

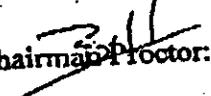


Since 1973
Commercial Consultants Corporation
www.ccc-net.com
Reg. Real Estate Broker
Post Office Box 3886
Tallahassee, Florida 32315
Telephone (850) 386-5184
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January 30, 2006

Honorable Bill Proctor
Chairman Leon County Commission
301 South Monroe Street
Tallahassee FL 32301

Dear Chairman  Proctor:

Capital Circle Commerce Park (CCCP) located on Capital Circle NW is in the process of becoming the primary warehouse distribution center for Leon County. We purchased the former abandoned Bayliner Boat manufacturing plant, along with 32 acres of land, nearly three years ago. This rusting vacant 80,000 square foot building, having been designated a "brown field" by Leon County, is in the process of a remarkable transformation.

Thus far we have completely renovated the existing facility with a new roof, siding, doors, pavement, etc. We have continued investing for the future adding two additional buildings for American Tire as well as Penske Trucks, our total investment now approaching \$7,000,000.00

Freightliner Corporation has the potential of becoming a key participant in job formation in Leon County. Currently, the rather small Tallahassee branch of Freightliner Corporation at CCCP has five employees. Freightliner is currently considering doubling or perhaps tripling their current Full Time Equivalent Employees (FTE) in their Tallahassee branch to from ten to seventeen. The new employees could be hired over the next 18-24 months. These are good paying and not entry level jobs with benefits.

The expansion of the Tallahassee Freightliner branch will require a larger free standing facility within which to actualize the anticipated increased business. The current facility is too small and cannot accommodate the increased number of FTE employees.

The costs associated with the CCCP's redevelopment have been enormous. While the park is perfectly located and postured for growth, it has become necessary to acquire twenty-five additional acres to provide for buffers and natural areas. In addition, we were required to comply with the latest state and county rules and regulations concerning access, environmental issues, as well as significant storm water treatment facilities and more.

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Honorable Bill Proctor
Chairman Leon County Commission
January 30, 2006

As this development has moved forward, we continue to receive significant increases in the costs of steel, concrete and other basic materials necessary in realizing additional growth within the park.

CCCP is requesting your consideration for a grant of \$500,000 which would be used as a match to assist in the development of Freightliner's new facility which would accommodate the new employees in Tallahassee. This grant would be a significant factor in providing an affordable, competitive rent currently available in other contiguous counties. In addition, this facility would provide essential truck and parts services to many private and public entities which certainly would include Leon County, the Leon County School Board, COT and more.

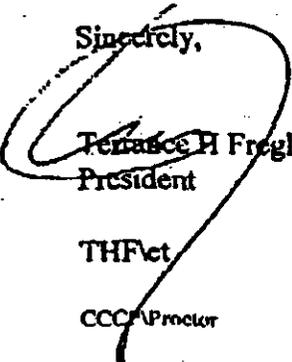
Capital Circle Commerce Park will continue growing while providing numerous benefits to Leon County and its citizens through job creation as well as revenue through increased taxes. We are currently working fervently to develop the Park, ultimately expecting to create as many as 125 local jobs within the next three years.

A much needed component of this new economic development growth could come in the form of a Technical Assistance grant of \$100,000 to assist us with economic development services at CCCP. It is anticipated that this grant could assist in marketing, planning and permit fees.

A total grant of \$600,000 from the Leon County Economic Development Initiative for expansion of the Tallahassee Freightliner operation (\$500,000) and expansion of the Capital Circle Commerce Park for Technical Assistance (\$100,000) is vital to continued growth of jobs and tax bases in this area of the County which so sorely needs your help.

Thank you in advance for your considerations.

Sincerely,



Terrence H. Fregly
President

THF/vt

CCCP/Proctor



January 30, 2006

Attachment # 2
Page 3 of 8

Honorable Bill Proctor
Chairman Leon County Commission
301 South Monroe Street
Tallahassee FL 32301

Dear Chairman Proctor:

Freightliner of Southern Alabama, Inc. has a location in Capital Circle Commerce Park (CCCP) located on Capital Circle NW (DBA: Freightliner, Sterling & Western Star of Tallahassee) and has the potential of becoming a key participant in job formation in Leon County. Currently, our rather small Tallahassee location at CCCP has seven employees. We are currently considering doubling or perhaps tripling our current Full Time Equivalent Employees (FTE) in our Tallahassee branch to from twelve to seventeen. The new employees would be hired over the next 6-24 months. These are good paying and not entry level jobs without benefits. Also a substantial amount of the business being conducted by Freightliner is from customers who are not domiciled in Tallahassee or Leon county, but is rather from traffic traveling along the interstate which represents captured sales tax otherwise missed by the City and County.

The expansion of the Tallahassee Freightliner branch will require a larger free standing facility within which to actualize the anticipated increased business. The current facility is too small and not efficiently laid out and cannot accommodate the increased number of FTE employees.

Freightliner is requesting your consideration for a grant of \$500,000 which would be used as a match to assist in the development of Freightliner's new facility which would accommodate the new employees in Tallahassee. This grant would be a significant factor in providing an affordable competitive rent currently available in other contiguous counties. In addition, this facility would provide essential truck and parts services to many private and public entities which certainly would include Leon County, the Leon County School Board, COT and more.

ALABAMA
Freightliner, Sterling &
Western Star of Montgomery
3140 Hayneville Road
Montgomery, AL 36108
334-263-1085
800-654-1085

Freightliner & Sterling
of Dothan
1507 Reeves Street
Dothan, AL 36303
334-793-4455
800-239-8785

GEORGIA
Freightliner, Sterling &
Western Star of Titon
3346 Highway 41 South
Titon, GA 31794
229-382-2822
888-282-4386

FLORIDA
Freightliner, Sterling &
Western Star of Tallahassee
4755 Capital Circle, N.W.
Tallahassee, FL 32303
850-701-0163
866-355-7289

Page -2-
Honorable Bill Proctor
Chairman Leon County Commission
January 30, 2006

Capital Circle Commerce Park will continue growing while providing numerous benefits to Leon County and its citizens through job creation as well as revenue through increased taxes. We are currently working fervently to develop the Park, ultimately expecting to create as many as 125 local jobs within the next three years.

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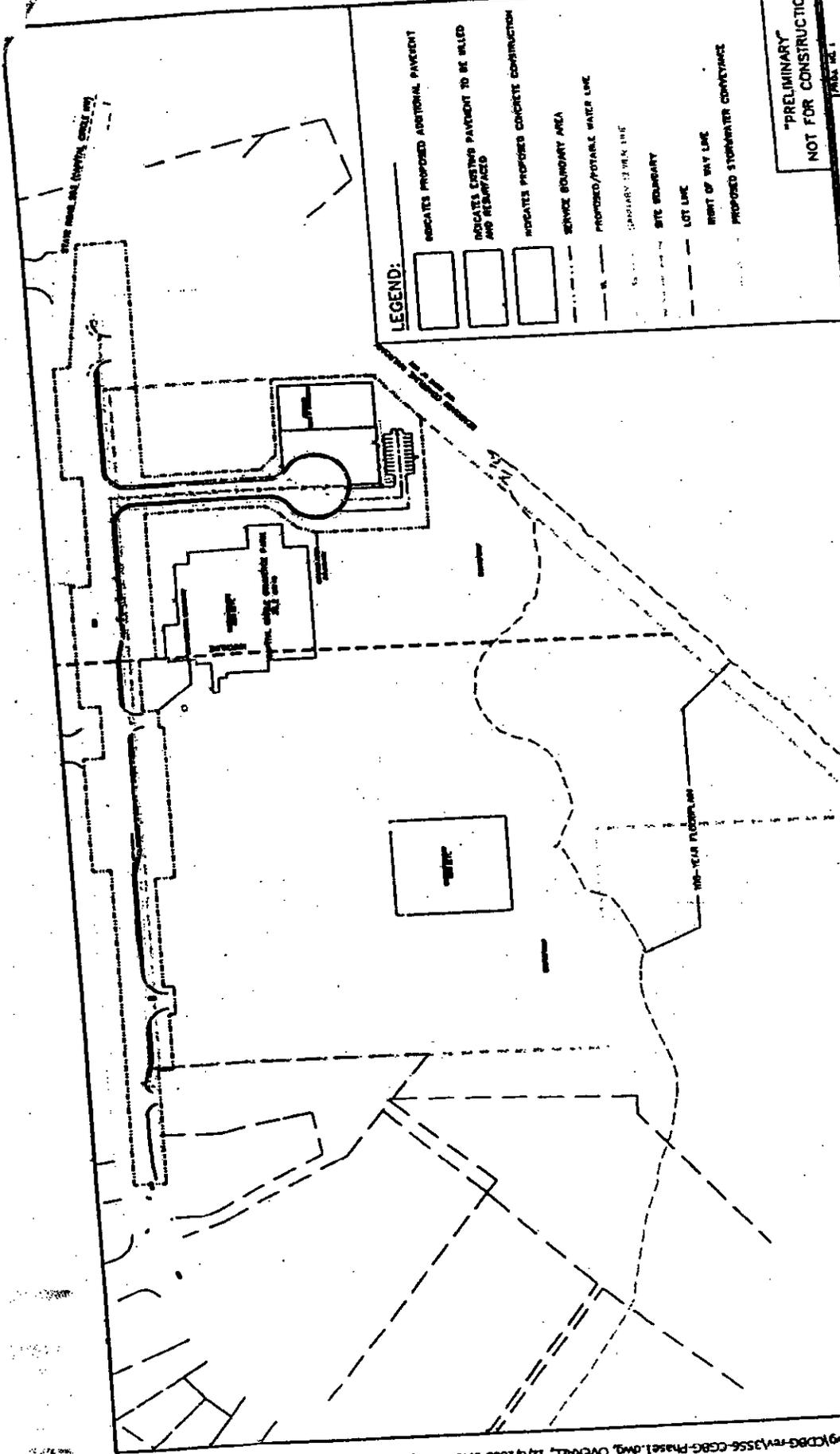
A total grant of \$600,000 from the Leon County Economic Development Initiative for expansion of the Tallahassee Freightliner operation (\$500,000) and expansion of the Capital Circle Commerce Park for Technical Assistance (\$100,000) is vital to continued growth of jobs and tax bases in this area of the County which so sorely needs your help.

Thank you in advance for your considerations.

Sincerely,

/s/

Gary A. Imdieke
CFO



- LEGEND:**
- INDICATES PROPOSED ADDITIONAL PAVEMENT
 - INDICATES EXISTING PAVEMENT TO BE REPAVED AND REFINISHED
 - INDICATES PROPOSED CONCRETE CONSTRUCTION
 - SERVICE BOUNDARY AREA
 - PROPOSED/POTABLE WATER LINE
 - PROPOSED STORM LINE
 - SITE BOUNDARY
 - LOT LINE
 - RIGHT OF WAY LINE
 - PROPOSED STORMWATER CONDUITANCE

"PRELIMINARY"
NOT FOR CONSTRUCTION

PROJECT NO. 1
3558.001

DATE:

SHEET NO. 1

SHEET TITLE:

OVERALL PROJECT AREA MAP

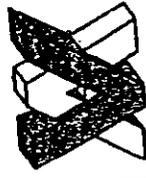
CLIENT: TERRY FREELY

PROJECT: CAPITAL CIRCLE COMMERCE PARK PHASE 1

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12-5-05	DBT	12-5-05
2	12-5-05	EW	12-5-05
3	12-5-05	DBT	12-5-05
4	12-5-05	DBT	12-5-05
5	12-5-05	DBT	12-5-05

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20 March 2006

Honorable William Proctor
Chairman
Leon County Commission
Leon County Courthouse
301 S. Monroe Street
Tallahassee, FL 32301-1853

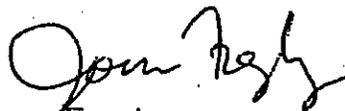
Dear Chairman Proctor:

Capital Circle Commerce Park (CCCP) hereby requests to be placed on the agenda for the March 28, 2006 Leon County Economic Development Workshop. The purpose will be for our Economic Development Team to discuss the CCCP grant application for a Leon County Economic Development Initiative of \$600,000.

The funds will be used to match our Job Creation Site Building (\$500,000) and for Job Creation Technical Assistance (\$100,000). All funds will be spent in the Capital Circle Commerce Park (CCCP) in Leon County to construct a 20,000 square foot building for the Leon County Freightliner Company and associated activities.

Thank you for your consideration.

Sincerely,


Joan Fregly

From: "Roger W. Leslie" <rleslie@rpinterests.com>
To: <pingreeb@leoncountyfl.gov>
Date: 3/17/2006 11:56:11 AM
Subject: Capital Circle Commerce Park Grant Request

Ben,

Thanks for taking the time to talk about the future of Capital Circle Commerce Park this morning. Per your request, what follows is a brief narrative containing background information on the park, its current posture and tremendous possibilities.

Late in March of 2002 I received an email with an attached flyer highlighting the availability of the abandoned 68,000 square foot former Bayliner boat manufacturing facility along with 28 acres in Leon county from Terry Fregly. Terry had no more than pressed the send button and he was on the phone asking me to come and see for myself what a deal it was. Having been Terry's partner for nearly twenty years, I knew that he seldom got that excited over a prospective real estate project without just cause and therefore a site visit was probably a good idea.

Upon my arrival, I quickly observed that while it looked disjointed, dated and dilapidated on the flyer, it actually looked worse in person. The rather large main building as well as an assemblage of out buildings were nothing much more than rusting hulks of steel. These buildings were surrounded by scrap metal, drums containing who knows what, old boat frames and a hodgepodge of external useless infrastructure that at one time served the boat manufacturer and had no other purpose. I was ready for a quick exit and get some lunch.

To say Terry Fregly was an animated character is an understatement to the extreme. Using the most colorful of adjectives, he quickly strode the entire site and its buildings all the while minimizing the many obstacles that were right in front of us and seeing a sorely need product for Leon County. Terry felt that we could grow, renew and refresh the entire site into a vibrant commercial development transforming a ecological liability into hub of new Leon county business activity and employment.

He was right.

Since June 27, 2002, following the purchase of this eyesore from the Brunswick Corporation, Terry and I have spent an additional \$4,000,000. We have grown the park from its original 28 acres to nearly 58 acres. We have added a new 7,000 square foot building for Penske Trucks and recently completed a new 50,000 square foot distribution facility for American Tire. We have more than doubled the building size from 68,000 square feet of total unusable space to new and remodeled spaces exceeding 144,00 square feet. We have facilitated the development of nearly 70 Leon County jobs thus far.

It is very important to note that we are committing nearly twenty five acres as a preserved natural area and have created a water detention/retention system where NONE existed. Terry and I invested in a two year restricted discharge system that treats not only all water from all existing impervious surfaces but we constructed it for an additional

capacity of 347,000 square feet of additional growth to build out the park. We believe we have turned around a potential environmental liability for Leon County.

One of our tenants, Freightliner of Southern Alabama, needs more space which is not currently available. We have been advised that absent our constructing a new facility for them on the north side of our park, their relocation could take them out of Leon County. This move would not only cost the existing jobs but the 10-12 new jobs intended to go along with the expanded operation.

We have proposed a new building of 15,200 square feet to go along with nearly 4 acres to accommodate Freightliner's current and future needs.

We have recently received the final approvals for a \$750,000 CDBG -ED grant to widen and improve Capital Circle Parkway NW and enhance conveyable utility infrastructure. This grant will complete those very necessary components which will allow us to go forward with building expansion and job growth.

We are asking for grant assistance as the burden to clean up the park so far has proved to be a much larger investment than anyone could have imagined. We are asking for a grant of \$500,000 to be applied to our budgeted total cost of \$1,300,000 in construction costs (does not include land valued at \$500,000 for four acres). In addition, we are requesting \$100,000 in technical assistance funds to help defray additional surveying, permitting, engineering, signage, architectural and marketing costs.

Capital Circle Commerce Park has transformed a private/public liability to both the environment as well as to the citizens of Leon County into a source of growing tax rolls and employment. Just recently Leon county lost a solid employer located just across the street from the park to another county. We ask you for your help in retaining and growing jobs at the park.

Thank you in advance for your considerations.

Roger Leslie
Joan Fregly

Roger W. Leslie
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