

Proposed Development of The Learning Experience

1200 Edwards Drive, Plainfield, IN

The Learning Experience®, with more than 300 centers operating or under development, is one of the nation's fastest-growing Academies of Early Education for children ages six weeks to six years old. With a greater national emphasis on educational development during the most crucial years of a child's growth, The Learning Experience places a prominent focus on programs that advance scholastic preparation. The Learning Experience prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P.® curriculum, a cutting-edge proprietary approach to learning which has 9 out of 10 of its children entering Kindergarten already reading. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Yippee 4 Yoga™, Music 4 Me®, Movin' N Groovin'®, manners and etiquette, and foreign language.

www.thelearningexperience.com

The Learning Experience has selected Plainfield, IN for its next location due the strong workforce, highway accessibility, and quality of life. The facility proposed at 1200 Edwards Drive will have 159 children, 21 teachers and 2 staff. Typically TLE parking is 4 spaces per 1,000 sf or 40 total. There are 5 centers in Indiana either operating or under construction.

Our location will feature:

- Safe, secure and private access — A security fob is required to gain entry
- Cameras in each classroom that are monitored in the administrative offices
- Rounded corners in hallways and classrooms
- Bathrooms designed for preschoolers' use
- Changing tables that face out so that teachers never have their backs to the children
- Spacious, fenced-in playgrounds that have designated areas for infants, toddlers, and preschoolers

In consideration of security, a fenced walkway around the perimeter of the building will provide secure access from the classrooms to the playgrounds. This will move the required foundation planting on the outer side of the fence. Utility meters will be screened by the fence and foundation plantings.

About the Developer

L2 Equities is a full service real estate development firm specializing in build-to-suit development for daycare centers, national retailers, and medical office users. We have a unique perspective as real estate developers and commercial property owners stemming from decades of experience across the entire real estate transaction cycle. Our clients get the benefit of our combined industry expertise, our long-lasting relationships and our capital sources. Together, these elements create the foundation of our platform.

L2 Equities and its principals have extensive development experience and a proven track record of success. We oversee all aspects of the development and construction process. Our team has established a network in the construction and design community that has led us to have relationships with many regional and national companies. Currently L2 Equities and its principals are developing projects in Illinois, Indiana, Ohio, and Arizona.