C.1 Facilities Acquisition

Working closely with the board and of the Institute for Transformative Education (ITE) and, when hired, the Principal of the Western Institute, Every Voice in Action Foundation (EViA) will secure a property for the school and lease it to ITE. Because charters operate on less funding than district public schools, the Foundation seeks to equalize the Western Institute's chance for success by subsidizing facility costs for the initial years of operation. All costs for acquisition and building improvement for the school will be incurred by EViA. The foundation will lease the facility to ITE for below market rent until school operations can support reasonable and customary rent (lease payments: Year 1 – no rent; Year 2 - $84,000/$7000 per month; Year 3 - $120,000/$10,000 per month, with a projected 180 student enrollment). Starting in Year 2, rent will be paid on a monthly basis. EViA regards the school facility acquisition and subsidized lease as a mission related investment.

The two organizations are currently researching and conducting site visits to suitable properties in central Tucson to be ready for approximately 80-90 students in August 2011. EViA has contracted with commercial realtor, Peter Villaescusa, First Vice-President of CBRE, Tucson, to conduct our search and purchase. We are looking for a property easily accessible by lower-income students on bicycles and public transportation, as well as those with other transportation options.

Ideally, we would like to find a site with the improvements of a former school or comparable facility to speed compliance with all applicable laws and regulations, including the Certificate of Occupancy approved for educational use. Western Institute's facility will need to accommodate 300 students at full enrollment. There will be no more than 25 students per classroom and classrooms will be sized accordingly. The property should include 4+ acres, with ample parking, and appropriate zoning and street access. At capacity, we will need administrative offices, at least 13 classrooms, a media lab, a science lab, library/resource room, great room-auditorium, career center, and ideally a cafeteria with an industrial kitchen. Ultimately, we believe we will need a facility of approximately 40- 45,000 square feet.

Early in our search last spring, we located an existing, school facility of approximately 14,000 square feet at 200 E. Yavapai that clearly needed further renovation. The following map indicates 1) the site's boundary information for one, five, and ten miles. The ten mile radius is bounded on the North by Tangerine Road, on the East by Harrison Road, on the South by Valencia and on the West by Camino de Oeste and Tucson Mountain Park.

This property includes an operating school/church building, parking, and sports fields on an approximately 3 acre parcel, with an adjacent parcel also for sale (shown on the following pages). We originally envisioned renovating this property and *adding modulars and/or building out over time as enrollment increased. However, we went forward with an architect's inspection and found that the existing foundation is not sound and a renovation is not advised. We are currently seeking architects' estimates for building on the property. Building instead of renovating will extend the time for completion to 18 months. In this scenario, the newly constructed school building would accommodate the anticipated 300 students and no further additions or modular classrooms would be needed. Because the build option will take more*

time, we are also investigating rental options for the first year and have already located several adequate facilities for rent.

In addition we are also investigating several Tucson Unified School District (TUSD) closed school properties in central Tucson. Tucson Unified School district closed 9 schools in 2010. In the November 2010 election, voters approved a proposition that authorized TUSD to sell some or all of these properties to address budget shortfalls. EViA and ITE board members have already toured three of these properties and one in particular is an excellent match to our needs. It is a 41,500 square foot facility in excellent condition that accommodated 271 students in 2009 before closure, situated on an 11-acre parcel. The property is ready for use. Parking will need to be expanded in Year 2, but no modulars or build-outs will be needed. A floor plan and aerial map are shown on the following pages.

Two other closed TUSD schools would also be suitable for the size and program of the Western Institute. Both would require renovations that could be completed for occupancy in August 2011. TUSD is currently appraising the properties and we expect that process to be complete by December 15, 2010. We expect TUSD will entertain proposals and bids through January 2011. As a successful bidder the foundation would proceed with inspections and anticipate taking possession of the property in April 2011. All three TUSD properties are located in central Tucson within the 10 mile radius of the Yavapai property previously discussed. While each of the TUSD schools has its own radius and encompasses different neighborhoods at the perimeter, the basic demographic information and expected student body demographics are the same.

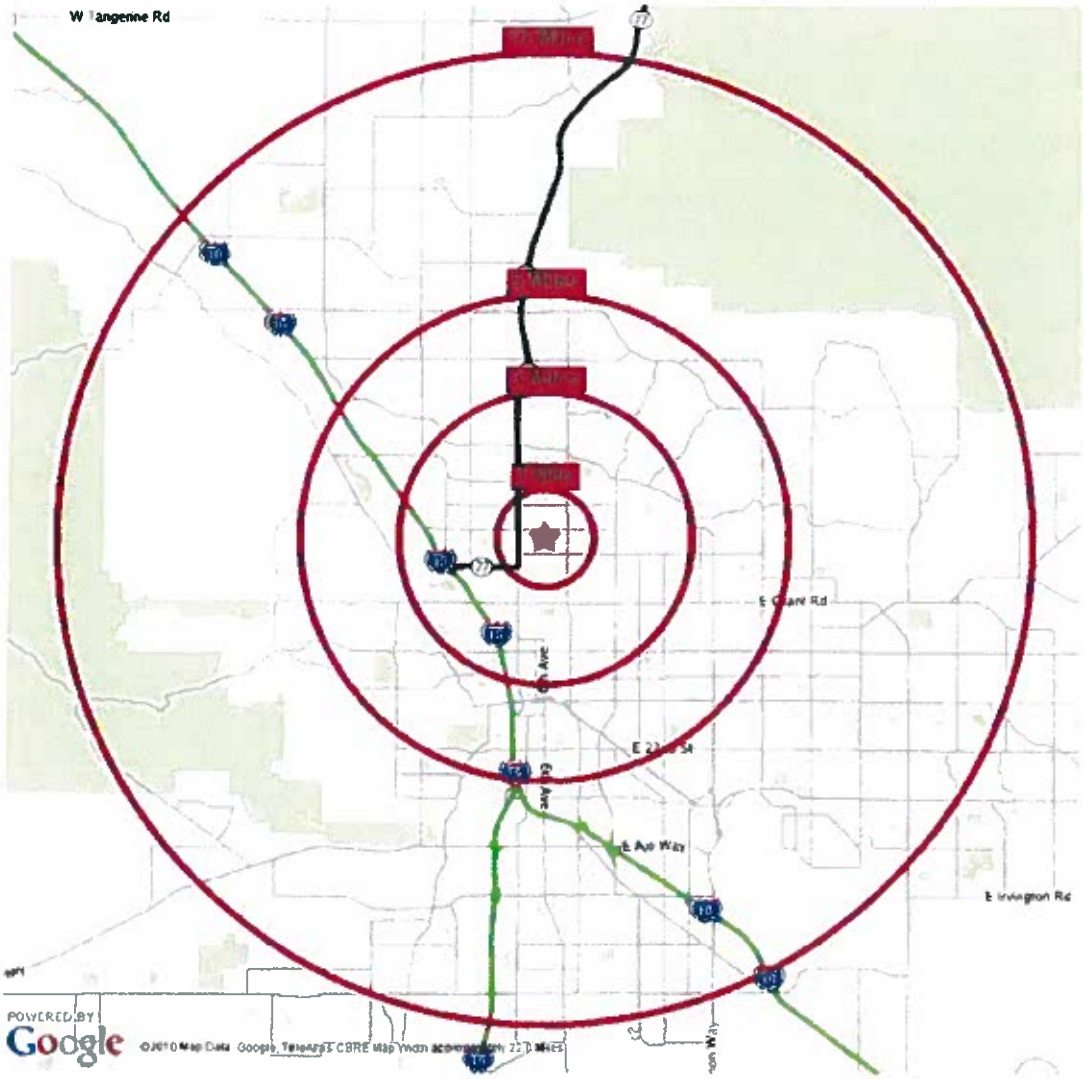
Every Voice in Action Foundation has met with and explored financing options with a bond specialist and ascertained our capacity to fund the options described.

EViA and ITE are still researching properties and the timeframe for school purchase and readiness for occupancy will vary depending on the site and facility selected. However, one of the scenarios outlined above is likely.

Demographic Report

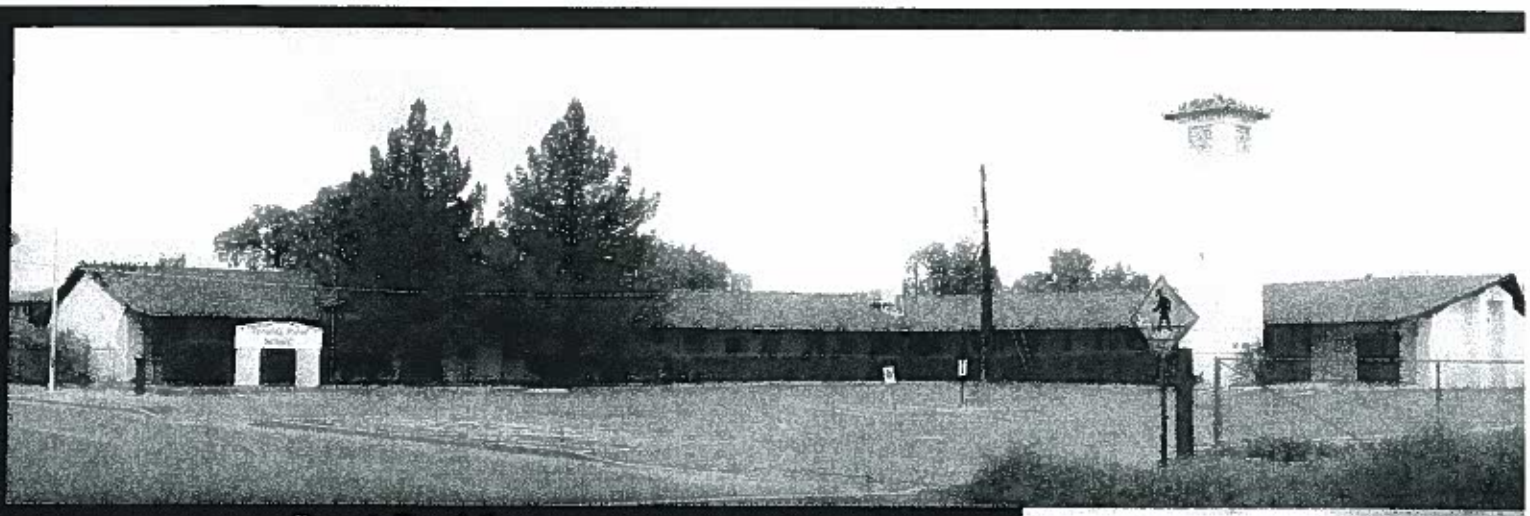
We are proposing to locate in a lower income area, likely within the Amphitheater School District. A possible site is 200 W. Yavapai, Tucson, Arizona. The map below indicates boundary information for one, three, five and ten miles. The ten mile radius is bounded on the north by Tangerine Road, on the East by Harrison Road, on the South by Valencia and on the west by Camino de Oeste and Tucson Mountain Park.

Location	Longitude	Latitude
1. 200 E Yavapai Rd - 1 mile radius	-110.968647	32.269853
2. 200 E Yavapai Rd - 3 mile radius	-110.968647	32.269853
3. 200 E Yavapai Rd - 5 mile radius	-110.968647	32.269853
4. 200 E Yavapai Rd - 10 mile radius	-110.968647	32.269853



Prepared On: 6/30/2010 2:32:56 PM

© 2010 CB Richard Ellis, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Sources: Claritas.



Property Description:

Address: 200 E. Yavapai Rd.
Tucson, AZ 85705

Building Size: 14,105 SF

Site Area: 128,088 SF

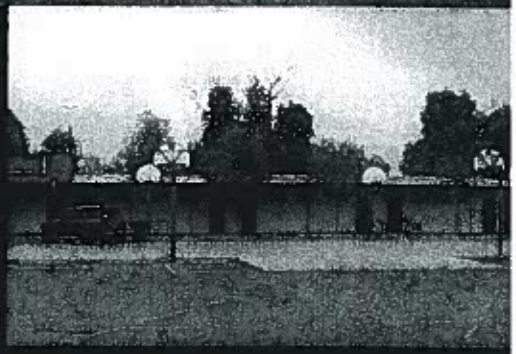
Zoning: R-3

Price: $1,500,000

Lease Rate: $9.00SF NNN

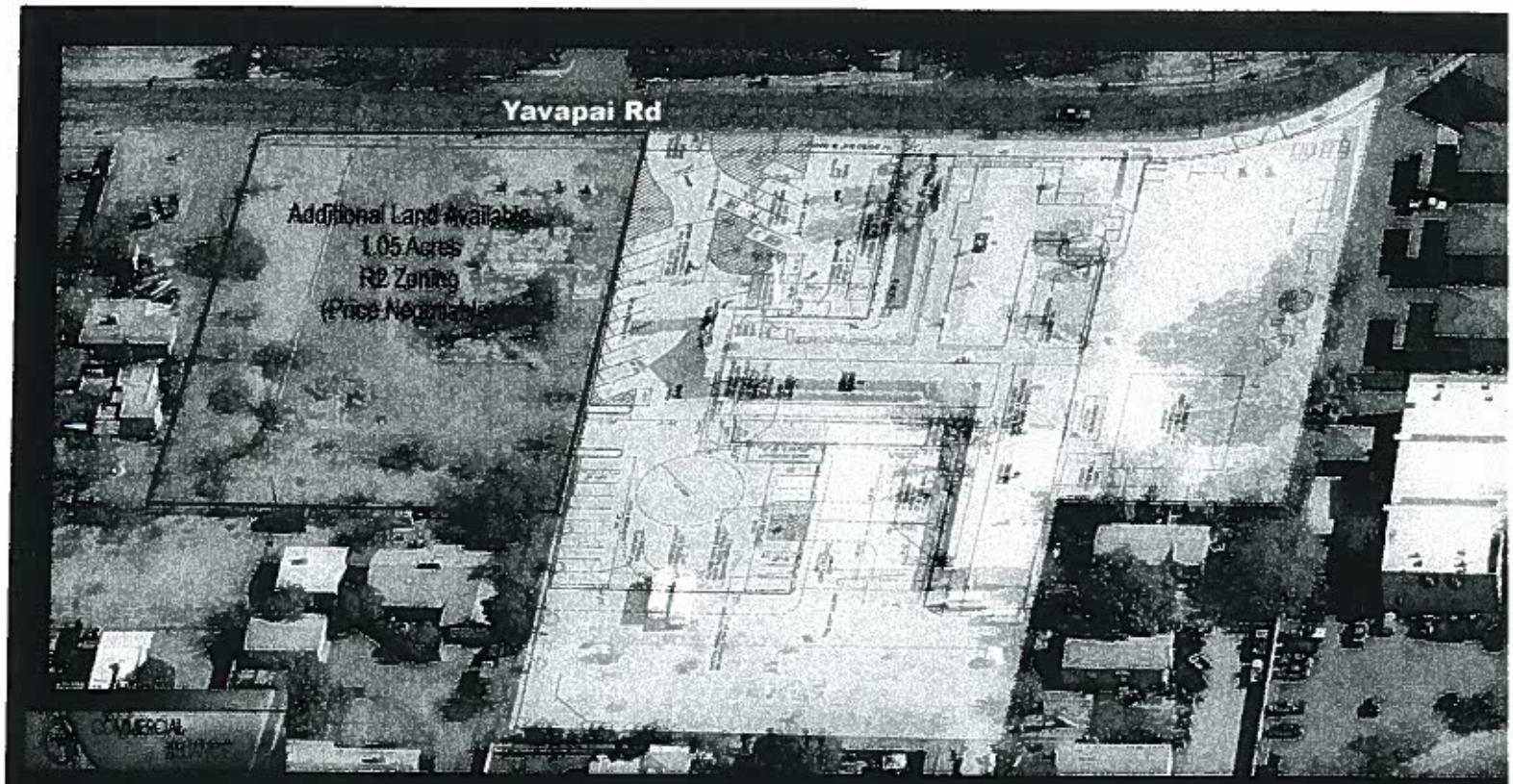
Property Highlights:

- Central Location
- Quiet residential neighborhood
- Solid block construction
- Fenced play and sports areas
- Rare opportunity to Own or Lease



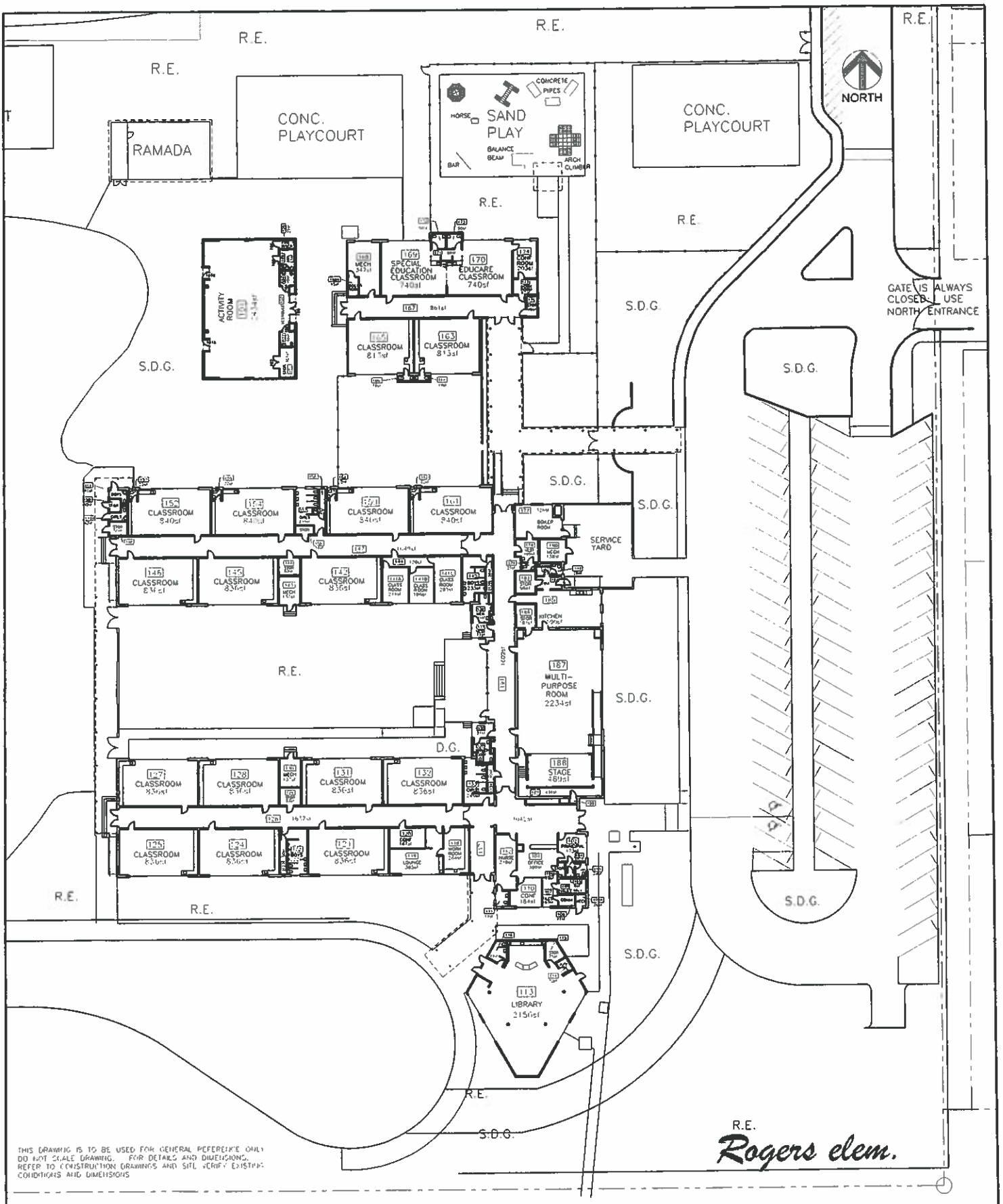
NEIL PETERSEN | JON LUSH
2945 W INA RD, SECOND FLOOR
TUCSON, ARIZONA 85741
OFFICE | 520.326.0017

200 E YAVAPAI RD



Neil Pelzang | Jon Lust
2945 W Ina Rd, Second Floor
Tucson, Arizona 85741
Office / 520.326.0017

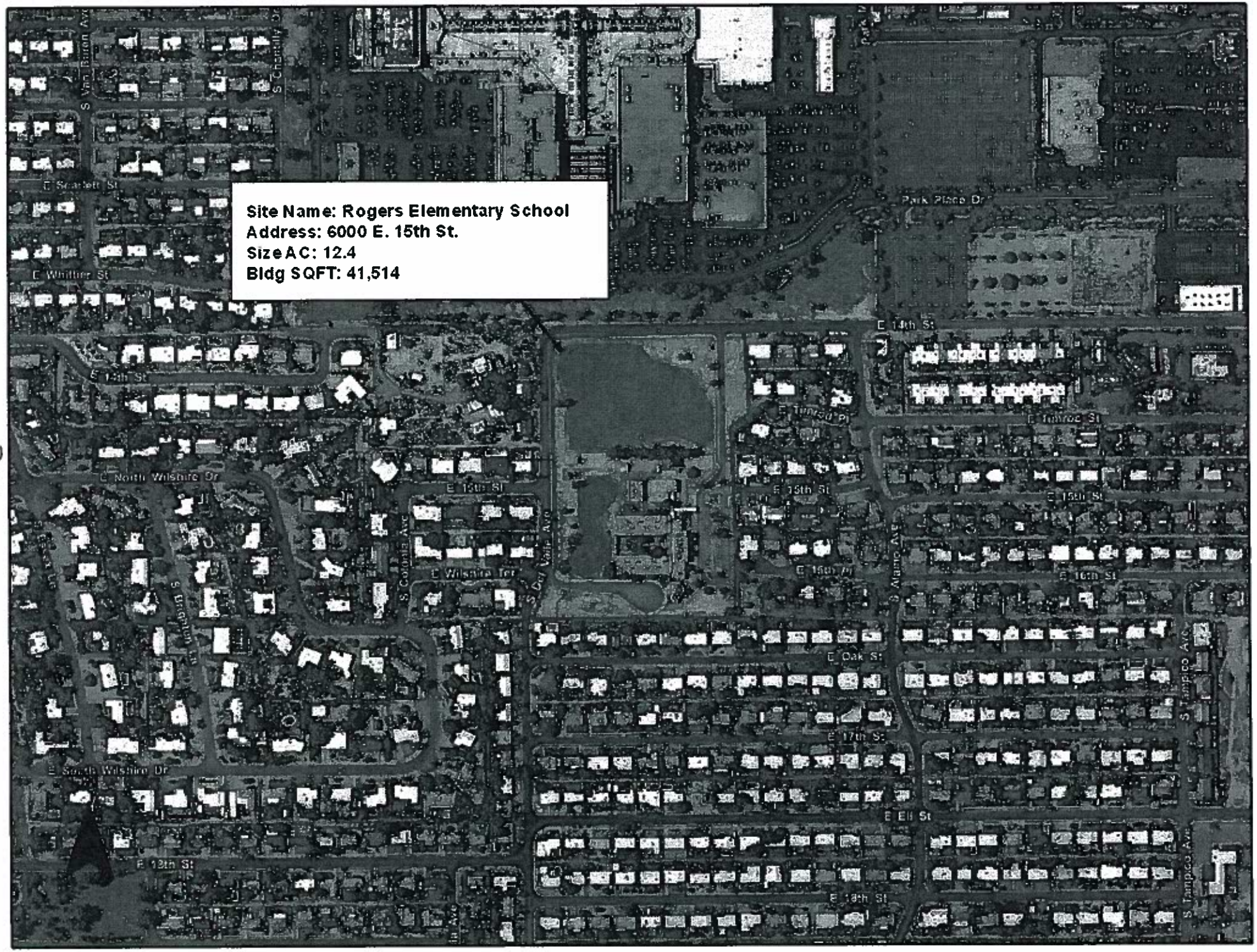
Adjacent Land



THIS DRAWING IS TO BE USED FOR GENERAL REFERENCE ONLY DO NOT SCALE DRAWING. FOR DETAILS AND DIMENSIONS, REFER TO CONSTRUCTION DRAWINGS AND SITE VERIFY EXISTING CONDITIONS AND DIMENSIONS

201

TUSD ENGINEERING and PLANNING SERVICES — Building for Children — 2025 E. Winsett, Tucson, AZ 85719	Rogers.dwg	6000 E. 15th St.	Nov. 15, 2005 sheet 1 of 2
	1" = 60'	main bldg & library	Rogers elem


Site Name: Rogers Elementary School
Address: 6000 E. 15th St.
Size AC: 12.4
Bldg SQFT: 41,514
E Scarlett St
E Whittier St
E 14th St
E North Wilshire Dr
E 15th St
E Wilshire Ter
S Colonia Ave
S Del Vale Ave
S Chandler St
S Van Buren Ave
Park Place Dr
E 14th St
E Tulsa Pl
E Tulsa St
E 15th St
E 16th Pl
E 16th St
Maple Ave
E Oak St
E 17th St
E Ell St
E 18th St
S Tampico Ave
E South Wilshire Dr
E 13th St

202