million each year in college scholarships for area youth.

For schedules and event, location, and ticket information, visit www.blsr.com.