

PINNACLES SCHOOL OF LAW
912-A, W. Perdew Avenue
Ridgecrest, CA 93555
Tel: 760.446.1500

October 28, 2016

SENT BY US MAIL AND emails:

David Knight David.Knight@calbar.ca.gov
George Leal George.Leal@calbar.ca.gov
Gayle Murphy Gayle.Murphy@calbar.ca.gov
Committee of Bar Examiners
180 Howard St.
San Francisco, CA 94105

Re: Proposal to Change Location of Law School

Dear Mr. Leal:

This letter is to formally request authorization to change the location of Pinnacles School of Law. We respectfully request that you add this item, for immediate approval, to the agenda for the upcoming December 2, 2016 meeting in San Francisco. Although we are unable to personally attend this meeting we believe that this request will not only benefit the reputation of the school but also the students and the local community. I am available to speak by telephone if requested. My cell 760.495.2910

As you know, since I became involved in this school, I have contemplated the benefits of moving the location of Pinnacles School of Law from 912 Perdew Avenue, Suite A, to its new proposed location at 710 Inyokern Rd., Suite C, in Ridgecrest, California. This proposed new location is only a short walk from its current location. Our current location is small with no kitchen facility and no room for a second classroom. The new location is relatively close to the current location and offers many benefits for the reputation and future viability of the school going forward. (Exhibit A)

Our current location is a 1 room facility with an office. The main room is furnished primarily with the law library, 3 conference tables and a large white board leaving very little space to expand the facility. We have previously spoken to our current landlord about renting his conference room which has a connecting door. The landlord was not willing to offer that accommodation. This has limited our ability to take on additional students interested in the study of law. The proposed new location was constructed in 1990 and is situated along one of the two main arteries entering the city of Ridgecrest. I purchased the building myself last year after difficulties in escrow we

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pulled out of the transaction. Since that time, all prior issues were resolved and we resumed with the transaction. I have reserved Unit C for the school pending state bar approval for a reduced rent of \$0.74 per sq. ft. well below market rate (infra) which would allow the school to increase the space by double while keeping the rent to only 25% increase in rent insuring the school and the law library would have a permanent home not subject to arbitrary rent increases. I have reserved the unit until a decision is made regarding our proposed change in location.

This is my personal asset and is not the asset of Pinnacles School of Law. As owner, I have the flexibility to insure the Pinnacle School of Law has a fair opportunity to succeed creating future lawyers for this local community facing a future of limited or no legal representation.

The proposed new location has a much greater exposure to those in the community than its current location. It is situated directly in route to the China Lake Naval Weapons Center which employs thousands of federal employees. Our current location is approximately 600 sq. ft. or slightly above. The building, at the proposed new site, has 3 suites with the proposed site measuring 1,212 sq. ft. with a large bathroom area and kitchen facility. This will double the available space enjoyed at our current location. Unit C is the largest out of the 3 units and the facility has electronic signage. The extra room will also allow more space to have a removable jury box for trial practice allowing students to have some practical experience before entering the legal profession.

This new location will be beneficial to our current students and new students because we will be able to hold more than 1 class at a time while offering substantially more space per student and adequate parking spaces than the current location. The new location will accommodate larger classes if needed. The facility also offers kitchen facilities making it more convenient for students to bring their own lunches to school alleviating the need to leave the campus during scheduled breaks offering students an opportunity to remain at the facility during all break periods if they choose to do so.

The new location also offers a well lit parking lot for students who may be at the school during nighttime classes or study groups. Finally, the new proposed site will allow the school to avoid yearly increases in rent for the same facility. Current commercial rates are upwards of \$1.18 per sq. ft depending on the location. The rate at the new proposed site will be \$0.74 per sq. ft. less than the current market rate for renting commercial space without the worry of yearly increases. This benefits students since it allows our school to reasonably ascertain yearly expenditures insuring the solvency of the school for future students.

The tuition at Pinnacles School of Law is much less than comparable schools primarily because we keep our costs down. This will continue for the foreseeable future but from time to time like all business entities we must make prudent decisions for the future viability of the school. This is one of those decisions. I believe our school is a beacon in the community and with more visibility on upcoming lawyers through our school the local legal needs will be met in the future.

We respectfully request that the Committee of Bar Examiners approve our request to change the location of our school from 912 Perdew Ave., Suite A to the new proposed location at 701 Inyokern

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Rd., in the city of Ridgecrest. Our telephone number and our current post office box will remain the same and upon approval we will update all our advertisements including our website to reflect the new changes.

Thank you for your courtesy and cooperation in this matter.

Sincerely yours,

/S/

Barry J. Sherman

Pinnacles School of Law



Propose New Location



Exhibit A