C.1 Facilities Acquisition

Required Exhibit
• Layout of Space

Pieceful Solutions Charter Schools, Inc. has already secured a specialized charter school facility in Chandler, Arizona and signed a 4-year lease agreement with FD&H Warner, LLC (Landlord Company). Temporarily, and until the charter school stats operation in August 2014, the facility is subleased to Pieceful Solutions LLC to accommodate the private operation growth. The sublease is at cost, so that during that period, there is no net expense to Pieceful Solutions Charter School, Inc. at all. At this point of time, it is projected that the private operation currently located at 550 W. Warner Rd. will move to alternative location, so that the entire facility is available to Pieceful Solutions Charter Schools, Inc. for its charter school program. The facility is located at 550 West Warner Road, Chandler, Arizona.

The net monthly rent for the facility for year one of the lease is $12,500 per month, plus sales, transaction privilege, and property taxes. A 3% annual increase of the net rent amount is agreed to adjust for inflation.

The facility has all applicable licenses to operate as a public charter school, including certificate of occupancy and up-to-date clean fire marshal report. The total built-in space is 11,700 SF. The facility has 11 instructional classrooms (700+ SF), most of which have been specially subdivided with partition walls into two smaller classrooms (approx. 375 SF each) to accommodate the specific program of instruction and small group individualized instructional environment. Additionally, the school building has administrative space (4 office rooms), spacious reception area, IT room, kitchenette/copy room, 7 service/storage rooms, two spacious separate playground areas with playground equipment and three ramadas, lots of restrooms with direct access to each classroom, including a disabled access restroom, and two restrooms with access from the outside playground area.

The building has large windows allowing natural light in all classrooms/offices, as well as large skylights in the reception and atrium areas. The availability of natural light throughout the entire school building is a major plus of the facility in view of the specific program of instruction and the studies indicating behavioral problems associated with school buildings that have only fluorescent lighting and no windows/natural light in the classrooms.

Additional features of the school building include: recent installation of 11 brand new energy-efficient A/C units with a thermostat and climate/temperature control individual for each classroom and office room – such feature allows optimal climate environment in each room of the building and optimal conservation of energy; spacious covered patio; complete technology infrastructure - wiring for telephony and Internet with one or two drops in every classroom/office and sufficient technology infrastructure equipment already in place; Wi-Fi capacity of the entire building and outside patios; recent installation of panic hardware for all major exit doors of the facility; sufficient number of parking spaces; great street exposure on a major traffic artery (Warner Road) in a fast growth area – Chandler/Mesa/Gilbert with proximity to Hwy 101, Hwy 202 and Hwy 60.

The building has all features and applicable licenses/permits to function as a public charter school.

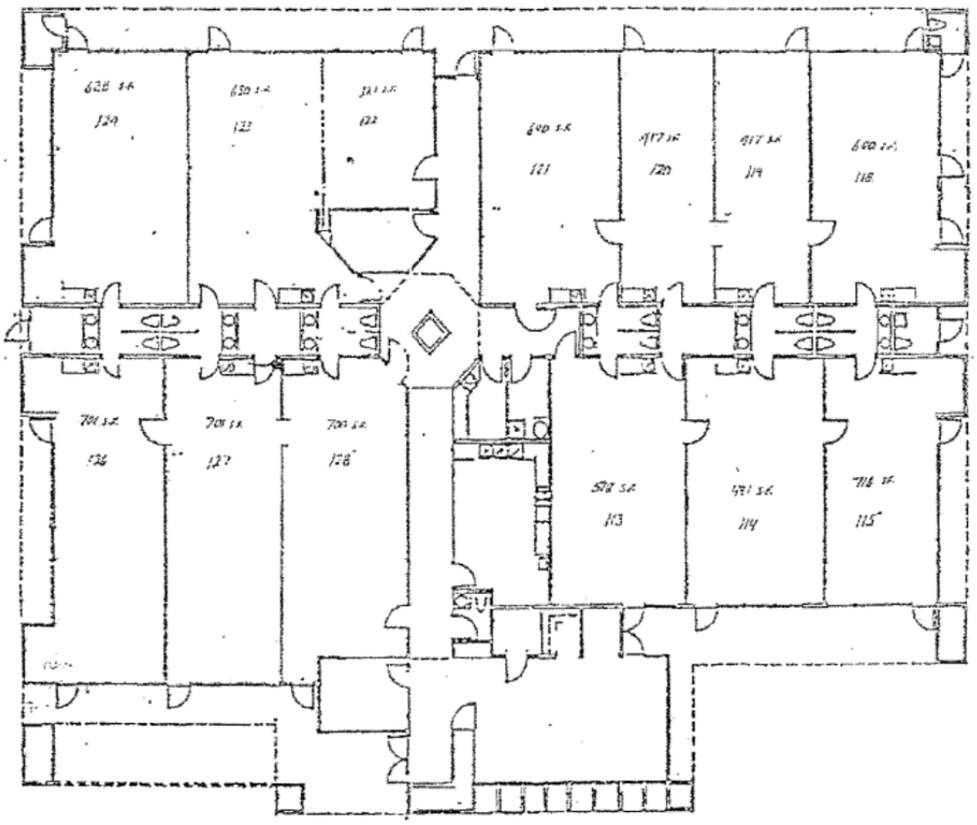
C.1 Facilities Acquisition

Pieceful Solutions Charter School will enter into a facility, specially remodeled to operate as a charter school. Most recently the landlord invested over $120,000 into updates and upgrades in the building. The founders of Pieceful Solutions Charter School have invested an additional $30,000 into building improvements and beautification of the facility.

All additional building improvements that will be performed by Pieceful Solutions Charter School, Inc. are programmatic in nature and related to further enhance the quality of the instructional program by providing optimal environment conducive to the specifics of education of autistic kids.

- Additional annual building improvements, updates and upgrades during the first three years will further enhance the program of instruction and the image of the school. Those improvements will include adding new features to components of the building, such as: audio technology and karate/yoga equipment in the multipurpose room; enhancements of the patio areas and installation of misters to provide cooler environment in the shaded areas; improvements of the outside lightings (estimates from Karsten Electrical); upgrades in the block fence and gates (estimates from Mesa Reliable Construction), etc. The estimates and quotes have been obtained from contractors, construction, and interior design firms, with total aggregate annual numbers, as follows:
    - Year 1 - $45,000;
    - Year 2 - $45,000;
    - Year 3 - $45,000;

- The additional land improvement projects further enhance the already attractive facility by:
  (1) adding more landscaping features, which would provide better quality outside instructional activities and separate areas in the school yard, so that different groups can have different activities without interfering with each other (quotes from Greenkeeper);
  (2) resurfacing of the parking lot (quotes from Cactus Asphalt and Paving) as an improved convenience and safety feature.
  (3) painting with the Pieceful Solutions color and murals on the block wall to reflect various activities of the educational program

  The estimates and quotes have been provided by contractors, construction, and landscape design firms, with total aggregate annual numbers, as follows:
    - Year 1 - $35,000;
    - Year 2 - $35,000;
    - Year 3 - $35,000;

Required Exhibit: Layout of Space