C.1 Facilities Acquisition

Description of Facility Necessary to Implement Program

The facility requirements to accommodate Scottsdale Country Day School's first year of 160 students in grades K-6 are:

- A facility of 10,000 to 15,000 square feet
- 8-11 classrooms, 400 to 600 square feet each
- 1 resource room for special education 400 to 600 square feet each
- 1 lunch room 400 to 600 square feet
- Office space of approximately 550 square feet with 2 private offices, one of which is for the Principal
- Playing field for recess and physical education activities of 50,000 square feet minimum

In addition to the requirements listed above, the remaining square footage will accommodate restrooms and storage. The building in which SCDS is currently operating as a private elementary school for the 2012/2013 school year is perfect for the needs of the first year as a charter school in 2013/2014 if approved. There is enough space and classrooms to accommodate SCDS during its first three years based on projected student numbers, with further room for growth beyond this all the way to the enrollment cap of 220. The landlord maintains certificates from the Fire Marshal and has the occupancy limits posted. The building permit to operate this building as a school will be obtained by SCDS and the Arizona Health Department will conduct all necessary evaluations of the building. The property maintenance team which is always on campus is available during school hours when assistance is required.

SCDS will lease the facility during its first three years of operation (rather than purchase). Under these circumstances, SCDS does not need any upfront capital to modify the building because it is turn key for a school. It is the intention of SCDS to continue leasing the building upon charter approval for a 3 year period covering the 2013/14, 2014/15, and 2015/16 school years.

Available Facilities within Target Market

The current facility at Congregation Beth Israel campus in Scottsdale which SCDS is leasing as a private school for the 2012/13 school year is available for the 2013/14 school year and beyond and is a perfect school building to start and grow with (10460 N. 56th St. Scottsdale, AZ, 85253). The building at Congregation Beth Israel was designed as a school and prior to SCDS using this facility, it was used by 4 previous schools.

Upon successful completion of the Charter School application, it is the intention of SCDS to lease the 1st and 2nd floor of the building for the 2013/2014 school year and the detailed plan is shown below. Each of the 12 working classrooms (11 classrooms and 1 resource room) are approximately 550 square feet and the overall square footage of the building is approximately 13,500 square feet.

The square footage of the school and classrooms works very well for the maximum students per class of 20 and the projected number of students over the first 3 years. In addition to the 12 classrooms, there is a multi-purpose room (750 square feet) and lunchroom (550 square feet). The office area is approximately 550 square feet.

The number of classrooms, additional space, and office areas are necessary for the targeted, initial enrollment of 160 students, with sufficient room to grow to the maximum cap of 220 students. This space will allow SCDS to implement the proposed and described program of study in a building that was built specifically for a school, and which has been occupied by 4 different schools over its lifespan of approximately 15 years.

Timeframe for Securing a Facility

If the charter application for SCDS is approved in January of 2013, SCDS will finalize the lease documents for the facility no later than February 5, 2013 to secure the facility for our school. Negotiations and contracts will be close to finalized (these have already started as of June, 2012) prior to the SCDS application being approved to ensure the February 5, 2013 deadline will be met.

Letter from Landlord outlining Building Lease

Please review the letter included in this document from the landlord of the building which SCDS is proposing to lease for its frst 3 years of operation. As the letter states, a $6,000 security deposit will be paid in February, 2012, with the first month's rent being due in August 2013, in the amount of $11,000. The rents for years 1, 2, and 3 are $11,000, $11,000, and $12,000 respectively.

Congregation Beth Israel

10460 N. 56th Street - Scottsdale, AZ 85253
480-951-0323 – 480-951-7150 fax - www.cbiaz.org

STEPHEN I. KAHN
Senior Rabbi
RONY S. KELLER
Associate Rabbi
JAIME SHPALL
Cantor
TERRY R. TAUBMAN
Executive Director

BOARD OF DIRECTORS
MARC LERNER
President
JAY STEIND
Vice-President
MICHAEL SILBERLICHT
Treasurer
MARSHA GOODMAN
Secretary
TAMMY WEINBAUM
Executive Board Member at Large
STEVE BANDLER
Immediate Past President

MOLLYANN ALLEN
GAIL BAER
SUSAN BREAKSTONE
JACKI COHEN
JENNIFER GARBER
BENJAMIN HARRIS
MARK KLEIN
HARRY SUNENSHINE
SUSAN WEST

STEPHEN J. HABERKORN
SHELDON ROTH
Honorary Life
Board Members

STACY ROSENTHAL
Religious School Director
KIM SUBRIN
Chanen Preschool Director
DENISE KAYE
Program Director
CAROL REYNOLDS
Museum & Library Director
JACKIE HUBER
Music Director
RANDALL BURKE
BITY President

December 7, 2012

To Whom It May Concern:

Scottsdale Country Day School intends to lease the space which SCDS currently occupies, and as outlined in their charter school application for an initial 3 year period. Years 1 and 2 rent would be $11,000 per month, and year 3's rent would be $12,000. In February and if approved for their charter school, SCDS will pay a $6,000 deposit to secure the space.

Of course, all these issues are ultimately decided with approval by our Board of Directors.

Sincerely,

Terry Taubman
Executive Director

Costs Associated with Securing a Facility

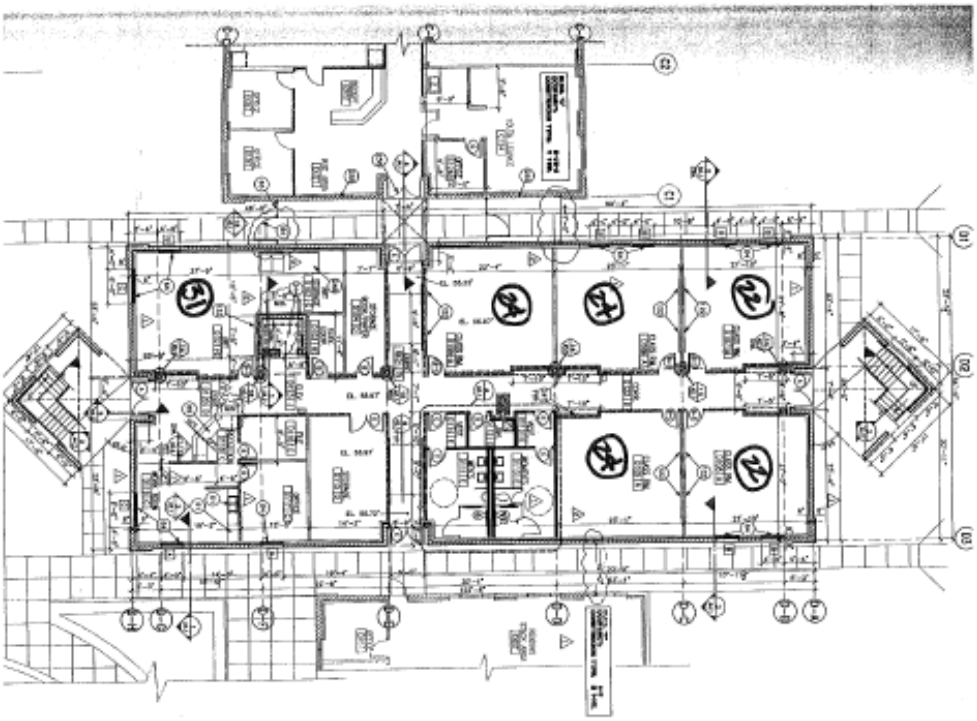
As indicated above, it is SCDS's plan to lease rather than purchase a facility for the first one to three years. This keeps costs low due to the lease being inclusive of janitorial services, electricity, and water. Due to the excellent relationship between the Co-Founder of SCDS, Steve Prahcharov and the staff of Congregation Beth Israel spanning 6 years of working on the premises as a school Principal, the upfront costs to secure the facility would be a $6,000 security payment, upon lease signing in February, 2013 which is represented in the Start-Up Budget. The 1st month's rent would be due in August, 2013, by which time, equalization monies would be available to SCDS, and is represented in the Three Year Operational Budget.

Table 1: Needs of SCDS and Available Space in Building to be Leased

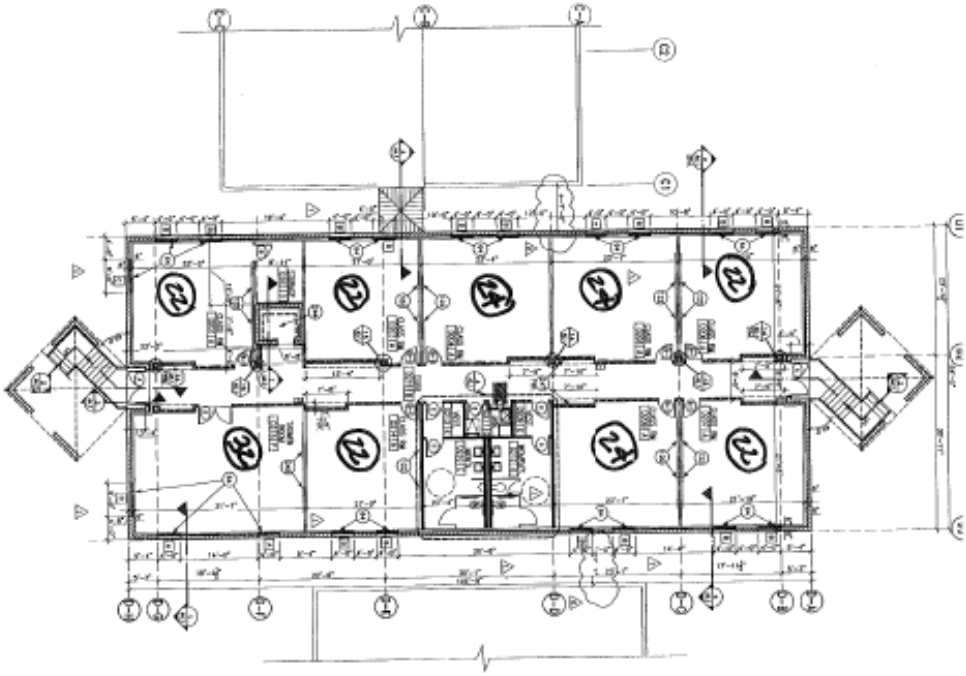
Details of Building SCDS intends to lease	**Total Number**	**SCDS Needs Year 1** ***160 students***	**SCDS Needs Year 2** ***180 students***	**SCDS Needs Year 3** ***200 students***
Classrooms	11	8	9	10
Resource Room	1	1	1	1
Multi Purpose Room	1	1	1	1
Lunch Room	1	1	1	1
Office Space	1	1	1	1
Recess Field	1	1	1	1

1st and 2nd floor of school building to be leased by SCDS for the 2013/2014 school year

1st Floor



2nd Floor



Google Map of Building to be leased by SCDS

- The red rectangle shows the two-story, 13,500 square feet school building intended to be leased by SCDS for the 2013/2014 school year and beyond.
- The blue square shows the recess field which is included in the lease of the school building to be leased by SCDS for the 2013/2014 school year and beyond.