C.1 Facilities Acquisition

Havasu Preparatory Academy High School will be located at 900 North Havasu Drive in Lake Havasu, Arizona. The plan is to lease the second floor of the building that will also contain the site of Havasu Preparatory Academy which serves grades 7 and 8.

When searching for a building we concentrated on the central area of Havasu in order to be centrally located for all students. We needed a building that would accommodate at least twelve classrooms and have an area for students to participate in the National School Lunch Program. We also needed a front reception area with at least three office areas to accommodate a School Leader/Curriculum Coach, Special Education Services and a small meeting area for parent and/or student meetings. We needed at least 700 square feet per classroom and offices of at least 100 square feet. We needed at least a 200 square foot teacher work area and an 800 square foot student eating area. We needed enough restroom facilities to accommodate 300 students as well as staff restrooms.

Classroom/Teacher Assignment Chart

Departments	Classrooms in Year 1	Classrooms in Year 2	Classrooms in Year 3
English	2	3	3.5
Fine Arts/Languages/Electives	1.0	1.0	1.0
Math	2	3	3.5
Science	1.5	1.5	2
Social Studies	1.5	1.5	2

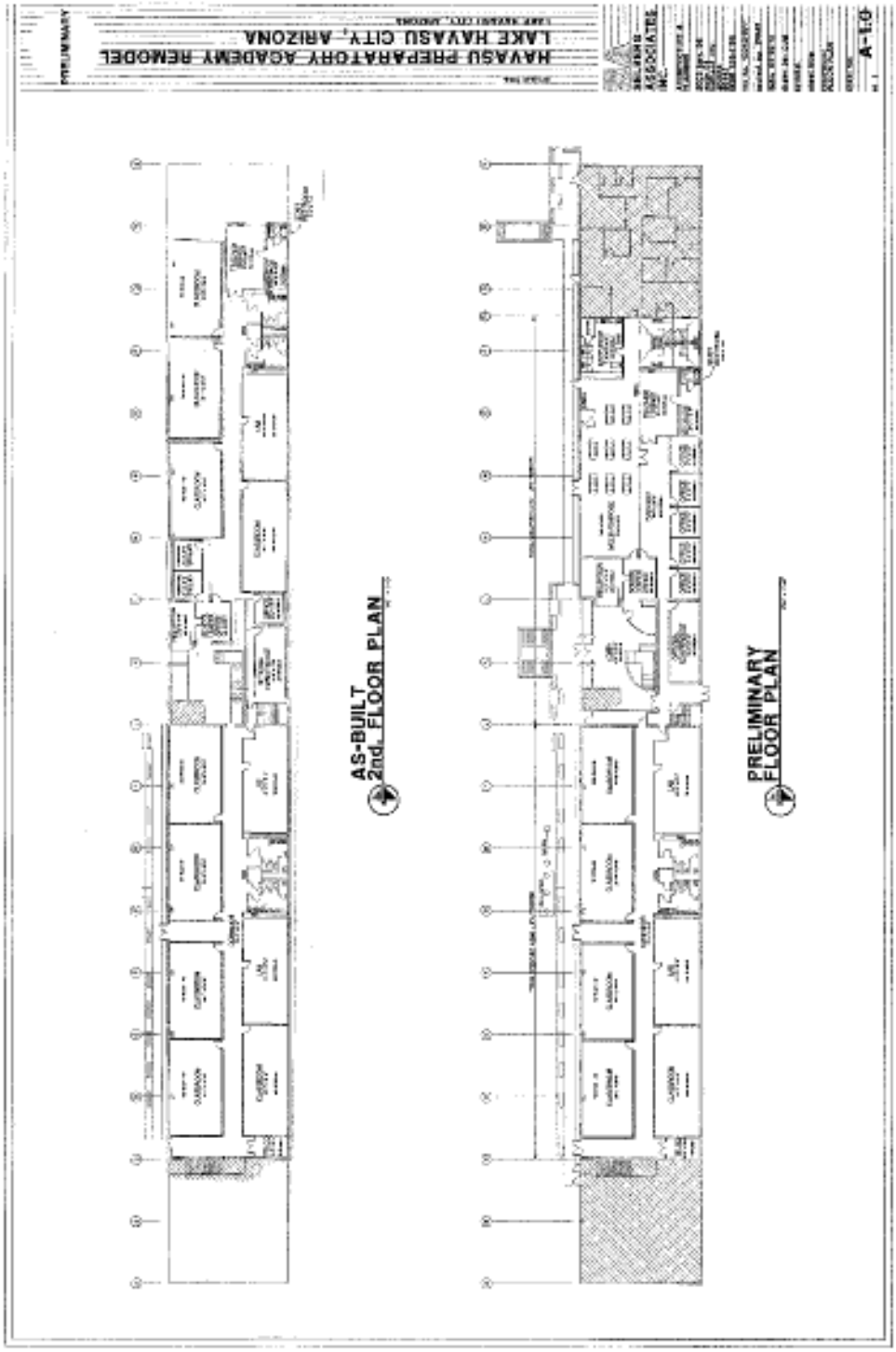
This is consistent with our plan for 8 classrooms/teachers Year 1, 10 classrooms/teachers Year 2 and 12 classrooms/teachers in year 3. Each teacher will be teaching 4 sections of classes per day.

We have already entered into negotiations with the landlord and he has agreed to lease the school 12,000 square feet on the second floor for 7.50 sqft per year. The landlord will include tenant improvements to include the installation of an elevator. In order to be ready for a June 2014 occupancy date final floor plans will be submitted and permitting started in November 2013.The plan would be to start the build out and sign a lease agreement in late January once the charter is secured. The lease payments would not begin until August 2014. It is anticipated that a month for permitting and four months for a build out. This leaves a month to obtain the needed county and fire inspections so that a Certificate of Occupancy can be obtained by June 2014. The school would be able to move in during June and hold open houses on site during the months of June and July in anticipation of an August start date.

The tenant improvements will include the creation of twelve classrooms each about 800 square feet. There will also be an office for the .5FTE school leader that will be shared with the curriculum coach. Three additional offices exist for Special Education, an office manager and an additional area for future use. A teacher lounge/work area with attached storage will serve as a place for mailboxes and a large copy machine. Each hallway has a set of student restrooms with an additional staff restroom located off of the teacher work area. A conference room off the main lobby provides a place for either staff to meet or larger parent conferences to be held. The high school will have use of a multi-purpose room on the first floor. It is anticipated that grades 7-12 would share this space for breakfast before school and then lunch times would be defined by grade levels.

The school would not incur any costs until the first lease payment in August 2014. The leasor will assume all costs of tenant improvements and permitting up until a C of O is obtained.

The next page contains a layout of space showing floor one (with the multipurpose room) that we anticipate will be be occupied by grades 7-8 in the 2014-2015 SY. The second diagram shows the layout of space for the second floor of the building which will be occupied by Havasu Preparatory Academy High School. Each floor is about 12,000 square feet.


PRELIMINARY
HAVASU PREPARATORY ACADEMY REMODEL
LAKE HAVASU CITY, ARIZONA
LAKE HAVASU CITY, ARIZONA
A-1.0
AS-BUILT
2nd. FLOOR PLAN
PRELIMINARY
FLOOR PLAN