MONTESSORI CHARTER SCHOOL OF FLAGSTAFF, INC.

an Arizona Subchapter S Corporation

Facilities Plan

MCSF leases four buildings in Flagstaff. MCSF has no plans to purchase any property. The school facilities are comparable to those of other schools in Flagstaff and were generally built as schools or day care centers. They presently meet the needs of MCSF in every respect.

Building 1 is located at 575 W. University Avenue in west Flagstaff. It is home to roughly ½ of MCSF's kindergarten. The building was built as a Montessori Preschool and has just over 3300 square feet. MCSF located its kindergarten in two places to give the parents of very young children the option of locating their child closer to home or work. The building has two classrooms, an art/multi-purpose room, a sunroom and an office. The site has a playground suitably sized for its student body and a parking lot. MCSF has leased the building and grounds since the school opened and has a right of first refusal on a year-by-year lease on the building and grounds. The owner is willing to reduce the lease cost if MCSF is willing to enter into a long term lease. In the event the charter is renewed, MCSF plans to negotiate a long term lease. The owner has no plans to expand the facility.

Building 2 is located at 2025 N. East Street in east Flagstaff. It is home to the other ½ of MCSF's kindergarten. The building was built as a church building, and later converted to a day care center. It has roughly 4500 square feet. The building has two large classrooms, a small classroom and an office. The site has a suitably sized playground and a small parking lot. MCSF has leased the building since the school opened and has the right of first refusal on an ongoing year-by-year lease on the building and grounds. The owner, who also owns Building 1, is also willing to reduce the lease cost if MCSF is willing to enter into a long term lease. In the event the charter is renewed, MCSF plans to negotiate a long term lease. The owner has no plans to expand the facility.

Building 3 is located at 850 N. Locust Street in central Flagstaff. It is home to the MCSF elementary school and is the HQ of MCSF. The building was built by investors in 1999 with the intent that MCSF would lease the site. It has 6 large classrooms, each with an attached breakout room, two kitchen/multi-purpose rooms, an admin area with five small offices and a counter area. It has roughly 12,500 square feet. It is located on a 2.7 acre lot and has a very large playground and a good sized parking lot. MCSF has leased the building and grounds since 1999. MCSF has a right of first refusal year-to-year lease on the building and grounds. The owners are also willing to reduce the lease cost if MCSF is

willing to enter into a long term lease. In the event the charter is renewed, MCSF plans to negotiate a long term lease. The owner has no plans to expand the facility.

Building 4 is located at 2212 E. Cedar Avenue in east-central Flagstaff. It is home to the MCSF middle school. The building was built as a Mary Moppett's Day Care Center. It has 3 moderately sized classrooms, a kitchen, and an office. It has roughly 2700 square feet. It has a moderately sized playground, a side play area that the students have converted to a Holocaust Memorial Garden, and a parking lot. MCSF has leased the building and grounds since the school opened. MCSF has a right of first refusal year-to-year lease on the building and grounds. The owners are also willing to reduce the lease cost if MCSF is willing to enter into a long term lease. In the event the charter is renewed, MCSF plans to negotiate a long term lease. The owner has no plans to expand the facility.