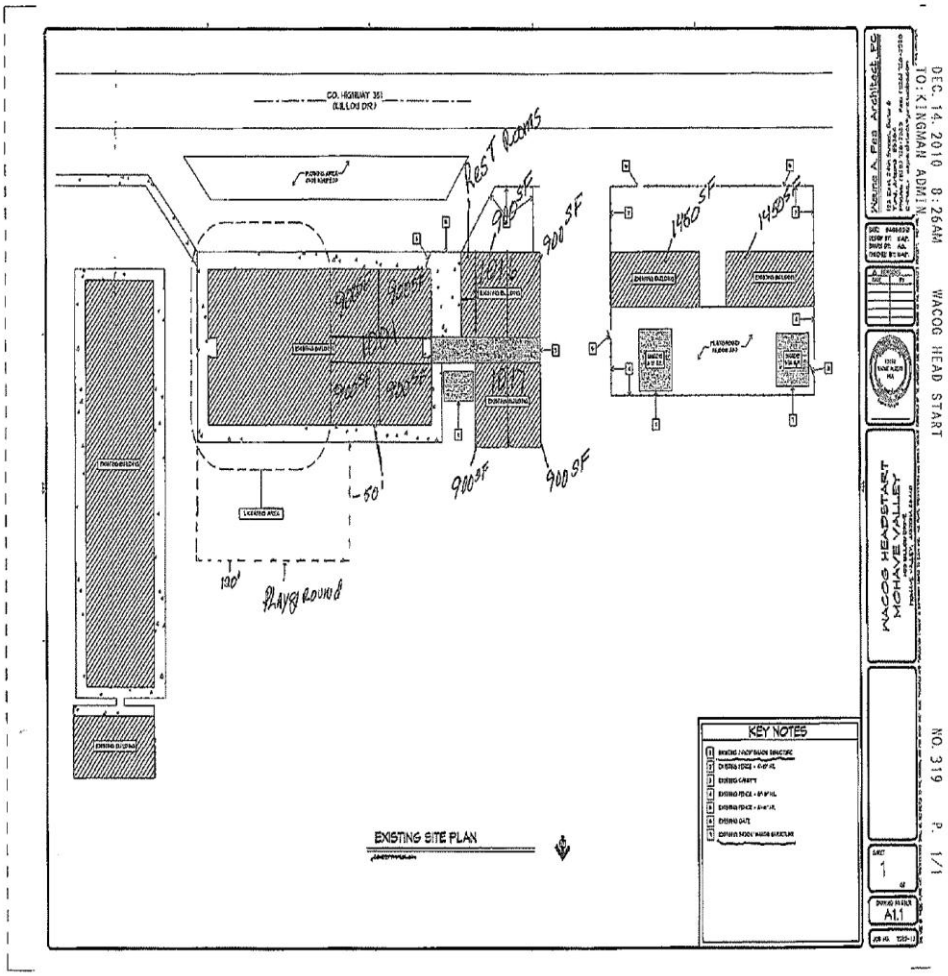
C.1 Facilities Acquisition

Facility Need

During the first year of operation, Desert Star Academy anticipates renting a facility in the South Fort Mohave / North Mohave Valley area, the midpoint between the two identified target communities. Appropriate facilities are limited and alternate locations were selected and researched. Based on an estimated 85 scholar population the first year, the facility will need to be 5,000 square feet, 7,500 square feet in year two and 10,000 in year three. After year three, when all grades are at or near capacity, Desert Star Academy plans to move to a larger more permanent facility. A cash reserve has been budgeted in year three to accommodate this move. The initial facility will need four classrooms that will accommodate twenty to twenty-five students, a small teacher workroom and a small office for scholars and parents to meet with members of the administration team. The classrooms need to be at least 600 square feet. There are properties located within the target area that will accommodate this need. Upon approval of the Charter, a facility will be negotiated.

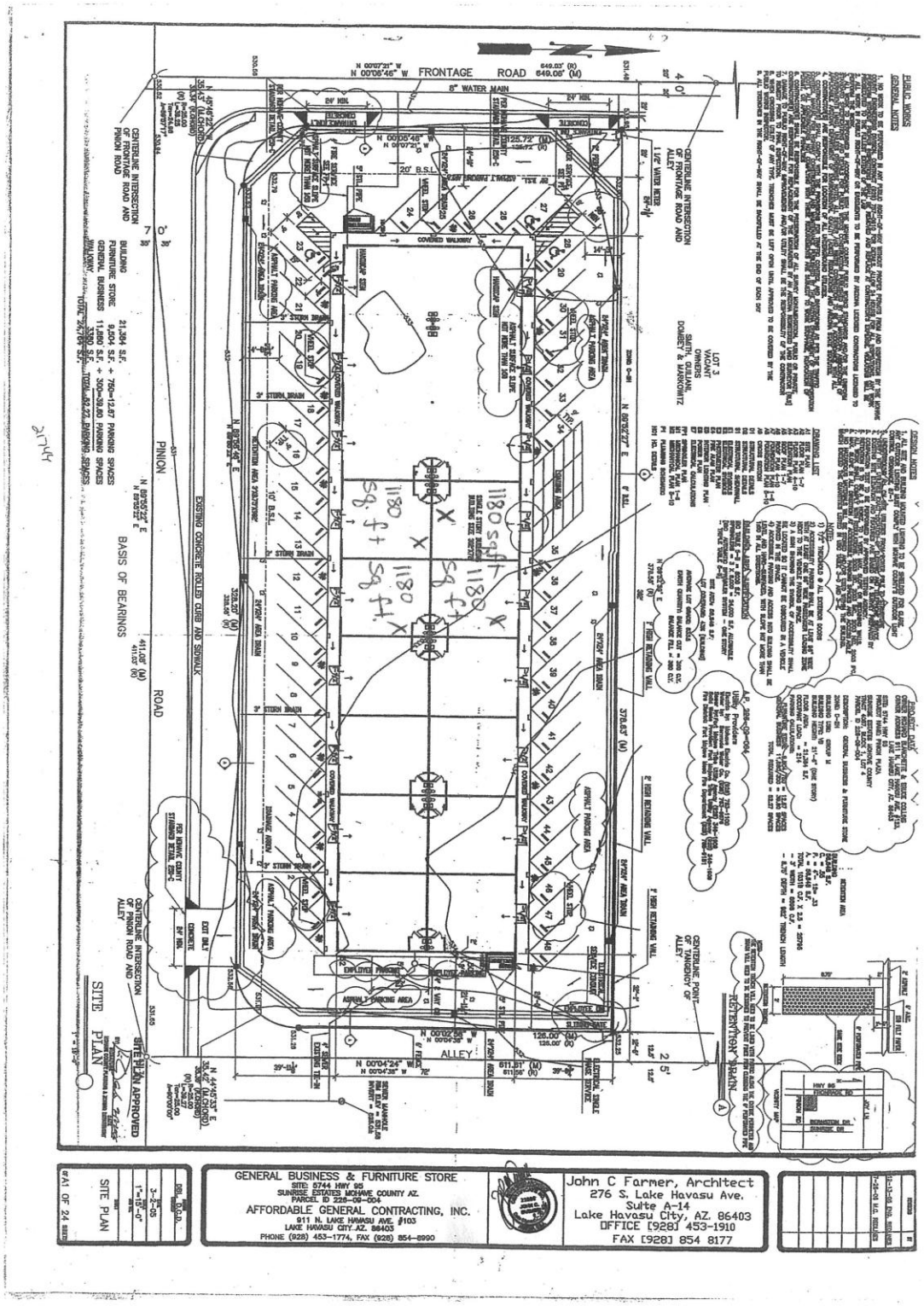
After a preliminary search, three options were established. Two of the three options are existing facilities which were previously used as classrooms and the property is zoned as such. No renovations are required for these options. These two options are not a first choice; the facilities are limited in space and will not accommodate growth in years two and beyond. The enrollment cap of Desert Star Academy is 500 students. The Academy is projected to be at full capacity in year five. Based on enrollment trends during the first three years, a permanent facility will be established in year four or year five. The strip mall in option two would be the best facility to accommodate the long term growth. The owner in option 2 is also willing to work with the charter school by allowing occupancy for improvement and staff development meetings in July rent free with a signed lease of three years.

Option 1: Mohave Valley: Rent two modular buildings with two classrooms and a bathroom in each building from the Head Start Program. The first building would house the kindergarten and the first grade classrooms, the second building would house the second/ third combination class and the fourth /fifth and sixth grade combination class. Partitions would be used to separate the office space and teacher workroom. This facility is located in Mohave Valley adjacent to the Head Start Preschool. The buildings are built and coded for a school. There is also a field for the children to have recess and some playground equipment available for use. The Head Start program would have to present the charter school plan to their committee for lease approval. Ms. Covert indicated that the lease would be minimal as the Desert Star Academy charter school is a non-profit entity. She was not able to give a quote. Desert Star Academy would be required to pay all utilities which would include electricity, water and trash.


DEC. 14. 2010 8:26AM
TO:KINGMAN ADMIN
WACOG HEAD START
NO. 319
P. 1/1
WACOG HEADSTART
MOHAVE VALLEY
A1.1
Rest Rooms
1480 SF
1480 SF
900 SF
900 SF
900 SF
900 SF
900 SF
900 SF
50'
190'
Playground
KEY NOTES
EXISTING SITE PLAN

Option 2: Fort Mohave: Rent office space in a professional strip mall. The rental area is 5,000 square feet with room to expand. The facility is now in escrow with a developer who intends on renovating the complex. Initial conversations have taken place with the developer and Margie Montgomery regarding Desert Star Preschool and Academy. The developer was encouraged about a school moving into the location. The facility has a total of twelve vacant retail spaces of various sizes. One location was discussed for the preschool with four other spaces available for the first year of the charter school once the application is approved. Both parties verbally agreed to a rental fee of $500.00 per month for each unit for the first year of operation. $500 times 4 units is $2,000 per month. The total cost of the lease for one year would be $24,000. The first two months of July and August would be rent free with a two-year signed lease. Formal negotiations for the charter school will occur once the application is approved in January of 2013. Desert Star Preschool anticipates moving to this new location in July of 2013. The preschool will provide the security deposit for the facility and in the future for the charter school. The landlord is responsible for trash, water and common area maintenance. The tenant will be responsible for electricity which is in alignment with the three year budget and assumptions. There will not be any building improvements as this is an abandoned building and the developer will complete all improvements needed prior to moving in.

The Fort Mohave facility is more conveniently located and is currently wired with cable for computers in each classroom. This facility does not have an open area for recess. It has a black top area that can be blocked with cones for children safety. The student activity would need to be structured with extra supervision provided by the teachers and classroom assistant.


FRONTAGE ROAD
PINION ROAD
ALLEY
BASIS OF BEARINGS
SITE PLAN
GENERAL BUSINESS & FURNITURE STORE
SITE: 6744 HWY 95
SUNRISE ESTATES MOHAVE COUNTY AZ.
PARCEL ID 228-09-004
AFFORDABLE GENERAL CONTRACTING, INC.
911 N. LAKE HAVASU AVE. #103
LAKE HAVASU CITY, AZ. 86403
PHONE (928) 453-1774, FAX (928) 854-8990
John C Farmer, Architect
276 S. Lake Havasu Ave.
Suite A-14
Lake Havasu City, AZ. 86403
OFFICE [928] 453-1910
FAX [928] 854 8177

Option 3: Fort Mohave: As a last resort, Desert Star Academy would rent four classrooms from the Methodist Church for the first year only. A second location would have to be secured during years two and three. Each room is 700 square feet and equipped with chalkboards. This location is ½ mile off the main highway that runs through town and the property adjacent to the facility is occupied by the local hospital. There is a sand area in which a playground slide could be installed for recess. There is also a teacher desk and student tables and chairs in each classroom that would accommodate 15 students. Additional tables and chairs can be purchased to accommodate the necessary student population of 20 to 25 students per classroom. After speaking with the pastor, and describing the plan to open a Charter school, he was receptive to the possibility of renting the location for up to two years. The rental fees would be determined by the Church Council at their monthly meeting. The council had not met at the time of this application. The pastor assured us the rent would not exceed 50 cents a square foot.

After researching the Mohave Valley / Fort Mohave area for property and facilities, it was determined the average rental rate is 50 cents per square foot. All of the above facilities include water and trash service, with Desert Star Academy to pay for electricity and phone service.

Timeline for Securing a Location

January 2013	**Select a location and begin negotiations for a lease**
February 2013	**Sign lease, negotiate first rent payment Aug. 1, 2013**
March 2013	**Occupy buildings and walk through to determine if improvements will be needed** **Contact Mohave County Building Department to obtain and complete an application to "Change Occupancy"** **Contact appropriate people to complete improvements if needed**
April 2013	**Improvements completed** **Contact Fire Department for safety inspection**
July 2013	**Move-in for staff development trainings, classroom preparation and "Meet Your Teacher Night"**
August 2013	**First day of school**

Select a location and begin negotiations for a lease upon approval of the Desert Star Academy's charter application in January of 2013. In February of 2013 sign the lease. In option 2, the

owner has agreed to allow early occupancy for building improvements and appropriate inspections to obtain necessary permits. Desert Star Academy Preschool will pay for any deposits that may be needed to secure a location. The facility will be occupied in March, 2013 for building improvements if necessary. Improvements will be complete in April of 2013. Appropriate agencies will be contacted to obtain necessary permits. The buildings will be ready for occupancy in July 2013 for staff development trainings, classroom preparation and "Meet Your Teacher" night in July. First day of school is August 1, 2013.

Costs Associated With Securing the Facility

A $75.00 fee will be required to obtain a "Change of Occupancy" permit with Mohave County. Desert Star Academy, Inc. will be located in Mohave County outside the city limits of Bullhead City. Mohave Valley and Fort Mohave are unincorporated areas in Mohave County. Becky Bramlett from the Mohave County Zoning informed Desert Star Academy, Inc. that Mohave County does not require any other licenses or permits to operate as an education entity aside from the "Change of Occupancy" permit. There is a fee, however to obtain a permit to operate as a "satellite" food service provider. The fees required for this service is $274.00 for the permit and $451.00 for a plan review. Desert Star Academy, Inc. will not be operating as a "satellite" food service entity. Scholars will be informed and expected to bring their own snacks and lunch.

In the start-up budget, $1,000.00 was budgeted for any unforeseen costs that may arise as Desert Star Academy, Inc. begins operation.