

THE FRANCES NEWSLETTER

March 2006

Frances, L.L.C.

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Presidents Message

Thanks to all of you who filled out the recent survey. I received a lot of good positive input from you and will act on the suggestions made which were all valuable. One of the common suggestions/requests was about cleaning the windows. Coincidentally we have been working on this for a few months. You may have noticed Bob's son Chris (picture right) removing the screens in preparation for the window cleaning. I have to admit it was one thing that got past me when purchasing the building. It was not in the reports that I reviewed and come to find out they have not been cleaned for many years. I have put it in this year's budget and will set up a schedule to have them cleaned regularly. There are some complications involved and we are working on solutions so please bear with us as we get this going. We are still receiving bids but we are optimistic that we can get the outside cleaned this Month.



Building Management

I am pleased to announce that we have added two new tenants this month.

Julliard's Music

Buckley Mills, Owner - Suite 505

Optimum Internet Solutions, Inc.

Tim Stanley, Owner – Suite 425

Bob's Corner

This last month we have constructed a rack in the alley near the back door of the building. This will hold the remainder of Air conditioners needed to eliminate the older equipment in the building. Along with the new rack we have installed the electrical panel in the basement and supply lines to the rack for the new units. We plan on upgrading the building to replace the older equipment with new units over the next year or so.

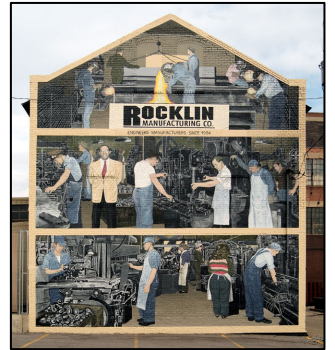


About our Tenants

Congratulations to Jim Rocklin!

The Rocklin Mural Awarded the Star Of Siouxland Award

The Siouxland Chamber of Commerce Community Enhancement Committee presented the Star of Siouxland award to Jim Rocklin, President of Rocklin Manufacturing Company for the creation of the outstanding mural on the company's brick building located on the north side of Gordon Drive between Jennings and Virginia Streets in downtown Sioux City. The mural measures 32' by forty feet tall and depicts metalworking and metal fabrication scenes from vintage photographs of Rocklin employees taken during World War II.



You can read all about the mural and Rocklin Manufacturing Company at their website
RocklinManufacturingCo.com

Jim Rocklin, President of Rocklin Manufacturing Co. is also an attorney and has been in the Frances Building since the summer of 1976. Born and raised in Sioux City, attended law school, practiced law in San Francisco, Minneapolis & Colorado before returning to Sioux City to specialize in immigration in the general practice law firm he shares with Wayne Prichard.

Wayne Prichard, Attorney at Law grew up in Des Moines, graduated from law school in 1961 and taught at Indiana University School of Law before opening private practice in Sioux City. His first office was located at 6th and Pierce and he came to the Frances Building in 1970. Wayne Prichard shares office space with Jim Rocklin in suite 627.



Suellen Irwin, Legal Secretary, Attorneys Wayne Prichard and James Rocklin take a moment from their busy day for a picture.

Free Parking Space with Rent Referral

We have several spaces for storage available and the following OFFICE SPACE for lease: Suite 206-700 sq ft, Suite 238-1096, Suite 333-625, Suite 341-272, Suite 400-1900, Suite 433-1977, Suite 441-272, Suite 601-425 and Suite 620-640 Sq ft.