C.1 Facilities Acquisition

DETAILS OF THE ACQUIRED FACILITY

Greenhouse Montessori School is fortunate to have a facility that meets its needs, thus there are no estimated costs associated with securing a facility. The land and facility are owned jointly by the LLC of the Greenhouse Montessori Preschool and Toddler Center and by Mr. and Mrs. Papp. Because the property houses a private preschool which already covers all expenses associated with the property, Mr. and Mrs. Papp have agreed that GMS will not have to pay any rent or maintenance fees in its first year of operation. The preschool has been maintaining the property and will continue to do so until GMS is financially able to pay a reasonable rental fee. The operational budget reflects rental fees in year 2 and 3.

DETAILED DESCRIPTION OF THE FACILITY

All improvements to retrofit the existing buildings to commercial code, ADA accessibility, and to provide paved parking, draining, and dry well, were done per Maricopa county requirements in 2006. A phone inquiry with Rob Khufuss of Maricopa County Planning and Development held on May 20, 2009 indicated that the current facilities, now zoned C-1, can accommodate the planned elementary school.

Two buildings are nestled on 1.1 acres of land at 505 South Gilbert Road in Gilbert, Arizona, 85295, in Maricopa County. One building has 1,824 square feet (see A and B in section C.1, Layout of Space exhibit) and currently houses the private preschool and toddler room. The 10 kindergartners in year one will attend class in this multi-age preschool environment. It also includes a small kitchen. The other building has1,264 square feet (see C in section C.1, Layout of Space exhibit) and will be the site of the elementary classroom and one administrative office. The classroom space in this building is approximately 1050 square feet and will accommodate 30 students. Covered patios and shade trees expand the usable area of the facility and support the Montessori value of nature as a learning environment. The site also includes a large playground area on sand, a grassy area, a seasonal temporary gazebo, a garden area with five permanent raised garden beds for vegetables, numerous flower beds, a fountain and a ‘sunflower house’ area. There are three sitting areas in and around the garden where children can sit, practice yoga, play instruments, write or draw in their journals, care for the plants, etc. A surrounding fence provides safety. The play ground area is at the center back of the property. The school faces Gilbert Road where there is access to ample parking.

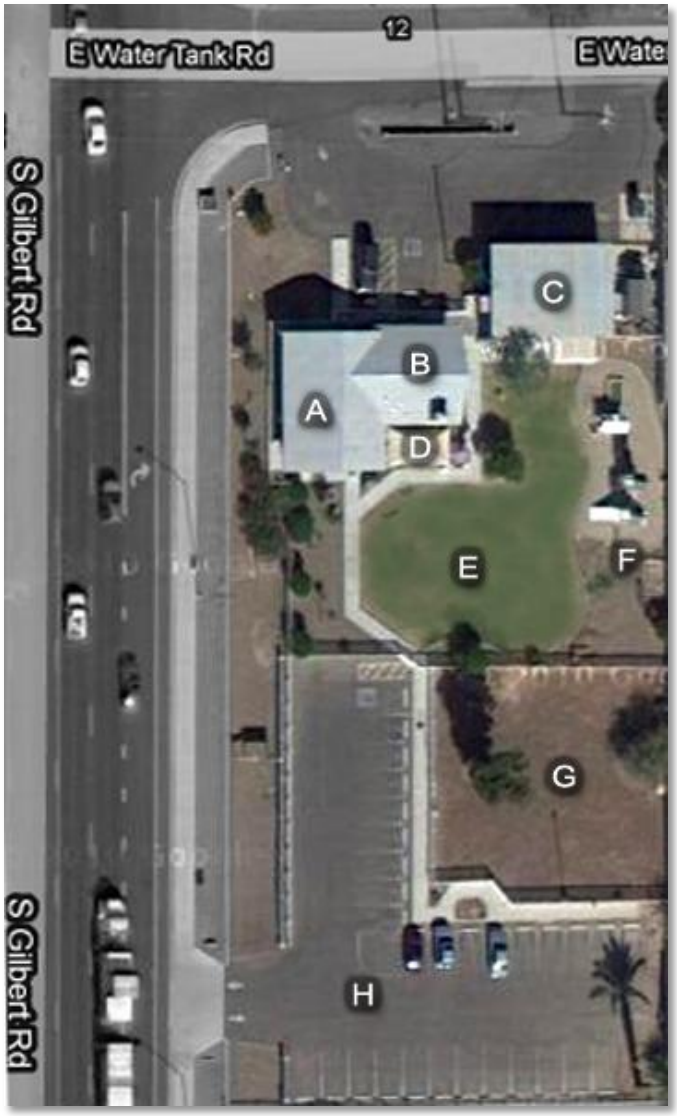
Over $220,000 has been spent in improvements to the site in order to bring it up to commercial code as mentioned above. The total overall facility capacity for all buildings on the property is 75 which allows for both the existing private preschool and the planned first year of the charter school. The large rooms enable the teacher to establish learning environments that spark the interest of the students. Ample specialized storage allows individual students to be involved in different activities and to be responsible for returning materials to the appropriate place when

finished. Freedom of movement is important to a Montessori classroom. In addition to facilitating the transition from activity to activity, freedom of movement supports the Practical Life activities.

A language area environment is rich in oral language activities, exploration of letter sound and symbol, writing, reading and function of words. Work here will flow into all academic areas including social studies and science. The Math area environment contains concrete materials that enhance the child's ability to easily and joyfully obtain many facts and skills relating to arithmetic. The children will use materials for counting from 0 -10 and from there move onto concepts of linear counting, decimal system, addition, subtraction, multiplication, and division.

In summary, GMS is an outgrowth of an existing preschool and will be housed on the same property as the preschool in an adjacent building. As owner of the property, Jennifer Papp will not charge the charter school any rent for the first year. Because there is no facility expense involved with the first year of the charter school's operation, surrounding rental fees are not applicable but are reflected in the budget for years two and three at comparable rates of $20 per square foot and will reflect fair market value for the current year. The GMS property also includes an empty fenced plot of land large enough for two additional classrooms (see G in section C.1 Layout of Space exhibit). It is the intent of GMS to build another building in this space to house students in proposed operational year 2 and 3. Further research will be done to determine the details of that expansion.

C.1 Layout of Space Exhibit



Site Map:

A = Preschool Room

B = Toddler Room

C = Future Elementary Room & Administrative Office

D = Outdoor Environment Patio

E = Grass area

F = Playground and Garden Area

G = Empty Lot for Future Expansion

H = Parking with access to Gilbert Road

Future Elementary Room & Administrative Office

Garden and Playground Area