



▶ DEVELOPER SEEKING HUB ...1



▶ FREE RENT FOR TENANT REFERRALS ...1

▶ NEW CASTLE STAFF MEMBERS ...1

▶ UPCOMING EVENTS ...1



▶ INTERNATIONAL MARKETING EFFORTS ...2

▶ CASTLE HEAD START : TENANT SPOTLIGHT ...2

▶ BUILDING SPOTLIGHT: NO. 427 ...2

Castle focus

THE FUTURE OF CASTLE IS NOW.

Developer Seeking Shipping Hub

Castle Commerce Center & Castle Airport is a potential target for a Philippine project.

An international developer is moving forward on funding plans to purchase buildings and land at Castle for the establishment of a major material consolidation and containerizing site. The site is to be used in support of the construction of nearly 250,000 single family residences to be built in the Philippines.

The project plans are to include the establishment of a material consolidation and trucking center as well as an air cargo facility utilizing existing building 1360. The project is expected to employ over 100 local employees and will require 20 years to complete.

Free Rent for Tenant Referrals

Bring in new businesses to Castle Commerce Center and get one month free rent credit.

Federal Development (FEDERAL) is encouraging its valued tenants to help bring new businesses to the Castle Commerce Center. FEDERAL is offering one free month's rent to any of its current tenants who refer a prospective tenant, provided that referral leads to a five or more year lease. To qualify, one must obtain written receipt for the referral from FEDERAL at the time of the referral. This offer is good from now until June 30, 2008 and subject to written conditions that can be obtained at the Castle Commerce Center office.



Castle Staff Members

New staff members join the Castle team.

Adrian Reyes has joined the Castle staff as maintenance personnel. Adrian's primary function is to improve Castle's curb appeal while also helping the rest of the crew to complete their daily tasks, such as landscape and grounds maintenance. With 500 acres of land to care for and 18 pieces of machinery, Adrian's experience and knowledge will help ensure that equipment maintenance problems are no longer an issue for the Castle maintenance team.

FEDERAL's second addition, Dorothee Oung, hailing from

Paris, France, recently relocated to Merced to support our international marketing efforts on behalf of Castle. Dorothee received her MBA degree in marketing in 2007 and is utilizing her education and knowledge of the European markets to help position Castle. Her various tasks include translating marketing collateral, conducting research, contacting European companies and airlines and managing various databases.



Upcoming Events

FEDERAL is having a tenant meeting on April 24th at 1:30 in the main conference room at Castle Commerce Center.

Find out the latest news and developments at Castle and discuss the following topics: signage, new tenants, CAM fees, and water services.

Castle's International Marketing Efforts

Castle Airport is introduced to international airline representatives.

To expose Castle Airport to those looking to expand into the U.S. markets, Vicente Jubes, FEDERAL's senior marketing manager of Central America, continues to attend various cargo and airline conferences. Realizing the opportunity that exists with 50 percent of the Merced population having Hispanic origins, Vicente's marketing focus remains attached to the Latin American airline conferences.

In March, Vicente along with Scott Malta, Castle Airport manager, attended Network USA 2008, which was held in San Diego, California, with the goal of promoting Castle Airport as a viable option for airlines. The event was hosted by the San Diego International Airport and San Diego County Regional Airport Authority. More than 332 delegates successfully took part in the event with over 65 airlines and 128 airports represented.

Also in March, Jubes attended AirCargo—a premier annual trade show and conference. The topics discussed at the conference ranged from branding to security and business opportunities. Vicente took part in numerous networking events and had a number of one-on-one meetings with potential Castle airlines and tenants.

Vicente will continue following up with airlines and coordinating site inspections for airline representatives. Site inspections are vital to demonstrate the true potential of Castle.



Scott Malta, Castle Airport manager (left), and Vicente (right) at the Network USA 2008 conference.

Castle Head Start

FEDERAL is proud to present Castle Head Start as one of Castle's tenants.

Castle Head Start is one of 15 Merced County Head Start sites, operated by the Merced County Office of Education. Nearly 140 children attend part day, extended day, or full day options. Children with disabilities are welcome and are fully included in the classroom. The organization's mission is to provide excellent education and support services to empower children and families to excel in life.

Head Start is a comprehensive child development program that serves children ages three to five, and their families. As a child-

focused program, its overall goal is to increase the social competence of young children from low-income families. Social competence refers to the child's everyday effectiveness and takes into account the interrelatedness of social, emotional, cognitive, and physical development as well as academic success.

Castle Head Start is currently open for enrollment on Wednesdays. For more information, call 209.723.4771 or visit <http://www.mcoe.org/ece/headstart/>.



Building Spotlight: Bldg. No. 427

- 16,992 square feet
- Built in 1991
- Concrete block walls, built up roof
- 48 rooms with bathrooms
- Parking lot available

Call 209.723.6000 today to find out more about what is available.

\$0.40 Per Square Foot



3555 C St. | Atwater, CA

For more information, contact us:

Federal Merced Associates | 1900 Airdrome Entry | Atwater, CA 95301 | Phone 209.723.6000 | Fax 209.723.6006