Business Plan
C.1 Facilities Acquisition

Required Exhibit - Layout of Space:

See Floor Plan (Page 3) and Site Plan (Page 4) at the end of this section (C.1).

Facility Description:

The facility of P.V. Montessori School is situated on two acres of land. The entrance to the property is from the west off Sarival Avenue and the other sides of the school property are protected by a six-foot high block wall. The parcel has thirty-six mature trees. Students at all levels will benefit from the shared garden space in the rear of the property. This spacious area has a paved walkway with native plants, a meditating labyrinth, grass area, Zen garden, and over 1,000 SF for vegetable gardening.

The existing building intended to be used by P.V. Montessori School has a total of 3,400 SF and an approved capacity for 100 students (Year 1). The building space will be shared between an existing private Montessori preschool and the charter school. The space designated (square footage, number of classrooms, layout of space, and location) for the charter school supports the implementation of the educational program and accommodates the number of anticipated students.

Before starting Year 2 the existing three-car garage will be converted into an Upper Elementary Classroom. This new classroom will include two restrooms and a small kitchenette. The classroom will have a total of 820 SF. The Upper Elementary students will enjoy their own outdoor patio space adjacent to the classroom. An additional modular unit classroom building will be added before starting Year 3 to accommodate for the student enrollment growth.

Students will study and play outside on the front playground with shade trees, a play structure, sandbox, and basketball hoop. This space is approximately 18,000 SF. There is an additional playground space in the back of the school grounds that includes a large grass area, play structures, and a basketball hoop. The rear playground is approximately 10,000 SF.

In the first year of operation (SY 2013–2014), the charter school will serve 75 students. Three classrooms, ranging from 642SF to 750SF, will be designated to accommodate the educational process in Year 1. Each child will have approx 27 SF of indoor activity area. There is a large restroom attached to one of the charter school classrooms. Two walk-in closets are also attached to the charter school classroom and will be utilized for student cubbies and classroom supplies. The charter school classrooms will have two exits directly to the outdoors. One exit opens onto a large covered patio and the second exit opens to a grass area. Administrative space will be located in the front area of the building.

In its second year of operation (SY2014–2015) the charter school will serve 100 students. An additional classroom will be added from the remodeled 3-car garage to accommodate the student growth. In keeping with the Montessori method of instruction and child development, the charter kindergarten students will be educated with students in the private preschool. The kindergarteners will occupy classroom space of 1,146 SF together with 14 private preschool students. This classroom is designated as the primary classroom. The primary classroom has two bathrooms as well as a designated utility room, kitchen, office, nap room, and lobby. This space has six exits to the outdoors.

Before start of Year 3 (SY2015–2016), the existing Lower Elementary classroom will be expanded. The north side wall will be pushed out approxamatly14 feet to allow additional classroom space and a new entrance to the classroom. In addition, a modular unit classroom building will be added to accommodate an additional 25 students. Total student enrolment in year 3 is projected to be 125 students. The construction will also provide an attractive outdoor space off the room and more natural light. Additional toilets will be added to the Lower Elementary bathroom and the modular unit classroom.

Timeframe for Securing the Facility:

The facility of P.V. Montessori School is already secured and available to accommodate the charter school students in Year 1.

In May-June 2014, the school will convert the existing 3-car garage into an additional classroom.

In May-June 2015, the school will order and install a modular unit classroom to accommodate Year 3 student enrollment growth.

Costs, Financial Arrangements, Compliance Components:

The existing facility secured for P.V. Montessori School has all applicable licenses, permits, and a valid certificate of occupancy, necessary to function as a charter school.

The facility has been used by the private school, and as such each year it has been inspected by the Fire Marshal and has passed all fire code regulations. At present, it has a clean Fire Marshal report and meets fire code regulation - no additional cost to bring the facility to compliance is projected to be expended. The facility has a current and fully operational fire alarm system with a dedicated phone line.

The property has been inspected at the time of purchase, and the inspection report indicates no presence of asbestos. With that in mind, no asbestos testing is necessary and the school is not projecting any expenditures related to asbestos testing, which usually range between $1,500-$5,000.

The costs associated with the remodeling of space and adding a modular until will be bared by the landlord. The expanded space will be provided turn-key to P.V. Montessori School with all required licenses, permits, and a valid/updated certificate of occupancy.

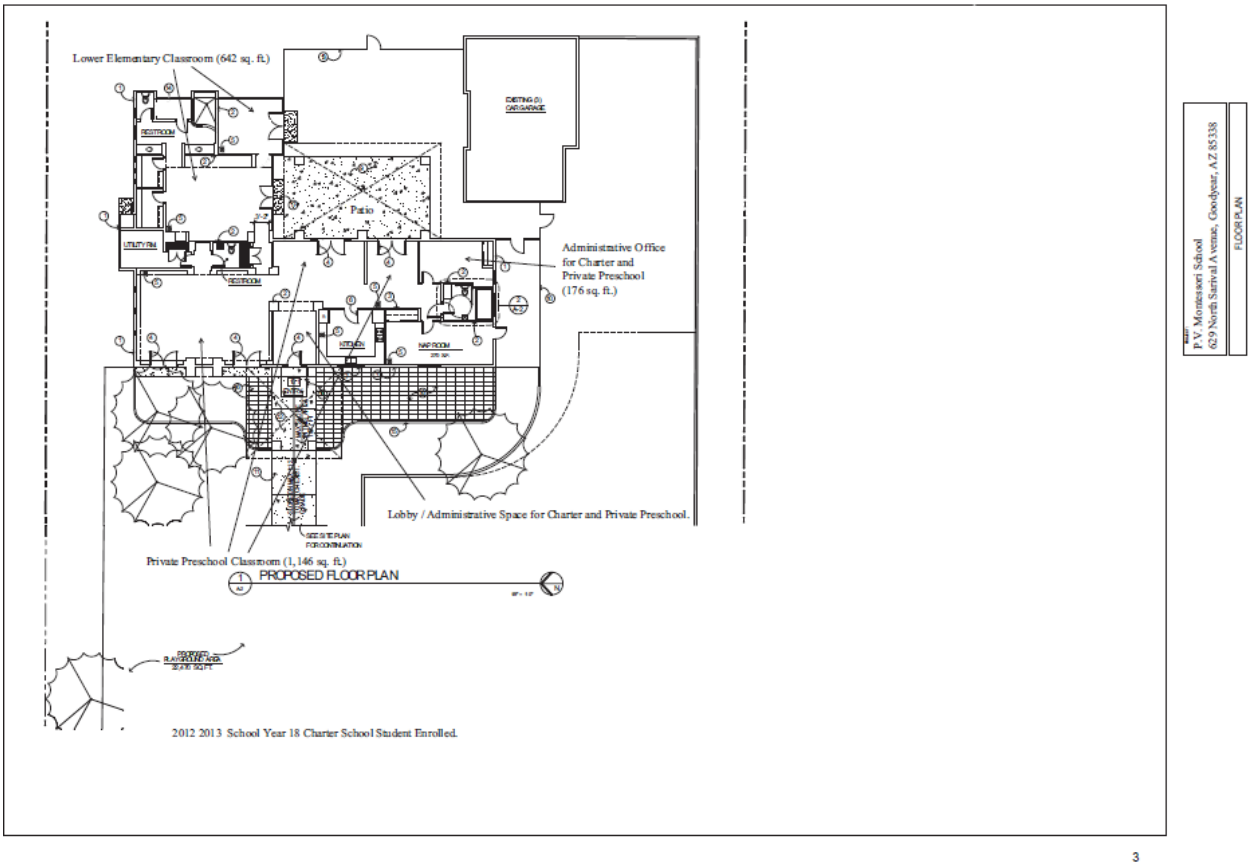
The gross rent due from P.V. Montessori is agreed at $36,000 for Year 1 ($3,000/mo). The rent for Year 2 is agreed at $60,720 - the increase includes the addition of one classroom at the beginning of Year 2 and another at the end of Year 2.

Thereafter, the school will be paying rent at that rent level with an annual rent adjustment based on a 2% rent escalation factor. Gross rent for year 3 is agreed at $61,934.

P.V. Montessori School will sublease space from the existing preschool operation. Both the preschool and the charter school will be housed on the same school campus. However, costs will be strictly delineated between the charter and preschool operations, based on square footage. The common use areas will be formally agreed upon and described in detail in terms of space, arrangement, and schedule of use.

P.V. Montessori School

Floor Plan (Page 3)and Site Plan (Page 4)



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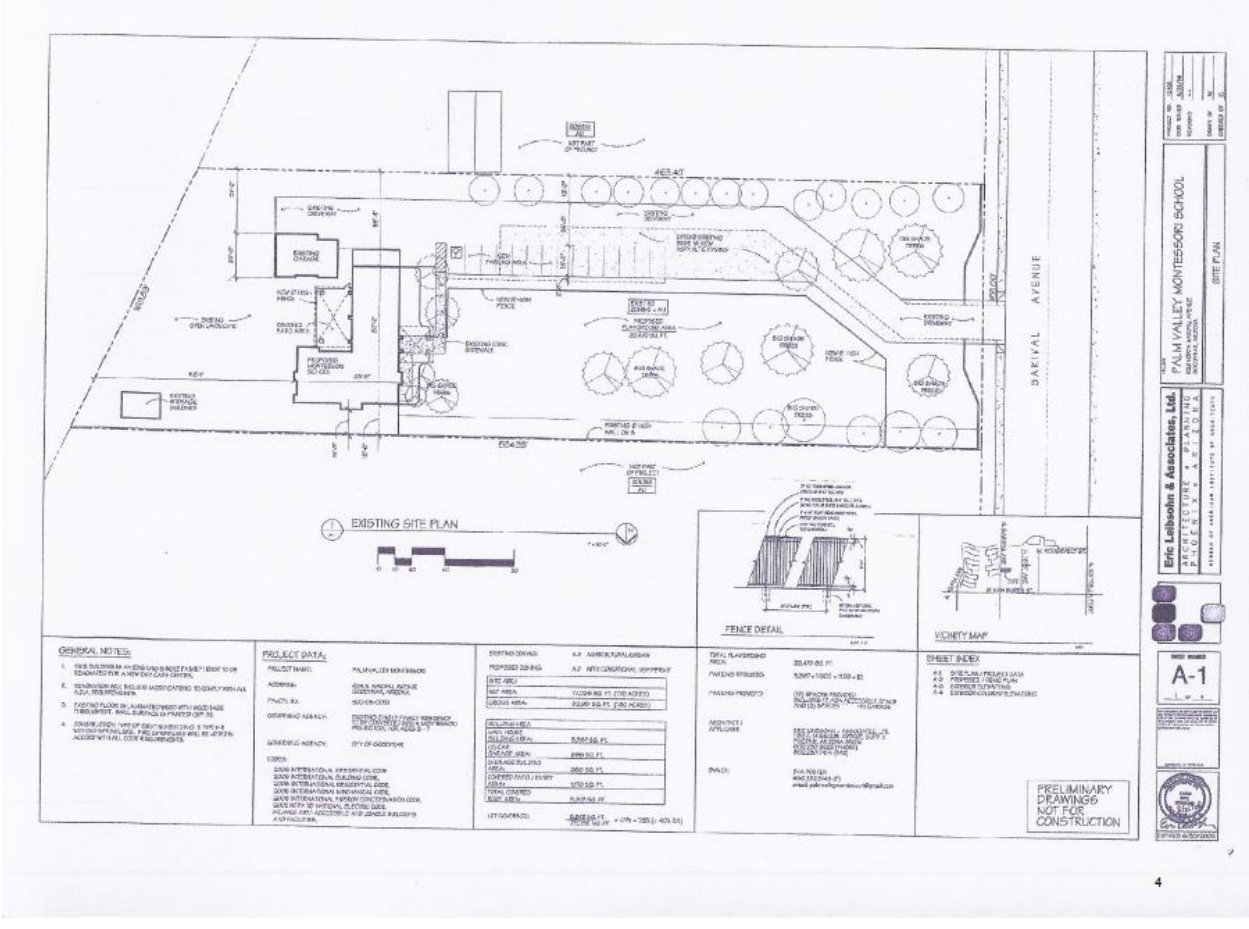
EXISTING SITE PLAN
FENCE DETAIL
VICINITY MAP
OAKIVAL AVENUE
PALM VALLEY MONTESSORI SCHOOL
SITE PLAN
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ARCHITECTURE • PLANNING
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