

Education Centers



EDUCATION REALTY GROUP



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Solutions for Learning

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A Facility for Education: One Location, Multiple Opportunities

Introduction



Welcome to a new concept for educating: a single, campus-style environment where multiple colleges and universities can move in to help people move up.

Here, a variety of educational institutions and diverse faculty can offer courses and programs designed to meet the needs of the local community. Does the region need more nurses? Engineers? Hospitality personnel? Technical people? For the first time, educators can conveniently supply according to demand, and bring the right education to the right location.

We provide the venue. You provide the learning.
Together, we provide life-changing



Bringing Education — and Communities — to Life

Turning the page on traditional approaches

There is a dire need for people to gain access to the higher education they want, need — and deserve. Access to academic knowledge and also workforce training. Rising tuition, the inability to learn close to home, oppressive commuting costs — both in time and money — and a staggering shortage of much-needed programs have created a bleak reality. For the majority of people, access to an educational setting has been choked off.

Conversely, colleges and universities are becoming more cut off from their potential as educators, unable to accommodate students due to cost, an inconvenient location and space constraints. And businesses continually face the challenge of finding a well-trained workforce.

The ramifications affect entire communities, industries and our country as a whole.

The gap is widening. The bridge is accessible, convenient, innovative educational facilities which will promote affordable education.



The New Information Highway

Education Centers



Education Centers offer an innovative solution, by serving the community as a one-stop resource for learning. In a centrally located area, multiple colleges, universities, corporate training departments and career programs share a state-of-the-art campus, which provides greater efficiencies, cost savings and tremendous flexibility.

Here, educators can lease the amount of space required, from one classroom to multiple floors. The buildings and rooms are designed specifically for learning, and can be built-to-suit. Education Centers offer the latest technological advantages, economies of scale, dining and conveniences in a vibrant collegiate setting.

The one-location concept enables students to earn their two- or four-year degrees, or to take classes for a variety of careers, including technical, nursing or hospitality. Companies can also train and certify their employees off site.



Campus Collaboration

Sharing a campus provides measurable physical, logistical and economical benefits, as well as the powerful synergy created when diverse groups gather. This is a campus dynamic unlike any other.



EDUCATION CENTERS OFFER:

-) A central location in a highly visible, accessible area
-) Designs that accommodate the specific needs of educators, including classrooms, labs, conference rooms, and faculty offices
-) The flexibility to lease as much or as little space as needed
-) Technological advances, including leading-edge heating and cooling systems, wireless Internet (individual or shared) and superior sound systems
-) Ample parking
-) Aesthetically pleasing buildings with thoughtfully landscaped grounds and peaceful outdoor sitting areas
-) Beautifully appointed common areas conducive to socializing, studying and relaxing
-) Light dining opportunities.



Enriched Education: The Value to Educators

At the heart of the Education Center are the educators: colleges, universities, corporate training departments and career programs. Each benefits from the opportunity to establish a campus location without the expense and formidable task of building and managing one.



EDUCATORS CAN CONVENIENTLY:

-) Extend their campus and offering affordably
-) Draw from thousands of potential students who live in the area and are unable to attend other campus locations
-) Establish a campus presence without purchasing the acreage mandated for colleges and universities
-) Add campus locations that do not require Field Act compliance
-) Lease the appropriate amount of space, from one classroom to multiple floors
-) Sublease classroom space to create additional income
-) Share office spaces, conference rooms and labs if desired
-) Secure individual areas or equipment as needed
-) Offer new hire training, certification classes, continuing education and more
-) Collaborate with other educators to create new programs
-) Access leased space and common areas 24/7
-) Cost-effectively light, heat and cool rooms only as needed



Public Service: The Value to the Public and Community

Education Centers do more than offer a place for education. They enrich the public and community. Education is key to help people improve their lives through job training, personal enrichment and career advancement. Education Centers bring opportunities to people close to home, making it easier to achieve higher learning and explore new interests.



THE PUBLIC AND COMMUNITY BENEFIT FROM:

-) Affordable education from accredited colleges, universities and work programs
-) A visible, accessible learning resource that serves as a vibrant focal point for the community
-) The ability for people to learn close to home, at times that are convenient to them day, night or weekend
-) Multiple learning opportunities in one location
-) An educational environment tailored to the needs of the community, offering programs specific to the region and its industries
-) The opportunity to conveniently pursue a degree, new career or skill while managing the needs of work and family
-) Attending school on a campus that inspires a sense of pride
-) A more educated workforce, which enriches the area and creates the opportunity for greater compensation
-) Attracting new businesses that need access to training locations, work programs and skilled workers
-) An appealing venue for community events, including performing arts, lectures, fundraisers and civic-oriented gatherings
-) The opportunity to enjoy lifelong learning, which has proven to support brain fitness.



The Education Center in Murrieta, California

Model of Progress



The first Education Center is being built in Murrieta, California, a city located in Riverside County, inland from the Southern California coast and west of the desert and mountain areas. The center is unique to the area, but demonstrates the thinking and common denominators that all Education Centers are designed to include. Among these are:

-) A highly centralized location close to transportation corridors and public transportation. In Murrieta's case, the campus is located at the merge of two well-traveled Interstates: I-15 and I-215. The highly visible location offers unprecedented access to multiple communities, as well as access to conveniences such as daycare, shopping, dining and business services.
-) Ample, well-lit parking lots that are easy to navigate. The parking is designed to accommodate the vast need of colleges and universities, which require more parking than most businesses.

The Education Center in Murrieta, California

-) Beautifully designed common areas indoors and out. These provide places for people to study, relax, socialize and work on group projects together.
-) Building designs that allow educators to create their own micro-campus within the larger campus environment.



-) The ability to secure areas and equipment as needed.
-) The ability to share space with other educators for greater cost savings and efficiency. These spaces might include offices, laboratories, auditoriums, kitchen/break areas and conference rooms.
-) Technologically advanced heating and cooling systems. These enable educators to heat and cool only the rooms they need for the hours they need, including after hours and weekends. This approach offers comfort and cost savings — there is no need to heat or cool the entire building.
-) Light dining services and convenience shops on campus.

Sound Experience, Successful Development

People

The AGK Group thrives on insight and innovation. With over 100 combined years of commercial real estate development experience, The AGK Group has learned to create community-friendly developments that are derived from consumer interests.

With an ever-changing marketplace, this focus has allowed The AGK Group to develop communities that keep up with the times and consistently guarantee demand for the product produced.



ALBERT G. KADING
Chairman, President

Kading has a passion for finance and community development with over 30 years of experience in these industries. His background includes positions as Chairman, President and CFO of companies, such as Alerion Group and Equity Development Group. He is an active member of the Loyola Marymount University Board of Regents and sits on their Athletics Directors Council.

ERG ADVISORY BOARD



LAWRENCE H.C. SMITH
President, The Alison Company, Newport Beach, CA

Smith is devoted to finding innovative and creative solutions to provide equity placement and structured finance services to meet the needs of commercial real estate development. In addition to over 42 years in the field of real estate finance, his background includes volunteer service at his St. Killian Catholic Church, a Board member in health care (VNA Home Health Systems) and Hospice of Orange County, and public service as an elected City Councilman for the City of Mission Viejo (1994-1998).



DANIEL J. HODGE
*Director, Education Realty Group
Hodge Realty Advisors, LLC / Irvine, CA*

Hodge has made real estate his career upon completion of studies at UCLA '76. Regional VP Wells Fargo Construction Loan Division, Chairman of Loan Committee, Real Estate Expert U.S. Trustee's Office, Licensed Real Estate Broker since 1980. As an avid sailor currently sits on Board of Directors for Dana Point Yacht Club, and appointed to the focus group to redevelop Dana Point Harbor.

Sound Experience, Successful Development

ERG Advisory Board



JOAN SPARKMAN

Chairman, Mt. San Jacinto Community College Board of Trustees

Joan Sparkman has been a champion for community development for many years and has been recognized for her contribution to promoting a better education system at all levels. She holds many positions including: Chairman of the Board, Southwest Healthcare Systems (includes, Inland Valley Hospital and Rancho Springs Hospital), and the Executive Board, Southwest California Economic Development Corporation. She served 22 years on the Temecula Unified School District Board of Education and was elected to the Mt. San Jacinto Community College Board in 1999 where she is currently their Chairperson.



DENNIS FRANK

Chairman, Southwestern Economic Development Council

Frank's experience includes over 30 years in the private sector as President and CEO of multi-million dollar corporations. Ten years as Program Manager for program development and economic development for University of California Riverside, Southwest California. Former Senior Vice President-Director of Audit and Security for \$300 million corporation. Executive Director, Temecula Valley Economic Development Corporation, Facilities Director for 12 corporate construction projects.



BENT CHRISTENSEN

Investment Advisor

Christensen offers over fifty years of experience in a variety of business fields: international trade, sales, marketing, promotions, retail and wholesale, union management, estate administration and real estate development. He is also an active member in the Southern California Danish community, having founded several Danish-American organizations, and sits on a variety of financial and estate boards.



KEN GULLEY

Principal, KGA Management

A principal of KGA Construction Management, Gulley is The AGK Group's exclusive construction manager. With over 20 years of construction and construction management experience in Los Angeles, Riverside, Orange and San Diego Counties for corporate, government, public schools, site development and multiple other industry developments, he brings to The AGK Group a vast knowledge in community development.

Sound Experience, Successful Development

ERG Advisory Board



DR. MICHAEL MAAS
President, Maas Companies, Inc.

Dr. Maas is recognized as one of the premier planning consultants working in both the public and private sector in the California. He is considered an expert in educational master planning, facility planning, site acquisition and entitlement processing. He has first-hand knowledge of not only educational programming requirements but also the ability to develop financial plans to ensure the successful implementation of the plans developed. His understanding of agency approval requirements and how to incorporate elements of reason into the planning process has earned him special recognition by both educational institutions and local/state agencies. Prior to forming his own company in 1987, Dr. Maas served in a number of administrative positions, including Vice-President for Academic Affairs, Vice-President for Student Services, and Vice-President for Planning and Development in large community college districts in California.



RICHARD (DOC) J. GIESE, ED.D.
Executive Director, Western Center Museum

Dr. Giese is an education administrator with an extensive background in management, strategic planning, new program development, program funding strategies, financial and operations administration, and community, government, and interagency relations. His accomplishments cover responsibility for campuses and staff; curriculum development and direction; community outreach; coordinating functions; budget development and control; leadership and direction for curriculum. Honored as the Superintendent/President Emeritus, Mt. San Jacinto Community College District.



DR. DAVID LONG
Secretary of Education, State of California

Dr. David Long was appointed by Governor Arnold Schwarzenegger as the Secretary of Education in March 2007. In that role, he serves as policy advisor to the Governor on education issues. Dr. Long has more than 40 years of experience in the field of education, ranging from 21 years of classroom teaching to the superintendency. He obtained his Ph.D. from Iowa State University. Prior to his appointment by the Governor, Dr. Long was the Riverside County Superintendent of Schools.

Dr. Long is the immediate past President of the California County Superintendents Educational Services Association (CCSESA). He was recently named Chairperson of the Federal Education Safe and Drug Free Schools and Community Advisory Committee by Secretary of Education Margaret Spellings.

Products Developed, Built, Sold & Owned

Projects

The AGK Group's great achievements lie in the insightful, flexible, and sound planning of its members and investors. Together, they have developed a wide range of communities to create a strong portfolio of success.



CENTERS/INDUSTRIAL:

-) MacArthur Center-Dan Center, Irvine, CA — 152,000 SF
-) StoneCreek Plaza, Irvine, CA — 75,000 SF Mixed Use
-) Whitcat System Building, Provo, UT — 45,000 SF Industrial
-) Camelback Plaza, Phoenix, AZ — 54,000 SF
-) Harbor Corporate Center, Torrance, CA — 67,000 SF Ridge Frame & Steel
-) West Airport Center, Costa Mesa, CA — 55,000 SF
-) Golden Triangle, Beverly Hills, CA — 10,000 SF High-End Retail
-) 150 Paularino, Costa Mesa, CA — 73,000 SF
-) Corporate 131, San Clemente, CA — 13,000 SF

APARTMENTS:

-) Villa Vista Apartments, San Marcos, CA
-) Mission Woods Apartments, San Clemente, CA
-) Mission Palms, Phoenix, AZ
-) Buena Vista Apartments, San Marcos, CA
-) San Marcos Apartments, San Marcos, CA
-) Vineyard Apartments, San Marcos, CA
-) Temecula Ridge Apartments, Temecula, CA