C.1 Facilities Acquisition

Describe the Facility to Implement the Program

Tucson AIM Middle School will be located at 200 E. Yavapai Road in Tucson. Lumbee Holdings, LLC, a real-estate company that owns some of American Indian Model Schools' charter school buildings in Oakland, California, has a written contract to purchase the 200 E. Yavapai building. There is an opt-out clause on the sale only if this charter is not approved. After the purchase, Lumbee Holdings, LLC, will then lease the building to Tucson AIM Middle School starting in July 1, 2012. (More on the lease agreement and the timeline for preparing the building for the start of the school year is on pages 2-3.)

Lumbee Holdings, LLC, is working with Mr. Neil Petagno, a designated broker with Commercial Alliance Realty in Tucson, Arizona, and Catherine A. Rex, an architect with extensive charter school renovation and permit experience in Tucson, regarding the purchase and upgrade of the 200 E. Yavapai school facility. (See more about Ms. Rex's qualifications on page 3). The former Turning Point School used the facility.

The following will provide information regarding the school's ability to meet an enrollment of 120 students in 2012-2013 (the 1st year), 200 students in 2013-2014 and 235 students in 2014-15 (the 3rd year of operation for the school). The school facility at 200 E. Yavapai Road consists of 14,105 square feet of building space.

a) There are 8 classrooms that consist of 800 square feet each, which equals 6,400 square feet.

b) The office and lobby, consisting of 500 feet connected together, will serve as the central office for the director/principal and administrative assistant.

c) The second office is about 500 square feet and will be divided by a partition wall with the finance manager's office on one side and the physical education teacher's office on the other side.

d) The library is 500 feet and could be used for a computer lab for students and teachers for educational projects.

e) The kitchen and cafeteria consist of 1,605 square feet and will be used for lunch. Bookcases will be installed on the walls for books that will allow the space to also serve as a library.

f) The conference room is 400 square feet. It could be used as a resource room and office for the special education/resource teacher(s).

g) There are two (2) boys and (2) girls bathrooms that consist of about 400 square feet.

h) The auditorium is 3,700 square feet and will be used to host student recruitment meetings, family night, staff in-service training and other school events throughout the year.

i) A storage room is 100 square feet and will be used to house cleaning materials, mops, buckets, brooms and other needed equipment.

In addition, there is a large playground, basketball court and parking lot on the three acres of land. This school facility of 14,105 square feet will easily accommodate Tucson AIM's eventual enrollment of 235 students in the 2014-2015 school year. See the detailed floor plan attached to this section as well as the Site Details on the Target Population Attachment.

Breakdown of Facility Space and Footage

8 Teachers' Classrooms (8 x 800 sq. foot each)	6,400 sq. feet
Principal's office and Lobby	500 sq. feet
Finance Office	250 sq. feet
PE Teacher's Office	250 sq. feet
Computer Lab	500 sq. feet
Kitchen & Cafeteria	1,605 sq. feet
Resource Teacher room	400 sq. feet
2 Bathrooms	400 sq. feet
Auditorium	3,700 sq. feet
Storage Room	100 sq. feet
Facility Total Space	**14,105 sq. feet**

This facility is in an excellent location for easy transportation. A bus stop is within two blocks. The classrooms can easily accommodate our student enrollment.

Facility Cost/Financial Arrangements: Lumbee Holdings, LLC, as stated above, will purchase the building pending charter approval. Tucson AIM will then lease the building from them. The lease will for be $14,105 per month with a $14,105 refundable security

deposit. Pending charter approval, the middle school would begin its lease on July 1, 2012. However, the first month's payment and deposit would not be due until August 1. As a result, the lease expense is accounted for in year one (July 1, 2012-June 30, 2013) of the three-year budget and accounts for the deposit and eleven months (August-June) of paid leasing.

Once owner, Lumbee Holdings, LLC, will be responsible for completing any required upgrades on the facility to ensure compliance with zoning laws and regulations (more on that below). All of the costs incurred for securing the facility (via the purchase) and ensuring compliance with laws regarding educational occupancy will be paid for by Lumbee Holdings, LLC. This is also the arrangement that has been used in Oakland regarding the school facilities that American Indian Model Schools lease from Lumbee Holdings, LLC. Our business relationship with them has been stellar; they have always gotten our charter school facilities upgraded and in compliance on or ahead of schedule and have always done renovations and maintenance that exceeds expectations. In return, AIM Schools have always met our lease obligations.

The Timeframe for Securing a Facility Appropriate for Educational Use: Once this charter is approved, Lumbee Holdings, LLC ("the company"), will purchase the 200 E. Yavapai facility. That means that the purchase will be initiated in January 2012. The facility already has a certificate of occupancy for educational use. The company and its contractors, with the assistance and guidance of architect Catherine A. Rex, will do what is required to increase the capacity of that certificate of occupancy. From January through June, the company, contractors, and architect will work together to get the facility ready for staff occupancy by July 1, 2012, and student occupancy by August 1, 2012. Catherine A. Rex has worked with several charter schools, including Academy Adventures, Desert Sky Community School, Arizona Academy of Leadership, and AmeriSchools, to secure their certificates of occupancy for educational use as well as guide their renovation processes, so she is well aware of the rules, regulations, and timeframes regarding charter school facilities. She projects that the Asbestos Management Plan, the State Fire Marshal and City of Tucson inspections (preceded by preliminary safety upgrades and fire alarm certification), and Pima County Health Department's two inspections could be completed during the due-diligence period with the seller. The building is in great shape, so minor building improvements will definitely be carried out in time to start the school year in the summer of 2012.

Back-up Facilities: As stated above, Lumbee Holdings, LLC, has a written contract to purchase the 200 E. Yavapai building. They have an opt-out clause only if the charter is not approved. In the highly unlikely situation in which the charter is approved but the purchase or lease agreement falls through, we have three back-up facilities in mind.

One is the former Sacred Heart School, which is located at 601 E. Fort Lowell in Tucson. It is almost identical in square footage (14,036) to the Yavapai Road facility. It contains 13 classrooms, an assembly/eating area, play yard, and administrative offices. It is located close to the Yavapai building; the two facilities are 1.1 miles apart. The lease amount is $11,700 a month.

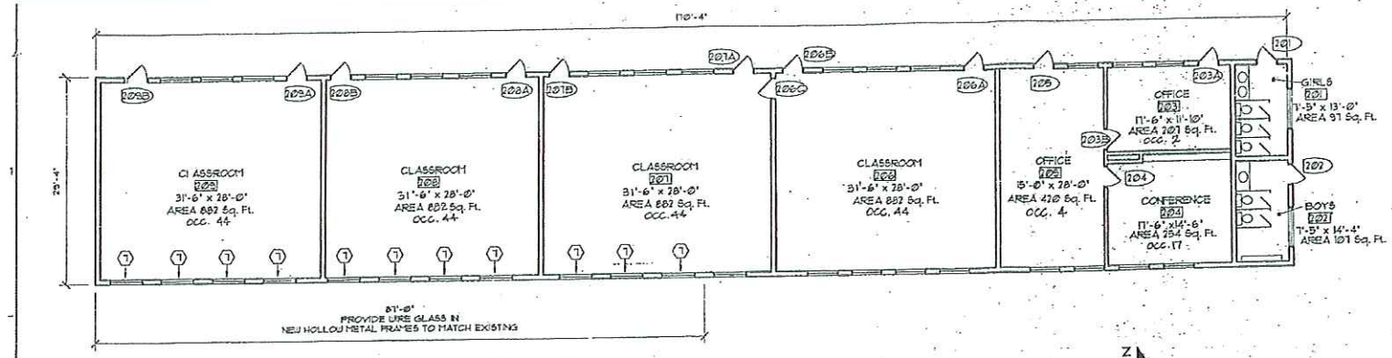
We have also spoken with Mr. Richard Kleiner of PICOR commercial real estate service, who is the representative of the following school facility site:

Facility Location	Size of Facility	Price
225 North Country Club Tucson, Arizona	8,500 Square feet	$8,250 per month

The 225 North Country Club facility is located about 7 miles south of the Fort Lowell building, placing it at a more southern location in Tucson compared to the other two facilities. It is a former school with 8 classrooms, an auditorium, and an outdoor recreation area.

Thirdly, a former school site at 265 W. Valencia Road, with 12,800 square feet of space, is for sale and poses a potential option.

As described above, however, Lumbee Holdings, LLC, has a contract to purchase the 200 E. Yavapai facility and lease it to Tucson AIM Middle School.

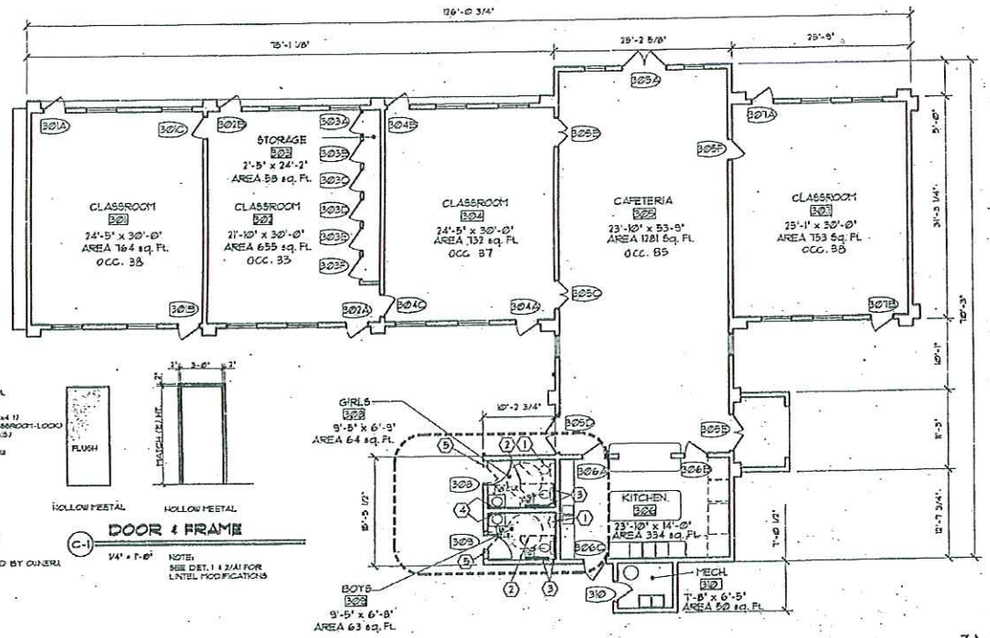


2 FLOOR PLAN - BUILDING B

1/8" = 1'-0"

BUILDING AREA 4892 Sq. Ft.

NORTH



HARDWARE SET- ONE SET P.A. DOORS 308 & 309

3 EA.	BUTTS FBBTS (4 1/2x4 1/2)	
1 EA.	LEVER LATCH (CLASSROOM-LOCK)	
1 EA.	PUSH PLATE (10 1/2x3)	
1 EA.	PULL (3 1/2x15)	
1 EA.	KICK PLATE 8"x1" LDG	
1 EA.	STOP	
1 EA.	CLOSER	

NOTE:
MITER AND WELD ALL CORNERS. GRIND SMOOTH SHOP PRIME TO FIELD PAINT SEMI-GLOSS ENAMEL (COLOR SELECTED BY OWNER)

C-1 DOOR & FRAME

1/4" = 1'-0"

NOTE:
SEE DET. 1 & 2/A1 FOR LINTEL MODIFICATIONS

3 FLOOR PLAN - BUILDING C

1/8" = 1'-0"

BUILDING AREA 5300 Sq. Ft.

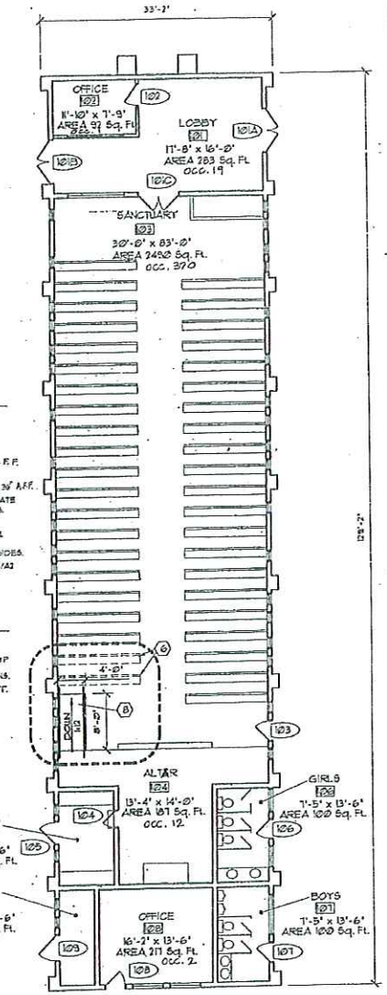
NORTH

FLOOR PLAN KEYNOTES:

1. REMOVE DAMAGED TOILET & URINAL & CAP BELOW FLOOR PATCH FLOOR TO MATCH EXISTING.
2. REMOVE EXISTING TOILET PARTITIONS AND PATCH WALLS AND FLOOR.
3. NEW GRAB BARS TO MEET ADA REQUIREMENTS PROVIDE BLOCKING AS REQUIRED. MOUNT @ 33" A.F.F.
4. NEW HANDICAP MIRRORS (18"x30") ABOVE (E) SINKS @ 39" A.F.F.
5. REMOVE EXISTING DOOR, REDEN JAMB TO ACCOMODATE NEW 3'-0" WIDE DOOR AND H.M. FRAME. PATCH WALLS.
6. REMOVE EXISTING FENS. TYP. OF 2
7. DEMOLISH EXISTING WINDOW. REPLACE WITH NEW H.M. FRAMES TO MATCH EXISTING OPENING. GLAZING TO BE 1" INSULATING URE GLASS, TYPICAL. CAULK ALL SIDES.
8. NEW CONC. RAMP WITH HANDRAILS EACH SIDE. SEE 4/A2 SIMILAR. PROVIDE METAL ANGLE CURB STOP PER DETAIL. BEGURE NEW RAMP TO EXISTING CONC. WITH #4 BARS AT 2'-6" O.C. MAX. EPOXY GROUT.

FLOOR PLAN GENERAL NOTES: (ROOMS 308 & 309)

1. ALL FIXTURES IN ROOMS 308 AND 309 TO MEET ADA HEIGHT REQUIREMENTS.
2. DRAIN PIPES BELOW (E) SINKS TO MEET ADA. BOTTOM OF SINK APRON TO BE 29" A.F.F.
3. PROTECT SITE AND PROPERTY DURING MODIFICATIONS.
4. TOILET TO BE 19" A.F.F. INCLUDING SEAT. AT
5. MAINTAIN 18" CLR. PASH DOOR OPENING TO SINK
6. CENTER OF TOILET SHALL BE 1'-6" FROM FACE OF WALL.



1 FLOOR PLAN - BUILDING A

1/8" = 1'-0"

BUILDING AREA 4035 Sq. Ft.

NORTH

APPROVED
7/6/98
Bldg. Inspector

DAA ARCHITECTS & PLANNERS
340 W. PRINCE RD. FD
TUCSON, AZ. 85705
PH. (520)887-8327
FAX (520)887-5957

ARCHITECT

CONSULTANT

PROJECT TITLE

TURNING POINT SCHOOL OF LEARNING

PARKING LOT STRIPING IMPROVEMENTS

2200 EAST TAVAPAI ROAD
TUCSON, ARIZONA

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FILE: TPS-A1.DWG

PLOT DATE / TIME:

DRAWN BY: JRH

PROJECT NO.: 9807A001

DATE: 6/26/98

REVISIONS:

SHEET TITLE
BUILDING A,B & C
FLOOR PLAN
W/ MODIFICATIONS
TO B & C

APPROVED PLANS MUST BE KEPT ON JOB AT ALL TIMES

Development Services Center

REFERENCE SHEET

A-3

SHT. 3 OF 3