APPENDIX B
REQUIRED DOCUMENTATION
<table>
<thead>
<tr>
<th>Members Present-</th>
<th>Members Absent-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kevin Leman</td>
<td>Dennis O’Reilly called the roll at 10:04 and confirmed a quorum.</td>
</tr>
<tr>
<td>Dennis O’Reilly</td>
<td></td>
</tr>
<tr>
<td>Joseph Higgins</td>
<td></td>
</tr>
<tr>
<td>Wendell Neal (via telephone)</td>
<td></td>
</tr>
<tr>
<td>Anthony Wingate (via telephone)</td>
<td></td>
</tr>
</tbody>
</table>

**Agenda Item A:**
*Roll Call*

Dennis O’Reilly called the roll at 10:04 and confirmed a quorum.

**Agenda Item B:**
*Call to the Public*

Michael Farley, Katie Determan and Jason Edwards were in attendance.

**Agenda Item C:**
*Previous Meeting Minutes*

The governing board reviewed the minutes of the October 9, 2017 board meeting.

**Motion**

Joe Higgins made the motion to approve the minutes of the previous meeting.

Dennis O’Reilly seconded the motion.

**Motion passed unanimously**

**Agenda Item D:**
*Chief Financial Officer’s Quarterly Report and Recommendation to Increase the School’s Enrollment Cap*

Katie Determan presented her quarterly report in view of the new bond issue recently completed in December. There was review and discussion by the governing board about current enrollment, the budget, preschool and the new tax law changes. Katie recommended that we apply to the Charter Board to increase the school’s enrollment cap, and there was discussion about it.

**Motion**

Kevin Leman made the motion to request an increase in the school’s enrollment cap from the Arizona State Board for Charter Schools.
<table>
<thead>
<tr>
<th>Agenda Item E: Early Kindergarten Requests</th>
<th>There were a number of early Kindergarten requests for both the Marana and Sierra Vista campuses. The governing board requested that each of the potential early Kindergarteners take a Kinder Readiness Exam. The board will look at the results of the exams and make decisions on each request at the next board meeting.</th>
</tr>
</thead>
</table>
| Agenda Item F: | Joe Higgins presented two potential school sites to the board. One is located in Tucson, Arizona on Pima Street West of Wilmot Road; and the other in Chandler, Arizona on Ocotillo between Arizona Avenue and McQueen Street. There was discussion by the governing board regarding costs, size of schools and potential opening dates.  

**Motion**  

Joe Higgins made the motion to apply to the Arizona State Board for Charter Schools for the approval of these two sites.  

Dennis O'Reilly seconded the motion.  

**Motion passed unanimously** |
| Agenda Item G: Adjournment | Since there were no further agenda items, the meeting was adjourned by Kevin Leman at 10:36 AM. |
Arizona Revised Statute §15-183 (U) states, "Charter schools may not locate a school on property that is less than one-fourth mile from agricultural land regulated pursuant to section 3-365, except that the owner of the agricultural land may agree to comply with the buffer zone requirements of section 3-365. If the owner agrees in writing to comply with the buffer zone requirements and records the agreement in the office of the county recorder as a restrictive covenant running with the title to the land, the charter school may locate a school within the affected buffer zone. The agreement may include any stipulations regarding the charter school, including conditions for future expansion of the school and changes in the operational status of the school that will result in a breach of the agreement."

<table>
<thead>
<tr>
<th>Charter Holder Information</th>
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</thead>
<tbody>
<tr>
<td>Name of Charter Holder Entity</td>
</tr>
<tr>
<td>Name of Charter School</td>
</tr>
</tbody>
</table>

Check box below to indicate which statement applies

- [x] The charter school is not located less than one-fourth mile from agricultural land.

- The charter school site is located less than one-fourth mile from agricultural land; the charter school site complies with Arizona law regarding the location of schools on a property that is less than one-fourth mile from agricultural land.

Signature

By signing below, I understand and affirm that the foregoing information provided by me for the above listed Charter Holder is true and correct. Furthermore, if any part of the information provided proves to be false, I recognize that it shall be just cause for revocation of the charter by the Arizona State Board for Charter Schools.

Charter Representative Signature: [Signature]

Date: June 19, 2018
CERTIFICATE OF OCCUPANCY
TOWN OF MARANA
DEVELOPMENT SERVICES

THIS CERTIFICATE OF OCCUPANCY IS ISSUED TO THE BUSINESS NAME, ADDRESS AND BUSINESS DESCRIPTION SO SPECIFIED. SHOULD ANY OF THESE ITEMS CHANGE OR SHOULD THE PREMISES BE ALTERED OR VACATED, THIS CERTIFICATE WILL BECOME NULL AND VOID

THIS CERTIFICATE MUST BE POSTED PERMANENTLY IN A CONSPICUOUS LOCATION

BUSINESS NAME: Leman Academy of Excellence, Inc. - Bidgs A & B
BUSINESS DESCRIPTION: Charter School
BUSINESS ADDRESS: 7720 N Silverbell Rd Marana, AZ 85743
BUSINESS AREA: 2225626050
FIRE SPRINKLER SYSTEM: Yes
BUILDING PERMIT #: B1502-087
BUILDING CODE EDITION: 2012 IBC
OCCUPANCY GROUP: E=1290, E=433
OCCUPANCY LOAD: TYPE OF CONSTRUCTION: V-B

BUILDING OFFICIAL: Benny Sanchez
DATE: 3/4/2016
CERTIFICATE OF OCCUPANCY
TOWN OF MARANA
DEVELOPMENT SERVICES

THIS CERTIFICATE OF OCCUPANCY IS ISSUED TO THE BUSINESS NAME, ADDRESS AND BUSINESS DESCRIPTION SO SPECIFIED. SHOULD ANY OF THESE ITEMS CHANGE OR SHOULD THE PREMISES BE ALTERED OR VACATED, THIS CERTIFICATE WILL BECOME NULL AND VOID.

THIS CERTIFICATE MUST BE POSTED PERMANENTLY IN A CONSPICUOUS LOCATION

BUSINESS NAME: Leman Academy of Excellence, Inc.
BUSINESS DESCRIPTION: Charter School
BUSINESS ADDRESS: 7720 N Silverbell Rd Marana, AZ 85743
BUSINESS AREA: 33982
FIRE SPRINKLER SYSTEM: Yes

BUILDING PERMIT #: B1512-042
BUILDING CODE EDITION: 2012 IBC
OCCUPANCY GROUP: OCCUPANCY LOAD
E=1160

TYPE OF CONSTRUCTION: V-B

INTERIM BUILDING OFFICIAL: Paul Froehlke
DATE: 8/19/2016

Paul Froehlke
DATE: July 23, 2018

LOCATION: 12255 North La Canada Drive Oro Valley, Arizona 85755

BUSINESS: Leman Academy of Excellence

*Fire Certificate of Occupancy for an Educational Facility (Charter School)*

- This inspection and test was for the Fire Certificate of Occupancy, General Fire, Fire Sprinklers, and Fire Alarms and other items as applicable per this permit.
- The above listed facility complies with the applicable code sections of the International Fire Code, locally adopted amendments, and NFPA Standards.
- The above listed facility has passed all fire code inspections and tests on this date.

- Fire Aspect Inspection for a Certificate of Occupancy has passed.

NOTES:

Steven Horbarenko,

Deputy Fire Marshal

Golder Ranch Fire District

520-818-1017
Final Fire Report
1 message

Mark Oberdries <moberdries@northwestfire.org> Mon, Jun 18, 2018 at 10:31 AM
To: "operations@lemanacademy.org" <operations@lemanacademy.org>

Original construction approval for educational occupancy.

Mark Oberdries
Fire Inspector/Investigator
Prevention & Safety
Northwest Fire/Rescue District
(520) 887-1010 x5009

43K
August 28, 2015

Leman Academy of Excellence
7750 N SCHISLER DR
Marana, AZ 85743

Congratulations, an inspection of your facility was completed on Aug 28, 2015 no deficiencies or violations were identified in accordance with the International Fire Code and adopted amendments.

Inspection Note  Final fire inspection is approved.

Note: Fire lanes, pick-up/drop-off issues and traffic direction problems will be addressed in a future FD Access inspection with Leman Academy.

The Northwest Fire District is committed to caring for our community by ensuring our customer's fire and life safety needs are met.
Thank you for your efforts in keeping our community safe.
We look forward to working with you again in the future.

N1654 Mark Oberdries
Inspector

[Signature]

Mark Hilton
August 19, 2016

Leman Academy of Excellence-SITE
7750 N SCHISLER DR, SITE
Marana, AZ 85743

Congratulations, an inspection of your facility was completed on Aug 19, 2016 no deficiencies or violations were identified in accordance with the International Fire Code and adopted amendments.

Inspection Note   Final fire inspection is approved.

Permit #: B1512-042

The Northwest Fire District is committed to caring for our community by ensuring our customer’s fire and life safety needs are met.
Thank you for your efforts in keeping our community safe.
We look forward to working with you again in the future.

Mark Oberdries
Inspector

Mark Hilton
Arizona State Board for Charter Schools

Occupancy Compliance Assurance and Understanding

The Arizona State Board for Charter Schools ("Board"), at a meeting held on November 21, 2017, approved a revised policy that requires new and existing charter holders to submit a copy of a valid Certificate of Occupancy and current Fire Marshal’s Inspection Report for each location where educational services will be provided prior to the initiation of State equalization payments.

The Board will request that the Arizona Department of Education ("ADE") withhold State equalization assistance payments for 1) new charter schools that have signed a charter contract, 2) new schools under existing charter contracts, 3) schools under existing charter contracts moving from one location to another, and 4) new buildings/structures added to an existing school, until the school has submitted valid copies of the required Certificate of Occupancy and current Fire Marshal’s Inspection Report for the new educational facility.

Once Board staff has verified that the appropriate documents for each school location have been received, the Board office will notify the Charter Holder and the ADE School Finance Unit’s Charter School Payment Manager that the school is eligible for payment. The ADE School Finance Unit will mark the school eligible for payment and a payment will generate in the next payment cycle if all other requirements of ADE School Finance have been met. Schools eligible for payment by the 20th of any month will generate a payment for the next month’s payment cycle. Schools marked eligible after the 20th of any month will not generate a payment in next month’s payment cycle. No off-system payments will be made.

**Charter Holder Information**

<table>
<thead>
<tr>
<th>Name of Charter Holder Entity</th>
<th>Leman Academy of Excellence, Inc</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Location(s) for which the request applies</td>
<td>Leman Academy of Excellence - East Mesa</td>
</tr>
</tbody>
</table>

**Signature**

By signing below, I understand the Board’s policy and that I am required to submit an educational use Certificate of Occupancy and a current Fire Marshal’s Inspection Report to the Board office for each school facility operated by the Charter Holder. These documents must be verified by Board staff prior to occupancy of the building and prior to receipt of equalization payments for students enrolled at this school.

I acknowledge that if these documents are not submitted prior to occupancy, the school’s opening date may be postponed and/or the Board may take action as allowed by statute and the charter contract.

Charter Representative Signature: [Signature]

Date: 6-11-18

Rev. 11.21.17
Arizona State Board for Charter Schools

Occupancy Compliance Assurance and Understanding

The Arizona State Board for Charter Schools ("Board"), at a meeting held on November 21, 2017, approved a revised policy that requires new and existing charter holders to submit a copy of a valid Certificate of Occupancy and current Fire Marshal's Inspection Report for each location where educational services will be provided prior to the initiation of State equalization payments.

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<tr>
<td>School Location(s) for which the request applies</td>
</tr>
<tr>
<td>Leman Academy of Excellence - East Tucson</td>
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</tr>
<tr>
<td>Charter Representative Signature: John Smith 01/01/18</td>
</tr>
<tr>
<td>Date: 01/01/18</td>
</tr>
</tbody>
</table>

Rev. 11.21.17
CERTIFICATE OF OCCUPANCY

This certificate is issued pursuant to the requirements of the 2012 International Building Code certifying that at the time of issuance, this structure was in compliance with the various ordinances of the TOWN OF ORO VALLEY regulating building construction or use for the following:

PERMIT NO: C1602889
BUSINESS ADDRESS: 12255 N LA CAÑADA DR
OWNER: DESCO-MILLER LLC
MAILING ADDRESS: 25 N BRENTWOOD BLVD
SAINT LOUIS MO 63103-3709

MAXIMUM OCC LOAD: 2,626
CLASSIFICATION: E
CONSTRUCTION TYPE: VB
SQUARE FOOTAGE: 65,892
PARCEL: 219-47-0060

AUTOMATIC SPRINKLER SYSTEM REQUIRED: Y

DESCRIPTION: LEMAN ACADEMY

ISSUED DATE: 10/03/2017

Issued By: [Signature] Building Official

THIS CERTIFICATE MUST BE POSTED AND PERMANENTLY MAINTAINED IN A CONSPICUOUS PLACE ON THE PREMISES.
CERTIFICATE OF OCCUPANCY

PERMANENT

Issue Date ........ 8/12/05
Parcel Number ....... 105 - 06 - 001
Property Address ... 1000 E WILCOX DR
                   SIERRA VISTA   AZ 85635
Subdivision Name ... N/A
Legal Description ... GENERAL COMMERCIAL
Property Zoning ... CHANCELLOR CHARTER SCHOOL
Owner .............. MODULAR TECHNOLOGY INC.
Contractor .......... 602 272-2000
Application number . 05-00000753 000 000
Description of Work . MODULAR BUILDING PERMIT
Construction type ... TYPE VB
Occupancy type ...... E EDUCATIONAL
Flood Zone .......... NOT IN THE FLOOD ZONE

Approved .......... Barbara A. Piller
                   Building Official

Maximum Occupant Load .......... 657 persons as per Sheet CS1.1 of approved Building Plan*

All construction or work shall be subject to inspection and shall remain accessible and exposed for inspection purposes until approved by the Building Official. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes, and no building or structure shall be used or occupied until the Building Official has issued a Certificate of Occupancy. Permit shall expire and become null and void if work is not commenced within 180 days from the date of issuance of this permit, or if such work when commenced is suspended or abandoned for a period of 180 days.
CERTIFICATE OF OCCUPANCY

PERMANENT

Issue Date . . . . . . . 9/16/04
Parcel Number . . . . . . . 105 -06 -001
Property Address . . . . . 1000 E WILCOX DR
                      SIERRA VISTA       AZ 85635
Subdivision Name . . . . . N/A
Legal Description . . . . .
Property Zoning . . . . . GENERAL COMMERCIAL

Owner . . . . . . . . . . . . . CHANCELLOR CHARTER SCHOOL
Contractor . . . . . . . . . . . MODULAR SOLUTIONS LTD.
                      602 952-9741

Application number . . . 04-00001001 000 000
Description of Work . . . MODULAR BUILDING PERMIT
Construction type . . . . . TYPE VB
Occupancy type . . . . . E EDUCATIONAL
Flood Zone . . . . . . . . . UNKNOWN AT THIS TIME

Approved . . . . . . . . . . . Barbara A. Piller
                      Building Official

Maximum Occupant Load . . . . . . . . . . . . . . . 456 persons as per Sheet 5 of 6 of approved Building Plan

All construction or work shall be subject to inspection and shall remain accessible and exposed for inspection purposes until approved by the Building Official. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes.

No building or structure shall be used or occupied until the Building Official has issued a Certificate of Occupancy.

Permit shall expire and become null and void if work is not commenced within 180 days from the date of issuance of this permit, or if such work when commenced is suspended or abandoned for a period of 180 days.
June 19, 2018

Leman Academy of Excellence
1000 E. Wilcox Drive
Sierra Vista, Arizona 85635

Review of our records indicate that on 07-20-2017 an annual fire inspection was conducted with no documented violations identified at time of inspection. As a result, this letter serves as affirmation that the facilities and grounds meet all standards related to fire code compliance for an Education-Group E occupancy as acknowledged in the 2015 International Fire Code.

Sincerely,

Paul Cimino
Paul Cimino, Fire Marshal
Sierra Vista Fire & Medical Services

Station 201
1295 E. Fry Blvd.
520-458-3319

Station 202
4127 Avenida Cochise
520-452-7075

Station 203
675 Giulio Cesare
520-417-4400
Sierra Vista Fire & Medical Services

Occupancy: Leman Academy Of Excellence
Address: 1000 E Wilcox DR
Sierra Vista AZ 85635

Inspection Type: Annual
Inspection Date: 7/20/2017
Time In: 08:30
Authorized Date: 07/20/2017

By: Hoefl, Bradley (24)
Time Out: 09:00

Form: SVFMS2015E

<table>
<thead>
<tr>
<th>Inspection Topics:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>NO VIOLATIONS FOUND</td>
<td></td>
</tr>
</tbody>
</table>

No code violations found during inspection.

Required

Status: PASS
Notes: No violations found during inspection on 07-20-2017.

Additional Time Spent on Inspection:

<table>
<thead>
<tr>
<th>Category</th>
<th>Start Date / Time</th>
<th>End Date / Time</th>
</tr>
</thead>
</table>

Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 30 minutes
Total Time: 30 minutes

Summary:

Overall Result: Passed
Inspector Notes:

Inspector:

Name: Hoefl, Bradley
Rank: Inspector
Work Phone(s): (520)458-3319
Hoefl, Bradley:

Signed on: 07/20/2017 10:33.

Signature

Date
PROPOSED FLOOR PLAN LEVEL 1 CONT.

GENERAL FLOOR PLAN NOTES:

FLOOR PLAN KEYNOTES:

1. All dimensions and measurements shall be shown on the floor plans.
2. All rooms and areas shall be shown on the floor plans.
3. All doors and windows shall be shown on the floor plans.
4. All staircases and elevators shall be shown on the floor plans.
5. All plumbing and electrical systems shall be shown on the floor plans.
6. All HVAC systems shall be shown on the floor plans.
7. All mechanical systems shall be shown on the floor plans.
8. All structural systems shall be shown on the floor plans.
9. All finishes and materials shall be shown on the floor plans.
10. All lighting shall be shown on the floor plans.
11. All furniture and equipment shall be shown on the floor plans.
12. All người, fixtures, and fittings shall be shown on the floor plans.
13. All signs and symbols shall be shown on the floor plans.
14. All notes and legends shall be shown on the floor plans.

TYPICAL BLDG. NOTES:

1. All levels of the building shall be shown on the floor plans.
2. All floors shall be shown on the floor plans.
3. All stories shall be shown on the floor plans.
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66. All stories shall be shown on the floor plans.
SITE DATA:

SITE ADDRESS:
1000 E. WILCOX DRIVE, SIERRA VISTA, AZ

PARCEL NUMBER:
105-06-001 (EXISTING), 105-06-031F (NEW)

ZONING:
GC

EXISTING LAND AREA (GROSS):
231,304 S.F. (5.31 AC)

NEW LAND AREA (GROSS):
33,660 S.F. (.77 AC)

TOTAL: 264,964 S.F. (6.1 AC)

EXISTING BLDG AREA:
31,185 G.S.F.

NEW BLDG AREA:
22,365 G.S.F.

TOTAL: 53,550 G.S.F.

EXISTING PARKING PROVIDED:
105 SPACES (INCLUDES 5 ACCESSIBLE SPACES)

TOTAL PARKING PROVIDED:
130 SPACES

PROPOSED ADJUSTMENT:

EXISTING BASKETBALL COURT

REVISION DATE

DESCRIPTION

DRAWN BY

DRAWING NUMBER

DRAWING TITLE

SCALE

PRELIMINARY NOT FOR CONSTRUCTION

1" = 20'-0"
PHASE I
±59,882 S.F.
750 STUDENTS
2 STORY
FIRE LANE
K-PLAY AREA
±56,981 S.F.

PHASE II
(34,000 S.F.)
2 STORY
400 STUDENTS

SITE DATA:

PHASES:
PHASE I
PHASE II

BUILDING AREA
BUILDING FOOT PRINT

PARKING CALCULATION:
PARKING PROVIDED

AREA INCLUDES COMMON AREA "B": 24,857 S.F. (.57 AC)

ARCHITECTURAL SITE PLAN
ARCHITECTURAL SITE PLAN (EAST)