




Tenant Spotlight: RK Motors Charlotte



RK Motors Charlotte, one of the nation's premier restorer, re-seller and provider of classic, muscle and high-performance cars, recently opened the doors of its new, state-of-the-art classic car service facility at 77

Overlook. Located at the company's 76,000 square-foot campus in North Charlotte, the facility services all of its showroom vehicles, as well as collector cars for customers in the Charlotte area and around the country. The shop can handle everything from routine maintenance of vintage collectibles to the custom build of exotics.

RK Motors Charlotte also has a 40,000 square-foot showroom with more than 100 of the finest quality of muscle cars, hot rods, vintage classics, European exotics and resto-mods. Located at 5527 Lakeview Road, the showroom is currently open to the public for free on Saturday from 10 a.m. - 6 p.m. and by appointment Monday - Friday 9 a.m. - 5 p.m. "The specialists at RK Motors Charlotte are comprised of enthusiasts who treat every car like it's their own," said Joseph Carroll, RK Motors Charlotte president and CEO. "Whether the car is going on our showroom floor or back to its owner's garage, our goal is to provide a high level of service from a team our customers can trust. We don't cut corners and that's our promise." 

Beacon Welcomes Our New Tenants

Beacon Partners is pleased to announce that the following tenants have recently signed a lease with us ~ Welcome!

American Emo Trans	GEM Logistics	Premier Electrical Staffing, LLC
Armstrong Wood Products	Hampton Products International Corp	QuintEvents
Atlantic Construction Solutions	Hanesbrands	Red Industries
BIC	Independent Tribune	RK Motors
Challenger USA	Loyal Nation	Temporary Resources
Donihee Corporation	Martin's Famous Pastry Shoppe	Turning Point Innovations
Environmental Materials	NCM Demolition and Remediation	

Freedom School



FREEDOM SCHOOL PARTNERS

Two of the biggest challenges facing inner-city families during the summer months are unsupervised children who are left home alone while

their parents/guardians work and the drop-off in learning that occurs while schools are out of session. With public sector budgets under pressure at every level and families struggling financially, the lack of safe and productive alternatives for children during the summer months is a big challenge for many families.

However, local programs like Freedom School Partners are proving to be a highly effective solution to the summertime education lull and the lack of structured activities with good role models. The mission at Freedom

School Partners is to "engage, educate and empower children to succeed in school and in life through quality, year-round educational enrichment programs."

Founded in 1999 and formerly known as Siegle Avenue Partners, Freedom School Partners is the local affiliate of the national Freedom Schools program. In the Charlotte-Mecklenburg area, Freedom School Partners will serve over 1,000 children during 2011 and hopes to grow to serve 5,000 children by 2016.

The organization typically partners with local, religious organizations who provide funding and volunteers for reading enhancement and field trips for the children. This year, Beacon Partners committed to sponsor a local Freedom School, the first such corporate sponsorship in Charlotte at Statesville Road Elementary School. Children are surrounded daily by caring adults and

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Community Corner



2010 Beacon Booty Team Raised \$35,000

For the second year in a row, Beacon Partners fielded a team for the 10th annual **24 Hours of Booty** bike race. The event, which took place on the three-mile "Booty Loop" in Myers Park on July 29 - July 30, 2011, is the official 24-Hour Cycling Event of the Lance Armstrong Foundation and the *only* national, 24-hour road cycling charity event in the country. Beacon assembled a team of 30 riders this year, and broke last year's initial fundraising effort of \$35,000 by collecting over **\$38,000**. Despite the heat

wave that took place that weekend, the event surpassed all of its previous year's fundraising records by raising over \$1.25 million!

Beacon Partners teamed up with Childress Klein Properties for the fourth year to organize the **Six on Six Volleyball Classic** in Charlotte. The Charlotte, commercial real estate community called on its developer, brokerage and vendor resources and raised **\$50,000** for Crisis Assistance Ministry. A Charlotte-based organization, Crisis Assistance Ministry, who provides assistance and advocacy for people in financial crisis, helping them move toward self-sufficiency, received 100% of the event's proceeds. This year's tournament champion was Trinity Partners and the runner up was CB Richard Ellis. Overall, the event has invested **\$210,000** into our community during its four-year history. 




2011 Beacon Volleyball Team

A Bright Idea in Energy Savings



As most of our commercial office and warehouse tenants know, their building's main source of lighting is fluorescent bulbs. While they provide efficient and ample lighting, fluorescent lamps contain heavy metals, like mercury, which are regulated by the U.S. Environmental Protection Agency (US EPA). This means that once the bulbs have burned out, the US EPA recommends that they be segregated from general waste for recycling or safe disposal. It is incumbent upon each business to select a recycling contractor that will best serve their needs, while at the same time give assurance that the waste lamps are properly managed to minimize liabilities.

Outdoor Lighting & Energy, a tenant of Beacon Partners at Interstate West in Northwest Charlotte, may be able to help your business when selecting a recycler. The company not only specializes in commercial interior lighting repairs and retrofits, but they also have a cost effective, recycling program in place with a company called EZ on the Earth™ - a program that makes it easy to recycle fluorescent lamps and non-PCB ballasts. Through Outdoor Lighting & Energy, your organization can purchase the approved containers for your specific lighting products. The containers are then mailed to your company with everything needed to properly ship and pack the spent materials - once the box is ready to go, FedEx will pick up the containers and ship to one of the permitted processing and recycling centers. After the bulbs are received, EZ on the Earth™ will provide your company with a Certificate of Recycling for your records. For more information on this program or to place an order for containers, visit Outdoor Light & Energy's website www.ol-energy.com. 

Thanks for Partnering with Us

Beacon is pleased to announce that the following tenants have recently renewed their lease or expanded their business with us.

Add Logos	Custom Communications	HMC Display	Scholastic Book Fairs
Altaquip	Diebold	HMS	Stanza Machinery
Bates Enterprises	Dunn & Abee	Joel Collins	Steel-Tech
Cardiac Sports	Epting Distributors	MIOK	Superior Wholesale of NC
Carollo Engineers	FlowCon Americas	Precision Machine Components	Wetherill
Classroom Central	GMJ Enterprises	Queen City Management	
Connexions	Hav-a-Cup Coffee Service	Ready Mat	
Crown Case	HENROB Corporation	Rhino Assembly	

Protecting Your Business



In June, Beacon held its annual security meeting for the tenants at Atando Business Park. Several representatives from the Charlotte-Mecklenburg Police Department (CMPD) along with John Short, who serves as the Northeast Corridor Business Liaison from the

City of Charlotte, stressed the importance of security for all businesses. Small companies often make the mistake of not taking the proper safety measures. They don't believe they're a target for theft because they're a "mom and pop" operation; however, it's exactly that type of thinking that leads to becoming a prime target for criminal activity. Some of the best forms of crime protection for tenants to have in place are:

- ▣ **Security Alarm Systems** Shop around for the best quote; a system could pay for itself the first time the alarm is set-off
- ▣ **Security Cameras** In recent years, the costs of cameras have gone down dramatically; video footage can provide key information
- ▣ **Motion Sensor Lights:** An inexpensive and easy to install option
- ▣ **Wireless Motion Alarms:** The cost can run as little

as \$25 (one tenant at Atando set up an alarm in the dock area to help monitor its use).

To help offset some of these costs, the City of Charlotte has a *Security Grant Program* that will reimburse a business for a portion of their eligible, security improvements they make to a commercial property. The objective of the matching program is to "reduce the opportunity for crime and create a safer environment for employees and customers." Once an application has been completed by a business, a CMPD officer will conduct a security analysis and make recommendations. After the improvements are complete, the City will reimburse the applicant for a portion of the amount they spent. To find out if and how your business can qualify, please visit the City of Charlotte's website: <http://charmack.org>.

The police would also like to remind our tenants to report any suspicious activity or people to 911 - no matter the day or time - as the 911 system was set up specifically for reporting this type of behavior. Based on the number of calls 911 receives from a particular area, the police are better able to track and determine where to dispatch their patrol cars. Finally, please remember to stay aware of your surroundings at all times - if you think something looks out of place, it probably is!



Vendor Spotlight: Ranger Construction

A preferred vendor of Beacon Partners for over 10 years, *Ranger Construction* has been a reliable and cost-effective resource for Beacon and our tenants. Ranger's founder, President and Project Manager, Bernie Funck, established Ranger Construction - a licensed, *General, HVAC, Electrical and Plumbing* Contractor - in 2000 with just six employees. Today, the company has a staff of over 30 who serve industrial, office, retail and medical clients in North and South Carolina. Ranger is also a Service Disabled Veteran Owned Small Business. To meet the growing demands of their clients, *Ranger Service*, a division of Ranger Construction was created to provide tenants, property managers and building owners with a trusted, single source for repair and maintenance. Their professional team allows the company to respond to almost any challenge - from emergency maintenance situations to rewiring cubicles and anything in between, such as:



Bernie Funck,
President of Ranger

- ▣ Repair, maintain and install HVAC equipment
- ▣ Repair and install lights, outlets and switches
- ▣ Repair concrete and asphalt
- ▣ Wire machines, equipment, office cubicles
- ▣ Install and repair plumbing
- ▣ Remove debris
- ▣ Maintain landscape
- ▣ Service dock equipment




For additional information, contact Bernie Funck:
704.519.0775 or bfunck@ranger-construction.com
www.ranger-construction.com



Meet our Newest Team Member



Tim Robertson, Leasing Agent

Tim, the newest member of Beacon, is responsible for leasing over 2 million square feet of flex and industrial properties, which includes Long Creek, Northwoods Business Park, 77 Overlook, Atando Business Park, SouthCross Corporate Center, Interstate West and 5130 Hovis Road. Prior to joining Beacon, Tim was an Associate at CB Richard Ellis for six years where he was responsible for handling 2 million square feet of industrial and flex in the Charlotte area. 

Alma Mater: Davidson College

First job: Cutting grass

Years at Beacon: Four months

Last vacation spot: The beach

Favorite Game: Football

Last Book Read: *Lone Survivor* by Patrick Robinson

Favorite possession: Boykin Spaniel, Gus

Favorite reality show: "Top Chef"


Fantasy job: Jim Nantz's job (sportscaster)

Favorite website: www.espn.com


Lake Living

Summer is here and that means it's time to head up to Lake Norman, just 10 miles north of Charlotte! With so many of our tenants living or working near the lake, what better way to beat the summer heat than by spending a day boating or fishing on Lake Norman? If you don't own a boat, rentals are available at numerous marinas around the lake. For the golfer, tee off at Birkdale Golf Club or Mooresville Golf Course. For the shopper, try Birkdale Village in Huntersville, boutique shops in downtown Cornelius, or Main Street in downtown Davidson. If its outdoor adventure you seek, there are trails, camping, hiking, picnicking, swimming, and biking opportunities at Jetton Park in Cornelius or Lake Norman State




Park in Troutman. Hungry? Lake Norman offers lots of great fun restaurants such as The Rusty Rudder in Cornelius, Vinnie's Raw Bar in Mooresville, EEZ at Birkdale Village or North Harbor Club in Davidson. For entertainment head to The Wine Cellar for drinks and live music, laugh at Comedy Zone located upstairs in the Galway Hooker, have fun with the family at Queen's Landing with a miniature golf course, piano bar and dinner cruises or see a play at Davidson College. There's plenty of fun for everyone! For more information, visit www.visitlakenorman.org 

Freedom School *(continued from page 1)*

and college students, who are selected and trained by Freedom Schools, to share their enthusiasm for learning and reading. The school provides transportation, two meals and snacks and participation in daily activities and field trips - free of charge - to participants. To learn more, visit www.freedom-schoolpartners.org 

"The Beacon" Mailing List

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BEACON PARTNERS

9335 Harris Corners Parkway, Suite 250
Charlotte, NC 28269

704.597.7757 main

704.598.6335 fax

www.beacondevelopment.com

Email: newsletter@beacondevelopment.com